

Chapter 108

SUBDIVISION AND LAND DEVELOPMENT

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Application for Land
Subdivision or Mobile Home
Park Approval

Application for Approval of a
Land Development Other
Than a Land Subdivision or
Mobile Home Park

Suggested Standard Format —
Preliminary Plan

Suggested Standard Format —
Final Plan

Street Widths

Culs-De-Sac
Horizontal Curves — Minimum Radii
Minimum Tangent Between Reverse Curves
Sight Distances — Horizontal Alignment
Sight Distance — Vertical Alignment

Grades of Streets — Minimum and Maximum Slopes
Intersection Grades
Intersection Sight Distance
Distance Between Intersections — Minimum
Vertical Concrete Curb
Slant Concrete Curb and Sidewalk Detail

[HISTORY: Adopted by the Borough Council of the Borough of Seven Valleys 2-4-1991 by Ord. No. 91-1. Amendments noted where applicable.]

GENERAL REFERENCES

Planning Commission — See Ch. 27.

Building permits — See Ch. 48.

ARTICLE I

Short Title, Purpose, Authority and Jurisdiction

§ 108-1. Short title.

This chapter shall be known as and may be cited as the “Seven Valleys Borough Subdivision and Land Development Ordinance.”

§ 108-2. Purpose.

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

- A. Assisting in the orderly and efficient integration of land developments within the borough.
- B. Ensuring conformance of land development plans with the Comprehensive Plan, and public improvements plans.
- C. Ensuring the provision of adequate public facilities including roadways, walkways, street lighting, water supply, storm and sanitary sewerage facilities, recreation sites, open spaces and other improvements for the health, safety and welfare of the citizens of the borough.
- D. Ensuring coordination of inter-municipal public improvement plans and programs.
- E. Securing the protection of water resources, drainageways and other environmental resources.
- F. Facilitating the efficient movement of traffic.

- G. Securing equitable handling of all land development plans by providing uniform standards and procedures.
- H. In general, promoting greater health, safety, and welfare of the citizens of the borough.

§ 108-3. Authority and jurisdiction.

- A. No land development of any lot, tract or parcel of land shall be made, no street, sanitary sewer, storm sewer, water main, or other improvements in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this chapter.
- B. The authority for the control and regulation of subdivision and land development within the borough shall be as follows:
 - (1) Approval by the Borough Council: The Seven Valleys Borough Council, hereinafter referred to as the Council, shall be vested with the authority to approve or disapprove all subdivision and land development plans.
 - (2) Review by the Borough Planning Commission: The Seven Valleys Borough Planning Commission, hereinafter referred to as the Planning Commission, shall be vested with the review of subdivision and land development plans.
 - (3) Review by the County Planning Commission: Plans for subdivision and land development located within Seven Valleys Borough shall be forwarded upon receipt by Seven Valleys Borough to the York County Planning Commission for review and report together with a fee sufficient to cover the costs of the review and report. Seven Valleys Borough shall not approve such plans until the County report is received or until the expiration of 30 days from the date the application was forwarded to the County.

ARTICLE II
Definitions

§ 108-4. Intent.

Words and phrases shall be presumed to be used in their ordinary context unless such word or phrase is defined or interpreted differently within this section.

§ 108-5. General interpretation.

Unless otherwise expressly stated, the following terms shall, for the purpose of this chapter, be interpreted in the following manner:

- A. Words used in the present tense imply also the future tense.
- B. Words used in the singular imply also the plural.

- C. The words "person," "subdivider," "landowner," "developer," and "applicant" includes a partnership, a corporation, and an incorporated association of persons such as a club.
- D. The words "should" and "may" are permissive; the words "shall" and "will" are mandatory and directive.
- E. The word "herein" means "in these regulations."
- F. The word "regulations" means "these regulations."
- G. A "building" includes a "structure"; a "building" or "structure" includes any part thereof, "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

§ 108-6. Specific words and phrases.

For purposes of this chapter, the following words and phrases shall have the meaning given herein:

ACCESS DRIVE — A paved surface, other than a driveway, which provides for vehicular access from a street or private road to a parking area, loading area, drive-in service window or other facility within a land development.

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

APPOINTING AUTHORITY — The Seven Valleys Borough Council.

BASE; BASE COURSE — A layer of crushed stone intended to provide structural support for the wearing surface and to provide subdrainage for the street.

BENCH MARK — A mark on a permanent object indicating elevation and serving as a reference in land surveys.

BINDER COURSE — The bottom layer of surface course.

BLOCK — An area bounded, but not traversed, by streets or other physical barriers on all sides.

BOND — Any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Borough Council.

BOROUGH COUNCIL — The Seven Valleys Borough Council.

BOX CULVERT — A reinforced concrete drainage structure of rectangular cross-section.

BUILDING COVERAGE — The portion of a lot which is proposed to be covered by buildings.

CAPITAL IMPROVEMENTS PROGRAM — A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public

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

CHANNEL — The bed and banks of a natural stream which convey the constant or intermittent water flow of the stream.

CISTERN — A man-made reservoir or tank used for storing rainwater.

CLEAR SIGHT TRIANGLE — An area of unobstructed vision at street intersections defined by the centerlines of the streets and by a line of sight between points on their centerlines at a given distance from the intersection of the centerlines. Specific distances vary with road function.

COMMISSION — The Seven Valleys Borough Planning Commission.

COMMUNITY WATER OR SEWER SYSTEM — A central system which serves all dwelling units in a given area and is not publicly owned.

COMPREHENSIVE PLAN — The plan, or parts thereof, which have been adopted by the Seven Valleys Borough Council, showing its recommendations for such systems as: parks and recreation facilities, water supply, sewerage and sewage disposal, garbage disposal, transportation, civic centers and other public improvements which affect the development of the borough.

CONSERVATION — The act of preventing waste or unnecessary use of a commodity or natural resource.

CONSTRUCTION PLAN — The maps or drawings accompanying a land development or subdivision plat showing the specific location and design of improvements to be installed in the development or subdivision in accordance with the requirements of the Planning Commission and/or Borough Council as a condition of the approval of the plan.

CONTOUR LINE — A line on a topographical map connecting points of like elevation.

CORNER LOT — A lot abutting upon two streets at their intersection.

COST OF IMPROVEMENTS — The estimated amount that the borough would be required to expend in order to complete the improvements proposed by a subdivider or land developer in a subdivision or land development plan as provided for in Section 509 of the Pennsylvania Municipalities Planning Code, Act 247, as reenacted and amended.¹

COUNTY — York County, Pennsylvania.

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

CROSS-SECTION — A profile of the existing ground at right angles to the centerline.

CROSSWALK — A right-of-way, municipally or privately owned, at least 10 feet wide, which cuts across a block to furnish access for pedestrians to adjacent streets or properties.

¹ Editor's Note: See 53 P.S. § 10509.

CROWN — The height of the center of a roadway surface above its edges.

CULVERT — A constructed passageway or conduit to carry drain water underground.

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

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

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

DEDICATION (REAL ESTATE) — The allocation by a landowner of a certain land area for public use or common use, such as for a street, park or parking lot.

DEED — A legal document conveying or indicating ownership of real property.

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

DENSITY — The number of dwelling units per acre.

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

DEVELOPMENT — Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of mobile homes, streets and other paving, utilities, mining, dredging, filling, grading, excavation or drilling operations and the subdivision of land.

DOUBLE FRONTAGE LOT — A lot fronting on two streets other than a corner lot.

DRAINAGE EASEMENT — Permanent or limited right-of-use which substantially conforms to the existing alignment of a watercourse, stream, channel or other drainage way.

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

DRAINAGE SYSTEM — A system of drain pipes, conduits, or tiles installed below earth surface to remove surface or subsurface water or sewage.

DRIVEWAY — A minor vehicular right-of-way, other than a street, which provides access between a street and a parking area or garage within a lot or property (often referred to as an access drive).

DRIVEWAY WIDTH — The narrowest width of a driveway measured perpendicular to the centerline of the driveway.

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

EGRESS — The right to leave a tract of land. This term is used interchangeably with "access."

ELEVATION — A vertical distance to a point above or below a known datum line.

ENCROACHMENT — An unauthorized extension of a structure or part of it upon land owned by someone other than the owner of said structure.

ENGINEER — A professional engineer licensed as such in the Commonwealth of Pennsylvania.

EROSION — The wearing away of earth or rock by the elements.

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

FILL — Embankment of earth or broken rock.

FINISH GRADE — The top surface elevation of lawns, walks, drives or other improved surfaces after completion of construction or grading operations.

FLOODPLAIN OR FLOOD HAZARD 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 the unusual and rapid accumulation of surface waters from any source. Floodplain areas include, but are not necessarily limited to, those areas identified as being flood-prone on the Flood Hazard Boundary Map for Seven Valleys Borough as issued by the Federal Insurance Administration.

FLOODWAY — The channel of a river or other watercourse and the adjacent land areas required to carry and discharge floodwaters of a given magnitude. For the purposes of this chapter the floodway shall be capable of accommodating a flood of the one-hundred-year magnitude, without increasing the water surface elevation of that flood more than one foot at any point.

FLOOR AREA OF A BUILDING — The sum of the gross horizontal areas of the several floors of a building and its accessory buildings on the same lot, excluding cellar, basement and attic floor areas not devoted to the residential use, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between exterior faces of walls.

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

FUTURE RIGHT-OF-WAY:

- A. The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads.
- B. A right-of-way established to provide future access to or through undeveloped land.

GOVERNING BODY — The Borough Council of Seven Valleys Borough.

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

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

GUTTER — That portion of a right-of-way carrying surface drainage.

HARDSHIP — A condition not caused by the subdivider for which he may request a modification.

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

INGRESS — The right to enter a tract of land. Often used interchangeably with "access."

LAND DEVELOPMENT — Any of the following activities:

- A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (1) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - (2) The division or allocation of land or space, whether initially or cumulatively, between or among two 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 semidetached dwelling into not more than three 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; 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 subsection, 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 proper authorities.

LANDOWNER — The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any

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

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

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

LOT — A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

LOT AREA — The area contained within the property lines of an individual lot, excluding any area within a street right-of-way whether existing or future, but including the area of any easement.

LOT DEPTH — The mean horizontal distance of a lot from the front street line to its rear lot line.

LOT IMPROVEMENT — Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment.

LOT LINE — The lines bounding a lot as described in the recorded title. Also referred to as "property lines."

LOT WIDTH — The required distance between the side property lines measured along the street right-of-way line.

MAJOR LAND SUBDIVISION — A land subdivision involving six or more lots or a land subdivision involving five lots or less and requiring new streets or other public improvements.

METES AND BOUNDS — A description of land by courses and distances.

MINOR LAND SUBDIVISION — A land subdivision involving five lots or less and involving no new streets or other public improvements.

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

MOBILE HOME LOT — A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

MOBILE HOME PAD — That part of an individual mobile home lot which has been reserved for the placement of a mobile home and appurtenant structures and connections.

MOBILE HOME PARK — A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

MODIFICATION — The granting of an exception to these regulations which in the opinion of the borough will not be detrimental to the general welfare, nullify the objectives of these regulations or conflict with the Comprehensive Plan.

MUNICIPALITY — Seven Valleys Borough.

OFFICIAL MAP — A map prepared by an official planning body and adopted by the Borough Council as a designation in advance of areas for future public acquisition of land for use as streets, parks, or other public facilities.

OFF-SITE — Something located outside the property lines of the land that is the subject of a subdivision or land development plan and which is not located on any contiguous portion of a street right-of-way.

OFF-STREET PARKING — Parking spaces located on private property which have direct usable access to a street.

ONE-HUNDRED-YEAR FLOOD — A flood that, on the average, is likely to occur every 100 years (i.e. that has a one-percent chance of occurring each year, although the flood may occur in any year).

ON-LOT SEWAGE DISPOSAL SYSTEM — A septic tank, drainfield, or any other approved sewage treatment device located on the same lot as the building that such device serves.

ON-SITE — Something located on the property that is the subject of a subdivision or land development or on a contiguous portion of a street right-of-way.

OWNER — The owner of record of a lot or parcel of land.

PARCEL — Any tract or contiguous tracts of land in the same ownership and contained in the same deed. Land shall be considered contiguous even though separated by public or private roads.

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

PARTY WALL — A wall, used jointly by two parties under easement agreement, erected upon a line separating two parcels of land, each of which is a separate real estate entity.

PERFORMANCE BOND — Any security in an amount and form satisfactory to the Borough Council which may be accepted in lieu of a requirement that certain improvements be made prior to final plan approval.

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

PLAN — The map of a subdivision or land development, including all supplementary data, whether sketch, preliminary or final.

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

PLAN, PRELIMINARY — A subdivision or land development plan showing the salient existing features of a tract and its surroundings, and the proposed street and lot layout, as a basis for consideration prior to preparation of a final plan. Detailed engineering drawings of all proposed public improvements, however, shall accompany a preliminary plan.

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

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

PLANNING COMMISSION — The Seven Valleys Borough Planning Commission (unless otherwise noted).

PLANNING MODULE — A plan composed of the appropriate Department of Environmental Protection applications that are required when there is a change to the Official Sewage Plan of Seven Valleys Borough.

PLAT — The map or plan of a subdivision or land development, whether preliminary or final.

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

PROPERTY — A lot including all buildings and improvements thereon.

PROPERTY LINE — A recorded boundary of a lot or tract.

PUBLIC GROUNDS — Includes:

- A. Parks, playgrounds, trails, paths and other recreational areas and other public areas;
- B. Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and
- C. Publicly owned or operated scenic and historic sites.

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

PUBLIC NOTICE — A notice which the borough is required to publish prior to any public meeting or public hearing in accordance with current advertising requirements.

PUBLIC USE — A use that will serve the general public, as distinguished from only certain individuals.

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

PUBLIC WATER OR SEWER SYSTEM — A water supply or sewage disposal system which is owned and operated by a local government authority or by a local public utility company controlled by a government authority; distinguished from a community water or sewer system.

RADIUS — The distance from the center of a circle to the circumference of that circle.

RECORDING — Placing a change in the ownership of real estate on public record, usually in a courthouse.

RECREATION AREA — A reserved open space area provided with appropriate facilities for use by occupants or residents for recreational purposes such as picnicking, games, and informal outdoor gatherings.

REGULATORY FLOOD ELEVATION — The one-hundred-year flood elevation PLUS a freeboard safety factor of one foot.

RENEWABLE ENERGY SOURCE — Any method, process or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant, including but not limited to, biomass conversion, geothermal energy, solar and wind energy and hydroelectric energy and excluding those sources of energy used in the fission and fusion processes.

RESERVE STRIP — A parcel of ground in separate ownership separating a street from other adjacent properties or from another street.

RESUBDIVISION — Any change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line.

REVERSE FRONTAGE LOT — A lot extending between and having frontage on a minor street and either an arterial street or collector street with vehicular access solely from the minor street.

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

RIPRAP — Stones or rocks placed so as to form a protective barrier, usually along the banks of a stream, to prevent erosion.

ROADWAY — That portion of a highway improved, designed or ordinarily used for vehicular travel, exclusive of the sidewalk or shoulder. Often referred to as "cartway."

SALE OR LEASE — Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, devise, intestate succession, or transfer, of any interest in a subdivision or part thereof.

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

SCREEN PLANTING OR BUFFER PLANTING — A vegetative material of sufficient height and density to conceal from the view of adjacent property owners the structures and uses on the premises on which the screen planting is located.

SECRETARY — The Secretary of the Seven Valleys Borough Planning Commission.

SEPTIC TANK — A watertight receptacle which receives sewage and is designed and constructed to provide for sludge storage, sludge decomposition and to separate solids from the liquid through a period of detention before allowing the liquid to be discharged to a subsurface absorption area.

SERVICE OR RECREATIONAL BUILDING — A structure housing operational, office, recreational, park maintenance and other mobile home park facilities.

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

SEWAGE ENFORCEMENT OFFICER — The official of Seven Valleys Borough who issues and reviews permit applications and conducts such investigations and inspections as are necessary to implement the Pennsylvania Sewage Facilities Act, as amended, and the rules and regulations thereunder.

SEWER — A system of underground pipes designed to carry sewage or surface water from one point to another.

SEWER CONNECTION — All pipes, fittings and appurtenances from the drain outlet of a mobile home to the inlet of the corresponding sewer riser pipe.

SEWER RISER PIPE — The portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot.

SHOULDER — The graded part of a road on each side of the roadway.

SIDEWALK — A paved walkway, constructed solely for use by pedestrians.

SIGHT DISTANCE — The length of highway visible to the driver.

SITE AREA — The total area of a proposed development, regardless of interior lot lines or proposed lots, streets or easements.

SLOPE — An inclined surface.

SOIL PROFILE — A profile taken longitudinally showing the surface of the ground and the approximate layers of soil and rock.

STORM SEWER — A large pipe or small structure used to carry to an outlet, the water collected by surface drainage.

STORMWATER DRAINAGE — Runoff from the surface of land resulting from precipitation.

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

- A. **ARTERIAL STREET** — A street or road which is used primarily for through traffic, including all roads identified in the Borough Thoroughfare Classification Plan or Official Map as arterial streets.
- B. **COLLECTOR STREET** — A street or road which carries traffic from minor streets to the major system of arterial streets including, but not limited to, the principal entrance streets of a residential development and all roadways identified in the Borough Thoroughfare Classification Plan or Official Map as collector streets.
- C. **CUL-DE-SAC STREET** — A street with one end open for public vehicular and pedestrian access and the other end terminating in a vehicular turnaround.
- D. **DEAD-END STREET** — A road or a portion of a street with only one vehicular-traffic outlet.
- E. **HALF OR PARTIAL STREET** — A street parallel and adjacent to a property line having a lesser right-of-way width than required for a satisfactory improvement and use of the street.
- F. **MARGINAL ACCESS STREET** — A minor street which is parallel to and adjacent to an arterial street or highway and which provides access to abutting properties and protection from through traffic.
- G. **MINOR STREET** — A street which is used primarily for local access to the abutting properties and which discourages through traffic.
- H. **SERVICE STREET** — A minor right-of-way which is used to provide secondary vehicular access to the rear or side of two or more properties. Also referred to as a "lane" or "alley."

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

STREET LINE — A line defining the edge of a street right-of-way and separating the street from abutting property or lots. Commonly known as the "street right-of-way line."

SUBBASE — The layer of material (usually natural ground) beneath the base course.

SUBDIVIDER — Any person, firm, partnership or corporation who subdivides land deemed as a subdivision as defined by this chapter, and/or said person, firm, partnership or corporation acting as owner or authorized agent of the landowner. Same as “developer.”

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

A. **MAJOR SUBDIVISION** — A subdivision involving six or more lots or a land subdivision involving five lots or less and requiring new streets or other public improvements.

B. **MINOR SUBDIVISION** — A subdivision involving five lots or less and involving no new streets or other public improvements.

SURFACE COURSE — Consists of a binder course and a wearing course designed to take care of the traffic load.

SWALE — A man-made or natural depression in grade for drainage of surface water.

TEMPORARY IMPROVEMENT — Improvements built and maintained by a subdivider during construction of a land development or subdivision and prior to release of the performance bond.

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

WATER CONNECTION — All pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within a mobile home lot.

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

WATER SERVICE PIPE — All pipes, fittings, valves and appurtenances from the water main of the mobile home park distributing system to the water outlet of the distribution system within a mobile home.

WATERSHED — The entire region or area drained by a river or other body of water, whether natural or artificial.

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

WEARING COURSE — The top layer of surface course which is designed to resist skidding, traffic wear and weathering.

YARD — The open, unoccupied space on a lot or plot between the property line and the front, rear or side wall of a building.

ARTICLE III Procedure

§ 108-7. Preapplication consultation.

Copies of this chapter 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 Seven Valleys Borough. 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 chapter.

§ 108-8. Submission of sketch plans.

- A. Prospective applicants may submit a sketch plan for review by the Planning Commission. Sketch plans, if submitted, shall include at least those items listed in § 108-19.
- B. Sketch plans will be considered as submitted for informal review and discussion and shall not constitute formal filing of the plan with the borough.
- C. As far as may be practical on the basis of the sketch plan review and discussion, the Planning Commission will informally advise the prospective applicant of the extent to which the proposed land development conforms to the applicable provisions of this chapter and will discuss possible plan modifications necessary to secure conformance.

§ 108-9. Submission of preliminary and final plans.

- A. Applications for approval of preliminary plans and/or final plans for all proposed land developments lying within the borough shall be filed with the Secretary or his designee at least 21 days prior to the next regularly scheduled meeting of the Planning Commission. Such submission of plans shall be accompanied by a filing fee as specified in § 108-78.
- B. The developer shall submit the preliminary plans and/or final plans drawn on linen, reproducible Mylar or another permanent drafting film (not including sepia prints) approved by the Borough Engineer along with 10 copies, blue or black line paper prints, as well as two copies of the required supporting data. Preliminary and final plans shall comply with the requirements of Article IV.
- C. The initial subdivision plan filed with the borough for formal review and approval shall be considered as a preliminary plan. However, in the event that the initial plan is for a land subdivision involving five lots or less and involving no new streets or other public improvements, the developer may proceed directly to final plan preparation in compliance with the requirements of § 108-23. The processing of a minor land subdivision plan shall be consistent with the procedures for processing a final plan as required in this article.

- D. An application for final plan approval may be for all land included in the preliminary plan approval or for a section thereof. If the final plan is to be submitted in sections or phases, each section or phase in any residential subdivision or land development, except for the last section or phase, shall contain a minimum of 25% of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the Borough Council.
- E. When preliminary plan approval, either with or without conditions, has been granted by the Borough Council the developer shall have a maximum of a two-year period after the preliminary plan approval date to submit an application for final plan approval. In the event the land development is to be constructed in sections or phases, the application for final plan approval of the first section or phase must be submitted within a two-year period from the date of preliminary plan approval and each successive section or phase must be submitted within a two-year period of the preceding section or phase. Failure to submit an application for final plan approval of any section or phase within the specified time period will void the approval of the application for preliminary plan approval if a one section or phase development is being carried out, or will void the approval of the remaining sections or phases of the application for preliminary plan approval on which applications for final plan approval have not yet been submitted in the case of a multiple section or phase development. However, if the developer, due to extenuating circumstances beyond the control of the developer, cannot submit an application for final plan approval of any section or phase within the specified time period, he may apply to the Borough Council for a time extension.

§ 108-10. Referral of plans.

- A. All plans, whether preliminary or final, shall be distributed by the Secretary to the Planning Commission for review and recommendation. The Secretary shall also transmit one copy of all plans to the York County Planning Commission as required by § 108-B(3) of this chapter.
- B. The Secretary shall also notify the following agencies in writing that the plan, whether preliminary or final, has been received and will be considered at its meeting of specified date:
- (1) One copy of the plan and one copy of all supporting data transmitted to the Borough Engineer for review and recommendations.
 - (2) One copy of the plan and two copies of a DEP Planning Module for Land Development transmitted to the Borough Sewage Enforcement Officer for review, approval of the Borough Council if necessary, and forwarding to the local office of the Pennsylvania Department of Environmental Protection (PA DEP).
 - (3) One copy transmitted to the local office of the Soil Conservation Service of the United States Department of Agriculture for review and recommendations concerning erosion, sediment and drainage control.
 - (4) One copy transmitted to the local office of the Pennsylvania Department of Transportation for review and recommendations where the land development will

front on an existing or proposed state highway or has a proposed street entering on such a highway.

- (5) One copy transmitted to the appropriate fire company officials for their review and comments.
- (6) One copy of all material shall be transmitted to the Borough Solicitor in the case of major subdivisions.

C. The Secretary shall also retain one copy of all material for the borough files.

§ 108-11. Review of plans.

A. All plans, whether preliminary or final, shall be reviewed by the borough with reference to the following:

- (1) The standards and requirements of this chapter.
- (2) Any proposals contained in the Seven Valleys Borough Comprehensive Plan.
- (3) Site suitability for the particular type of development proposed.
- (4) The availability of necessary services and facilities.
- (5) The requirements of any other applicable borough ordinance.
- (6) The improvements, design and dedications or reservations required by this chapter.

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

- (1) Borough Engineer.
- (2) York County Planning Commission.
- (3) Pennsylvania Department of Environmental Protection.
- (4) Borough Sewage Enforcement Officer.
- (5) Soil Conservation Service of the United States Department of Agriculture.
- (6) Pennsylvania Department of Transportation.
- (7) Affected public utilities.
- (8) Local fire company officials.
- (9) Interested citizens.
- (10) Borough Solicitor.

§ 108-12. Public hearings.

Before acting on any land development or subdivision plan, the Borough Council may hold a public hearing thereon pursuant to public notice.

§ 108-13. Approval of plans.

- A. Plan approval. At a scheduled public meeting the Borough Council shall render its decision on the plan, whether preliminary or final, and communicate its decision to the applicant not later than 90 days following the date of the regular meeting of the Seven Valleys Borough Planning Commission next following the date the application is filed, provided that should the said next regular meeting occur more than 30 days following the filing of the application, the said ninety-day period shall be measured from the 30th day following the day the application has been filed.
- (1) Final plan approval shall not be granted until such improvements as required by this chapter and shown on such final plan have been completed or guaranty posted as required in Article VI and all required fees are paid.
 - (2) The developer or representative should attend the Council and Planning Commission meetings in order to answer any questions that may arise. If there are questions, and the developer or representative is not in attendance, the plan may be tabled or rejected.
- B. Notification. The decision of the Borough Council concerning plan approval, whether preliminary or final, shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 15 days following the decision.
- (1) When the plan is not approved in terms as filed, the decision shall specify the defects found in the plan, describe the requirements which have not been met and shall cite the sections of these regulations relied upon.
 - (2) Failure of the Borough Council to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed as approval of the application in terms as presented unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation or communication of the decision, in which case, failure to meet the extended time or change in manner of presentation or communication shall have like effect.
- C. Effect of ordinance amendments. From the time a plan, whether preliminary or final, is submitted as provided in this chapter and while such plan is pending approval or disapproval, no change or amendment of the subdivision and land development or other borough 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 borough 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.
- D. However, if a plan is properly and finally denied, any subsequent plan shall be subject to the intervening change in borough regulations. When an application for approval of a plan, whether preliminary or final, has been approved or approved subject to conditions acceptable to the applicant, no subsequent change or amendment in the subdivision and land development or other borough 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 years from such approval. Where final approval is preceded by preliminary approval, the five-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 borough ordinances or plans as they stood at the time when the plan for such approval was duly submitted. Completion of improvements for sections or phases of approved plans, or extensions of time for the completion of required improvements shall follow the procedures as specified in Section 509 of the Pennsylvania Municipalities Planning Code, Act 247, as reenacted and amended.²

§ 108-14. Effect of preliminary plan approval.

- A. Approval of the preliminary plan by the Borough Council constitutes approval of the development as to the character and intensity of development, the general layout of lots and streets, and the design of public improvements. This approval binds the developer to the general scheme shown on the preliminary plan.
- B. Approval of the preliminary plan shall not constitute approval of the final plan, nor does it authorize recording of the preliminary plan, the sale of any lots or the construction of any buildings. However, such approval does authorize the developer to proceed with the preparation of the final plan, installation and construction of improvements subject to obtaining work permits from the borough and/or the posting of a bond guaranty as specified in this chapter.

§ 108-15. Effect of final plan approval.

- A. Approval of the final plan by the Borough Council constitutes final approval of the land development as to the character and intensity of development, the layout, and the dimensions of streets, lots and other planned features. This approval binds the developer to the scheme shown on the final plan.
- B. Final plan approval authorizes the borough to proceed with the recording of the final plan which must be accomplished before the developer can proceed with the sale of any lots or the construction of buildings or structures.

§ 108-16. Recording of final plan.

Upon approval of the final plan, the borough shall within 90 days of such approval record such plan in the office of the Recorder of Deeds of York County. 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.

² Editor's Note: See 53 P.S. § 10509.

§ 108-17. Resubdivision.

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

§ 108-18. Revisions.

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

**ARTICLE IV
Plan Requirements**

§ 108-19. Sketch plan requirements.

- A. General requirements for sketch plans. The sketch plan may be a freehand drawing and should be accompanied by an application for subdivision and land development Approval. A sketch plan need not be drawn to exact scale nor are precise dimensions required.
- B. Sketch plan requirements for a land subdivision or a mobile home park. The sketch plan for either a land subdivision or a mobile home park should show the following:
 - (1) Name and address of developer, name of municipality, title, north arrow, date and approximate scale.
 - (2) Existing tract boundaries.
 - (3) Location map showing relation of the land development to the surrounding area and community.
 - (4) Existing and proposed streets, easements and rights-of-way.
 - (5) Proposed general lot layout.
 - (6) Number of acres in tract, average lot size, approximate number of lots, anticipated type of development.
 - (7) All public reservations such as schools, parks, etc.
 - (8) Topography of tract or sketch showing existing drainage patterns and slope directions.
 - (9) Any flood-prone or floodplain areas must be noted.

§ 108-20. Preliminary plan requirements.

- A. General information. The preliminary plan shall be clearly and legibly drawn on linen, reproducible Mylar or another permanent drafting film approved by the Borough Engineer. The plan shall be prepared on one or more sheets uniformly measuring 22 inches by 36

inches. Plans involving tracts of one acre or less shall be drawn at a scale of 20 feet to the inch. Plans involving tracts in excess of one acre shall be drawn at a scale of either 50 feet to the inch or 100 feet to the inch.

B. Specific requirements. All preliminary plans shall show the following:

- (1) Title block containing the name of the land development, name of the municipality, name and address of the owner of record of the property or his authorized agent, name and address of the person or firm responsible for preparing the plan, graphic scale, written scale, the plan date and the date(s) of all plan revisions.
- (2) North point indicating direction to true north.
- (3) A location map, at a scale of not less than 1,000 feet to the inch, showing the proposed development and adjoining areas. Such map shall show sufficient information to enable borough officials to locate the proposed land development such as (but not limited to) the boundaries of the tract, any existing and proposed roads, and any municipal boundaries.
- (4) The entire existing tract boundaries with bearings and distances and existing and proposed corner and line monuments.
- (5) The names of owners of immediately adjacent unplatted land and the names of proposed or existing land development immediately adjacent.
- (6) Existing contours at vertical intervals of two feet or less for land with an average natural slope of five percent or less; at vertical intervals of five feet for land with average natural slope of 5% to 10%; and at vertical intervals of 10 feet for land with an average natural slope exceeding 10%. Contours shall be accompanied by a notation indicating the datum to which contour elevations refer.
- (7) Location of all existing watercourses, flood hazard areas, tree masses, rock outcrops and other significant natural features within or adjacent to the tract.
- (8) Location of all existing streets and also those streets that are preliminarily approved or recorded but unimproved within or adjacent to the tract, including names, right-of-way width and roadway width.
- (9) Location of all existing buildings, sewers, water mains, culverts, petroleum lines, gas lines, electric transmission lines, fire hydrants and other significant man-made features within or adjacent to the tract.
- (10) Location and width of all existing easements and rights-of-way within or adjacent to the tract. The grantee and purpose for which the easements or rights-of-way have been established must be noted.
- (11) Layout of proposed lots, approximate dimensions of lot lines, approximate size of each lot and proposed building setback lines.
- (12) Lot numbers shall be used to identify each lot. Land which has been previously subdivided shall be numbered consecutively and not contain the same lot numbers used in the prior subdivisions.

- (13) Location, names, roadway width, and right-of-way width of all proposed streets and location and width of the future right-of-way required for the expansion of existing streets.
- (14) Typical cross-sections for proposed streets showing construction materials and specifications.
- (15) The point of access of driveways on corner lots.
- (16) Clear sight triangles at each street intersection and each proposed access drive intersection with a street or another access drive.
- (17) Location, width and purpose of all proposed easements and rights-of-way.
- (18) Location, dimensions, and purpose of areas to be dedicated or reserved for public and semipublic uses or to be reserved for common use of all property owners and/or tenants in the land development.
- (19) If public water and/or public sewer facilities are proposed, an indication of the size and general location of proposed water mains and sanitary sewers. If on-site systems are proposed, the location of the proposed well and/or sewage disposal system. For on-lot sewage disposal systems, all perc test and probe locations must also be shown and satisfactory test sites must be identified.
- (20) The sections or phases, if any, to be followed in the construction of the land development.
- (21) Table of site and development data including statements of total acreage of the entire existing tract, proposed use of the property, density, number of proposed lots, proposed minimum lot size, type of water supply and sewage disposal facilities proposed and lineal feet of new streets proposed. If the property is proposed to be used for residential purposes, the number of proposed dwelling units shall also be listed.
- (22) Certification, with seal, to the effect that the survey and plan are correct, by the registered professional surveyor responsible for preparing the plan.
- (23) A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the preliminary plan is made with the owner's free consent.
- (24) If the developer proposes to impose restrictions on future lot owners by deed restrictions, or covenants, the text of such provisions shall be shown on the plan, or shall accompany the plan if such text is too lengthy to place on the plan. In either event, a note shall be placed on the plan referencing such restrictions.
- (25) Provision for signatures by the Borough Planning Commission indicating their review of the plan (five spaces for signatures and one space for review date).
- (26) Provision for signature by the Borough Engineer indicating his review of the plan (one space for Engineer's signature, one space for review date).
- (27) Provision for signatures by the Borough Council indicating their approval of the plan (seven spaces for signatures and one space for review date).

C. Preliminary plan accompanying certificates and data:

- (1) Application for land development approval.
- (2) Filing fees (see § 108-78).
- (3) A DEP Planning Module for Land Development as required by the Pennsylvania Department of Environmental Protection.
- (4) A Water Feasibility Report in accordance with the requirements stated in § 108-21. Where a public water supply is proposed, 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 a municipal corporation, authority or utility.
- (5) Proof of any variances or special exceptions which may have been granted.
- (6) Where proposed development covers only a part of the developer's entire tract, a sketch plan shall be submitted of the prospective development for the remainder of the tract. Such sketch plan shall be prepared in accordance with § 108-19 of this chapter.
- (7) Centerline profiles for each proposed street showing complete vertical geometry including lengths of vertical curves, grades and centerlines of intersecting streets and existing (natural) centerline grades and grading cross sections.
- (8) Horizontal and vertical alignment for each proposed sanitary sewer, storm sewer and water distribution system. Information on manhole locations, size and type of material to be utilized and drainage calculations shall be submitted. Storm sewer plan and profile (if proposed) and sanitary sewer plan and profile (if proposed) shall also be submitted.
- (9) Preliminary engineering designs of any proposed bridges or culverts. These designs shall be in sufficient detail for public bid contract construction.
- (10) A plan for the surface drainage of the land development. Such plan shall include stormwater runoff calculations and a drawing of present and proposed grades and facilities for accommodating the anticipated runoff in accordance with the requirements stated in § 108-39.
- (11) Where the land included in the proposed development plan has an electric transmission line, a gas pipeline, or a petroleum or petroleum product transmission line located within the tract, the plan shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement which shall contain the above data.
- (12) Whenever a land development plan proposes to dispose of stormwater runoff on to an adjacent property not within a natural watercourse or in a manner which exceeds the capability of a natural watercourse, approval of the affected owners shall be obtained and submitted with the land development plan after they have reviewed the required surface drainage plan.

- (13) In the event that the plans propose the use of utility or other services extending from another municipality, a statement or certificate indicating that the proposal has been reviewed by the municipality or municipal authority.
- (14) A plan for the control of erosion and sedimentation as described in § 108-22 along with recommendations of the York County Conservation District.
- (15) Copies of all required permits, or pending applications for such permits, and related documentation from the Department of Environmental Protection, and any other commonwealth agency, where any alteration or relocation of a stream, watercourse or wetland is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified of the proposed alteration or relocation.
- (16) An agreement that the applicant will install all underground utilities (if required) before paving streets and/or constructing sidewalks.
- (17) Other certificates or data as may be required by this chapter, or any other borough ordinance or regulation, must be submitted prior to preliminary plan approval, if requested by the Borough Council.

§ 108-21. Feasibility report on water facilities.

For any subdivision or land development plan, the developer shall submit a feasibility report concerning the availability and/or adaptability of water facilities in or near a proposed land development. Said report shall be prepared by a professional engineer and be submitted in conjunction with the preliminary plan for review and recommendations by the borough and the local office of the Pennsylvania Department of Environmental Protection. The Feasibility Report shall consist of an examination of the possible use of an on-site water supply system(s) and the impact of such system(s) on ground water supplies, or connection to an existing water supply system. The study shall include the distance from the nearest public water system and the capacity of the existing system to accommodate the proposed land development where applicable.

§ 108-22. Erosion and sedimentation control plan.

- A. All plans, regardless of size, shall address erosion and sedimentation control with respect to normal lot grading and building construction. The developer shall submit a detailed plan in duplicate indicating the proposed method of controlling erosion and sedimentation. Said plan to be prepared by a person trained and experienced in erosion and sedimentation control techniques. This plan shall be submitted in conjunction with the preliminary plan (final plan if a minor subdivision) for review and approval by the York County Conservation District.
- B. The plan shall be designed to prevent accelerated erosion and sedimentation and shall consider all factors which may contribute to erosion and sedimentation in connection with the land development. The plan shall also contain any additional information as required by Chapter 102 of Title 25 of the Pennsylvania Code.

§ 108-23. Final plan requirements.

- A. General information. The final plan shall be clearly and legibly drawn on linen, reproducible Mylar or another permanent drafting film approved by the Borough Engineer. The plan shall be prepared on one or more sheets uniformly measuring 22 inches by 36 inches. Plans involving tracts of one acre or less shall be drawn at a scale of 20 feet to the inch. Plans involving tracts in excess of one acre shall be drawn at a scale of either 50 feet to the inch or 100 feet to the inch.
- B. Specific requirements. All final plans shall show the following:
- (1) Title block containing the name of the land development, name of the municipality, name and address of the owner of record of the property or his authorized agent, name and address of the person or firm responsible for preparing the plan, written scale, graphic scale, the plan date and the date(s) of all plan revisions.
 - (2) North point indicating direction to true north.
 - (3) A location map, at a scale of 1,000 feet to the inch, showing the proposed development and adjoining areas. Such map shall show sufficient information to enable borough officials to locate the proposed land development such as (but not limited to) the boundaries of the tract, any existing and proposed roads, and any municipal boundaries.
 - (4) The entire existing tract boundaries with bearings to the nearest minute and distances to the nearest 0.01 of a foot.
 - (5) The names of owners of immediately adjacent unplatted land and the names of proposed or existing land developments immediately adjacent.
 - (6) Existing significant natural or man-made features within or adjacent to the tract. Significant natural or manmade features includes watercourses, flood hazard areas, tree masses, buildings, sewer mains, water mains, culverts, gas lines, petroleum lines, electric transmission lines, etc.
 - (7) Location, width and purpose of all existing and proposed rights-of-way and easements.
 - (8) For all street rights-of-way and property lines, dimensions, bearings or deflection angles of all straight lines and radii, arcs and central angles of all curves. Dimensions shall be in feet and hundredths of a foot. Bearings shall be in degrees, minutes and seconds for all street rights-of-way, access drives and property lines. The location, bearing and length of every proposed property line shall be based upon survey data and shall be certified to the same by the surveyor responsible for the plan.
 - (9) Lot numbers shall be used to identify each lot. Land which has been previously subdivided shall be numbered consecutively and not contain the same lot numbers used in the prior subdivisions. Lot numbers shall be in conformity with the approved preliminary plan.
 - (10) Status of plans which involve previously subdivided land shall be titled as "revised final subdivision of..."

- (11) All existing streets on, and adjacent to any part of the tract, including name, right-of-way width and roadway width.
- (12) The point of access of driveways on all lots.
- (13) Clear sight triangles at each street intersection and each proposed access drive intersection with a street or another access drive.
- (14) Offer of dedication of land for the widening of existing streets and the location of the future right-of-way line for existing streets.
- (15) Primary control points, or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data on the plan refer.
- (16) Location of permanent reference monuments and markers.
- (17) Certification, with seal, to the effect that the survey and plan are correct, by the registered professional surveyor responsible for preparing the plan.
- (18) Existing contours at vertical intervals of at least two feet for land with average natural slope of 5% or less; at vertical intervals of at least five feet for land with average natural slope of 5-10%; and at vertical intervals of 10 feet for land with an average natural slope exceeding 10%. Contours shall be accompanied by a notation indicating the datum to which contour elevations refer. Where the final plan is preceded by an approved preliminary plan, contours will not be required.
- (19) Layout of proposed lots, size of each lot and building setback lines on all lots.
- (20) Location and width of all proposed street rights-of-way and roadways and names of all proposed streets.
- (21) Typical cross-sections for proposed streets.
- (22) Location, dimensions, and purpose of areas to be dedicated or reserved for public and semipublic uses to be reserved for common use of all property owners and/or tenants in the land development.
- (23) If streets, parks or other areas or portions of them are to be dedicated to the borough, a note stipulating that the legal means of conveyance shall be by dedication.
- (24) Table of site and development data, including statements of total acreage of the entire existing tract, proposed use of the property, density, number of proposed lots, proposed minimum lot size, type of water supply and sewage disposal facilities proposed and lineal feet of new streets proposed. If the property is proposed to be used for residential purposes, the number of proposed dwelling units shall also be listed.
- (25) For on-site water supply, proposed well locations. For on-site sewage disposal systems, the location of all perc tests and probes must be shown and satisfactory tests identified.
- (26) Location, size and invert elevation of all proposed water mains, sanitary sewers, and storm sewers, and the location of all manholes, inlets and culverts.

- (27) A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the final plan is made with his or their free consent and that it is desired to record the same.
 - (28) If the developer proposes to impose restrictions on future lot owners by deed restrictions, or covenants, the text of such provisions shall be shown on the plan, or shall accompany the plan if such text is too lengthy to place on the plan. In either case, a note shall be placed on the plan referencing such restrictions.
 - (29) No plan which will require access to a highway under the jurisdiction of the PA Department of Transportation shall be finally approved unless the plan contains a notice that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before driveway access to a State highway is permitted.
 - (30) Provision for signature by the Borough Engineer indicating his review of the plan (one space for Engineer's signature, one space for review date).
 - (31) Provision for signatures by the Borough Planning Commission indicating their review of the plan (five spaces for signatures and one space for review date).
 - (32) Provision for signatures by the Borough Council indicating their approval of the plan (seven spaces for signatures and one space for review date).
 - (33) Provisions for proof that the York County Planning Commission has reviewed the plan, or that 30 days have transpired as noted in § 108-3B(3) of this chapter.
- C. Final plan requirements for a mobile home park. In addition to the requirements of § 108-23A and B, the final plan for a mobile home park shall show the following:
- (1) Location and dimensions and purpose of areas to be reserved for the common use of the residents of the mobile home park. If a common parking compound is proposed, the location, arrangement and dimensions of parking spaces, width of aisles, width of bays, and angle of parking shall be shown.
 - (2) Location and dimensions of pedestrian walks.
 - (3) Location and general exterior dimensions of all proposed service, accessory and office buildings.
 - (4) Location and dimensions of screens, buffers and common landscaped areas.
 - (5) Table of site and development data including the total acreage of the tract, density, number of proposed lots, number of proposed mobile homes, minimum lot size, lineal feet of proposed streets, number of proposed off-street parking spaces.
- D. Final plan requirements for a land development other than a land subdivision or a mobile home park. In addition to the requirements of § 108-23A and B, the final plan for a land development involving either multifamily dwellings, or commercial, industrial or other nonresidential uses shall show the following:
- (1) Location and general exterior dimensions of principal and accessory buildings.

- (2) Location and dimensions of vehicular entrances, exits, access drives, access barriers, acceleration and deceleration lanes.
 - (3) Location, arrangement and dimensions of parking spaces, width of aisles, width of bays and angle of parking.
 - (4) Location and dimensions of pedestrian entrances, exits and walks.
 - (5) Location, arrangement and dimensions of truck loading and unloading spaces and docks.
 - (6) Location, dimensions and materials of walls, fences, buffers, screen plantings and landscaped areas.
 - (7) Location and dimensions of unenclosed storage areas and screening (if applicable).
 - (8) Location, size, height and orientation of all signs other than signs attached flush to building facades.
 - (9) Location and dimensions of all other proposed facilities and structures.
 - (10) Finished grades, slopes and banks.
 - (11) The sections or phases, if any, to be followed in the construction of the land development.
- E. Final plan accompanying certificates and data. The final plan shall be accompanied by the following:
- (1) Application for land development approval.
 - (2) Filing fee and recording fee (see § 108-78).
 - (3) Proof of any variances or special exceptions which may have been granted.
 - (4) Corrected and updated from the preliminary plan, all detailed drawings and specifications for improvements shall be submitted.
 - (5) Where the land included in the proposed development plan has an electric transmission line, a gas pipeline, a water transmission line, or a petroleum or petroleum product transmission line located within the tract, the plan shall be accompanied by a letter from the owner or the lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement which shall contain the above data.
 - (6) Whenever a land development plan proposes to dispose of stormwater runoff onto an adjacent property not within a natural watercourse or in a manner which exceeds the capability of a natural watercourse, a letter from the affected property owners stating their approval of the proposal after they have reviewed the required surface drainage plan.
 - (7) Certification from the Borough Engineer that the developer has installed all improvements to the specifications of this chapter and any conditions attached by the Borough Council or certification from the Borough Solicitor that the developer has

posted an improvement bond or other accepted security in an amount sufficient to assure completion of all improvements.

- (8) An approved DEP Planning Module for Land Development as required by the Pennsylvania Department of Environmental Protection.
- (9) A Water Feasibility Report in accordance with the requirements stated in § 108-21. Where a public water supply is proposed, 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.
- (10) In the event that the plan proposes the use of utilities or other services from another municipality, a statement or certificate indicating that the proposal has been reviewed and approved by the municipality or authority concerned.
- (11) A plan for the control of erosion and sedimentation as described in § 108-22. A letter of approval from the York County Conservation District indicating concurrence with the proposed method of controlling sedimentation and erosion must be submitted.
- (12) Final engineering designs of any proposed bridges or culverts.
- (13) A plan for the surface drainage of the land development. Such plan shall include stormwater runoff calculations and a drawing of present and proposed grades and facilities for accommodating the anticipated runoff in accordance with the requirements stated in § 108-39. Where the final plan is preceded by an approved preliminary plan accompanied by this surface drainage information, it need not accompany the final plan.
- (14) Copies of all required permits, or pending applications for such permits, and related documentation from the Department of Environmental Protection, and any other agency, where any alteration or relocation of a stream, watercourse or wetland is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified of the proposed alteration or relocation.
- (15) Notation that any development proposed within flood-prone or floodplain areas shall be in compliance with the provisions of this chapter and the floodproofing specifications as outlined in Chapter 48, Building Permits and Floodplain Management, or other regulations.
- (16) Offers of dedication and/or reservation of land for public purposes.
- (17) An agreement that the applicant will install all underground utilities (if required) before paving streets and/or constructing sidewalks.
- (18) If a final plan for a land development other than a major land subdivision covers only a part of the developer's entire tract, a sketch plan shall be submitted of the prospective development for the remainder of the tract. Such sketch plan shall be prepared in accordance with § 108-19 of this chapter. However, if the final plan is for a minor land subdivision, this requirement shall be waived if the developer certifies that the final plan constitutes the entire extent of his development intentions.
- (19) Other certificates or data as may be required by this chapter, any other borough ordinance or regulations, or such certificate or data as may be required by the

Borough Council upon the recommendations of review agencies must be submitted prior to final plan approval if requested by the Borough Council.

ARTICLE V
Design Standards

§ 108-24. Application of standards.

- A. The following subdivision and land development principles, standards and requirements will be applied by the borough in evaluating plans for proposed land developments.
- B. The standards and requirements outlined herein shall be considered minimum standards and requirements for the promotion of the public health, safety, and general welfare.

§ 108-25. Location of site.

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

- A. The location of the land development must conform to the Borough Comprehensive Plan with respect to streets, public sites and proposed utilities.
- B. Land shall be subdivided or developed only in conformance with all other ordinances and regulations in effect in the borough.
- C. Land subject to hazards of life, health, or property as may arise from fire, floods, disease, excessive noise, falling aircraft, or considered uninhabitable for other reasons may not be developed unless the hazards have been removed or the plans show adequate safeguards against them.
- D. A land development must be coordinated with existing land development in the neighborhood so that the entire area may be developed harmoniously.
- E. Subdivisions or land developments shall be designed to avoid the necessity for excessive cut or fill.
- F. All portions of a tract being subdivided or developed shall be taken up in lots, streets, public lands or other proposed uses so that remnants and landlocked areas are not created.

§ 108-26. General design standards for sites.

In the layout of any land development:

- A. Every step should be taken to preserve all natural and historic features which will add attractiveness and value to the property. Some of these features are large trees or groves of trees, watercourses, scenic views, historic areas and structures, similar community assets and landmarks on the basis of borough determination.
- B. Land subject to flooding or other hazards to life, health or property and land deemed to be topographically unsuitable shall not be planned for residential occupancy or for such other

uses as may increase danger to health, life or property or aggravate erosion or flood hazard until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided by the land development plans. Such land within the development shall be set aside on the plan for uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions. All development within areas mapped on the basis of the Flood Insurance Study prepared by the Federal Emergency Management Agency, latest revision, shall be developed only in strict accordance with Chapter 48, Building Permits and Floodplain Management.

§ 108-27. Street systems: general.

All streets, public and private, proposed to be constructed within the borough shall conform to the following general design requirements:

- A. Proposed streets shall be planned with regard to the existing street system, public convenience in terms of fire protection and pedestrian traffic, probable volumes of traffic, existing and proposed use of land on abutting properties and future development extensions of the street system.
- B. Residential streets shall be so laid out as to discourage through traffic; however, the arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped tracts suitable for future development.
- C. Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
- D. The streets must be properly located and built with regard to the proposed traffic functions, including the minimization of through-traffic on minor streets and the protection of major street capacities from excessive marginal access.
- E. The arrangement, character, extent, width, grade and location of all streets and highways must conform to any applicable Borough Comprehensive Plan or Official Map.

§ 108-28. Subdivisions abutting arterials.

Where a subdivision abuts or contains an existing or proposed arterial the borough may require the following treatment:

- A. Marginal access streets. Access streets between arterial streets and abutting properties.
- B. Reverse frontage. Deep lot fronting on a minor street which backs, without access, onto an arterial and which is screened from the arterial by a fence or wall and plantings.
- C. Rear service drive. Deep lot with additional building setback and vehicular service drive in the rear.
- D. Such other treatment as may be necessary for protection of residential properties and protection of the capacity of arterial streets from excessive marginal access.

§ 108-29. Street design.

A. Width. Minimum widths for all streets shall be as follows:

Classification	Minimum Right-of-Way Width	Minimum Roadway Width
Arterial or limited access street	As determined by the borough after consultation with the Borough Engineer, York County Planning Commission and the Pennsylvania Department of Transportation	
Collector street	60 feet	36 feet (see diagram, "Street Widths" ³)
Minor street	50 feet	28 feet (see diagram, "Street Widths" ⁴)
Half or partial street	50 feet	32 feet
Permanent cul-de-sac street	50 feet	32 feet
Marginal access street	50 feet	26 feet
Service drive (lane or alley)	24 feet	24 feet

- B. Exceptions to width requirements. Provisions for additional right-of-way and roadway width may be required when determined to be necessary for the public health, safety and convenience. Conversely, at the discretion of the Borough Council, right-of-way and roadway width may be reduced in instances where existing development and/or street conditions warrant. Such adjustments may be made where it is necessary to avert an adverse impact upon existing residential areas while providing safe, convenient access and circulation within the borough.
- C. Existing frontage along a street of improper right-of-way width. In the case of a plan for a land development fronting on an existing public road of improper right-of-way width, the developer shall provide any required dedication of land for widening the existing right-of-way to meet the minimum right-of-way standard as specified in § 108-29A. The right-of-way to be dedicated must be measured from the centerline of the existing roadway. Where uncertainty exists as to the road classification, it shall be as specified in the Borough Thoroughfare Plan (see Appendix).⁵

³ Editor's Note: The diagrams are included at the end of this chapter.

⁴ Editor's Note: The diagrams are included at the end of this chapter.

⁵ Editor's Note: The Appendix is on file in the borough offices.

- D. Dead-end streets. Dead-end streets shall be prohibited, except when designed as temporary cul-de-sac streets by the developer on his own land in order to permit future street extensions into adjoining tracts. These temporary dead-end streets must be approved by the borough and indicated on the plans. Also, they must be constructed to the same standards as permanent cul-de-sacs, minus the curbing requirements at the terminus of the cul-de-sac. The turnaround is to be removed by the developer extending the existing street.
- E. Cul-de-sac streets.
 - (1) Cul-de-sac streets shall be a minimum of 250 feet in length and a maximum of 500 feet in length unless topographic conditions and/or tract shape warrant an increase that is approved by the borough. They must be provided with a paved turnaround with a minimum diameter of 80 feet to the outside curb and 100 feet to the legal right-of-way (see diagram, "Culs-de-sac"⁶).
 - (2) The length of a cul-de-sac street shall be measured from the center of the turnaround to the point of intersection of the centerline of the cul-de-sac street and the right-of-way line of the intersecting street.
- F. Half or partial streets.
 - (1) New half or partial streets will not be permitted, except where essential to provide reasonable access to a subdivision of a tract in conformance with the other requirements and standards of this chapter and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be obtained.
 - (2) Whenever there is an existing half street adjacent to a tract to be developed, then the other half of the street shall be platted and dedicated within such tract unless otherwise determined by Borough Council.
- G. Private streets. Private streets shall be permitted only when such private streets conform to the specifications and requirements of minor streets as specified in this chapter.
- H. Horizontal curves.

- (1) Where connecting street lines deflect from each other at any one point, the lines must be connected with a true, circular curve. The minimum radius of the centerline for the curve must be as follows: (see diagram, "Horizontal Curves — Minimum Radii"⁷)

Type of Street	Minimum Radius
Arterial	500 feet
Collector	300 feet
Minor	150 feet

- (2) Straight portions of the street must be tangent to the beginning or end of curves. On all streets, there must be a tangent of at least 100 feet between reverse curves (see diagram, "Minimum Tangent Between Reverse Curves"⁸). For curves on arterial

⁶ Editor's Note: The diagrams are included at the end of this chapter.

⁷ Editor's Note: The diagrams are included at the end of this chapter.

⁸ Editor's Note: The diagrams are included at the end of this chapter.

streets, proper superelevation must be provided as required by the borough and the Pennsylvania Department of Transportation.

- (3) Proper sight distance must be provided with respect to horizontal alignment, measured along the centerline, 3½ feet above grade, the following minimum sight distances must be maintained (see diagram, "Sight Distances — Horizontal Alignment"⁹):

Type of Street	Sight Distance
Arterial	400 feet
Collector	200 feet
Minor	200 feet
Cul-de-sac	100 feet

I. Vertical curves.

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

Type of Street	Sight Distance
Arterial	400 feet
Collector	200 feet
Minor	200 feet
Cul-de-sac	100 feet

- (2) Sight distance shall be measured along the centerline, from height of eye (3½ feet) to height of object on roadway (six inches) (see diagram, "Sight Distance — Vertical Alignment"¹⁰).

J. Grades.

- (1) The centerline grades of streets must meet the following requirements:

Type of Street	Minimum Grade	Maximum Grade
Arterial Streets	1%	4%
Collector Streets	1%	7%
Minor and All Other Streets	1%	10%

- (2) Streets, except for Arterials and Collectors, however, may have a grade not to exceed 12% for a distance of not more than 500 feet (see diagram, "Grades of Streets — Minimum and Maximum Slopes"¹¹).
- (3) The grade within the diameter of a turnaround at the terminus of a permanent cul-de-sac shall not exceed 5%.

⁹ Editor's Note: The diagrams are included at the end of this chapter.
¹⁰ Editor's Note: The diagrams are included at the end of this chapter.
¹¹ Editor's Note: The diagrams are included at the end of this chapter.

- K. Crown. The slopes of the crown on residential service and neighborhood collector streets shall be at least 1/4 inch per foot but not more than 3/8 inch per foot as directed by the Borough Engineer. This applies only to straight sections of road. Where a curve is banked to reduce lateral vehicular acceleration as required by the design speed of the road, the crown requirement is eliminated.
- L. Slope of banks.
 - (1) The slope of banks shall be measured perpendicular to the street centerline and shall not exceed:
 - (a) Three (horizontal) to one (vertical) for fills.
 - (b) Two (horizontal) to one (vertical) for cuts.
 - (2) Such slopes shall be suitably planted with perennial grasses or other vegetation to prevent erosion.

§ 108-30. Intersection design.

- A. Angle of intersections. Intersections must be as nearly at right angles as possible. However, in no case should they deviate from the standards below:

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

- B. Intersection grades. Intersections must be approached on all sides by level areas. Where the grade exceeds 7%, these level areas must have a minimum length of 50 feet (measured from the intersection of the centerlines) within which no grade may exceed a maximum of 4% (see diagram, "Intersection Grades"¹²).
- C. Intersection curve radii.
 - (1) Design of curb or edge of pavement must take into account such conditions as types of turning vehicles, likely speeds of traffic, angle of turn, number of lanes, and whether parking is permitted; however, curb or edge of pavement radii must not be less than the following:

¹² Editor's Note: The diagrams are included at the end of this chapter.

Type of Intersection	Minimum Simple Curve Radii of Curb or Edge of Pavement
Arterial with arterial	40 feet or more, as determined after consultation with Pennsylvania Department of Transportation
Arterial with collector and minor	35 feet
Collector with collector	30 feet
Collector with minor street	25 feet
Minor Street with minor street	20 feet

- (2) Three-centered compound curves equivalent to the above minimum simple curves are permitted and encouraged where applicable.
- (3) Radius corners or diagonal cutoffs must be provided on the property lines substantially concentric with, or parallel to, the cord of the curb radius corners.

D. Intersection sight distance-clear sight triangles.

- (1) 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:

Type of Street	Clear Sight Triangle Side
Arterial	150 feet
Collector	75 feet
Minor	75 feet

- (2) No obstructions or plantings higher than three feet shall be permitted within such triangles (see diagram, "Intersection Sight Distance"¹³).

E. Distance between intersections. Shall be in accordance with the following:

¹³ Editor's Note: The diagrams are included at the end of this chapter.

Requirement	Type of Intersection				
	Arterial With Arterial	Arterial With Collector and Minor	Collector With Collector	Collector With Minor	Minor With Minor
Minimum Distance Between Centerlines of Intersections	800 feet	800 feet (see diagram, "Distance Between Intersections — Minimum" ¹⁴)	500 feet	500 feet	500 feet
Minimum Separation of Centerlines For Streets Not in Alignment	Must be in alignment with planned or proposed streets entering from opposite side			150 feet	150 feet

F. Multiple intersections. Intersections involving the junction of more than two streets shall not be permitted.

§ 108-31. Street construction.

A. Streets must be surfaced and paved to the grades and dimensions drawn on plans, profiles, and cross-sections submitted by the applicant and approved by the borough. Before paving the street surface, the applicant must install required utilities and provide, where necessary, adequate subsurface drainage for the streets, as acceptable to the borough. The street must be constructed according to the following specifications:

- (1) Subbase. The subbase may consist of existing material if approved by the Borough Engineer. If not approved, the subbase shall consist of six inches of No. 2RC crushed aggregate.
- (2) Base course. The base course shall consist of PA DOT No. 1 screened in place and compacted to a minimum thickness of eight inches.
- (3) Binder course. Binder course shall consist of ID-2 binder material compacted to a minimum thickness of 1½ inches.
- (4) Wearing course. Wearing course shall consist of ID-2 wearing material compacted to a minimum thickness of one inch.

¹⁴ Editor's Note: The diagrams are included at the end of this chapter.

- B. The borough shall decide if a collector or arterial street is required as a direct result of the construction of the development in which case the applicant is responsible for paving the additional width required.

§ 108-32. Curbs, gutters and sidewalks.

The borough shall require the installation of curbs, gutters and/or sidewalks in any land development where the evidence indicates that such improvements are necessary. Where required, such improvements shall be installed according to the following specifications:

- A. Curbs. Curbs shall be required on all streets to control stormwater runoff and prevent erosion and deterioration of streets. On minor streets, the slant curb or vertical curb may be used. On collector or arterial streets, only the vertical curb may be used. The transition from one type of curb to another may be effected only at a street intersection. All vertical and slant curbs shall be constructed of Portland cement concrete (see diagrams, "Vertical Concrete Curb" and "Slant Concrete Curb and Sidewalk Detail"¹⁵ for design details).
- B. Sidewalks. Sidewalks shall be required in all developments to provide access to schools, shopping areas, playgrounds and other community facilities.
- (1) Width and location. All sidewalks shall have a surface of four feet in width. However in cases where an extension of, or connection to, an existing sidewalk of lesser or greater width is proposed, the new sidewalk shall taper to meet the existing sidewalk. Such taper shall begin and end within five feet of the existing walk. All sidewalks must commence one foot inside the right-of-way line and extend toward the curb line.
- (2) Construction specifications. Sidewalks shall be constructed of concrete and be four inches thick unless under a driveway, in which case a thickness of six inches is required. Upon a properly prepared subgrade, four inches of PA DOT 2RC crushed stone shall be properly compacted using a mechanical tamper. Upon the crushed stone, the sidewalks shall be constructed by putting concrete in separate slabs 30 feet in length. The slabs shall be completely separated by 1/4 inch expansion joints and scored every five feet. The minimum bearing strength of the stone subgrade shall be 2,000 pounds per square inch and shall be air entrained.

§ 108-33. Other street provisions.

- A. Service streets. Service streets are prohibited in land developments unless the developer can prove the need for such streets and provided they are not the primary means of access to abutting properties.
- B. Dead-end service drives. Where service drives dead-end, they must be provided with a paved turnaround with a minimum diameter of 40 feet or a paved "Y" turnaround of sufficient size for the vehicles which will use such drives.
- C. Access. Streets shall be laid out to provide access to all lots and to adjacent undeveloped areas, and the developer shall improve these streets to the limits of the development.

¹⁵ Editor's Note: The diagrams are included at the end of this chapter.

- D. Reserve strips. Controlling access to the development or to adjacent areas by means of reserve strips is prohibited except when their control is placed in the jurisdiction of the borough under conditions approved by the Borough Council.
- E. Street names. No street names shall be used which will duplicate or be confused with the name of an existing street or approximate such names by the use of suffixes such as "lane," "street," "way," "drive," "court," "avenue," etc. New streets shall bear the same name of the existing or platted street of which they are a continuation or with which they are in alignment. Street names must be approved by the Borough Council.
- F. Street name signs. The land development shall be provided with street name signs at all street intersections. Street name signs shall be furnished and installed by the borough after adoption of the street. The costs of furnishing and installing street name signs will be borne by the developer as part of the improvement costs.
- G. Street trees. For safety, convenience, and the attractiveness of the land development, the borough may require street trees. Planting of street trees, whether required by the borough or proposed by the developer, must conform to the following:
- (1) The trees must have a minimum caliper of 1½ inches.
 - (2) The trees must be planted between the sidewalk and setback line at least five feet from the sidewalk.
 - (3) The trees must be uniformly spaced not less than 50 feet nor more than 100 feet apart along the entire length of each street within the development.
 - (4) Varieties proposed must be acceptable to the borough.
 - (5) Street trees shall not be planted until the finished grading of the land development has been completed.
- H. Street lights. For the safety, convenience, and attractiveness of the development, on-site or public street lights shall be installed unless conditions require otherwise. Where electric service is supplied by underground methods, and prior to the installation of streets, curbs, sidewalks and driveways, the subdivider shall provide and install conduits where necessary to accommodate the installation of a street lighting system. Installation and location of conduits will comply with the specifications of the appropriate public utility.

§ 108-34. Driveways.

Driveways shall have the following characteristics:

- A. Width. Within 10 feet of a street right-of-way line, a driveway may not exceed 35 feet in width or be less than 10 feet in width.
- B. Number. The number of driveways may not exceed two per lot on any one street frontage.
- C. Location. A driveway may not cross a street right-of-way:
- (1) Within 40 feet of the right-of-way line of an intersecting street.
 - (2) Within five feet of a fire hydrant.

- (3) Within 25 feet of another driveway on the same property.
- (4) Within three feet of a property line.
- D. The minimum angle between the centerline of the driveway and the street shall be not less than 65°.
- E. A driveway must be located in safe relationship to sight distance and barriers to vision. A clear sight triangle in conformance with § 108-30D shall be provided for each driveway and reflected on the plans. The driveway may not exceed a slope of 5% within 25 feet of the street right-of-way line.
- F. Where a driveway enters a bank through a cut, unless a retaining wall is used, the shoulders of the cut may not exceed 50% in slope within 25 feet of the point the driveway intersects the street right-of-way. The height of the bank must not exceed three feet within 10 feet of the street right-of-way line.
- G. Driveway access shall be provided to the street of lesser classification when there is more than one street classification involved.
- H. All driveways shall be paved with concrete or bituminous paving material or with a material suitable to the Borough Council. Construction specifications shall be at the discretion of the Borough Engineer.

§ 108-35. Blocks.

- A. The length, width and shape of blocks shall be determined with due regard to the following:
 - (1) Provision of adequate sites for the type of buildings proposed.
 - (2) Zoning requirements, if any.
 - (3) Topography.
 - (4) Requirements for safe and convenient vehicular and pedestrian circulation.
- B. So far as practical, blocks shall have a maximum length of 1,600 feet and a minimum length of 500 feet. In the design of blocks longer than 1,100 feet, special consideration shall be given to the requirements of satisfactory fire protection.
- C. Residential blocks shall be of sufficient depth to accommodate two tiers of lots, except where reverse frontage lots bordering an arterial or collector street are used.
- D. Crosswalks or pedestrian interior walkways may be required where necessary to assist circulation or provide access to community facilities. Such crosswalks shall have a width of not less than 10 feet and a paved walk surface of not less than four feet. The paving material requirements for crosswalks and interior walkways shall be at the discretion of the Borough Engineer.
- E. In commercial and industrial areas, the block layout shall be designed with reference to service of the public and with provisions for adequate off-street parking and loading facilities.

§ 108-36. Lots and lot sizes.**A. Lot layout. All lots shall conform to the following requirements:**

- (1) All lots shall front on a dedicated public street (existing or proposed) or a private street improved to public standards. Lots fronting upon unimproved private streets or not fronting upon a street shall not be approved.
- (2) Flag lots or lots with long narrow panhandles or strips of land connecting the main body of the lot with the street and providing the sole access from the street to that lot shall be prohibited.
- (3) Double frontage lots are prohibited, except where employed to prevent direct vehicular access to collector or arterial streets.
- (4) 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.
- (5) Corner lots, double frontage and reverse frontage lots shall provide for front setbacks on all streets.
- (6) The size, shape and orientation of lots shall be appropriate for the type of development and use contemplated.
- (7) Lot depths, in general, shall be not less than one nor more than 2½ times the average width.
- (8) Lots with areas that are two or more times the minimum requirements shall, wherever feasible, be designed with configurations which allow further subdivision.
- (9) Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines.

B. Lot dimensions. The dimensions and areas of the lots must conform to the Seven Valleys Borough Zoning Ordinance.¹⁶**C. Planting screens. In the case of reverse frontage lots, a planting screen, at least 10 feet wide, must be provided along the arterial or collector street. No right-of-access may open onto or through the screen.****§ 108-37. Sewage disposal.**

Based upon the results of the DEP Planning Module for Land Development, all land developments must be provided with sanitary sewage disposal facilities as follows:

- A. Public sanitary sewers. When a person proposes to develop and/or subdivide any land within the borough and such land or any portion of it lies within a distance of 1,000 feet from an existing sewage collection line, and/or such collection line is proposed to be**

¹⁶ Editor's Note: See Ch. 130, Zoning.

constructed within four years, a complete sanitary sewer collection system must be installed and either connected to the existing system; connected to a temporary package treatment plant until connection to a public sanitary sewer system is made; or capped and on-site sewage disposal systems provided until such time that connection to a public sanitary sewer system can be made.

- B. Construction of the system shall be at the developer's own expense and shall not commence until application has been made to, and written authorization to proceed with such construction has been obtained from, the borough. All construction shall be in conformance with approved plans and specifications and the necessary permits from the Pennsylvania Department of Environmental Protection (PA DEP). Upon completion of the sanitary sewer installation, a reproducible as-built plan of the system must be filed with the borough.
- C. On-lot sewage disposal systems. Where public sanitary sewers are not feasible, the use of on-lot sewage disposal systems shall be permitted. The use of such on-lot systems is governed by the regulations of PA DEP, enforced by the Borough Sewage Enforcement Officer (SEO).
- D. Prior to the approval of any plan showing on-lot sewage disposal systems, the developer shall have had soils testing performed on each lot to determine the suitability for such systems, and shall have secured the approval of the Borough SEO and/or PA DEP through the use of a Planning Module for Land Development.
- E. All proposals for sewage disposal are subject to PA DEP approval of the Planning Module for Land Development.
- F. All sewage disposal shall be in accordance with the borough's Act 537 Plan, latest revision.

§ 108-38. Water supply.

Based upon the results of the feasibility report required in § 108-21, all land developments must be provided with water supply facilities as follows:

- A. Public water supply. When a person proposes to develop and/or subdivide any land within the borough, a complete water supply system must be installed and connected to the existing public water supply system.
- B. Construction of the system shall be at the sole expense of the developer and shall be in accordance with approved plans and specifications and the regulations of the public water system and PA DEP. Upon completion of the water supply system, a reproducible as-built plan of the system must be filed with the borough.
- C. Fire hydrants. In all land developments where public water is provided, fire hydrants shall be installed. Fire hydrants shall be located within 600 feet of any dwelling unit or structure open to the public. The hydrants shall be installed by the developer in accordance with the requirements of the local fire authority and all applicable regulations. Where existing water mains are inadequate for sufficient fire flows, the developer must increase the size of the main in order to provide adequate fire protection.

§ 108-39. Stormwater management.

- A. General requirements. Prior to the preliminary approval of subdivision or land development plans (final approval if a minor subdivision or waiver of the preliminary phase) the developer shall prepare a stormwater management plan in accordance with Chapter 101, Stormwater Management, if such Ordinance exists. Otherwise, the stormwater management plan shall be prepared in accordance with criteria established by the Borough Engineer.
- B. The developer shall contact the Borough Engineer prior to the preparation of a preliminary plan (final plan if a minor subdivision or waiver of the preliminary phase) to obtain plan requirements, design criteria, methods and controls applicable to the particular project.
- C. The following is a listing of control methods which may be utilized:
- (1) Retention and/or detention basins.
 - (2) Rooftop and parking lot ponding.
 - (3) Seepage pits, seepage trenches or other infiltration structures.
 - (4) Grassed channels and vegetated strips.
 - (5) Cisterns and underground reservoirs.
- D. Techniques not listed above may be considered. Various combinations of methods should be tailored to suit the particular requirements of the project area.
- E. Lot drainage. Lots shall be laid out and graded to provide positive drainage away from new and existing buildings and on-site waste disposal sites in order to prevent the collection of stormwater in pools. Roof drainage shall be provided for according to recommendations of the Borough Engineer or such other officials as may be designated by the Borough Council. Top soil shall be preserved and redistributed as cover and shall be suitably planted with perennial grasses or ground cover.
- F. Nearby existing facilities. Where adequate existing storm sewers are readily accessible, the developer must connect his stormwater facilities to these existing storm sewers.
- G. Open drainageways. When open drainageways are used for the disposal of stormwater, the borough shall review the design of such open drainageways in relation to the following:
- (1) Safety. Steep banks and deep pools shall be avoided.
 - (2) Erosion. Adequate measures shall be taken, such as seeding, sodding, paving, or other measures as necessary to prevent the erosion of banks and the scouring of the channel.
 - (3) Stagnation. Design of open drainageways shall not create stagnant pools or swampy areas.
- H. Whenever the evidence available to the borough indicates that natural surface drainage is inadequate, the developer shall install storm sewers, culverts and related facilities, as necessary, to:
- (1) Permit the unimpeded flow of natural watercourses.

- (2) Ensure the drainage of all low points along the line of streets.
 - (3) Intercept stormwater runoff along streets at intervals reasonably related to the extent and grade of the area drained.
 - (4) Provide adequate drainage away from on-site sewage disposal facilities.
- I. Storm drainage facilities must be designed not only to handle the anticipated peak discharge from the property being subdivided, but also the anticipated increase in runoff that may occur when all the property at a higher elevation in the same drainage basin is fully developed.
 - J. Abutting properties. In the design of storm drainage facilities, special consideration must be given to preventing excess runoff onto adjacent developed or undeveloped properties. When a storm drainage outlet will discharge upon another property, the developer must secure the approval in writing of adjoining affected owners. In no case may a change be made in the existing topography which would:
 - (1) Result in increasing any portion of the slope steeper than one foot of vertical measurement for three feet of horizontal measurement for fills, or one foot vertical measurement for two feet of horizontal measurement for cuts within a distance of 20 feet from the property line unless an adequate retaining wall or other structure is provided.
 - (2) Result in a slope which exceeds the normal angle of slippage of the material involved. All slopes must be protected against erosion.
 - K. Drainage upon streets. In order to prevent improper surface water drainage upon streets, a structure on a lot must be at a grade in satisfactory relationship:
 - (1) With the established street grade; or
 - (2) With the existing street grade where none is established.
 - L. Bridges and culverts. Bridges and culverts shall be designed to meet current Pennsylvania Department of Transportation/Pennsylvania Department of Environmental Protection standards to support expected loads and carry expected flows.
 - M. Obstruction to drainage prohibited. The damming, filling or otherwise interfering with the natural flow of a surface watercourse is not permitted without approval of the Borough Council and the Pennsylvania Department of Environmental Protection.

§ 108-40. Other utilities.

- A. Easements, width and location. Easements with a minimum width of 20 feet shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains and/or other utility lines intended to service the abutting lots. No structures shall be placed within such easements. To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines.
- B. Petroleum, gas and electric transmission lines.

- (1) 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.
- (2) Additionally, the borough will require, with the preliminary plan application (final plan application if a minor subdivision), a letter from the owner of the transmission line stating any conditions on the use of the tract and the right-of-way width, or a copy of the recorded agreement which shall contain the above data.
- C. Underground installation. Electric, telephone and all other utility facilities shall be installed underground unless special conditions require otherwise.
- D. Floodproofing of all utilities. All new or replacement public and/or private utilities and facilities in flood-prone areas shall be elevated or flood-proofed up to the Regulatory Flood Elevation.

§ 108-41. Watercourses and drainageways.

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

- A. Preserve the unimpeded flow of natural drainage.
- B. Widen, deepen, relocate, improve or protect the drainageway.
- C. Install a stormwater sewer.
- D. Accommodate a one-hundred-year design storm.

§ 108-42. Monuments and markers.

- A. Specifications. Monuments and markers must be constructed as follows:

Type	Material	Minimum Size
Monument	Concrete or stone	6" x 6" x 30"
Marker	Iron pipes or iron or steel bars	15" x 3/4" dia.

- B. Placement and marking. Monuments and markers must be placed by a registered surveyor so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the surface of the surrounding ground. Monuments must be marked on top with a copper or brass dowel.
- C. Location of monuments. Monuments must be set:
 - (1) At the intersection of lines forming angles in the boundaries of the development.
 - (2) At the intersection of street lines.

D. Location of markers. Markers must be set:

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

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

§ 108-43. Application forms and design diagrams.

The following pages contain certain forms for the administration of this chapter, and diagrams and specifications for certain improvements regulated by this chapter.¹⁷

ARTICLE VI

Improvements, Dedication and Reservation

§ 108-44. Installation of improvements.

The final responsibility for the installation of the improvements required by this chapter rests with the applicant. Upon installation of improvements in accordance with the specifications of the approved plan and the Borough Engineer, the applicant must take the final steps to dedicate the improvements and have them accepted by the borough.

§ 108-45. Completion of improvements or guaranty thereof prerequisite to final plan approval.

- A. No plan shall be finally approved unless the streets shown on such plan have been improved as may be required by this chapter, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and other improvements as may be required have been installed in accordance with this chapter. In lieu of the completion of any improvements required as a condition for the final approval of a plan, the developer shall deposit with the Borough Council a corporate bond or other financial security in an amount sufficient to cover the costs of any improvements which may be required. Such financial security may include, among others, a lending institution's irrevocable letter of credit or a restrictive or escrow account in a lending institution. Such bond, or other security, shall provide for, and secure to the public, the completion of any improvements which may be required. The amount of financial security or bond shall be equal to 110% of the cost of the completion estimated as of 90 days following the date scheduled for completion by the developer. The procedures for securing the appropriate

¹⁷ Editor's Note: The application forms and design diagrams are included at the end of this chapter.

securities or bonds and related requirements shall be as outlined in Section 509 of the Pennsylvania Municipalities Planning Code, Act 247, as reenacted and amended.¹⁸

- B. 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 municipality 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 final plan upon actual completion of the improvements 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 roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as 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 of or occupancy of the building or buildings.

§ 108-46. Release from improvement bond.

- A. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Borough Council, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Borough Engineer. In addition, the developer shall forward as-built drawings of all improvements. The Borough Council shall, within 10 days after receipt of such notice, together with the as-built drawings, direct and authorize the Borough Engineer to inspect all of the aforesaid improvements. The Borough Engineer shall, thereupon, file a report, in writing, with the Borough Council and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within 30 days after receipt by the Borough Engineer of the aforesaid authorization from the Borough Council. Said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part; and, if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Borough Engineer, said report shall contain a statement of reasons for such nonapproval or rejection.
- B. The Borough Council shall notify the developer, within 15 days of receipt of the Engineer's report, in writing by certified or registered mail, of the action of the Borough Council with relation thereto.
- C. If the Borough Council or the Borough Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released from all liability, pursuant to its performance guaranty bond or other security agreement.
- D. If any portion of the said improvements shall not be approved or shall be rejected by the Borough Council, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

¹⁸ Editor's Note: See 53 P.S. § 10509.

- E. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Borough Council or the Borough Engineer.
- F. Where herein reference is made in this chapter to the Borough Engineer, he shall be engaged as a consultant thereto.
- G. To cover inspection costs, the developer must pay a fee to be established by the Borough Council. Any unused portion of this fee will be refunded to the developer upon completion of the inspections.

§ 108-47. Remedies to effect completion of improvements.

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

§ 108-48. Offers of dedication.

The offer to dedicate streets, or other areas or portions of them, does not impose any duty upon the borough concerning maintenance or improvement until the proper authorities of the borough have made actual appropriation by ordinance or resolution or by entry or improvement. If land is dedicated for a public site and its use for this purpose is not imminent, the developer may be permitted to dedicate the land with the privilege of using the surface rights until the borough is ready to use the land. Such dedication with the temporary privilege of use must be noted on the final plan.

§ 108-49. Land reservation.

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

§ 108-50. Effect of plan recording on dedication and reservation.

Recording the final plan after approval of the Borough Council has the effect of an irrevocable offer to:

- A. Dedicate all streets and other public ways to public use.

- B. Dedicate all public areas to public use.
- C. Reserve for possible future public acquisition such additional areas as may be required by the borough.

§ 108-51. Maintenance guaranty.

Where the Borough Council accepts dedication of all or some of the required improvements following completion, the Borough Council may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for a term not to exceed 18 months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in § 108-45 with regard to installation of such improvements, and the amount of the financial security shall not exceed 15% of the actual cost of installation of said improvements. Defective improvements include any defect in material or workmanship that was latent in character and not discernible at the time of final inspection or acceptance by the borough and/or any damage to improvements by reason of the settling of ground, base or foundation thereof. However, any damage to the street surface caused by tire chains, snow removal equipment or utility cuts by others are not the responsibility of the developer.

ARTICLE VII

Mobile Home Park Provisions

§ 108-52. Approval required.

It shall be unlawful for any person to construct, alter, extend or operate any mobile home park within the limits of Seven Valleys Borough unless he holds a valid permit issued by Seven Valleys Borough in the name of such person for the specific construction, alteration or extension proposed.

§ 108-53. Application for mobile home park approval.

Applications for mobile home park approval shall conform to the requirements and procedures as established in Articles III and IV of this chapter and the following permit requirements:

- A. Application to Seven Valleys Borough. The applicant shall submit an application to the Seven Valleys Borough Secretary using a form furnished by that officer for a permit to operate a mobile home park in Seven Valleys Borough.
- B. Inspection and issuance of permit. Upon receipt of such application, the Seven Valleys Borough Planning Commission and Borough Council shall forthwith inspect the applicant's plans and proposed park to determine compliance with the provisions of this chapter. After favorable determination of same, the Council shall issue a mobile home park permit to the applicant which shall be valid for a period of one year thereafter.

- C. Renewal permits. Renewal permits for a like period shall be issued by the Zoning Officer upon furnishing proof by the applicant that his park continues to meet the standards prescribed by this chapter.

§ 108-54. Fees.

Each application for a new or renewal permit hereunder shall be accompanied by the payment of a fee as required in § 108-78 of this chapter. In the event that the borough is required to perform additional or unusual service in determining said application, the cost of such additional service shall be borne by the applicant. Such charges shall be levied whether or not the application is approved.

§ 108-55. Limited applicability to existing parks.

Mobile home parks in existence as of the effective date of this chapter shall be required to meet only the standards of the Pennsylvania Department of Environmental Protection and the borough ordinances which were in effect at the time the initial development was approved or established. All other minimum standards prescribed herein shall be applicable only to those parks which are constructed or expanded after the effective date hereof.

§ 108-56. Registration.

- A. Seven Valleys Borough permit. It shall be unlawful for any person to operate any mobile home park within the limits of Seven Valleys Borough unless he holds a permit issued annually by Seven Valleys Borough in the name of such person for the specific mobile home park. Proof of such registration shall be furnished to the Seven Valleys Borough Secretary no later than February 1 of each year.
- B. Transfer of ownership. Every person holding a mobile home park permit shall file notice in writing to the Seven Valleys Borough Council within 10 days after having sold, transferred, given away, or otherwise disposed of, interest in or control of any mobile home park.
- C. Suspension. Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provision of this chapter, or of any regulations adopted pursuant thereto, the Seven Valleys Borough Zoning Officer shall give notice in writing to the person to whom the certificate is issued, advising him that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in Seven Valleys Borough shall be suspended. At the end of such period, such mobile home park shall be inspected and, if such conditions or practices have not been corrected, and the licensee has not requested a hearing, the Seven Valleys Borough Zoning Officer shall suspend the license and give notice in writing of such suspension to the person to whom the certificate is issued. Any person, partnership or corporation who is in violation of any provisions of this chapter shall be subject to the penalties stated in § 108-79 of this chapter.

§ 108-57. Inspection of mobile home parks.

- A. Inspections. An authorized representative of Seven Valleys Borough may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this chapter.
- B. Inspector. The Seven Valleys Borough Zoning Officer is hereby designated as the person to make such inspections. Another or additional inspectors may also be authorized to make inspections or additional inspections at the discretion of the Seven Valleys Borough Council.
- C. Authorization of Act. The inspection officer may, at his discretion, give notice for violations of this chapter and issue notice thereof, without express authority from the Seven Valleys Borough Council in each instance.

§ 108-58. Site location, dimensions and specifications.

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

- A. Site area. The site area of any mobile home park shall not be less than five contiguous acres.
- B. Site location. The location of all mobile home parks shall comply with the following minimum requirements. The parks must be:
 - (1) Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
 - (2) Not subject to flooding.
 - (3) Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare.
- C. Site drainage requirements. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled.
- D. Soil and ground cover requirements:
 - (1) Exposed ground surfaces in all parts of every park shall be paved or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
 - (2) Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.
- E. Required setbacks, placement, buffer strips and screening:
 - (1) Lot size, setbacks and screening requirements shall be as required in the Seven Valleys Borough Zoning Ordinance.¹⁹

¹⁹ Editor's Note: See Ch. 130, Zoning.

- (2) An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- F. Occupancy. The minimum number of stands completed and ready for occupancy before the first occupancy is permitted shall be two stands. No space shall be rented except for periods of 90 days or more.

§ 108-59. Blocks.

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

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

§ 108-60. Construction of mobile home stands.

- A. The area of the mobile home stand shall be improved to provide an adequate frost-free foundation for the placement of the mobile home, thereby securing the super structure against uplift, sliding, or rotation, and in no event shall the mobile home be erected on jacks, loose blocks, or other temporary materials.
- B. The foundation area shall be provided with anchors and tiedowns such as cast in place concrete "deadmen." These anchors and tiedowns shall be placed at least at each corner of the proposed mobile home location and each shall be able to sustain a minimum tensile strength of 2,800 pounds.
- C. In lieu of Subsection B above, each mobile home may be installed upon, and securely fastened to, a frost-free foundation or footer.

§ 108-61. Street system.

All streets within mobile home parks shall conform to the following standards:

- A. General requirements. A minimum of two safe and convenient vehicular accesses shall be provided from abutting public streets or roads.
- B. Location principles. The streets in a mobile home park shall be located and built with regard to:
 - (1) Providing streets for convenient access to each mobile home lot and other facilities in the park.
 - (2) Recognizing existing easements which are to be preserved.
- C. Roadway width. The access roads connecting the park with a public street or road shall have minimum roadway widths of 32 feet. All internal streets shall have a minimum

roadway width of 32 feet unless modified at the discretion of the Borough Council as in § 108-29B of this chapter.

- D. Street status. Construction, improvement and maintenance of all streets within the mobile home park shall be the responsibility of the mobile home park owner. All mobile home park streets shall be private streets.
- E. Street design and construction. Streets shall be designed in accordance with the specifications for minor streets as stated in §§ 108-29, 108-30 and 108-31 of this chapter and shall be constructed in accordance with the land development plan as finally approved.
- F. Curbs. Curbs shall be installed along both sides of all streets in accordance with the requirements of § 108-32 of this chapter.
- G. Sidewalks:
 - (1) All parks must provide and maintain safe, convenient, all-season pedestrian access of adequate width to all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
 - (2) Where pedestrian traffic is concentrated, and a common sidewalk system is provided, such common sidewalks shall have a minimum width of four feet.
 - (3) All mobile homes shall be connected to common sidewalks, or to streets, or to driveways or parking spaces connecting to a street by a walkway having a minimum width of two feet.
 - (4) All sidewalks shall be constructed to current borough specifications as stated in § 108-32B.
- H. Street names and lot numbers. All streets within a mobile home park shall be provided with street names and street name signs in accordance with the provisions stated in § 108-33E and F of this chapter. Lot numbers shall be displayed in an easily visible location on each mobile home in a common place on the front yard side of the mobile home at least four feet above the ground.

§ 108-62. Water supply and sewage disposal.

A. Water supply:

- (1) General requirements. If the mobile home park can be served by the extension of an existing public water supply system of satisfactory quantity, quality and pressure on or within 1,000 feet of the proposed development, the applicant shall construct a complete water supply system for connection thereto, and its supply shall be used exclusively for mobile homes, service buildings, and other accessory facilities as required by this chapter. Where a satisfactory public water supply system is not available, a community water supply system must be provided and shall be approved by the Pennsylvania Department of Environmental Protection or other authorities having jurisdiction.
- (2) Source of supply.

- (a) The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source and will not be constructed beneath any sewer line.
 - (b) No well-casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.
 - (c) Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Protection.
- (3) Water storage facilities. All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.
- (4) Water distribution system.
- (a) All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
 - (b) The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or backsiphonage.
 - (c) The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch, under normal operating conditions, at service buildings and other locations requiring potable water supply.
- (5) Individual water riser pipes and connections.
- (a) Individual water riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - (b) The water riser pipe shall have a minimum inside diameter of $\frac{3}{4}$ inch and terminate at least four inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
 - (c) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
 - (d) A shut-off valve below the frost line shall be provided near the water riser pipe on each mobile home lot. Underground stop-and-waste valves are prohibited unless their type of manufacture and their method of installation are approved.

B. Sewage disposal:

- (1) **General requirements.** If the mobile home park can be served by the extension of an existing public sanitary sewer system of satisfactory capacity on or within 1,000 feet of the proposed development, the applicant shall construct and install a complete sanitary sewage collection system which must be connected by the developer to the existing public sanitary sewer system. Where a satisfactory public sewer system is not available, a community sewer system must be provided and shall be approved by the Pennsylvania Department of Environmental Protection. All sanitary sewer system shall be designed, constructed and maintained in accordance with the Pennsylvania Department of Environmental Protection and/or local health regulations.
- (2) **Individual sewer connections.**
 - (a) Each mobile home lot shall be provided with at least a four inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand so that the sewer connection to the mobile home drain outlet will approximate a vertical position.
 - (b) The sewer connection shall have a nominal inside diameter of not less than four inches, and the slope of any portion thereof shall be at least one-fourth-inch per foot. All joints shall be watertight.
 - (c) All materials used for sewer connections shall be semirigid, corrosive resistant, nonabsorbent and durable; the inner surface shall be smooth.
 - (d) Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least one-half-inch above ground elevation.
- (3) **Sewer lines.** All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system.

§ 108-63. Storm drainage requirements.

- A. The ground surface in all parts of a mobile home park shall be graded and equipped to drain surface water in a safe, efficient manner in accordance with the stormwater management requirements stated in § 108-39.
- B. All stormwater facilities shall be kept completely separate from any sanitary sewer system.
- C. Where the construction of streets and storm sewers is such that the direction of stormwater is diverted to affect surrounding properties, the applicant shall obtain sufficient drainage easements to provide adequate disposal of the stormwater.

§ 108-64. Other utilities.

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

§ 108-65. Service buildings and other community service facilities.

A. Applicability. The requirements of this section shall apply to service buildings, recreational buildings and other community service facilities when constructed such as:

- (1) Management offices, repair shops and storage areas;
- (2) Laundry facilities;
- (3) Indoor recreation areas;
- (4) Commercial uses supplying essential goods or services for the exclusive use of park occupants.

B. Structural requirements for buildings:

- (1) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
- (2) All rooms containing laundry facilities shall:
 - (a) Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than 10% of the floor area served by them.
 - (b) Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room.
- (3) Toilets shall be located in separate compartments equipped with self-closing doors. Toilets shall have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.

§ 108-66. Street lights.

Street lights may be required at the discretion of the borough to illuminate streets, driveways, and pedestrian interior walkways for the safe movement of vehicles and pedestrians at night. Their type and location shall be shown on the plan.

§ 108-67. Off-street parking areas.

Paved off-street parking areas must be provided for each mobile home lot and must also be provided to serve recreation areas, utility or service buildings, and the park office. A minimum of two off-street parking spaces must be provided for each mobile home in accordance with Section 408 of the borough's Zoning Ordinance.²⁰

§ 108-68. Refuse handling.

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

§ 108-69. Insect and rodent control.

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation.

§ 108-70. Fuel supply and storage.**A. Natural gas systems:**

- (1) Natural gas piping systems when installed in mobile home parks shall be maintained in compliance with acceptable engineering practices and the rules and regulations of the authority having jurisdiction.
- (2) Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

B. Liquefied petroleum gas systems. Liquefied Petroleum Gas Systems provided for mobile homes, service buildings or other structures when installed shall be maintained in compliance with the rules and regulations of the authority having jurisdiction and shall include the following:

- (1) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- (2) Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
- (3) All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.

²⁰ Editor's Note: See Ch. 130, Zoning.

- (4) Vessels of more than 12 and less than 60 United States gallons gross capacity must be securely but not permanently fastened to prevent accidental overturning.
- C. Fuel oil supply system:
- (1) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed and maintained in compliance with the rules and regulations of the authority having jurisdiction when provided.
 - (2) All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
 - (3) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five inches of storage tanks.
 - (4) All fuel storage tanks or cylinders shall be securely placed and shall not be less than five feet from any mobile home exit.
 - (5) Storage tanks located in areas subject to traffic shall be protected against physical damage.

§ 108-71. Fire protection.

- A. Local regulations. The mobile home park area shall be subject to the rules and regulations of the Seven Valleys Borough fire authorities where provided. A copy of the mobile home park plan shall be provided to the appropriate fire company officials.
- B. Litter control. Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.
- C. Fire extinguishers. Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in public service buildings under park control, and a sufficient number shall be maintained throughout the park in readily accessible and well-defined positions.
- D. Fire hydrants. Fire hydrants shall be installed, unless the water supply source is not capable of serving them, in accordance with the requirements of the local fire authority and all other applicable regulations.

§ 108-72. Park areas for nonresidential uses.

- A. No part of any park shall be used for nonresidential purposes except such uses that are required for direct servicing and well-being of park residents and for the management and maintenance of the park.
- B. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on an approved mobile home lot and connected to utilities.
- C. Portions of parks not to exceed 5% of the total land area may be used for commercial purposes if, in the opinion of the borough such uses are primarily intended to serve the

residents of the park. Such 5% of the total land area shall also contain all parking and landscaped areas associated with the commercial uses.

§ 108-73. Responsibilities of the park management.

- A. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this chapter and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair, and in clean and sanitary condition.
- B. The park management shall supervise the placement of each mobile home on its mobile home lot. This includes securing its stability and installing all utility connections.
- C. The park management shall give the borough officials free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspection.
- D. The management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.
- E. A building permit shall be obtained by the park management for all structures and mobile homes in accordance with Chapter 48, Building Permits and Floodplain Management. Overnight campers, recreational vehicles and unoccupied mobile homes for sale are excluded from this requirement.
- F. No mobile home located in a mobile home park shall be removed from Seven Valleys Borough without first obtaining a permit from the Seven Valleys Borough Tax Collector, as required by Act No. 54, of the Pennsylvania General Assembly, Session of 1969. Such permit shall be issued upon payment of the prescribed fee and all real estate taxes assessed against the home and unpaid at the time the permit is requested.

§ 108-74. Guide for rules, regulations and agreements between mobile home park operators and tenants.

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

- A. Number of pets allowed and other restrictions.
- B. Speed limits and traffic control within the park.
- C. Rent payment provisions and subletting policies.
- D. Garbage collection schedules.
- E. Vehicular ownership and maintenance restrictions.
- F. Responsibilities of the tenant regarding behavior, including that of children and visitors.
- G. Policies regarding swimming pools, mobile home skirting and other lot improvements required by operator or desired by tenants.
- H. Maintenance responsibilities of each tenant.

ARTICLE VIII
Administration and Enactment

§ 108-75. Enforcement.

It shall be the duty of the Borough Council or the duly authorized representative of the Borough Council to enforce the provisions of this chapter. 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 certified that the site for the proposed building, alteration, or use complies with all the provisions of this chapter and conforms to the site description as indicated on the approved and recorded final plan.

§ 108-76. Modifications.

- A. Where a provision of this chapter would cause unique and undue hardship as it applies to a particular property, or if a developer shows that an alternative proposal will allow for equal or better results, the Borough Council may grant a modification from the strict application of the terms of this chapter if the variation will not be detrimental to the general welfare, nullify the objectives of these regulations or conflict with the Comprehensive Plan. In granting the modification the Borough Council may impose conditions which will substantially secure compliance with the purposes of this chapter. Requests for modifications shall be made in writing and shall be submitted to the Secretary with copies of the plan.
- B. The Borough Planning Commission shall have the right to recommend to the Borough Council modifications to the regulations in individual cases as may be necessary in the public interest, provided, however, that such 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 Borough Council. The Borough Council 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. If approved by the Borough Council, said modifications shall be clearly defined and entered on the final plan and signed by the Borough Council.

§ 108-77. Amendments.

- A. The Borough Council may on its own motion, or upon recommendation of the Planning Commission amend, supplement or repeal any portion of this chapter. Amendments to this chapter shall become effective only after a public hearing is held pursuant to public notice in the manner prescribed for enactment of a proposed amendment in Section 506 of the Pennsylvania Municipalities Planning Code, Act 247, as reenacted and amended.²¹ In addition, in case of an amendment other than that prepared by the Borough Planning Commission, the Borough Council shall submit each such amendment to the Planning Commission for recommendations at least 30 days prior to the date fixed for the public

²¹ Editor's Note: See 53 P.S. § 10506.

hearing on such proposed amendment. At least 30 days prior to the hearing on the amendment, the borough shall submit the proposed amendment to the York County Planning Commission for recommendations.

- B. Within 30 days after adoption, the Borough Council shall forward a certified copy of the amendment to the York County Planning Commission.

§ 108-78. Fees.

- A. The Borough Council shall by resolution create a schedule of filing fees to be paid by the applicant at the time of plan submission to defray the cost of administering and processing plans. Filing fees shall be required for the following:

- (1) Preliminary plan.
- (2) Final plan.
- (3) Land development plan.
- (4) Mobile home park permit.
- (5) York County Planning Commission.
- (6) Recording fee.

- B. In addition to such filing fees, the developer shall pay the cost of:

- (1) Reviewing the land development plan and engineering details.
- (2) Inspecting the site for conformance to survey.
- (3) Preparing cost estimates of required improvements during installation.
- (4) Inspection of required improvements during installation.
- (5) Final inspection for completion of installation of required improvements.
- (6) Legal services necessary for the processing of the land development plan.
- (7) Any tapping fees and/or connection charge for connection to a municipal water system.
- (8) Any tapping fees and/or any required charge for reservation of sewage capacity in a municipal sewage system.

- C. These costs will be billed to the developer by the borough upon completion of each review phase. No building permits shall be issued nor shall subdivision or land development plans be approved for any tract of land for which fees as outlined are outstanding.

§ 108-79. Violations and penalties.

- A. Any person, partnership, or corporation who or which being the owner or agent of any lot, tract or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel or other purposes or

for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the borough, pay a judgment of not more than \$500 plus all court costs. Each day that a violation continues shall constitute a separate violation, unless the district justice determines otherwise in accordance with Section 515 of the Pennsylvania Municipalities Planning Code, Act 247, as reenacted and amended.²² All fines collected for such violations shall be paid over to Seven Valleys Borough.

- B. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- C. The Borough Council may initiate and maintain civil action to obtain a writ of injunction against the owner or agency who is in violation of any provision of this chapter, or who attempts the improper sale or conveyances of land; and in proper cases to set aside and invalidate any conveyances or agreements to convey land made prior to final plan approval of any subdivision or land development.
- D. Nothing herein shall prevent the Borough Council from taking such other action necessary to prevent or remedy any violation.

§ 108-80. 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, Act 247, as reenacted and amended.

§ 108-81. Municipal liability.

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

§ 108-82. Repealer.

All ordinances or parts of ordinances in conflict with this Subdivision and Land Development Ordinance or inconsistent with the provisions of this chapter are hereby repealed to the extent necessary to give this chapter full force and effect.

²² Editor's Note: See 53 P.S. § 10515.

§ 108-83. Interpretation.

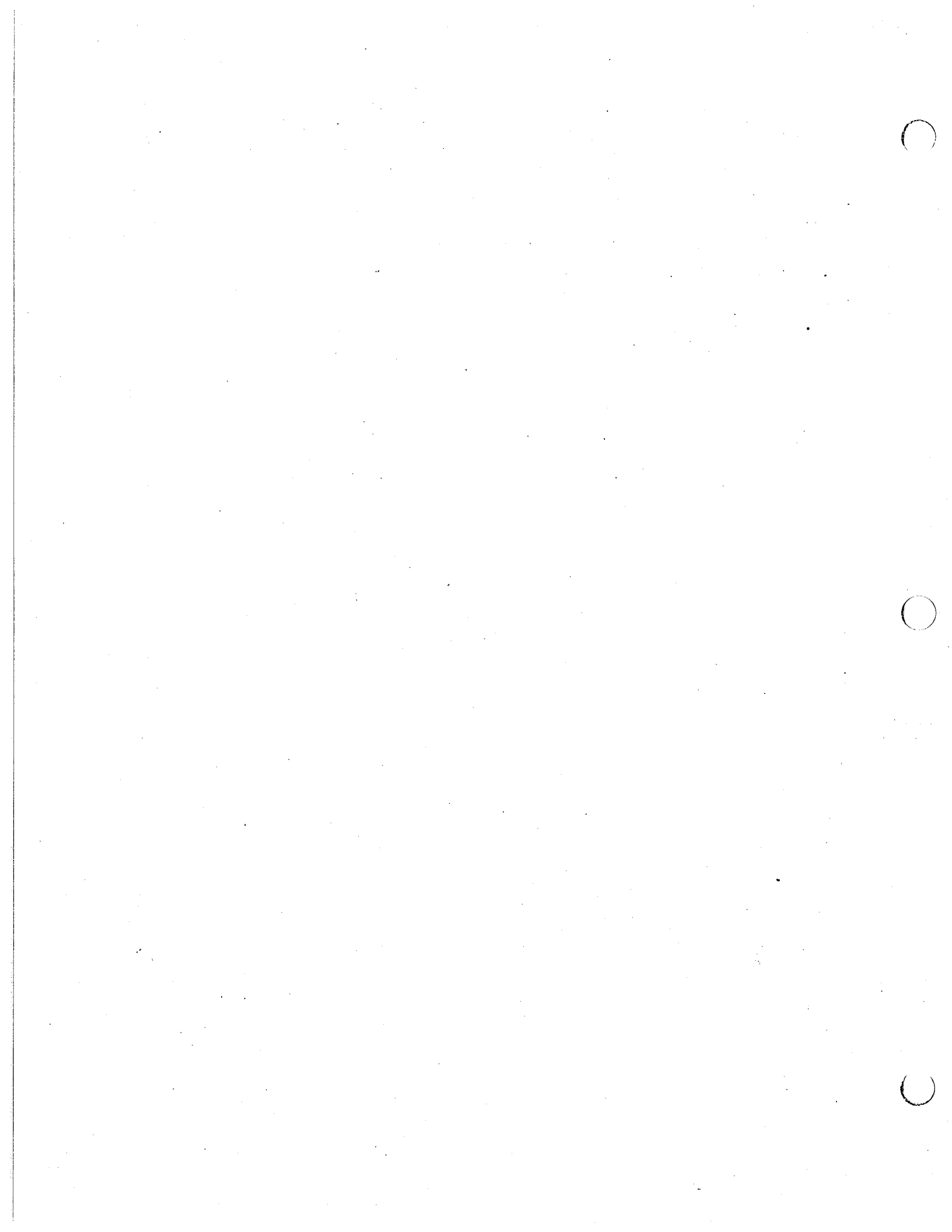
The provisions of this chapter shall be held to be minimum requirements to meet the purposes of this chapter. When provisions of this chapter impose greater restrictions than those of any statute, other ordinance, or regulations, the provisions of this chapter shall prevail. When provisions of any statute,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

§ 108-84. Erroneous permit.

A building permit or other permit or authorization issued or approved in violation of the provisions of this chapter, is void without the necessity of any proceedings for revocation.

§ 108-85. Effective date.

This chapter shall take effect immediately upon adoption and publication according to law.



SUBDIVISION AND LAND DEVELOPMENT

Application for Land Subdivision or
Mobile Home Park Approval

Name of Development _____

Sketch Plan _____ Preliminary Plan _____ Final Plan _____

General Information

Owner _____

Address _____ Telephone No. _____

Applicant _____

Address _____ Telephone No. _____

Surveyor _____

Address _____ Telephone No. _____

Engineer, if applicable _____

Address _____ Telephone No. _____

Development Data

Location _____

Total Acreage of Tract _____

Proposed Use _____

Number of Lots Proposed _____

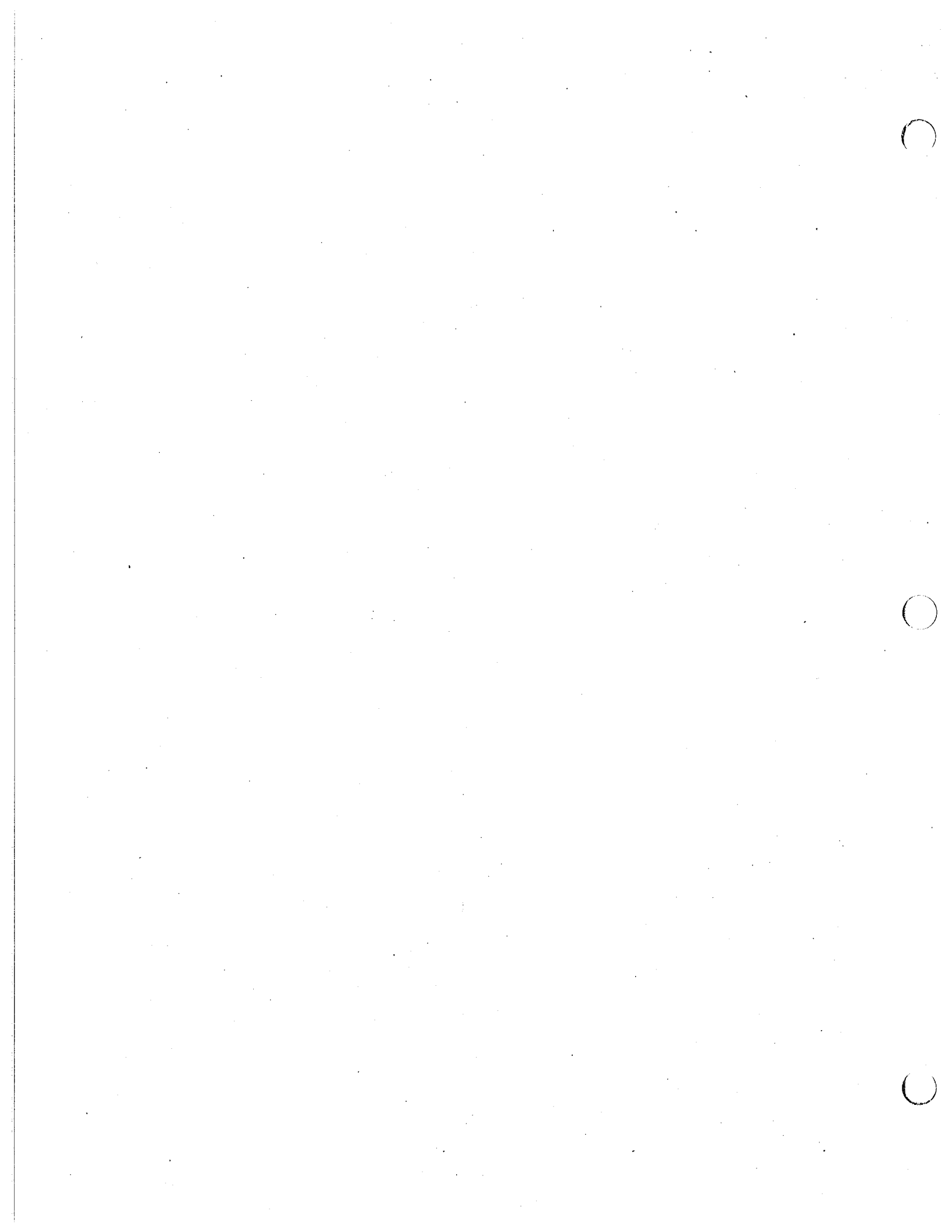
Number of Dwelling Units Proposed _____

Minimum Lot Size Proposed _____

Lineal Feet of New Streets Proposed _____

Proposed Water Supply: _____ Public System _____ Individual On-Lot Well(s)

Proposed Sewerage System: _____ Public System _____ On-Lot Sewage Disposal System(s)



SUBDIVISION AND LAND DEVELOPMENT

Application for Approval of a Land Development Other
Than a Land Subdivision or Mobile Home Park

Name of Development _____

Sketch Plan _____

Final Plan _____

General Information

Owner _____

Address _____ Telephone No. _____

Applicant _____

Address _____ Telephone No. _____

Surveyor _____

Address _____ Telephone No. _____

Engineer, if applicable _____

Address _____ Telephone No. _____

Development Data

Location _____

Total Acreage of Property or Lot _____

Proposed Use _____

Number of Dwelling Units Proposed _____

Number of Off-Street Parking Spaces Required by Zoning Ord. _____

Number of Off-Street Parking Spaces Proposed _____

Maximum Building Height Proposed _____

Proposed Building Coverage (Percent of Lot Area) _____

Proposed Lot Coverage (Percent of Lot Area) _____

Area Proposed to be Naturally Landscaped (% of Lot Area) _____

Proposed Water Supply: _____ Public System _____ Individual On-Lot Well(s)

Proposed Sewerage System: _____ Public System _____ On-Lot Sewage Disposal System(s)

SEVEN VALLEYS CODE

DO NOT WRITE ON THIS SIDE - FOR BOROUGH USE ONLY

Exhibits Submitted

Date

_____ Filing Fee	_____
_____ Sketch Design Plan	_____
_____ Preliminary Plan	_____
_____ Final Plan	_____
_____ Street Profiles and Cross Sections	_____
_____ Drainage Plan	_____
_____ Planning Module for Land Development	_____
_____ Water Feasibility Report	_____
_____ Performance Bond	_____
_____ Deed Restrictions	_____
_____ Other _____	_____

Distribution of Plan

Date Sent

Reply Received

Borough Planning Commission	_____	_____
Borough Engineer	_____	_____
York County Planning Commission	_____	_____
PA DER	_____	_____
PA DOT	_____	_____
Public Utility Company	_____	_____
Soil Conservation Service	_____	_____
Other _____	_____	_____

Action Taken

_____ Approved _____ Conditionally Approved _____ Disapproved

_____ Date of Action

Comments: _____

Plan Recorded With County _____

SUBDIVISION AND LAND DEVELOPMENT

Suggested Standard Format — Preliminary Plan

APPROVED BY RESOLUTION OF THE (GOVERNING BODY) OF (MUNICIPALITY) THIS DAY OF 19

REVIEWED BY THE (MUNICIPALITY) PLANNING COMMISSION THIS DAY OF 19

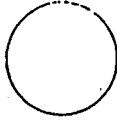
REVIEWED BY:

MANICIPAL ENGINEER

DATE

I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT.

SIGNATURE



SOURCE OF TITLE

RECORDED IN DEED BOOK PAGE

OWNER - SUBDIVIDER

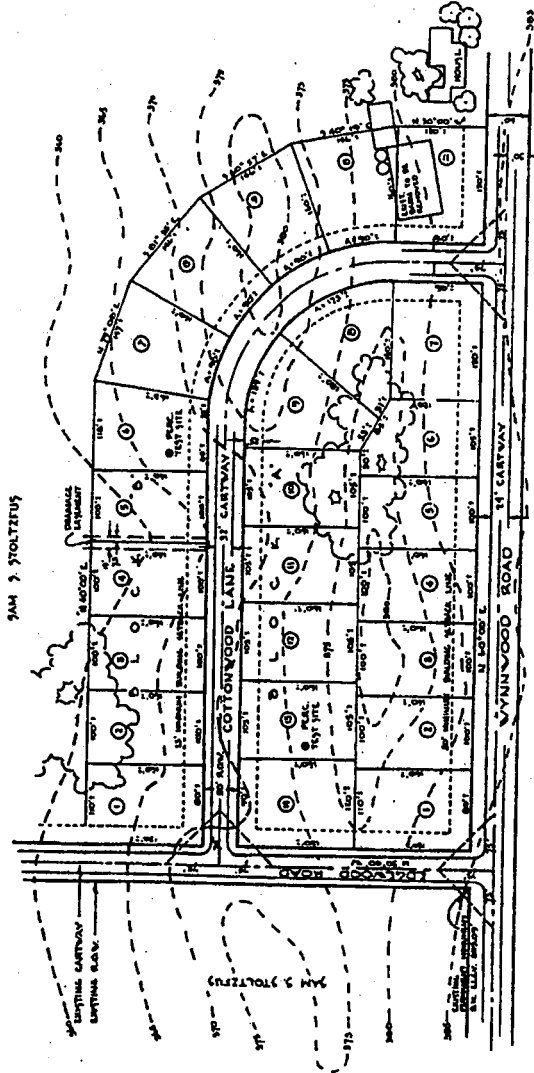
SAM S STOLTZUS
R.D. 1
DISTELFINK, PA

PRELIMINARY PLAN

TREHAVEN TERRACE

DISTELFINK TOWNSHIP
YORK COUNTY, PENNSYLVANIA
SCALE - 1" = 100'-0"

MARCH 4, 1991
SCALE IN FEET
HOLTZAPPE ENGINEERS
DISTELFINK TOWNSHIP

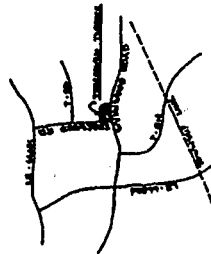


SITE DATA

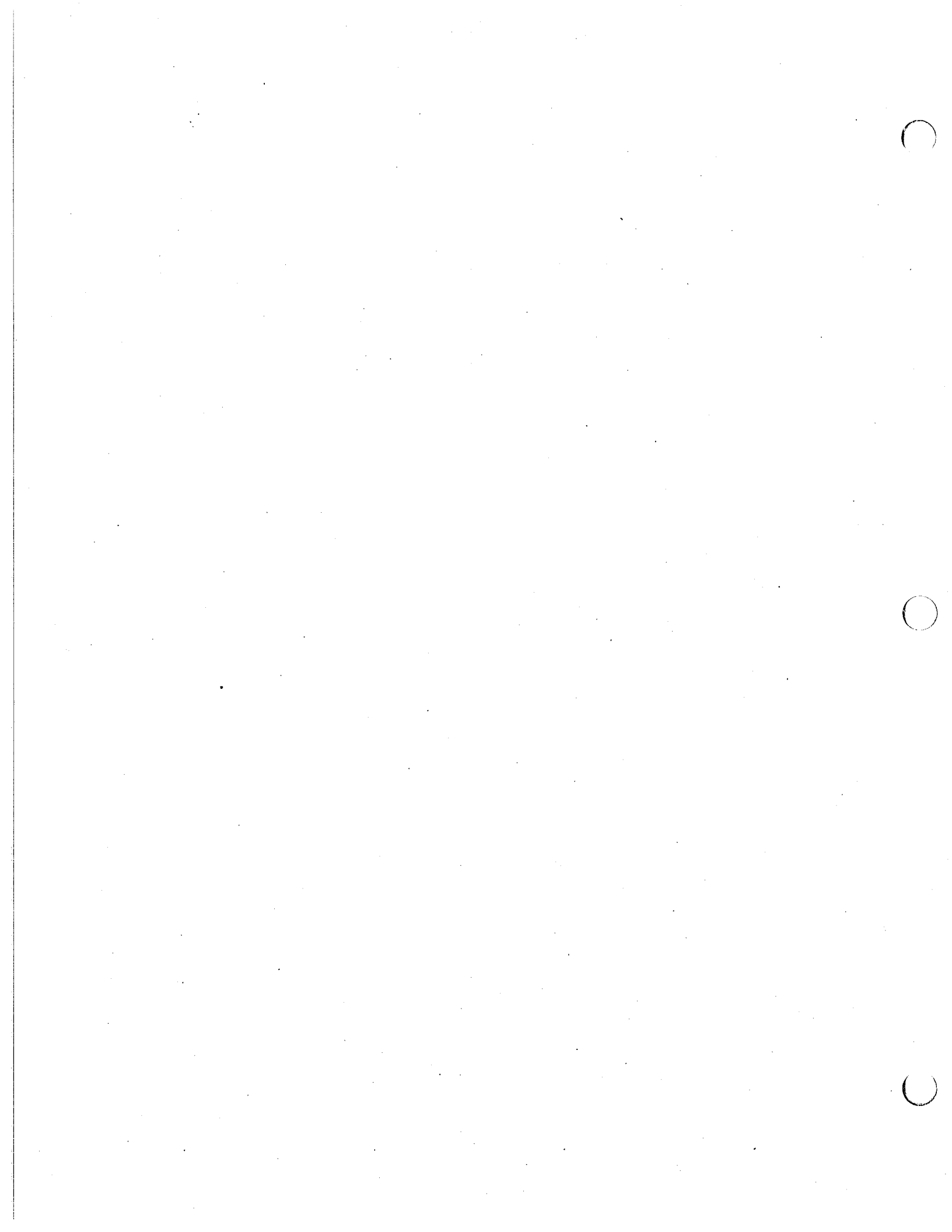
- MINIMUM LOT AREA - 16,000 SQ. FT.
- NUMBER OF LOTS - 25
- NUMBER OF ACRES - 1.51
- DENSITY - 21
- ZONING - R-1
- USE OF LAND - RESIDENTIAL

OWNER - SUBDIVIDER

LINUS L. LAUTENSCHLAGER
R.D. 1
DISTELFINK, PA



LOCATION MAP
SCALE - 1" = 2000'



SUBDIVISION AND LAND DEVELOPMENT

Suggested Standard Format — Final Plan

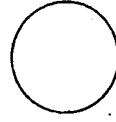
APPROVED BY RESOLUTION OF THE (CONVENEING BODY) OF (MUNICIPALITY) THIS _____ DAY OF _____ 19__

REVIEWED BY THE (MUNICIPALITY) PLANNING COMMISSION THIS _____ DAY OF _____ 19__

REVIEWED BY:

MUNICIPAL ENGINEER _____ DATE _____

SOURCE OF TITLE
 OWNER - SUBDIVIDER
 SAM S STOLYFUS
 R.D. 1
 DISTELFINK, PA



I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT.

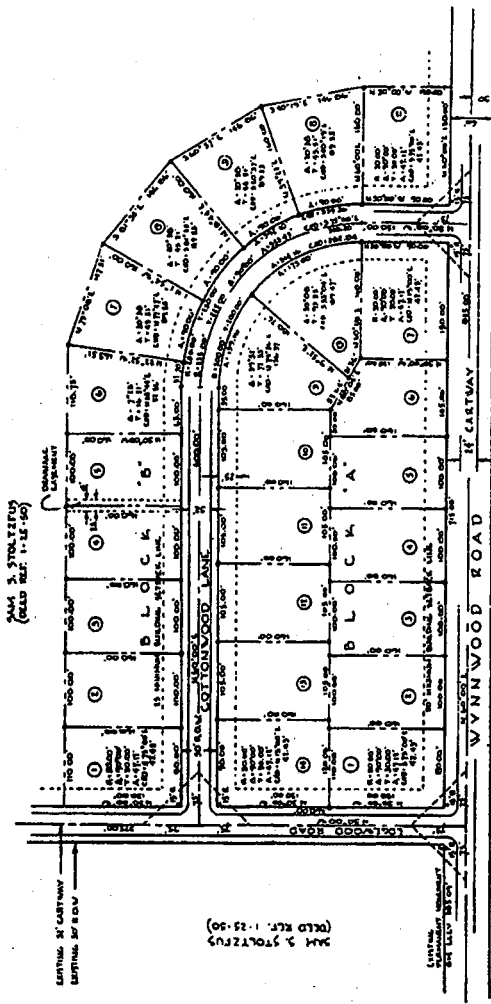
SIGNATURE _____

FINAL PLAN
 OF

IRBELHAVEN TERRACE

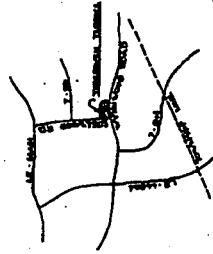
DISTELFINK TOWNSHIP
 YORK COUNTY, PENNSYLVANIA
 SCALE - 1" = 100'-0" MARCH 14, 1991

SCALE IN FEET
 HORTZAPPE ENGINEERS
 DISTELFINK TOWNSHIP



LINUS L. LAUTENSCHLAGER
 (OLD REF. P-27-119)

- NOTE:**
1. PERMANENT MONUMENTS AND MARKERS WILL BE INSTALLED UPON COMPLETION OF THE GRADING.
 2. OFF-STREET PARKING SPACE TO BE PROVIDED ON EACH LOT.
 3. ON-LOT INSPECTION AND APPROVAL OF SEPTIC TANK AND TILE FIELD INSTALLATION
 4. ETC.
 5. ETC.



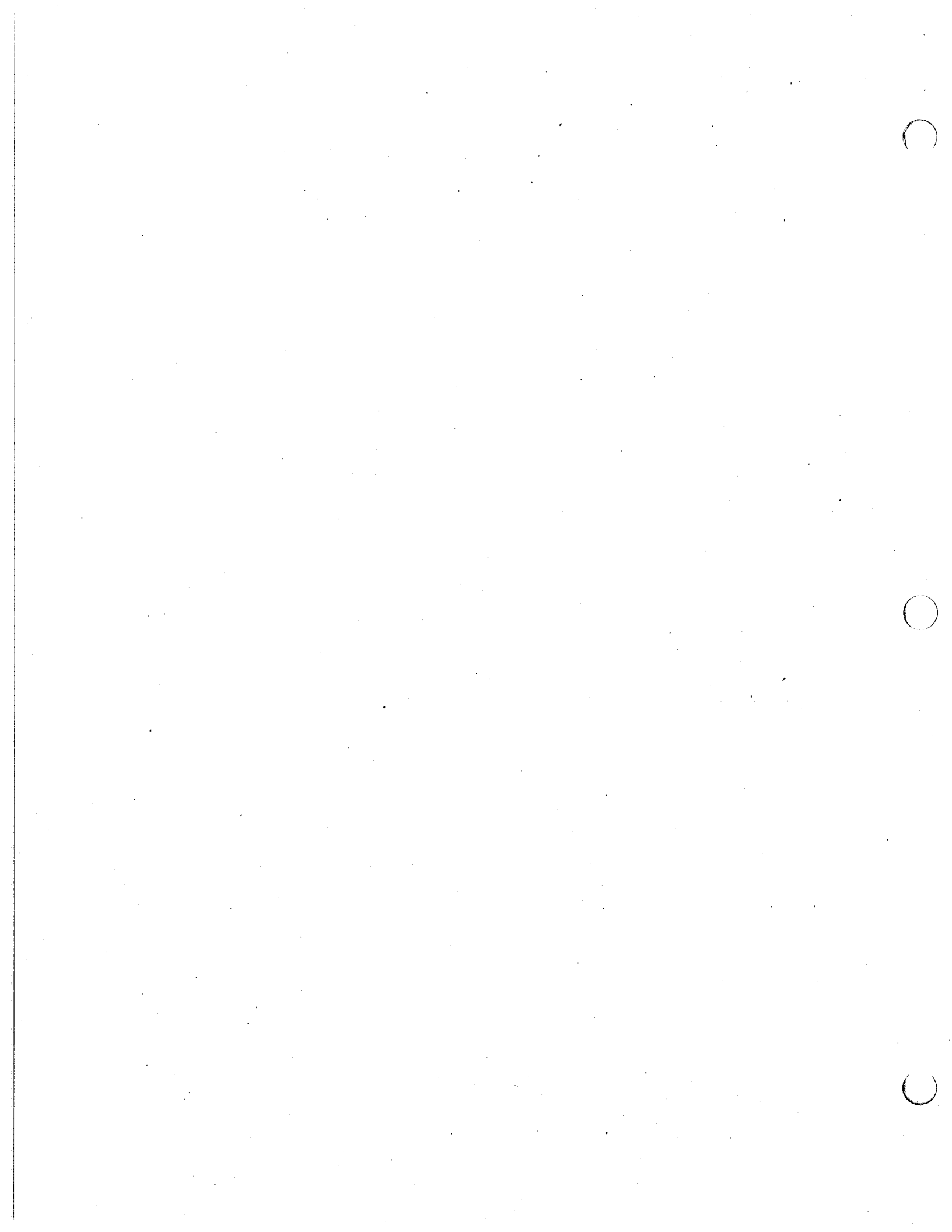
LOCATION MAP
 SCALE - 1" = 1000'

SITE DATA

MINIMUM LOT AREA	- 16,000 SQ. FT.
MINIMUM LOT WIDTH	- 25'
NUMBER OF LOTS	- 21
DENSITY	- 2.1
ZONING	- R-1
USE OF LAND	- RESIDENTIAL

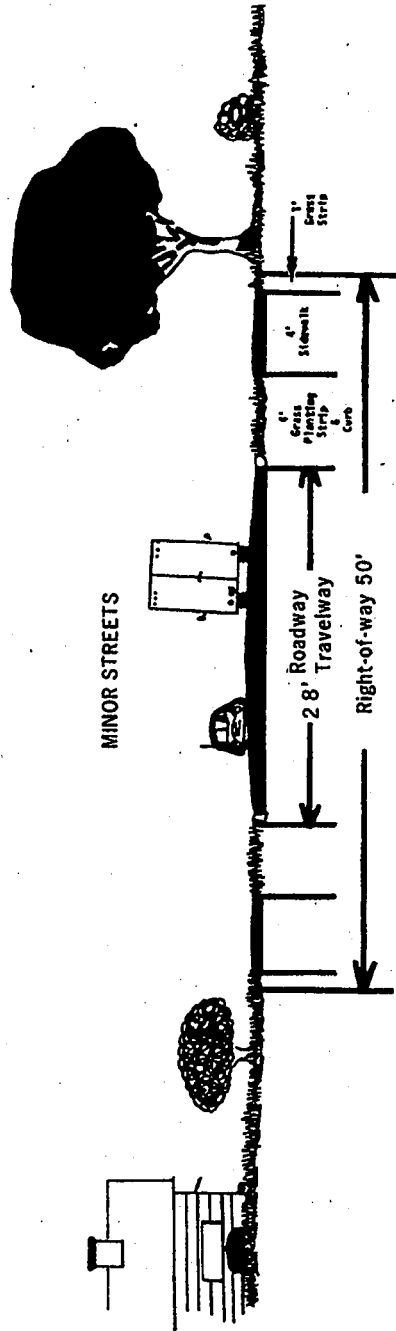
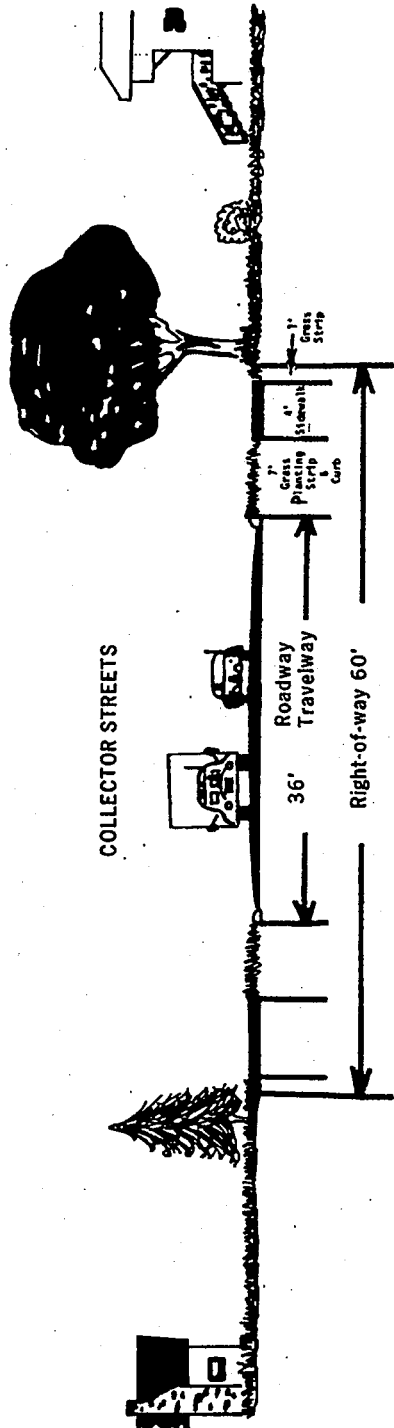
ON THIS, THE _____ DAY OF _____ 19__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED AND SAID THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND DEED, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. WITNESSES MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

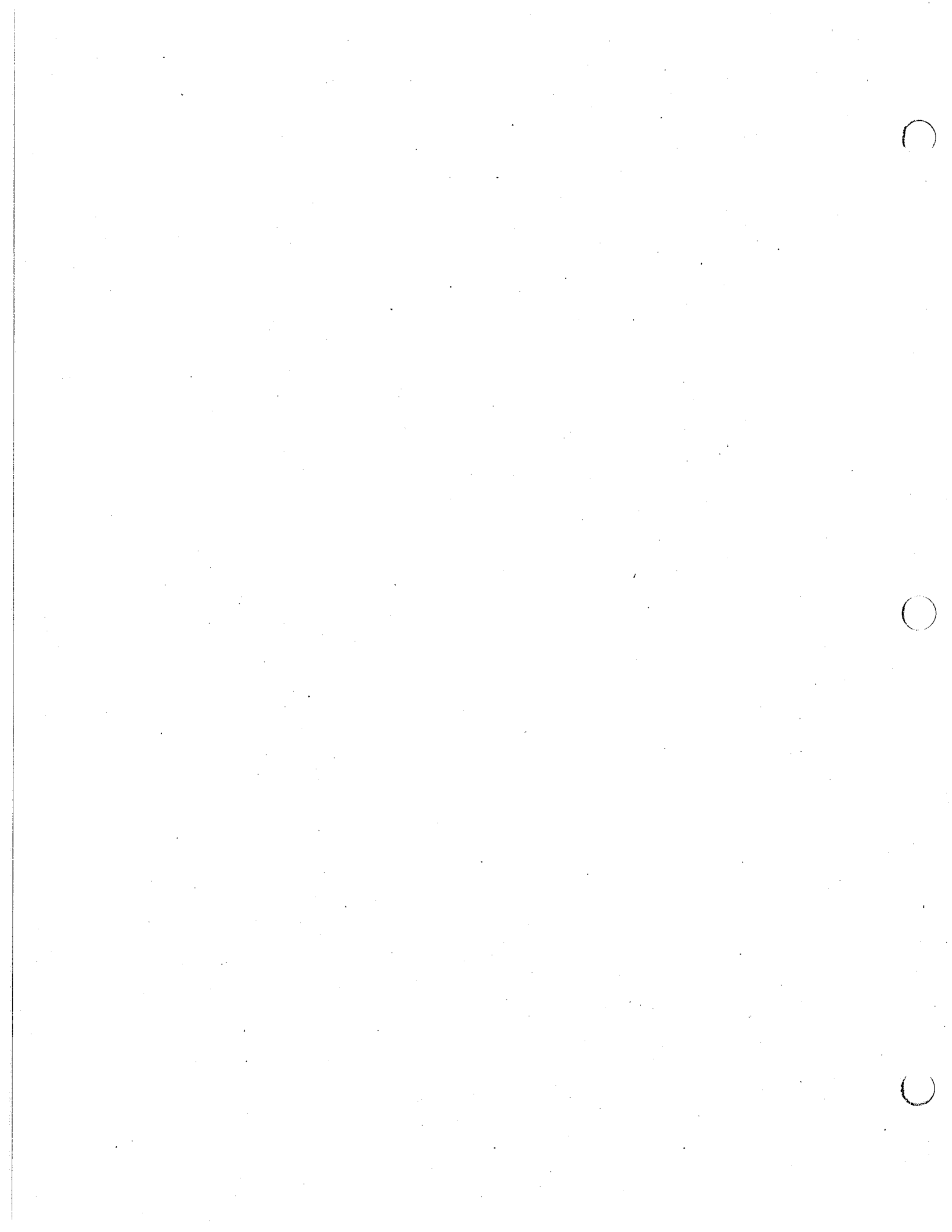


SUBDIVISION AND LAND DEVELOPMENT

Street Widths

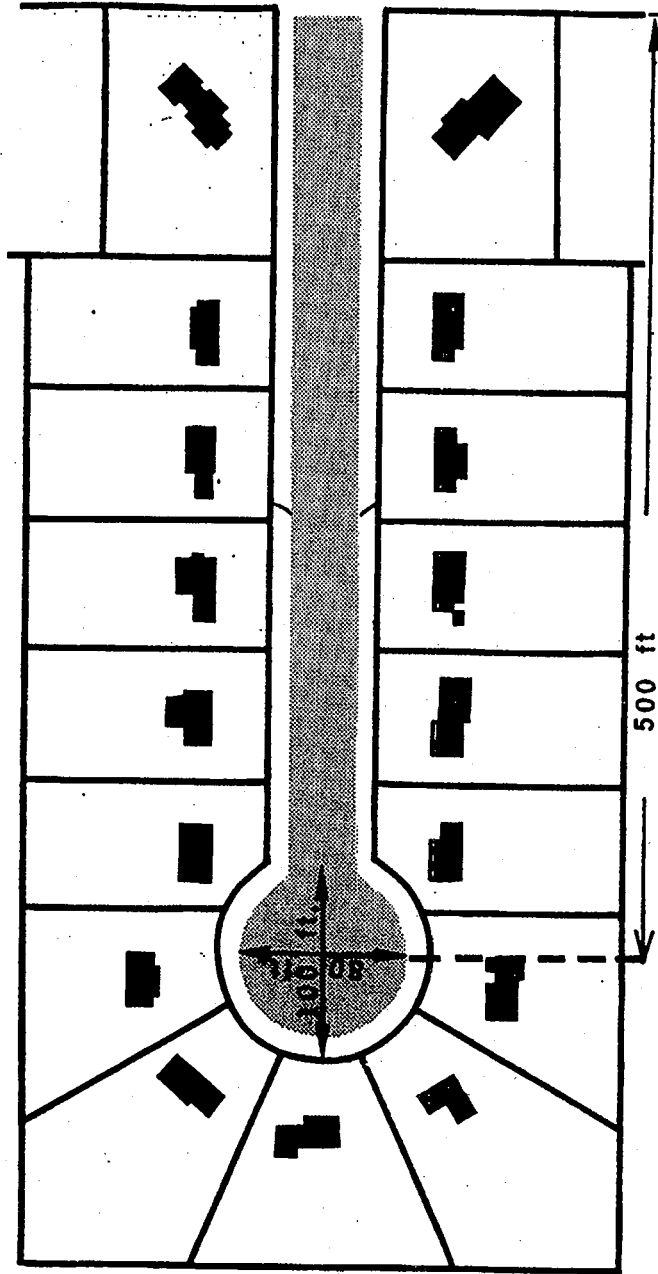


STREET WIDTHS

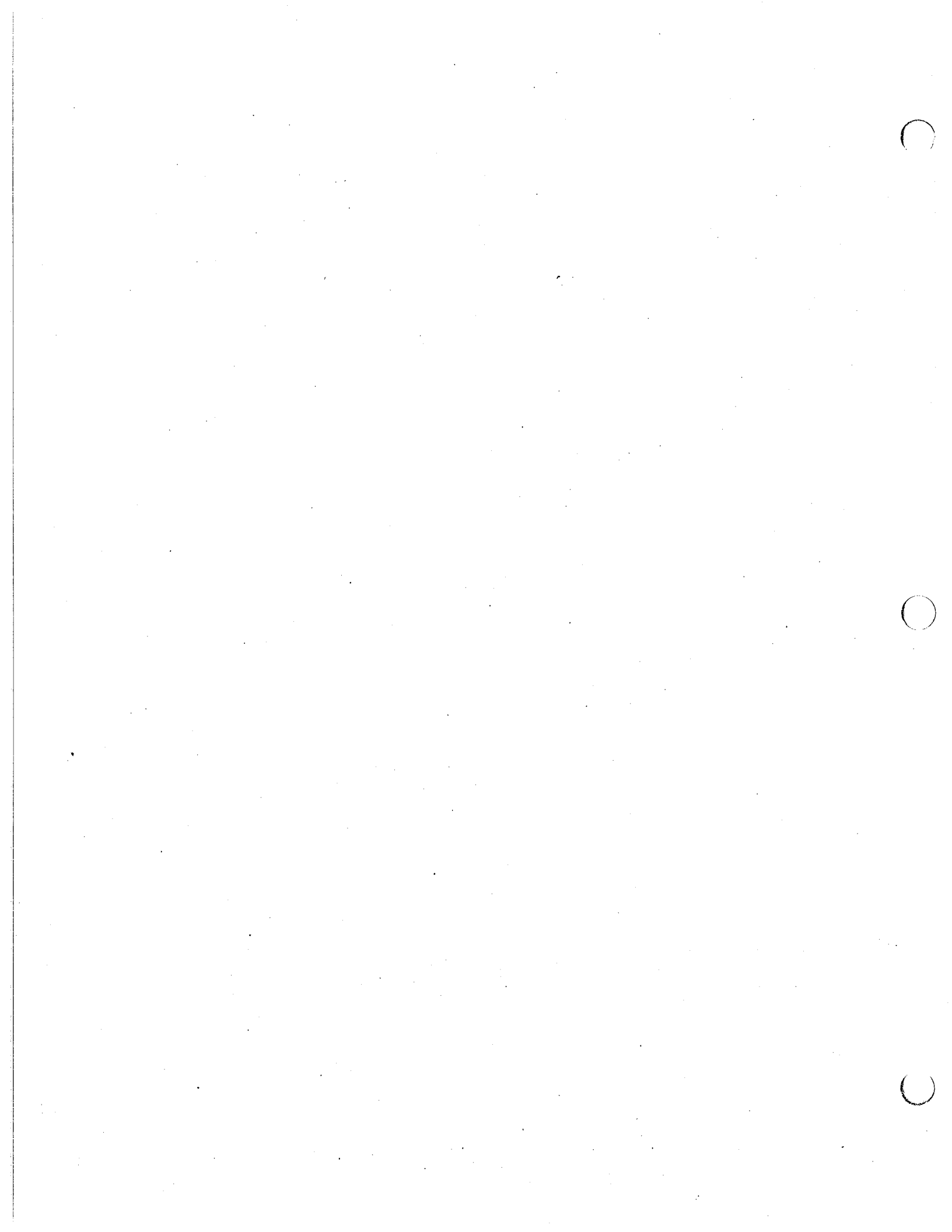


SUBDIVISION AND LAND DEVELOPMENT

Culs-De-Sac

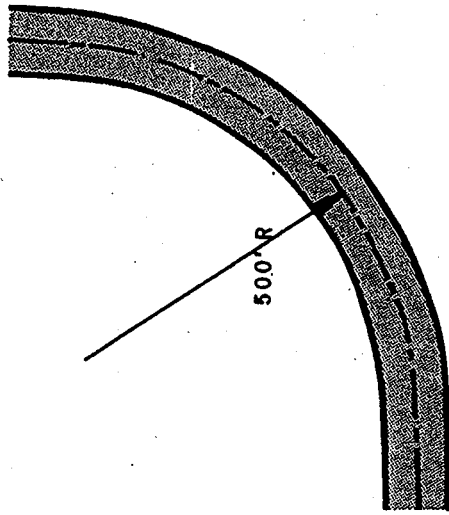


Cul-De-Sacs Cul-de-sac streets should be a minimum of two hundred fifty (250) feet in length and a maximum of five hundred (500) feet in length unless topographic conditions and/or tract shape warrant an increase that is approved by the Borough. They must be provided with a minimum diameter of eighty (80) feet to the outside curb and one hundred (100) feet to the street right-of-way line.

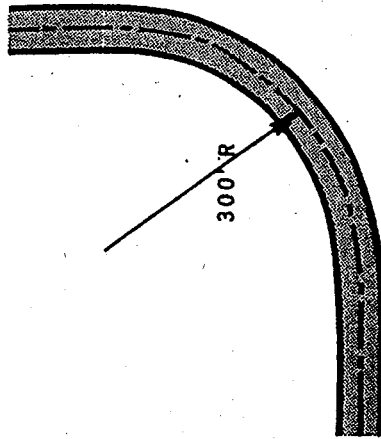


SUBDIVISION AND LAND DEVELOPMENT

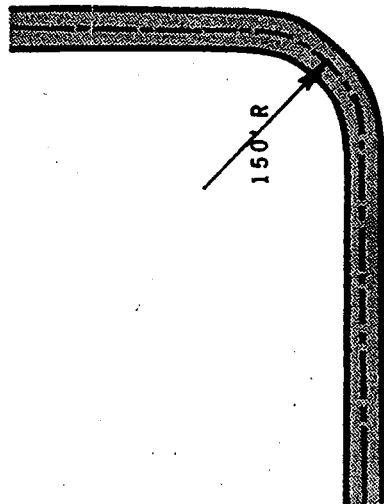
Horizontal Curves — Minimum Radii



ARTERIAL
STREETS



COLLECTOR
STREETS

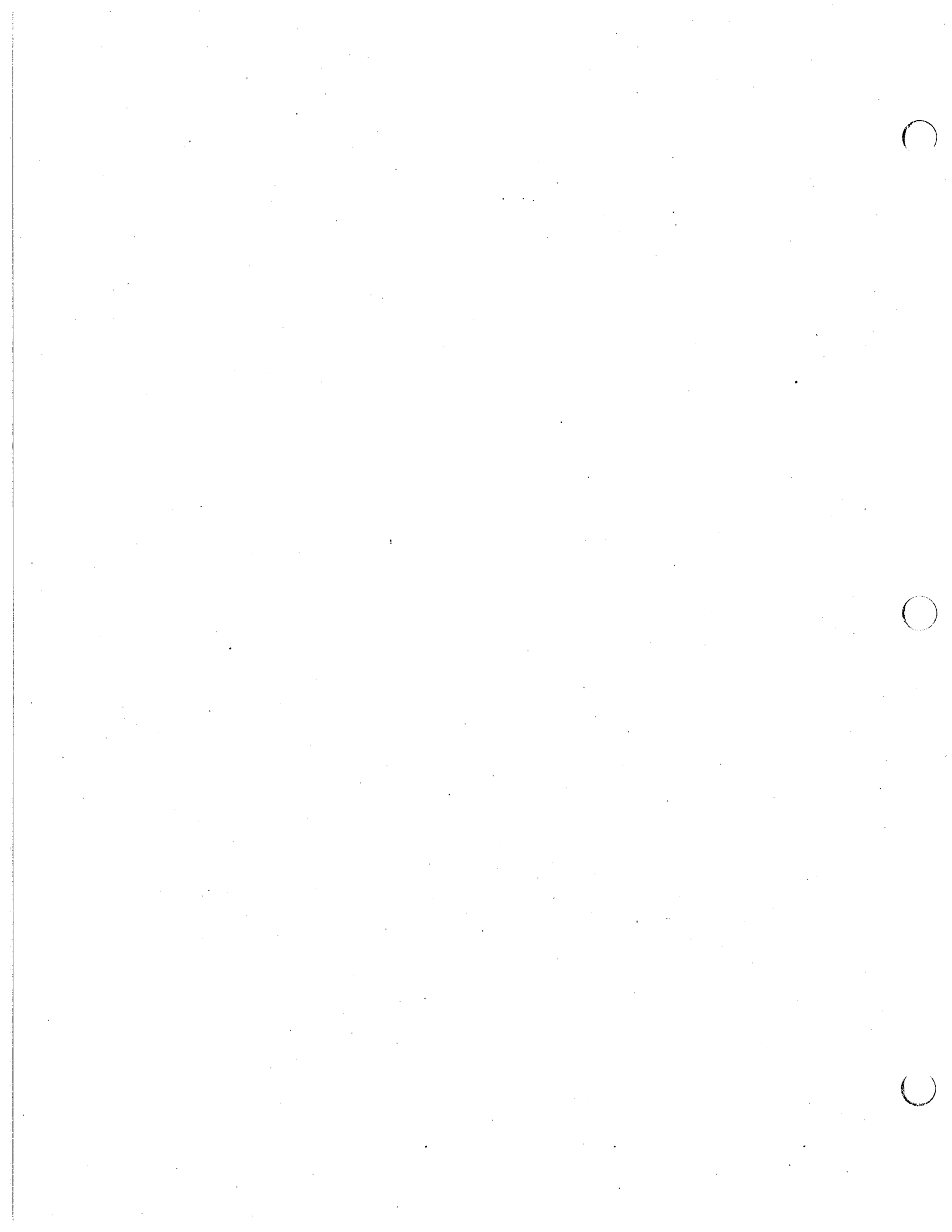


MINOR
STREETS

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

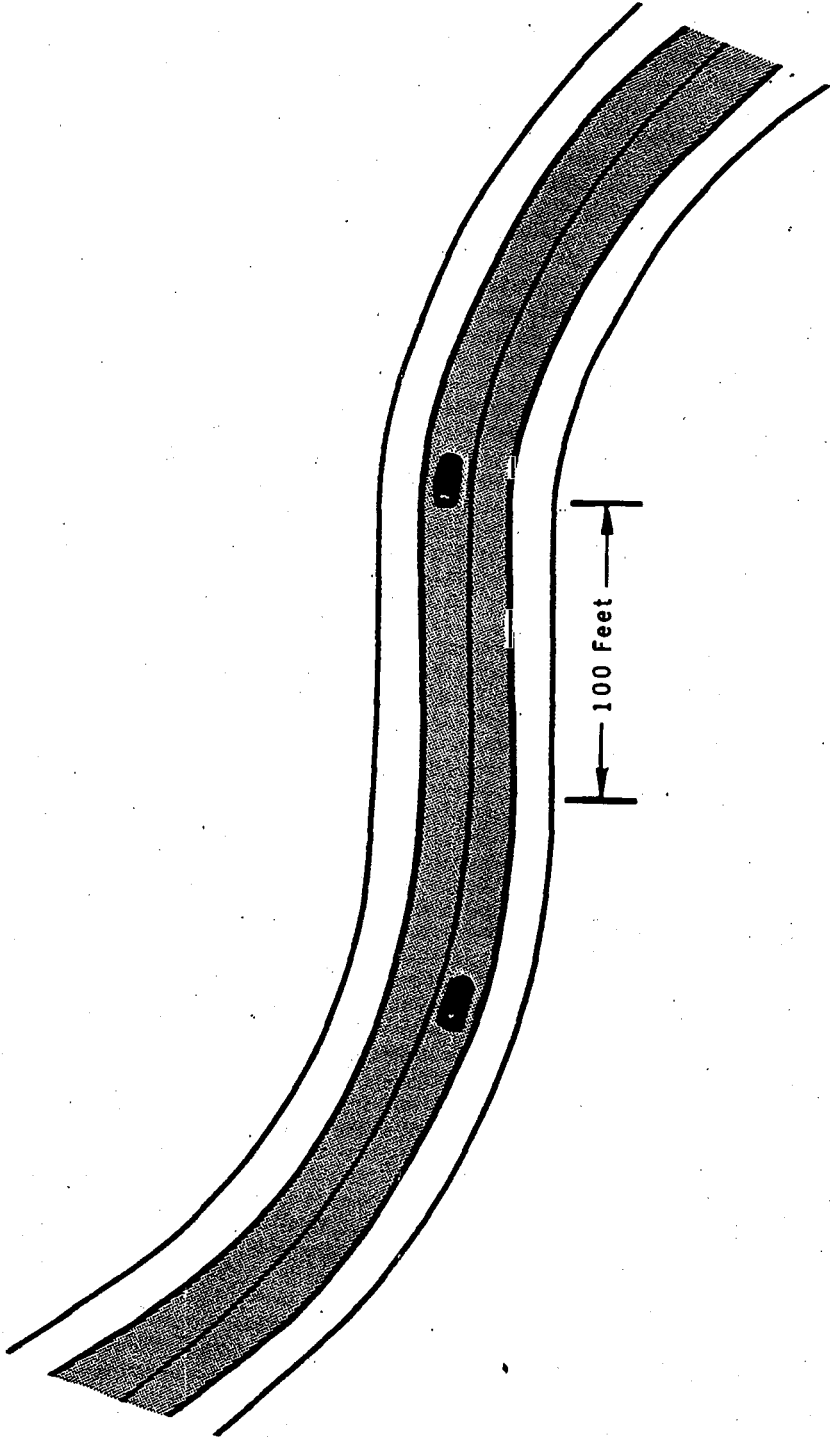
HORIZONTAL CURVES -- MINIMUM RADII

Type of Street	Minimum Radius
Arterial	500 Feet
Collector	300 Feet
Minor	150 Feet

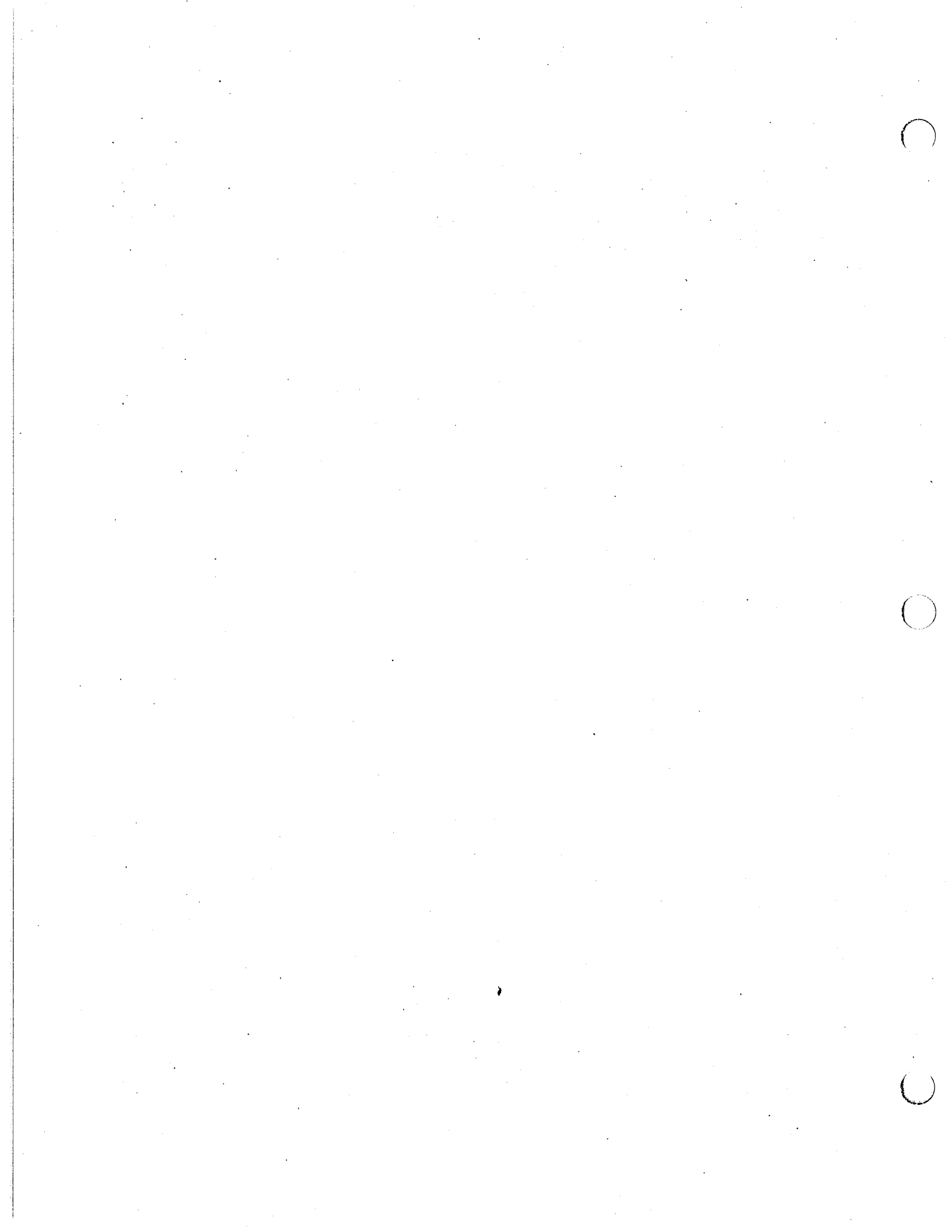


SUBDIVISION AND LAND DEVELOPMENT

Minimum Tangent Between Reverse Curves

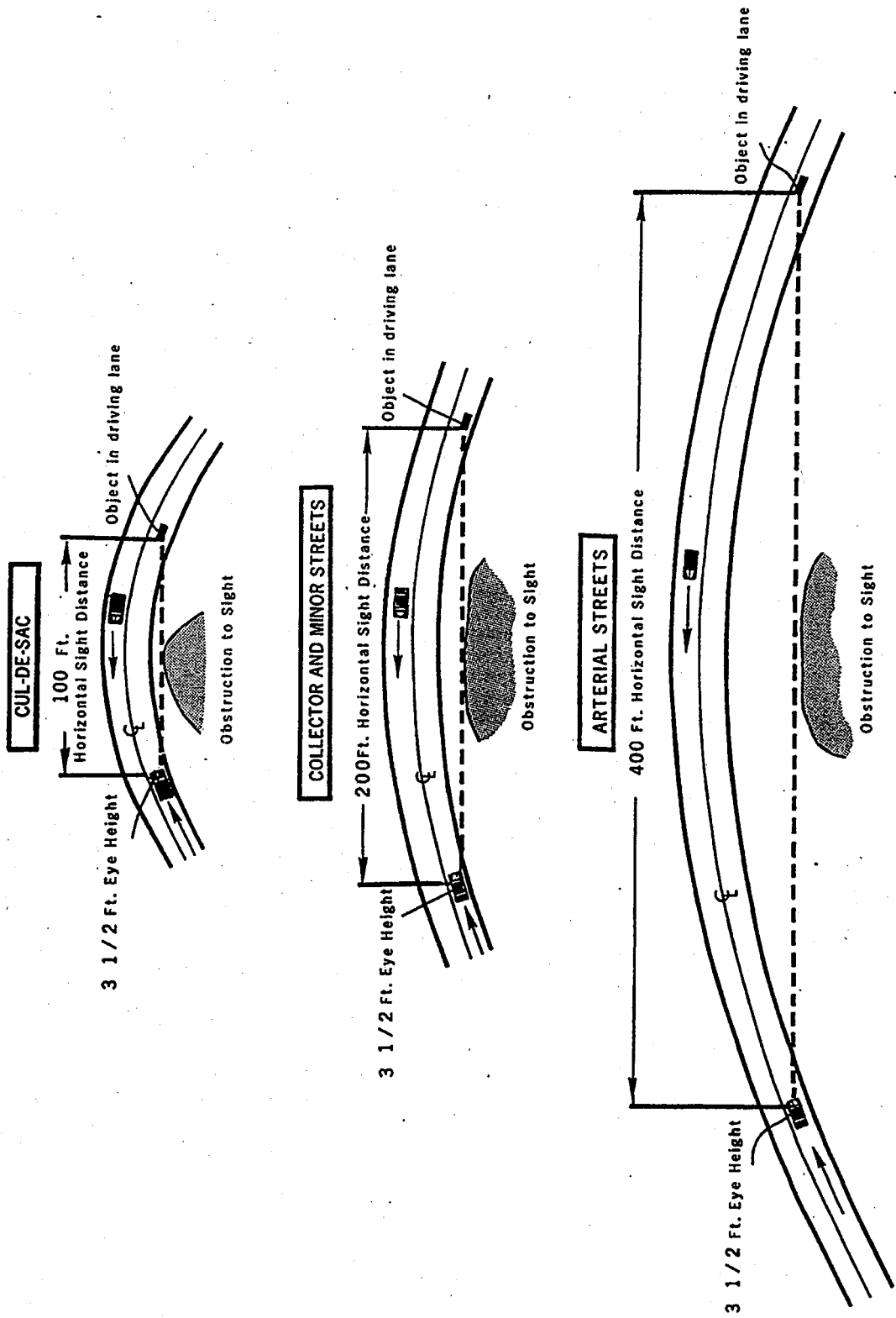


MINIMUM TANGENT BETWEEN REVERSE CURVES Except for Minor Streets, there shall be a tangent of at least one hundred (100) feet between Reverse Curves.

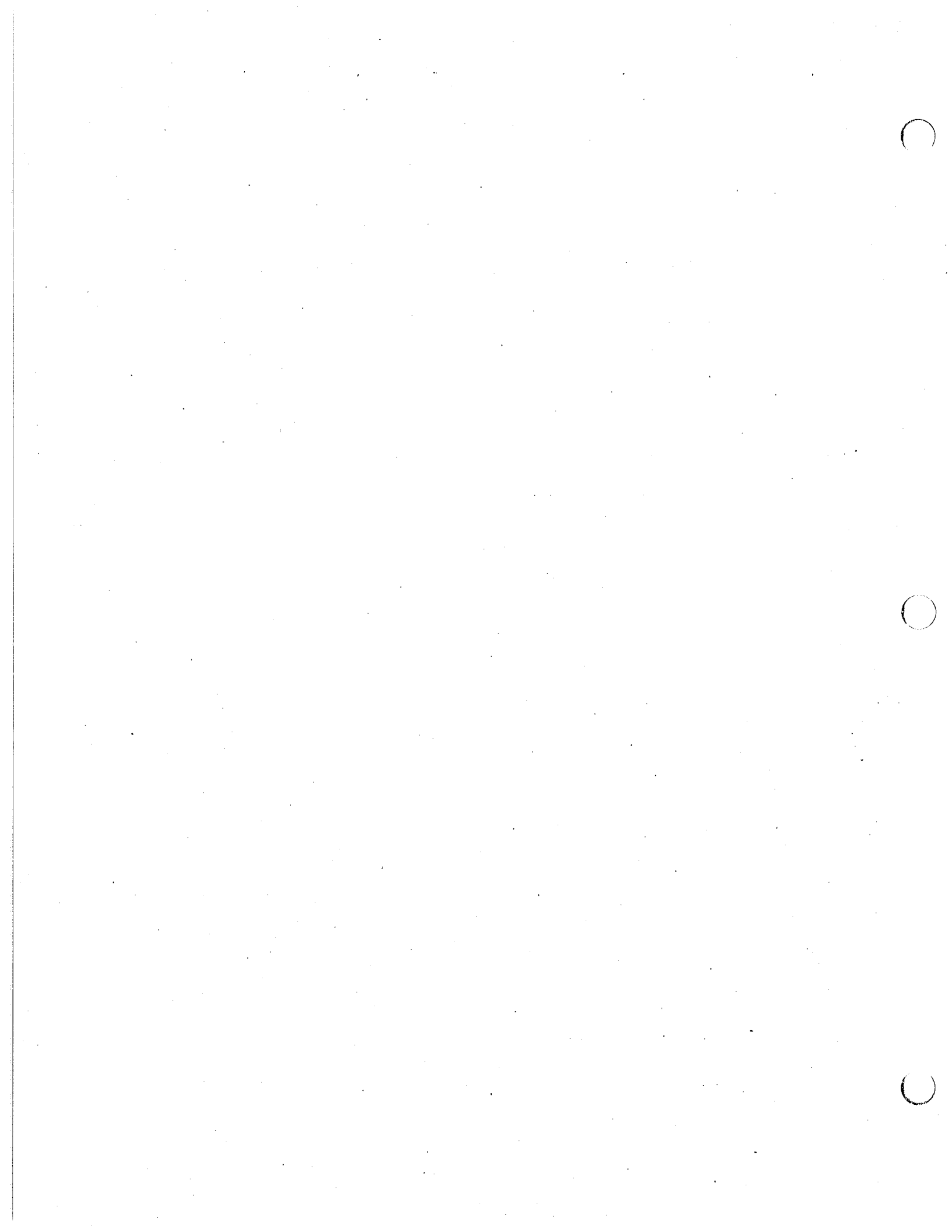


SUBDIVISION AND LAND DEVELOPMENT

Sight Distances — Horizontal Alignment

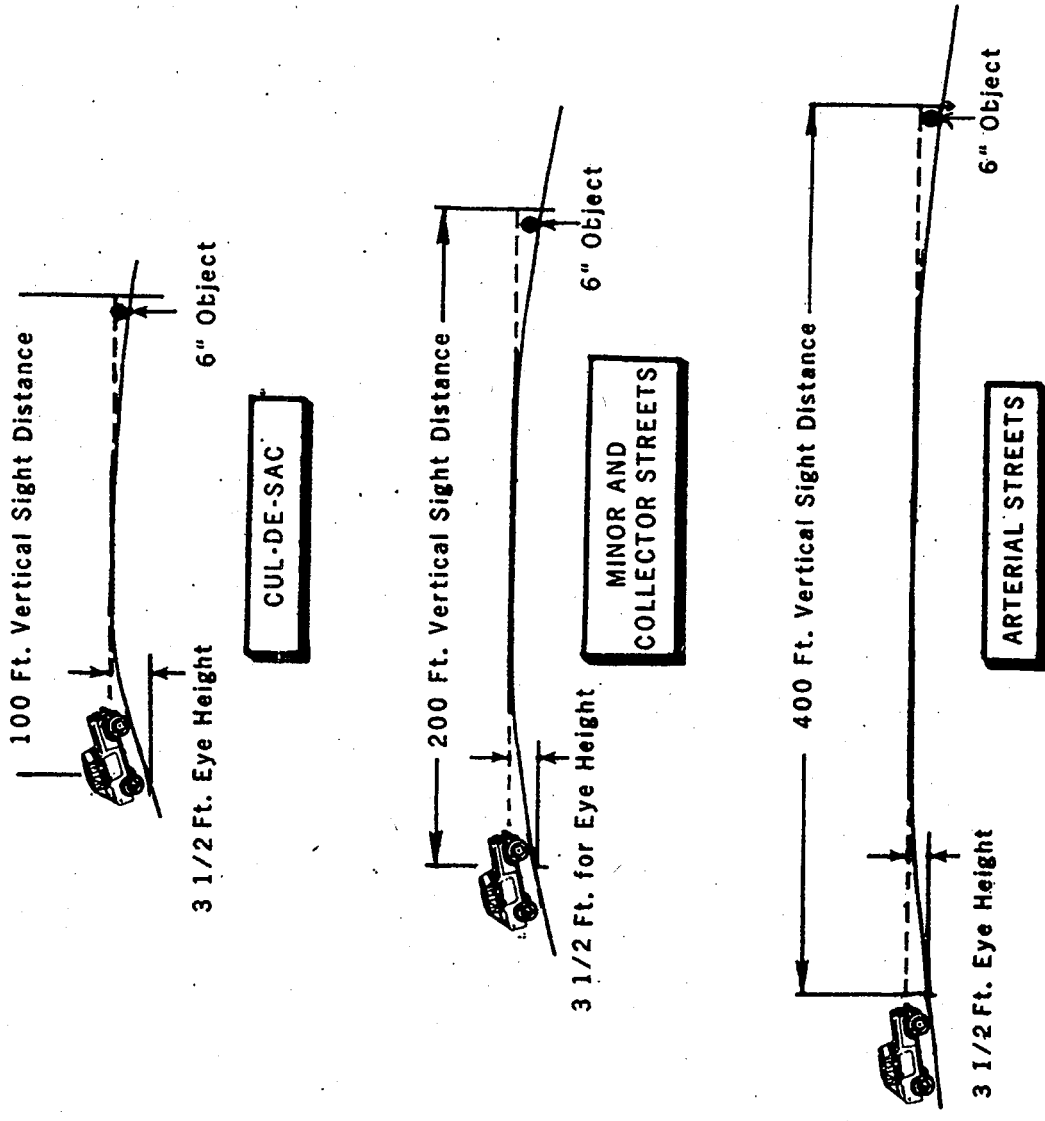


SIGHT DISTANCES -- HORIZONTAL ALIGNMENT Proper sight distance must be provided with respect to horizontal alignment. Measured along the center line three and one-half (3 1/2) feet above grade, this sight distance must be four hundred (400) feet for Arterial Streets, two hundred (200) feet for Minor and Collector Streets and one hundred (100) feet for Cul-de-sac Streets.

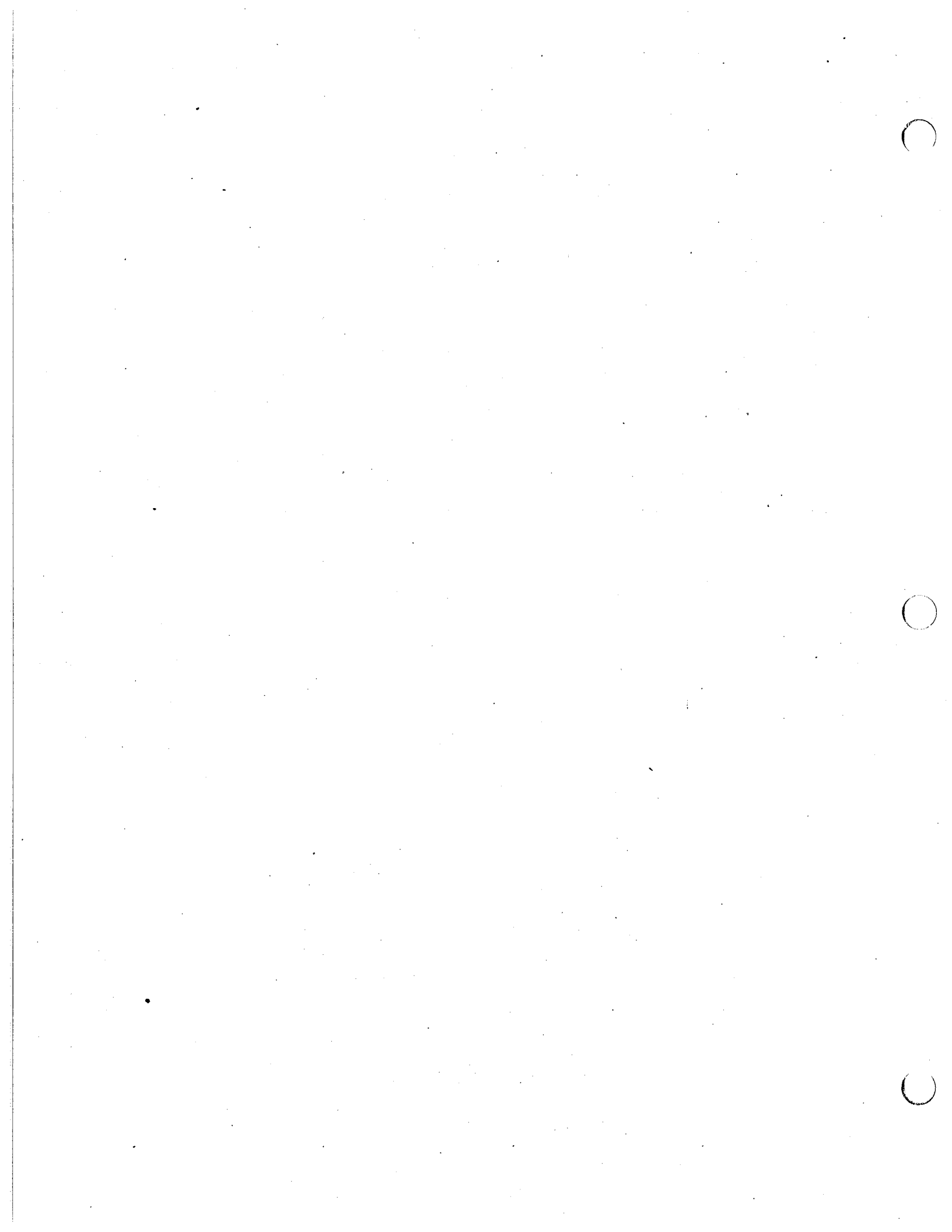


SUBDIVISION AND LAND DEVELOPMENT

Sight Distance — Vertical Alignment

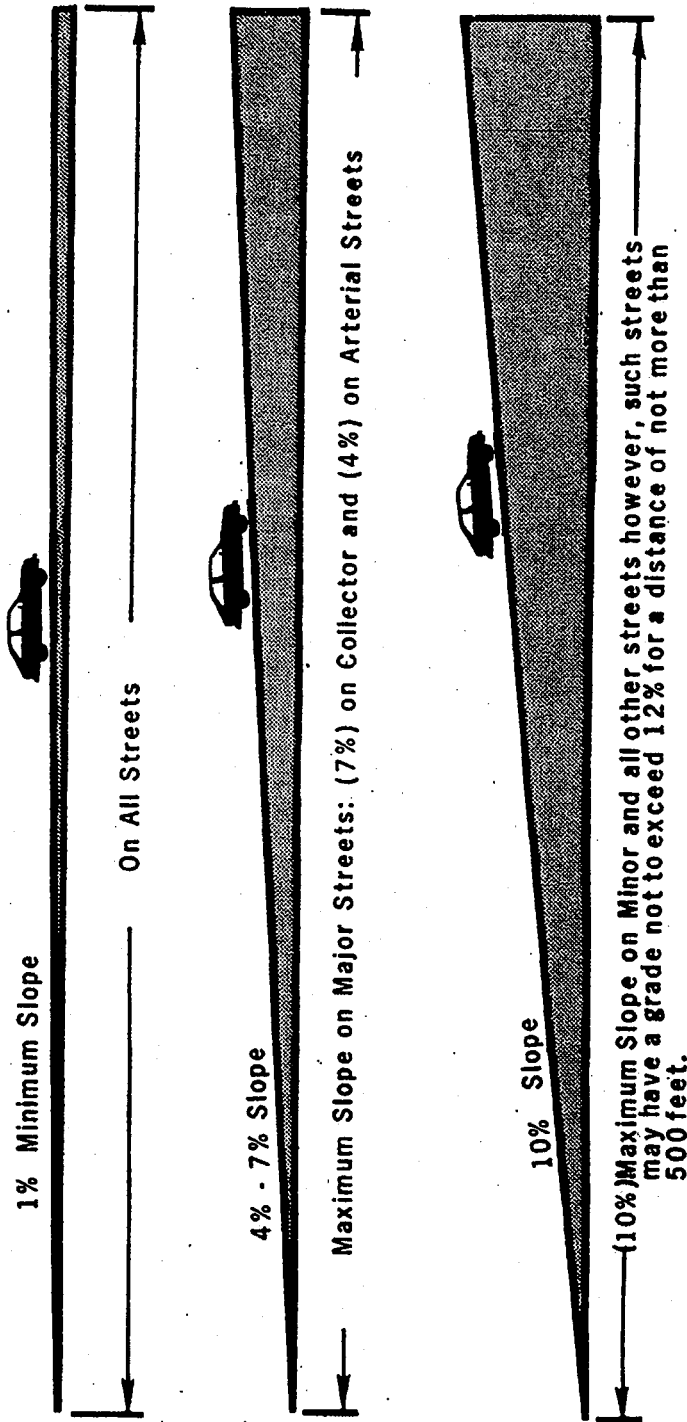


SIGHT DISTANCE -- VERTICAL ALIGNMENT Proper sight distance must be provided with respect to vertical alignment. Measured along the center line three and one-half (3 1/2) feet above grade, this sight distance must be four hundred (400) feet for Arterial Streets, two hundred (200) feet for Collector and Minor Streets and one hundred (100) feet for a Cul-de-sac Street.



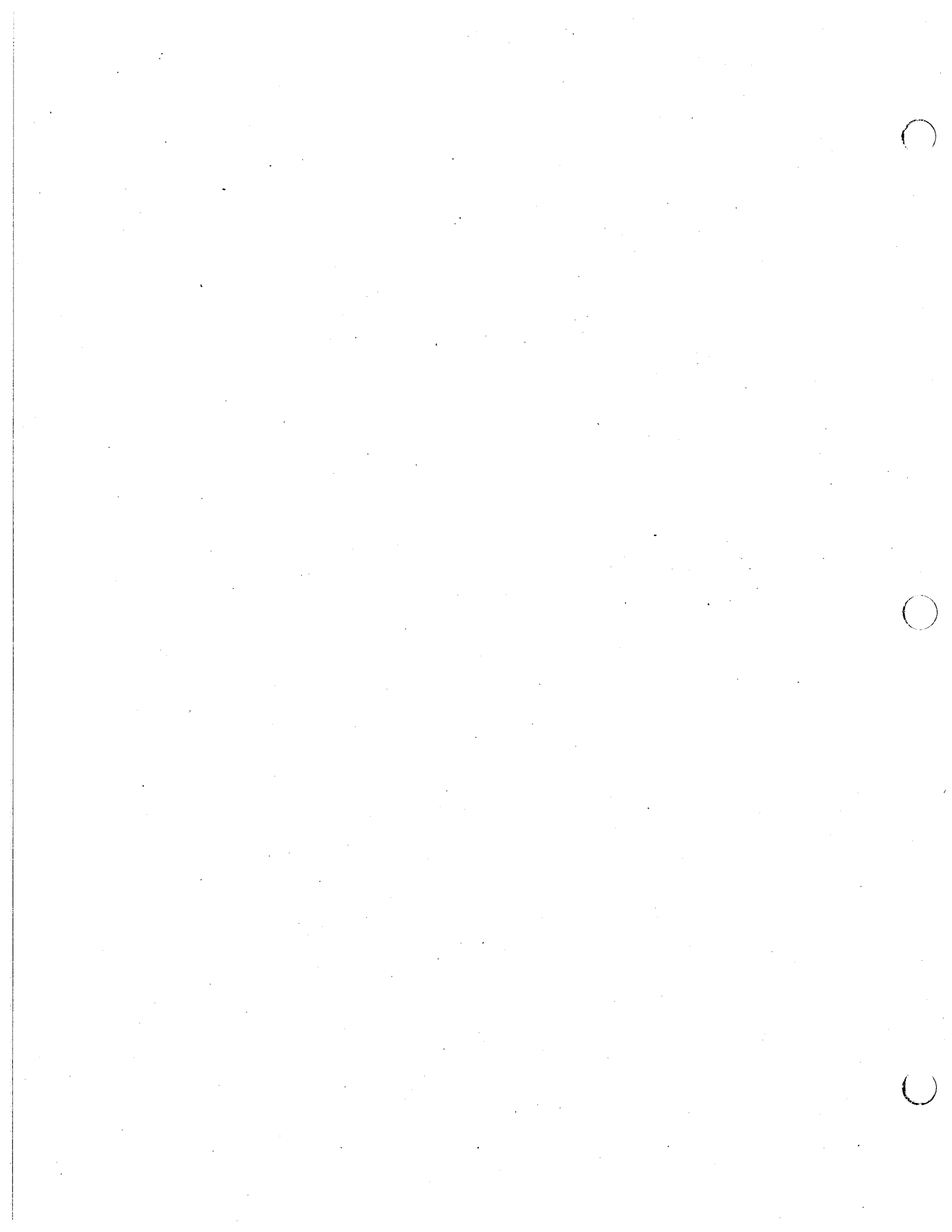
SUBDIVISION AND LAND DEVELOPMENT

Grades of Streets — Minimum and Maximum Slopes



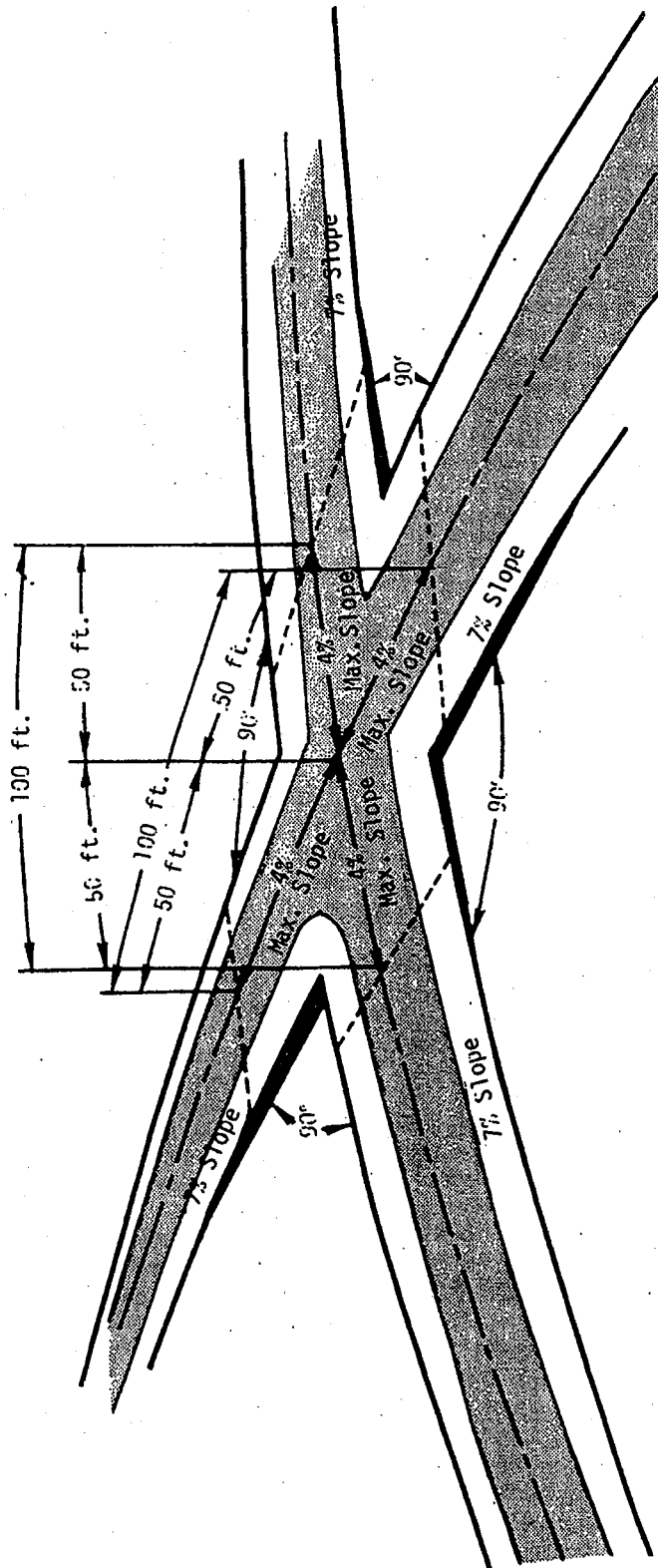
GRADES OF STREETS-- MINIMUM AND MAXIMUM SLOPES

There shall be a minimum slope of at least one percent (1%) on all streets; a maximum slope of four percent (4%) on Arterial Streets, seven percent (7%) on Collector Streets, and ten percent (10%) on Minor Streets and all other streets. Streets, except for Arterials and Collectors, however, may have a grade not to exceed twelve percent (12%) for a distance of not more than five hundred (500) feet.

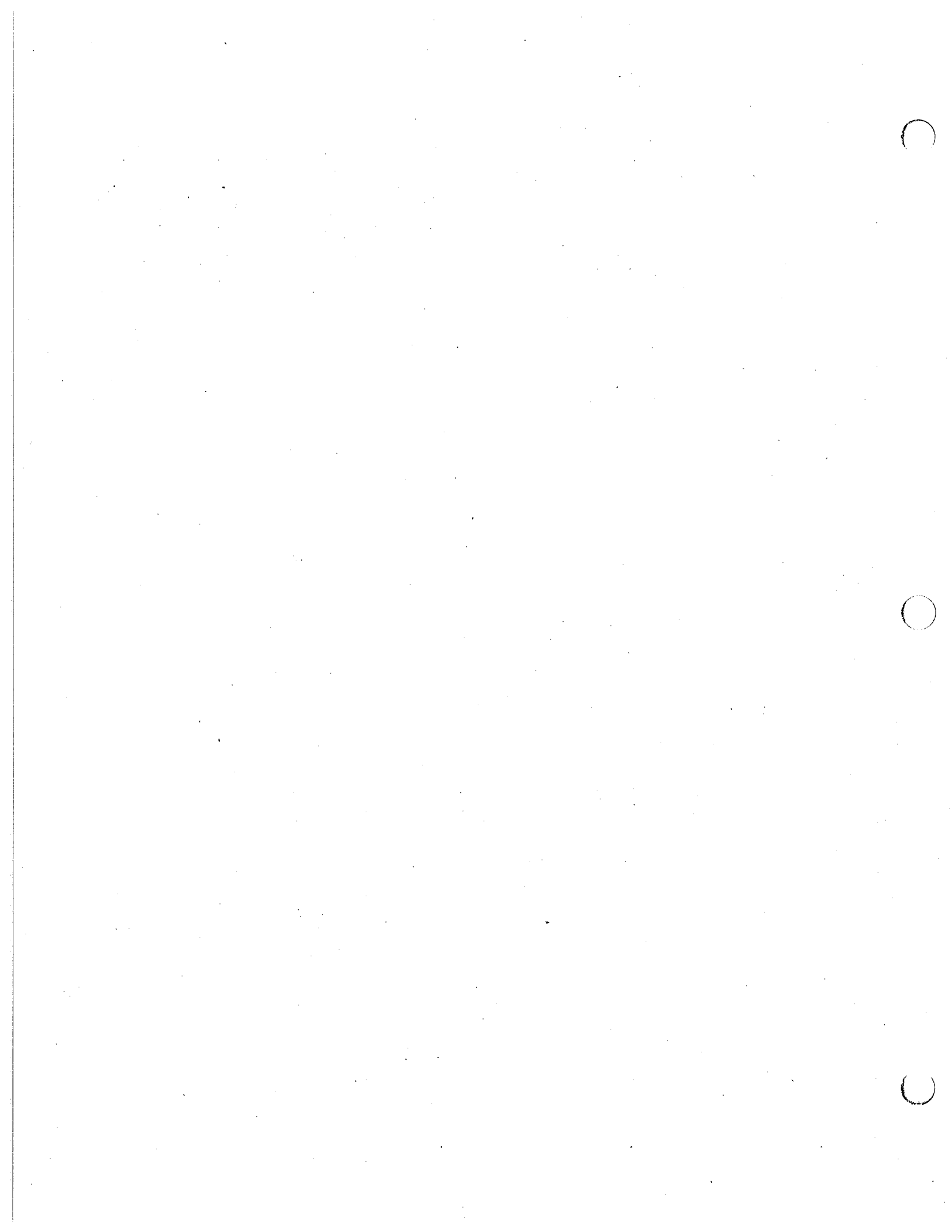


SUBDIVISION AND LAND DEVELOPMENT

Intersection Grades

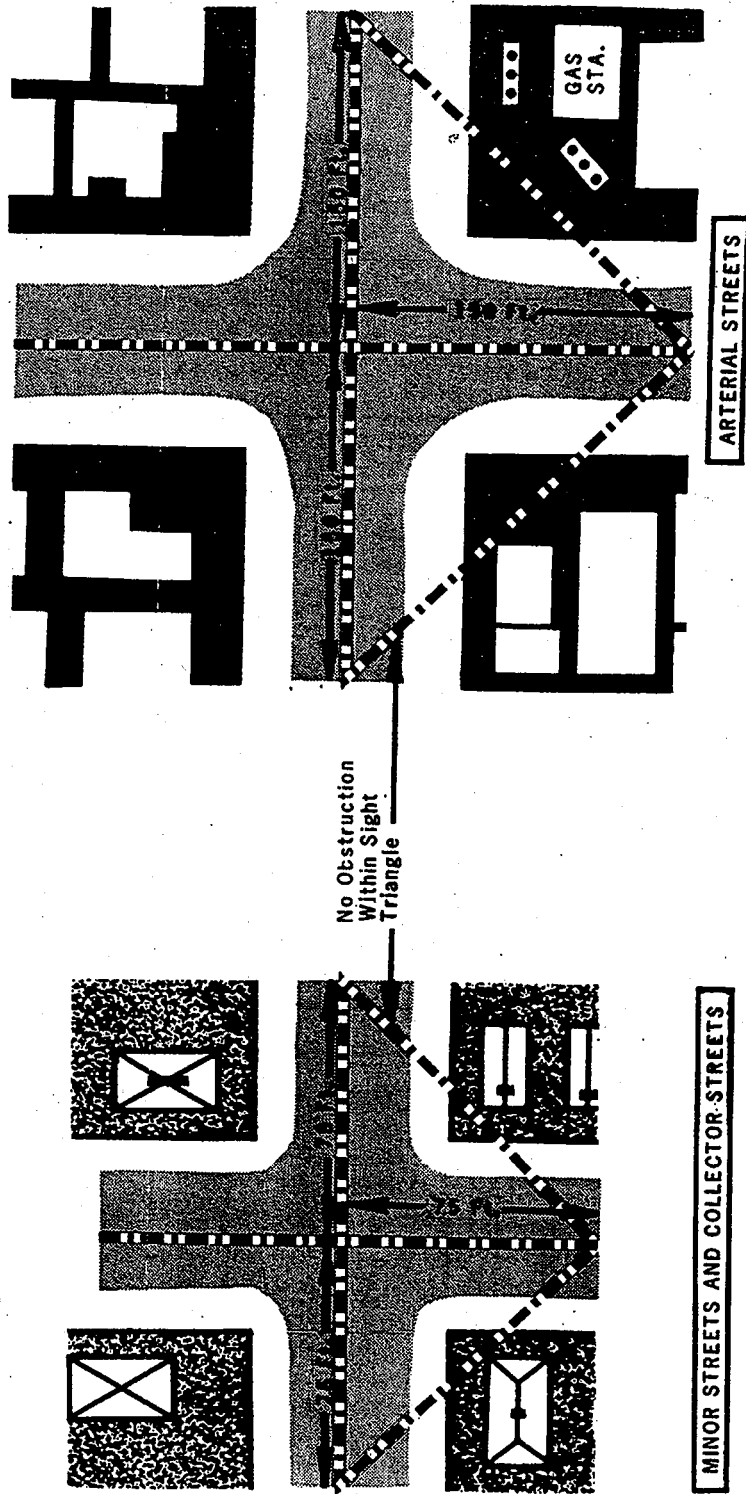


INTERSECTION GRADES Intersections must be approached on all sides by level areas. Where the grade exceeds seven percent (7%), such level areas must have a minimum length of fifty (50) feet (measured from the intersection of the center lines) within which no grade shall exceed a maximum of four percent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

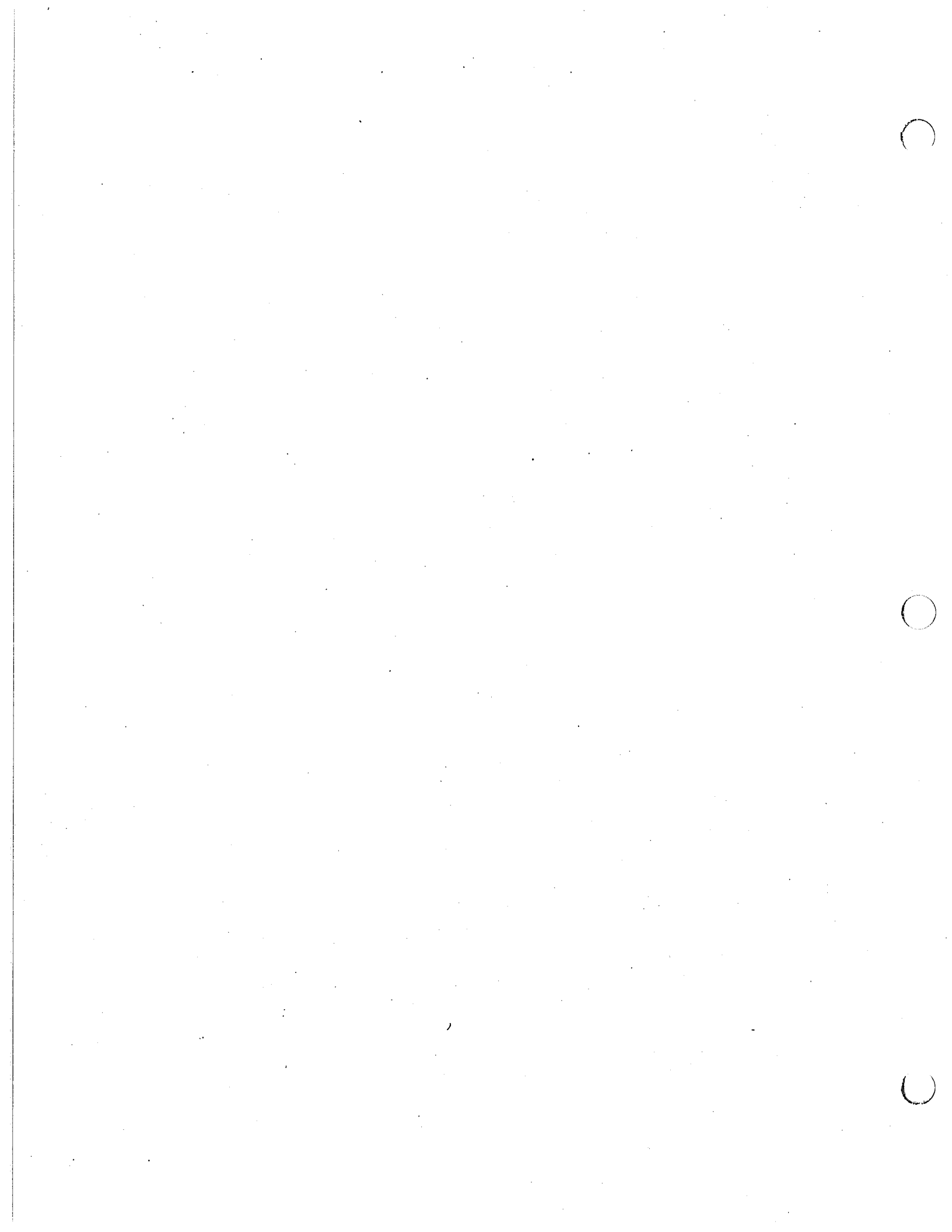


SUBDIVISION AND LAND DEVELOPMENT

Intersection Sight Distance

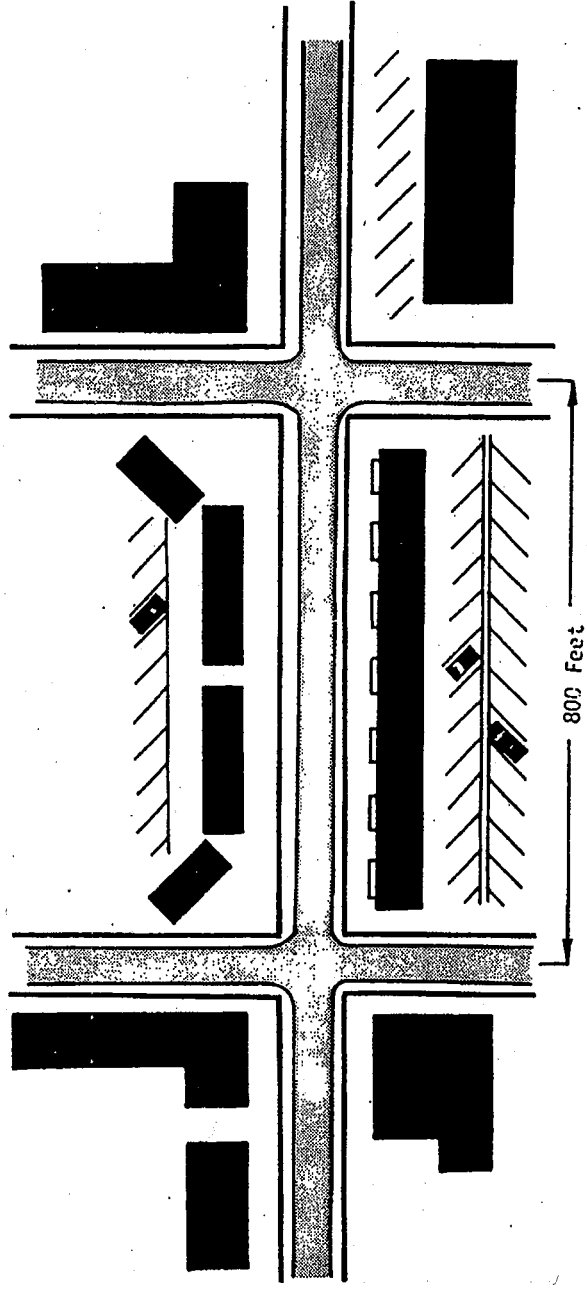


INTERSECTION SIGHT DISTANCE Proper sight lines must be maintained at all Street Intersections. Measured along the center line, there must be a clear sight triangle of seventy-five (75) feet (150 feet for Arterial Streets) from the point of intersection; no building or obstruction is permitted in this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



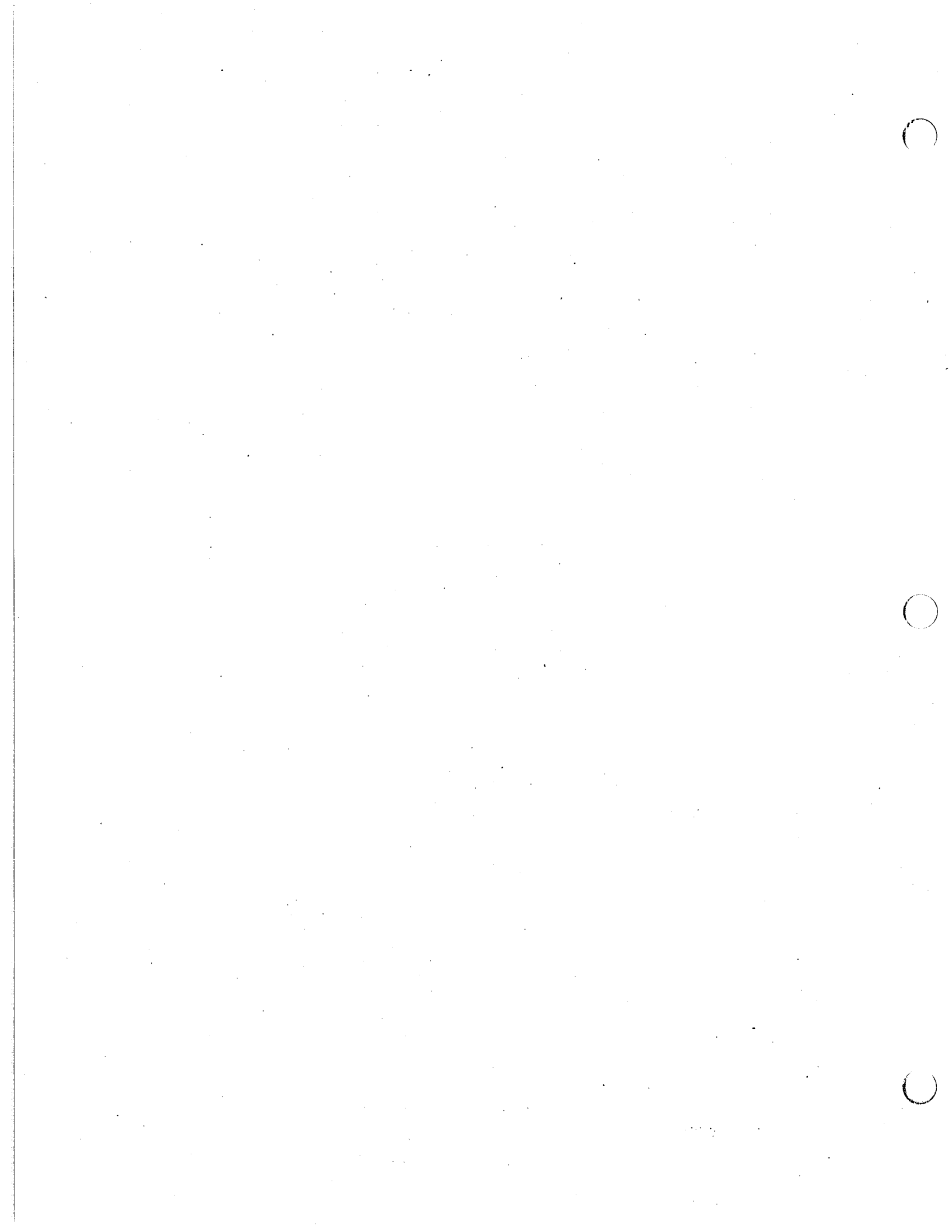
SUBDIVISION AND LAND DEVELOPMENT

Distance Between Intersections — Minimum



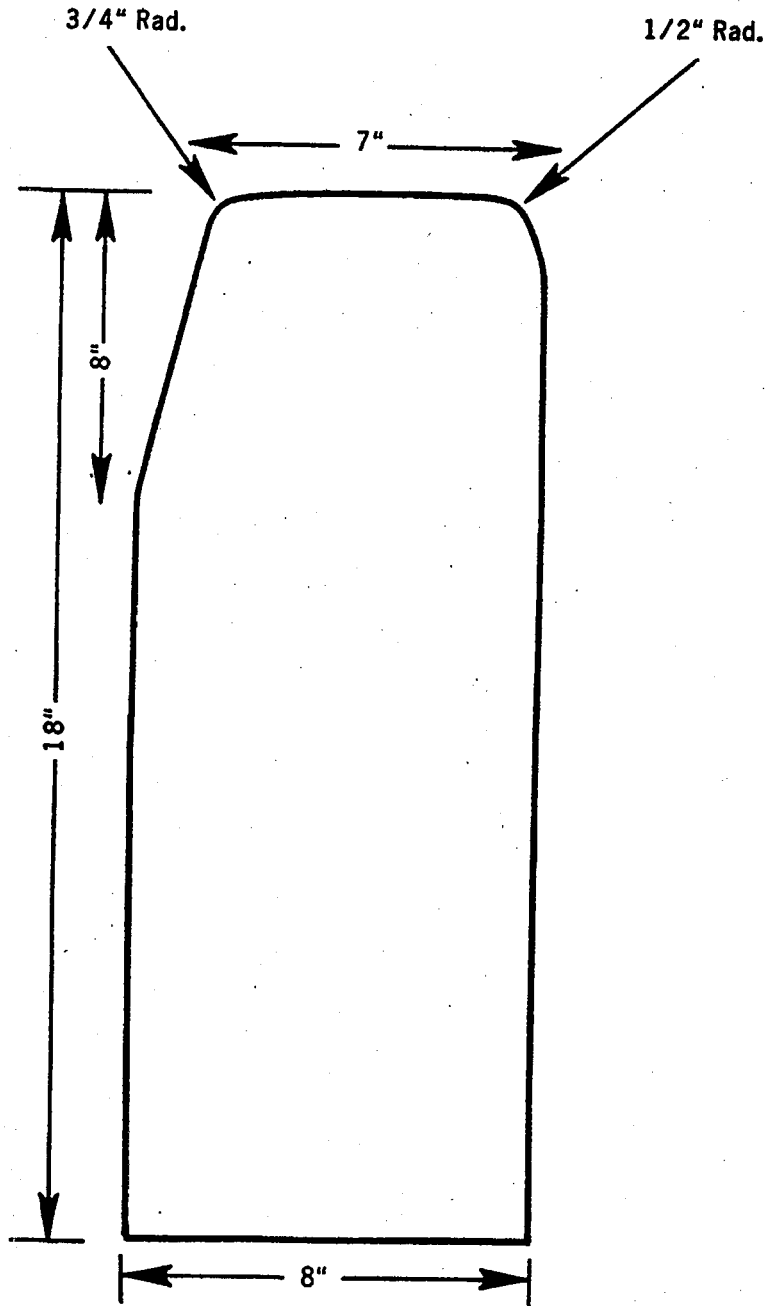
In general, Minor and Collector Streets shall not empty into Arterial Streets at intervals of less than eight hundred (800) feet.

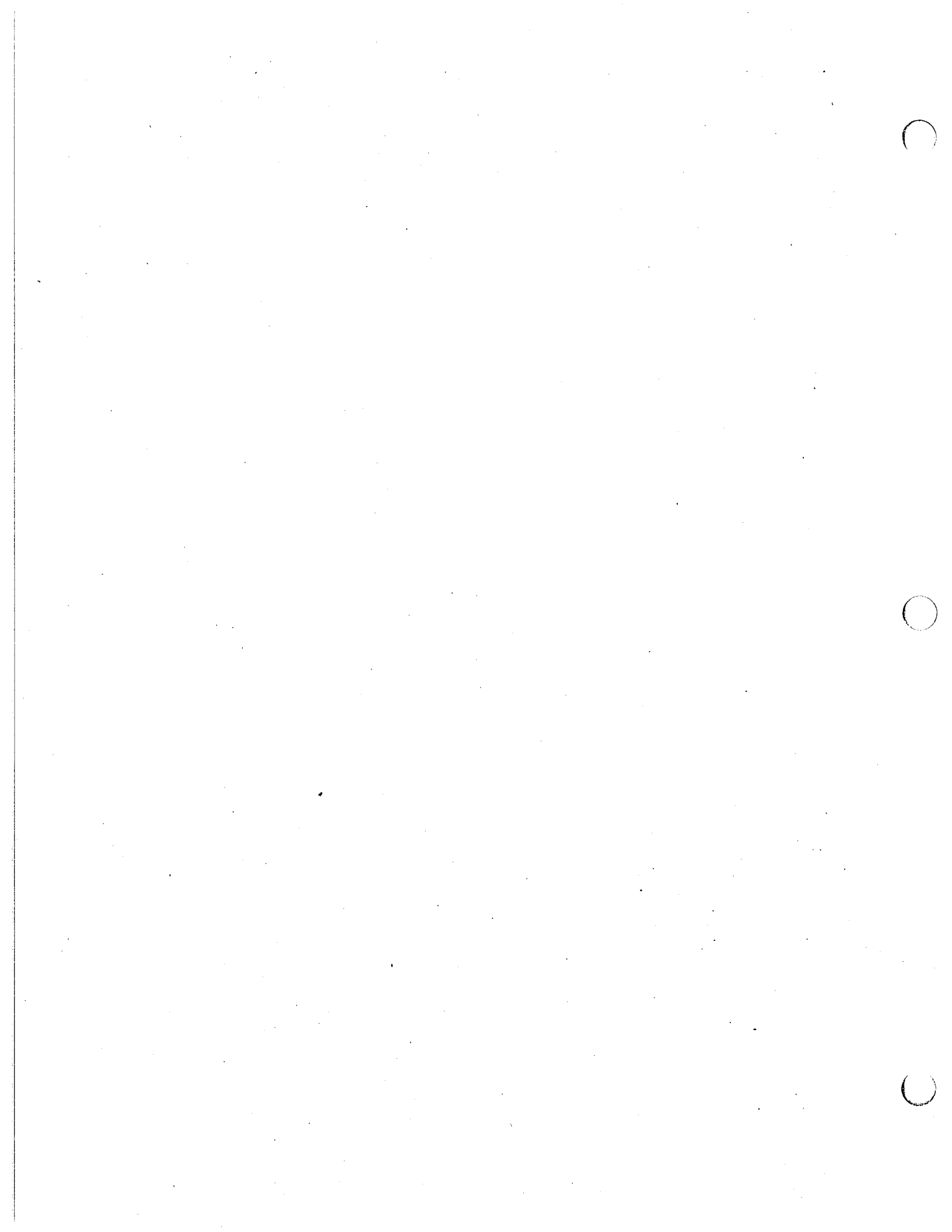
DISTANCE BETWEEN INTERSECTIONS -- MINIMUM



SUBDIVISION AND LAND DEVELOPMENT

Vertical Concrete Curb





SUBDIVISION AND LAND DEVELOPMENT

Slant Concrete Curb and Sidewalk Detail

