
Lehman Township

**Subdivision & Land
Development**

Ordinance

Pike County, Pennsylvania

As Adopted by the Lehman Township Board of Supervisors
on
6 October 2005

This Ordinance was prepared under the
direction of the Lehman Township Planning Commission.

Ordinance Number 103

Lehman Township, Pike County, Pennsylvania
Subdivision and Land Development Ordinance Amendment
Ordinance No. 111

**AN ORDINANCE OF LEHMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA,
AMENDING THE LEHMAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE, ORDINANCE No. 103.**

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lehman Township, Pike County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same:

SECTION 1: Section 202, Specific Words and Phrases, is hereby amended to add the following definitions:

NRCS - National Resources Conservation Service (formerly the Soil Conservation Service).

SECTION 2: Section 403.1.2 is hereby amended as follows:

403.1.2 The official submission date ... items/information have been submitted by the Applicant prior to a regularly scheduled Planning Commission meeting. Failure to have all necessary signatures or certifications on a plan or application shall be cause for a submission to be deemed incomplete.

SECTION 3: The following sections are hereby renumbered as follows:

403.1.2.4 as 403.1.4
40301.3.5 as 403.1.5

SECTION 4: Section 604.1.23 is hereby amended as follows:

604.1.23 Proposed areas for the location of wells and subsurface disposal fields and the PADEP Land Planning Module (if appropriate).

SECTION 5: Section 604.1.28 is hereby amended as follows:

604.1.28 A place on the plan for plan revisions. Revision blocks will include a space for the sequential number of the revision, a date and a description of each revision.

SECTION 6: Section 606.1.8.2 is hereby amended as follows:

606.1.8.2 The location and extent of various soil types together with the PADEP classification for each type.

SECTION 7: Section 607.1 is hereby amended as follows:

607.1 The land development plan shall show or be accompanied by the following information, in addition to that required by paragraph 602.1.

SECTION 8: Section 607.1.14.4 is hereby amended as follows:

607.1.14.4 Soils as identified from the NRCS soils maps.

SECTION 9: Section 607.1.15 is hereby amended as follows:

607.1.15 Existing structures and utilities on or within one-hundred (100') feet of the property, including:

SECTION 10: Section 703.8.3.6, Accounting, shall be amended as follows:

703.8.3.6 Accounting. Any such funds shall be placed in escrow until such time as sufficient funds are available for a more comprehensive improvement, with interest being used towards the cost of the improvement. Any such funds received under this sub-section shall be accounted for separately.

SECTION 11: Section 705.1.1 is hereby amended as follows:

705.1.1 All developments shall be served by an adequate sewage disposal system, acceptable to PADEP and the Board of Supervisors.

SECTION 12: Section 707.2 is hereby amended as follows:

707.2 Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities. Such crosswalks shall have a minimum width of ten (10) feet and shall be covered by an all-weather surface of not less than five (5) feet in width.

SECTION 13: Section 713.7.2.1 is hereby amended as follows:

713.7.2.1 If required, common open space is to be owned by a homeowners association, the developer shall be required to establish such association in a form that requires all property owners within the development to annually contribute to the maintenance of the common open space.

SECTION 14: Section 713.7.2.2 is hereby amended as follows:

713.7.2.2 Any homeowner association agreements regarding required common open space shall be subject to acceptance by the Board of Supervisors, based upon review by the Township Solicitor. The provisions of Section 705(f) of the State Municipalities Planning Code should serve as a model for such agreement.

SECTION 15: TABLE 7-1, DESIGN STANDARDS FOR STREETS (a) is hereby amended as follows:

Design Specifications	Arterial (b)	Connector	Collector	Minor	Local Access	Marginal Access	Alley	Private
...								
Right-Of-Way Width	80 (c)	60 (c)	60 (c)	50 (c)	50 (c)	50 (c)	30 (c)	(c)(f)
...								

(c) Plus slope, drainage and utility easements as required by Paragraph 702.8.

SECTION 16: Section 803.2 is hereby amended as follows:

803.2 The design of the Mobile Home Park shall conform to the requirements of this Ordinance and /or the requirements of PADEP for Trailer Parks, whichever is more stringent. The Developer shall submit proof of approval of the proposed plan by PADEP before the plan will be considered for final approval by the Planning Commission and the Board of Supervisors.

SECTION 17: Line 14 on Appendix B, PLAN SUBMISSION REPORT is amended as follows:

PADER/CONSERVATION DISTRICT APPROVAL is changed to
PADEP/CONSERVATION DISTRICT APPROVAL.

SECTION 18: Section 602.4 is hereby added as follows:

602.4 Subdivision plans must show all required information for a given lot on a single map sheet. The splitting of information by a match line, for a single lot, is prohibited. Where specific lots are portrayed on multiple map sheets, a heavy line shall be shown around the outside perimeter of the lots to be considered on a given map sheet. Match lines on land development plans shall be logically located so that related data is not separated on different map sheets.

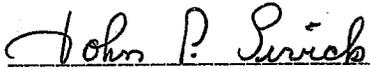
SECTION 19: All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION 20: This Ordinance shall take effect five (5) days after its enactment.

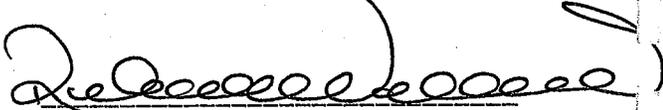
ORDAINED AND ENACTED into an Ordinance this 2nd day of April, 2008.

TOWNSHIP OF LEHMAN

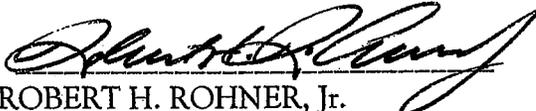
(TOWNSHIP SEAL)



JOHN P. SIVICK, Chairman



RICHARD C. VOLLMER, Supervisor

Attest: 

ROBERT H. ROHNER, Jr.
Secretary



PAUL D. MENDITTO, Supervisor

TABLE OF CONTENTS

ARTICLE 1 - ADOPTION, AUTHORITY AND PURPOSE

- Section 101 Adoption and Authority
- Section 102 Short Title
- Section 103 Purpose

ARTICLE 2 - DEFINITIONS

- Section 201 Intent
- Section 202 Specific Words and Phrases

ARTICLE 3 - JURISDICTION

- Section 301 Jurisdiction
- Section 302 Separability and Severability
- Section 303 Conflict with Other Ordinances
- Section 304 Amendments
- Section 305 Records
- Section 306 Penalties

ARTICLE 4 - PROCEDURE

- Section 401 Approval Required
- Section 402 Resubdivision Procedure
- Section 403 General Procedure
- Section 404 Preliminary Plan
- Section 405 Final Plan
- Section 406 Approval and Recording Final Plan
- Section 407 Site Design Process

ARTICLE 5 - PROCEDURES

- Section 501 Application
- Section 502 Streets
- Section 503 Storm and Surface Drainage
- Section 504 Monuments and Markers
- Section 505 Central Sewage Disposal
- Section 506 Central Water Supply
- Section 507 Other Amenities
- Section 508 Inspection
- Section 509 Performance Guarantees

ARTICLE 6 - PLAN REQUIREMENTS

- Section 601 Application
- Section 602 All Plans
- Section 603 Sketch Plans - Major Subdivisions
- Section 604 Preliminary Plan - Major Subdivision

- Section 605 Final Plan - Major Subdivision
- Section 606 Minor Subdivision Plans
- Section 607 Land Development Plan
- Section 608 Subdivision Wetland Notes

ARTICLE 7 - DESIGN STANDARDS

- Section 701 Application
- Section 702 General Planning Considerations
- Section 703 Street System
- Section 704 Stormwater Management
- Section 705 Sewage Disposal
- Section 706 Water Supply
- Section 707 Blocks
- Section 708 Lot Area
- Section 709 Residential Development
- Section 710 Commercial and Industrial Development
- Section 711 Interconnected Parking Lots
- Section 712 Steep Slopes
- Section 713 Open Space and Recreation Areas and Fees

ARTICLE 8 - MOBILE HOME PARK STANDARDS AND REQUIRED IMPROVEMENTS

- Section 801 Application
- Section 802 General Standards and Requirements
- Section 803 Submission, Application and Compliance
- Section 804 Design Standards
- Section 805 Exceptions

ARTICLE 9 - CAMPGROUND DEVELOPMENT STANDARDS AND REQUIRED IMPROVEMENTS

- Section 901 Application
- Section 902 General Standards and Requirements
- Section 903 Submission, Application and Compliance
- Section 904 Design Standards

ARTICLE 10 - PROCEDURE ON DEDICATION OF STREETS AND IMPROVEMENTS BY TOWNSHIP

- Section 1001 Request for Inspection
- Section 1002 Dedication Procedure
- Section 1003 Construction Standards

ARTICLE 11 - ADMINISTRATION

- Section 1101 Hardship and Variances
- Section 1102 Reconsideration
- Section 1103 Effective Date

TABLES

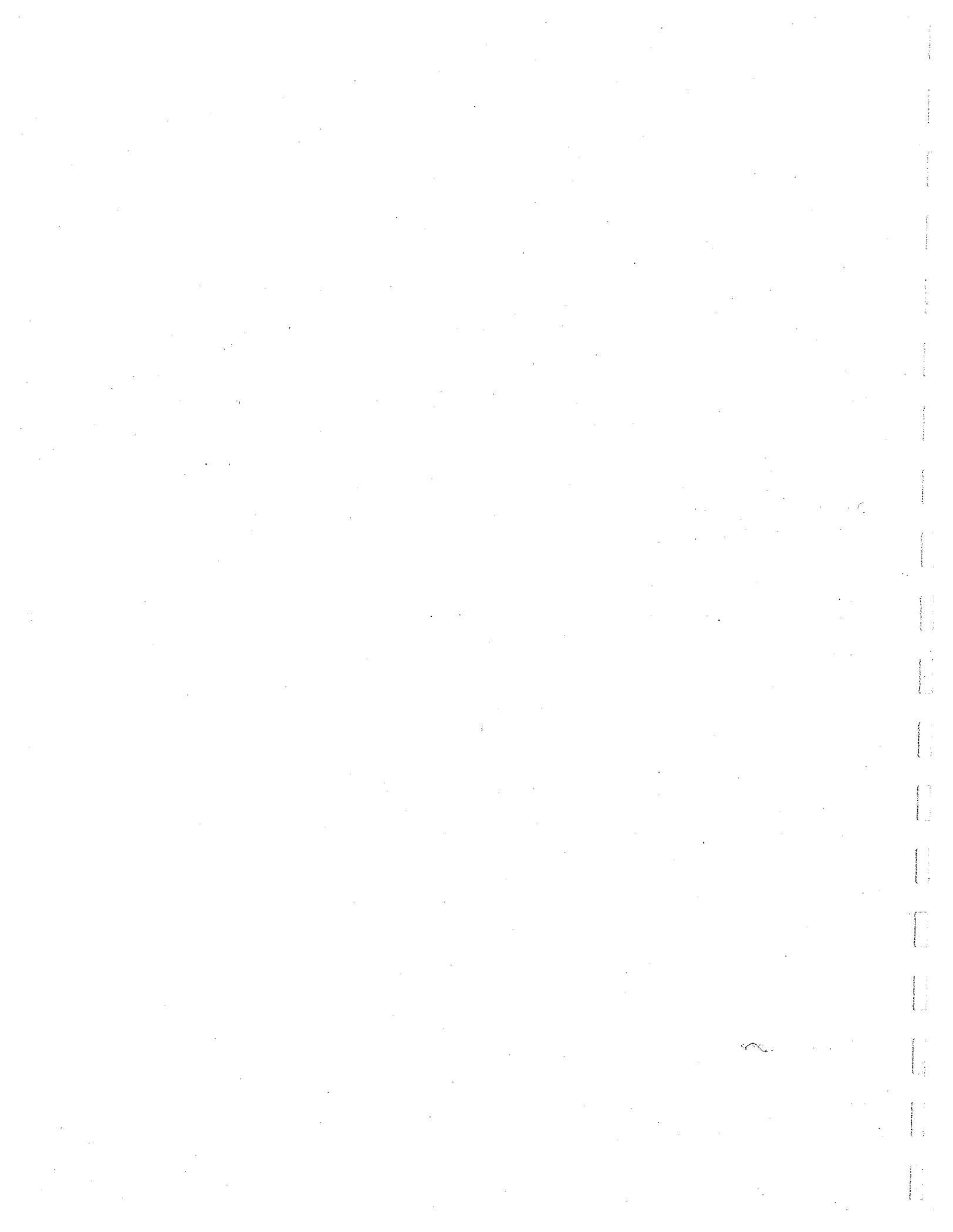
Table 5-1	Schedule of Required Improvements
Table 5-2	Minimum Construction Standards for Streets
Table 7-1	Design Standards for Streets

FIGURES

2-1	Lot Width
2-2	Cul-De-Sac Street
2-3	Loop Street
5-1	Typical Road Cross-Section
7-1 to 7-4	Drainage Design
7-5 to 7-8	Street Intersection Design
7-9 to 7-11	Street Layout
7-12 to 7-15	Lot Layout
7-16 to 7-17	Turnaround Design

APPENDIXES

A	Subdivision/Land Development Application
B	Plan Submission Report



ORDINANCE NO. _____
LEHMAN TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE 1
ADOPTION, AUTHORITY AND PURPOSE

Section 101 Adoption and Authority

The Township of Lehman, Pike County, Pennsylvania pursuant to Article V of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, does hereby adopt the following regulations governing the subdivision and development of land within the Township.

Section 102 Short Title

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

Section 103 Purpose

The purpose of these rules and regulations is to assure the orderly development of residential, commercial, industrial and other non-residential areas in Lehman Township in the following manner:

103.1 To assist in the orderly, efficient and integrated development of land.

103.2 To provide for the coordination of existing streets and public utilities with new facilities.

103.3 To provide for the efficient and orderly extension of community services and facilities at minimum cost and maximum convenience.

103.4 To insure the conformance of land utilization with a physical development plan for Lehman Township specifically prepared or accrued through the approval of subdivision and land development applications.

103.5 To promote thereby the health, safety, morals and general welfare of the residents of the Township.

103.6 To secure the equitable handling of all subdivision and land development plans by providing uniform procedures and standards for observance by both developers and the Township.

103.7 To insure the preservation of natural resources and the recreational character and the proper provision of open spaces for recreation and the proper location of sites for future public buildings, community facilities, industrial, research, administrative and shopping areas.

103.8 To insure the proper provision shall be made for drainage, water, sewage and other needed improvements.

103.9 To insure that land to be developed shall be of such character that it can be used for building purposes without danger to health, or peril from fire, flood or other menace.

The integration of all of these services will be of mutual advantage to the developer and the Township in providing the necessary services at minimum cost and maximum convenience, thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens of the Township.

ARTICLE 2
DEFINITIONS

Section 201 Intent

201.1 For the purpose of this Ordinance, words used in the present tense include the future tense. Words in the singular include the plural and words in the plural include the singular. The words "person" and "owner" include a corporation, unincorporated association and a partnership, as well as an individual. The words "building" and "street" are used generally and shall be construed as if followed by the phrase "or part thereof". The word "may" is permissive. The words "shall" and "will" are mandatory. The word "used" includes designated, intended or arranged to be used.

201.2 If a word is not defined by this Ordinance, but is defined by the Zoning Ordinance or another Township Ordinance, then the Zoning Ordinance or other Ordinance definition shall apply to this Ordinance.

Section 202 Specific Words and Phrases

The following words or phrases used herein shall be interpreted or defined as follows:

Adjacent -- A state of being side by side, next to, adjoining, contiguous or abutting one to another.

Administrator -- The person who receives plans or otherwise acts in a clerical capacity for and on behalf of the Planning Commission.

Agent -- Any person, other than the developer, who submits to the Commission land development plans for the purpose of obtaining approval thereof.

Alley -- A minor vehicular right-of-way providing only a secondary means of access solely to abutting commercial or industrial property. Such alley shall be privately improved and maintained by the owners using or benefitting from the same.

Applicant -- A landowner or developer, as hereinafter defined, who has filed an application for a subdivision or land development, including his heirs, successors and assigns.

Block -- Property bounded on one side by a street, and on the other three sides by a street, railroad right-of-way, waterway, unsubdivided area or other definite barrier.

Board of Supervisors -- The Board of Supervisors of Lehman Township, Pike County, Pennsylvania.

Building -- Any type of structure designed for the shelter of people, animals or property.

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

Campground -- A planned development, under single ownership, for rental or lease only, of sites for use as tent and/or recreational vehicle camping, on a temporary basis only, with recreational and service facilities, including central water and central sewage.

Cartway -- The graded portion of a street or alley including the travelway and shoulders.

Commission or Planning Commission -- The Lehman Township Planning Commission.

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

Comprehensive Plan -- The complete plan or any part of the plan for the development of Lehman Township prepared by the Commission and adopted in accordance with the Pennsylvania Municipalities Planning Code.

County -- Pike County, Pennsylvania.

Crosswalk or Walkway -- A strip of land including a right-of-way dedicated to public use in order to facilitate pedestrian access through or into a block.

Cul-de-sac -- A local access street having one end open to traffic and being permanently terminated at the other end by a vehicular turnaround.

Dead-end Street -- A street or portion of a street with only one vehicular outlet but which has a temporary turnaround and which is designed to be continued when adjacent open land is subdivided.

Dedication -- The deliberate appropriation of land by its owner for any general and public, or limited public, use reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Developer -- Any landowner, equitable owner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made, a land development.

Development -- A land development or subdivision.

Drainage Facility -- Any swale, 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 right-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.

Drainage Plan -- A plan showing all existing and proposed facilities to collect and convey surface drainage, described by grades, contours and topography.

Driveway -- A minor vehicular right-of-way situated upon and providing access to a single private property.

Dwelling -- Any building, vehicle, or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons as further defined below.

A. **Dwelling, Single Family** -- A detached building, designed for and occupied exclusively by one family.

B. **Dwelling, Two Family** -- A detached or semi-detached building where not more than two individual family dwelling units are entirely separated by vertical walls and/or horizontal floors.

C. **Dwelling, Multi-family** -- A building containing three or more dwelling units per building and being designed for occupancy of families living independently of each other.

D. **Dwelling Unit** -- One or more rooms, including a kitchen (or kitchenette) and sanitary facilities in a dwelling structure, designed as a unit for occupancy by not more than one family for living and sleeping purposes.

Easement -- A grant by the property owner of the use of a strip of land by the public, a corporation or persons for specified purposes.

Engineer -- A Professional Engineer licensed by the State of Pennsylvania.

Flood Plain -- A relatively flat or low land area adjoining a river, stream or water course which is subject to partial or complete inundation or flooding. Flood plain boundaries are frequently shown for the floods having recurrence intervals of 10, 50 and 100 years.

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.

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

Highway -- Same as street.

House Trailer -- Same as Mobile Home.

Improvements -- Those physical additions, installations and changes required to render the land suitable for the use proposed.

Land Development

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

3. 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.

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.

A. **Lot Area** -- The computed area contained within the lot lines. The net area of all lots shall conform to Section 708.

B. **Lot, Corner** -- A lot situated at and abutting the intersection of two streets.

C. **Lot Depth** -- The mean horizontal distance between the front and rear lot lines, measured at right angles to a line connecting the two extreme points of the front lot line.

D. **Lot Lines** -- The property lines bounding the lot.

1. **Lot Line, Front** -- The line separating the lot from an existing or proposed street right-of-way.

In the case of corner lots, the front lot line shall be that line separating the lot from the street

right-of-way which has the lesser classification. The line separating the lot from the other street right-of-way is called the side street lot line. The yard adjacent to the side street lot line shall be the same as the yard adjacent to the front lot line.

2. **Lot Line, Rear** -- The lot line opposite and most distant from the front lot line.
3. **Lot Line, Side** -- Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line.
4. **Lot Line, Street or Alley** -- A lot line separating the lot from a street or alley.

E. **Lot Width** -- The horizontal distance between the side lot lines, measured along the prescribed front setback line as set forth in the Lehman Township Zoning Ordinance and parallel to the front lot line. (See Figure 2-1)

Lot Owners Association -- A group of two (2) or more individual property owners, whether or not formally organized and duly constituted, having the intent and purpose of constructing, preserving, operating, or maintaining land and/or facilities which are not dedicated to or accepted by the Township and which are provided for or intended to be provided for the common use of said property owners or for the general benefit of the community.

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 arrived at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

Mobile Home Lot -- A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.

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.

Municipal -- An adjective describing a type of facility or activity owned and/or operated by a municipality or municipal authority.

Municipality -- Lehman Township, Pike County, Pennsylvania.

Official Map -- A map adopted by ordinance pursuant to Article IV of the Pennsylvania Municipalities Planning Code.

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

PADEP -- The Pennsylvania Department of Environmental Protection.

Performance Guarantee -- A written instrument which may be accepted by the Township in lieu of a requirement that certain improvements be made by a developer before a plat or plan is approved, which shall provide for the deposit with the Township of financial security in an amount sufficient to cover the costs of any improvements or common amenities including, but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required.

The financial security provided by the developer shall be in the form of an escrow or trust agreement, or other similar collateral or surety agreement, executed by the developer, in form acceptable to the Township, supported by collateral or security in the form of (1) cash or certified check payable to the Township, (2) an unconditional guarantee by a corporate surety company authorized and qualified for the issuance of surety bonds in the Commonwealth of Pennsylvania, (3) an irrevocable unconditional letter of credit from a Federal or Commonwealth chartered lending institution, having its principal place of business located within the Commonwealth of Pennsylvania, and with credit approved by the Township, or (4) a restrictive or escrow account in a Federal or Commonwealth chartered lending institution.

Plan or Plat -- The map or plan of a subdivision or land development, whether preliminary or final.

A. **Sketch Plan** -- An informal plan, identified as such with the title SKETCH PLAN on the map, indicating salient existing features of a tract and its surroundings and the general layout of the proposed subdivision to be used as a basis for consideration by the Township.

B. **Preliminary Plan** -- A complete plan prepared by an engineer or surveyor, identified as such with the wording PRELIMINARY PLAN in the title, accurately showing proposed streets, lot layout and such other information as required by this Ordinance.

C. **Final Plan** -- A complete and exact plan identified as such with the wording FINAL PLAN in the title, with engineer's or surveyor's seal affixed and prepared for official recording as required by this Ordinance to define property and proposed streets and other improvements.

D. **Record Plan** -- An exact copy of the approved final plan, reproducible, of standard size, with necessary signatures and prepared for recording with the Pike County Recorder of Deeds.

Planning Commission -- Same as Commission.

Public -- The general citizenry and/or the specific residents of a particular subdivision.

Public Grounds -- Includes:

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

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

Resubdivision -- Any subdivision or transfer of land, laid out on a plan, whether or not approved previously by the Commission, which changes or proposes to change property lines and/or public rights-of-way not in strict accordance with an approved plan or a recorded plan of the same tract.

Reverse Frontage Lots -- Lots which front on one public street and back on another with vehicular access solely from the front street.

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

Sewer Connection -- The connection consisting of all pipes, fittings, and appurtenances from the drain outlet of a dwelling or building to the inlet of the street or main collector sewer pipe of the sewerage system serving the subdivision or development.

Sewage Disposal System, Centralized -- A public and/or private utility system designed to collect, centrally treat and dispose of sewage from users in compliance with PADEP regulations (pursuant to Act No. 394, the Clean Streams Act as amended, and Act No. 537, the Pennsylvania Sewage Facilities Act as amended) or regulations of the Township, whichever may be more stringent.

Shoulder -- The improved portion of a street immediately adjoining the travelway, for parking and for access to abutting properties.

Sight Distance -- The length of street, measured along the center-line which is continuously visible from any point 3.50 feet above the center-line to an object six (6) inches above the road surface.

Soil Survey -- A scientific survey of soil conditions and characteristics prepared by an engineer, soil scientist, or by the Soil Conservation Service in the County.

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.

A. Arterial Street -- Arterial streets are designed primarily to carry traffic and generally should not provide access to land which would interfere with their primary traffic functions. They are designated as "limited", "controlled", or "partial" access streets. Arterial streets serve an unlimited number of dwelling units and unlimited average daily traffic.

B. Connector Streets -- Connector streets collect traffic from minor, local access, subcollector and collector streets and provide a connection to arterial streets and between villages. Connector streets do not normally provide direct access to individual uses. Connector streets serve an unlimited number of dwelling units and unlimited average daily traffic.

C. Collector Streets -- Collector streets gather traffic from minor, local access and subcollector streets and feed this traffic to connector streets. Collector streets carry heavier traffic volumes than local streets although they also provide direct access to individual uses. Collector streets serve an unlimited number of dwelling units and unlimited average daily traffic.

D. Subcollector Streets -- Subcollector streets perform the same functions as a collector street, but at a lower level. Subcollector streets serve up to an ultimate one thousand (1000) dwelling units or up to an ultimate average daily traffic count of sixty-two hundred fifty (6250) vehicles.

E. Minor Street -- Minor streets provide direct access to individual uses or gather traffic from local access streets and feed this traffic to subcollector and collector streets. Minor streets serve up to an ultimate two hundred (200) dwelling units or up to an average daily traffic count of twelve hundred fifty (1250) vehicles.

F. Local Access Street -- Local access streets primarily provide direct access to individual uses. They serve to provide the connecting link between the beginning or end point of a trip and the higher categories of streets. Local access streets are further classified as:

1. Cul-de-sac Street -- A cul-de-sac street is permanently terminated at one end by a vehicular turnaround and intersects another street at the other end. Cul-de-sac streets shall not ultimately furnish access to more than twenty-five (25) dwelling units or ultimately have an average daily traffic count in excess of two hundred (200) vehicles. (See Figure 2-2)

2. Loop Street -- A loop street intersects other streets on each end and may intersect a cul-de-sac street at some point between each end. A loop street shall not ultimately furnish access to more than seventy-five (75) dwelling units or ultimately have an average daily traffic count in excess of six hundred (600) vehicles. (See Figure 2-3)

G. Marginal Access Street -- Marginal access streets are minor streets parallel and adjacent to major traffic streets. They provide access to abutting properties and control of intersections with major traffic streets. (See Figure 7-10)

H. Private Street -- A minor vehicular right-of-way providing access to private property which shall be privately improved and maintained by the owners using or benefitting from the same. Use of such street is limited solely to Minor Subdivisions.

I. Travelway -- That portion of a street which is intended for vehicular movement.

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

Subdivider -- 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 ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Subdivision, Major -- A division of any part, parcel or area of land which does not fall within the category of a minor subdivision as defined within this Ordinance.

Subdivision, Minor -- Division of land under any one of the following classifications:

A. A division of any part, parcel or area of land which (1) involves no new road or street or extension or improvement of an existing road or street other than a private street as defined by this Ordinance, provided such private street has a minimum right-of-way width of forty (40) feet; and (2) prohibits any further subdivision of the lots except as provided in Subparagraph "E" of this Section.

B. A division of any part, parcel or area of land which (1) involves no new road or street or extension or improvement of an existing road or street other than a private street as defined by this Ordinance, provided such private street has a minimum right-of-way width of fifty (50) feet; and (2) prohibits any further subdivision of the lots unless approval of the Supervisors is first obtained.

C. A division of any part, parcel or area of land for agricultural, lumbering, hunting or fishing purposes which (1) involves no new road or street or extension or improvement of an existing road or street other than a private street as defined by this Ordinance, provided such private street has a minimum right-of-way width of forty (40) feet; (2) provides that the

installation of any sewage facilities shall conform to the requirements of the Sewage Disposal Ordinance; (3) provides that the use of any lot is limited to agricultural, lumbering, hunting or fishing purposes unless the approval of the Supervisors is first obtained; and (4) prohibits any further subdivision of the lots except as provided in Subparagraph "E" of this Section.

D. A division of any part, parcel or area of land for agricultural, lumbering, hunting or fishing purposes which (1) involves no new road or street or extension or improvement of an existing road or street other than a private street as defined by this Ordinance, provided such private street has a minimum right-of-way width of fifty (50) feet; (2) provides that the installation of any sewage facilities shall conform to the requirements of the Sewage Disposal Ordinance; (3) provides that the use of any lot is limited to agricultural, lumbering, hunting or fishing purposes unless the approval of the Supervisors is first obtained; and (4) prohibits any further subdivision of the lots unless the approval of the Supervisors is first obtained.

E. A division of any part, parcel or area of land for the purpose of joining or annexing a lot to an existing lot, parcel or tract of land, providing a covenant running with the parcel to be conveyed joins it with and makes it an inseparable part of the parcel to which it is joined.

Provided however that any such minor subdivision (including the residual use thereof):

1. Is consistent with any Township Development Plan or Official Map.
2. Is consistent with the Township Zoning Ordinance.
3. Is consistent with all provisions of this Ordinance.
4. Provides for and does not adversely affect development of the remainder of the tract.
5. Contains not more than five (5) lots (four new lots plus remaining lands).
6. Involves no extension of municipal facilities.

Surveyor -- A Professional Land Surveyor licensed by the State of Pennsylvania.

Township -- Lehman Township, Pike County, Pennsylvania.

Township Development Plan -- Same as Comprehensive Plan.

Township Engineer -- The Professional Engineer appointed by the Township Supervisors to perform all duties required of the Township Engineer by the provisions of this Ordinance.

Township Secretary -- The Secretary of the Board of Supervisors of Lehman Township.

Township Supervisors -- The Board of Supervisors of Lehman Township, Pike County, Pennsylvania.

Tract -- The entire plot or parcel of land which is to be subdivided in whole or in part.

Travel Trailer Park -- Same as Campground.

Travelway -- That portion of a street which is intended for vehicular movement.

Undeveloped Land -- Land in parcels sufficiently large for future subdivision which is presently in agricultural, woodland or lying fallow.

Vehicle, Recreational -- A vehicle designed for recreational use, used for temporary living or sleeping purposes, which is self-propelled or is designed to be towed by a light duty vehicle.

Water Connection -- The connection consisting of all pipes, fittings and appurtenances from the water pipe of a dwelling or building to the inlet pipe of the water distribution system serving the subdivision or development.

Watercourse -- A discernible, definable natural course or channel along which water is conveyed ultimately to streams and/or rivers at lower elevations. A watercourse may originate from a lake or underground spring and be permanent in nature or it may originate from a temporary source such as a runoff from rain or melting snow.

Water Supply System, Centralized -- A public and/or private utility system designed to transmit water from one or more common sources to users in compliance with PADEP regulations or regulations of the Township, whichever may be more stringent.

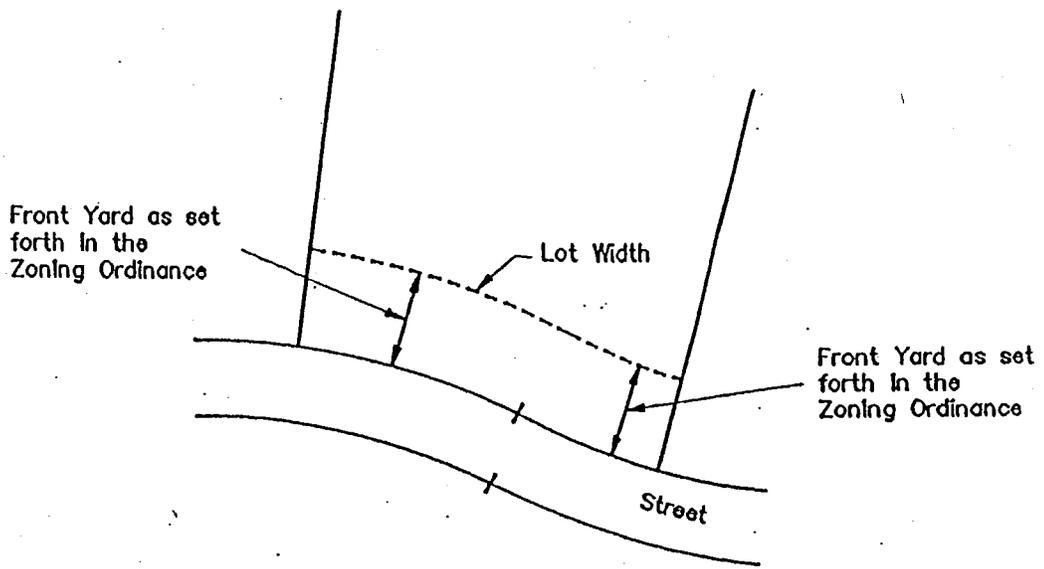
Yard -- An open space, as may be required by this Ordinance, on the same lot with a building or a group of buildings, which open space lies between any building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward except as specified in the Zoning Ordinance.

A. **Yard, Front** -- An open space extending the full width of the lot between a building and the front lot line or side street lot line, unoccupied and unobstructed from the ground upward except as specified in the Zoning Ordinance.

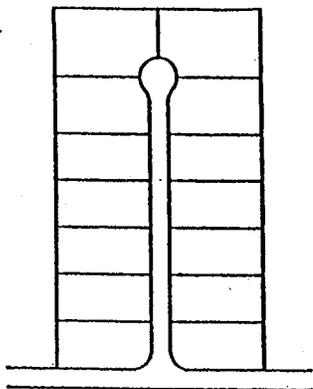
B. **Yard, Rear** -- An open space extending the full width of the lot between a building and the rear lot line, unoccupied and unobstructed from the ground upward except as specified in the Zoning Ordinance.

C. **Yard, Side** -- An open space extending from the front yard to the rear yard between a building and the nearest side lot line, unoccupied and unobstructed from the ground upward except as specified in the Zoning Ordinance.

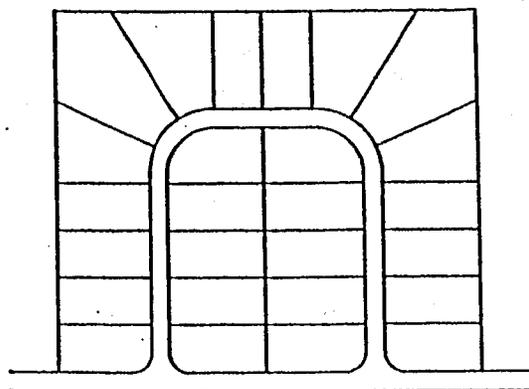
Zoning Ordinance -- The Lehman Township Zoning Ordinance (Ordinance 99) and all amendments thereto.



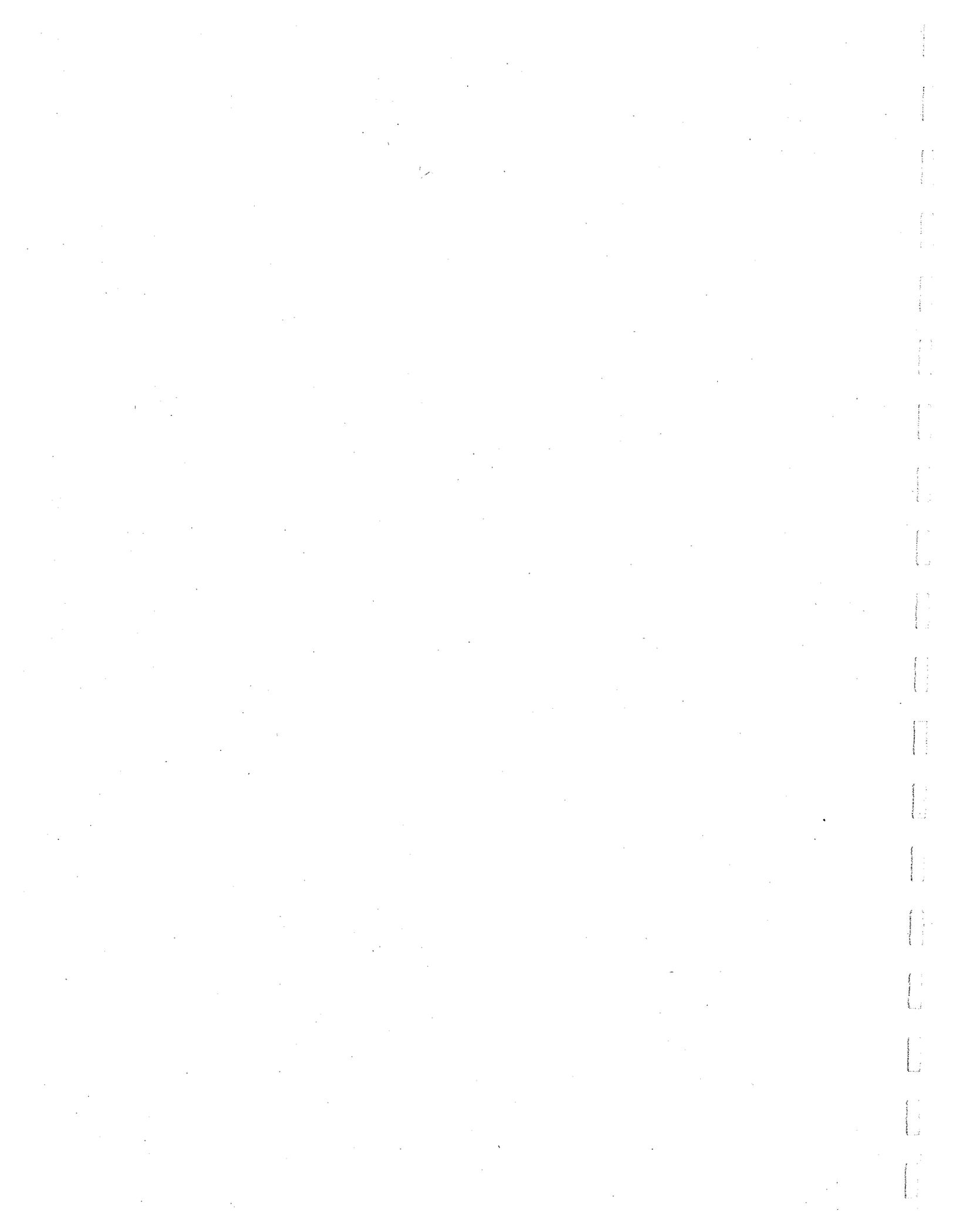
LOT WIDTH
Figure 2-1



CUL-DE-SAC STREET
Figure 2-2



LOOP STREET
Figure 2-3



ARTICLE 3
JURISDICTION

Section 301 Jurisdiction

The Board of Supervisors shall have jurisdiction and control of subdivision and land development located within the Township limits. Whenever any development of land is proposed, before any contract for the sale of any part thereof, and before the erection of a structure in such proposed development, the developing owner or his authorized agent shall apply for and secure approval of such proposed development in accordance with the following procedures.

301.1 Planning Commission -- The Township Planning Commission is hereby designated as the planning agency having responsibility for the administration of this Ordinance and shall have all the powers and duties vested in it by law and by this Ordinance.

Section 302 Separability and Severability

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

Section 303 Conflict with Other Ordinances

Whenever there is a difference between minimum standards or dimensions specified herein and those contained in a Zoning Ordinance or other official regulations, the highest standards shall apply.

Section 304 Amendments

The Board of Supervisors may from time to time adopt amendments that will tend to increase the effectiveness of these regulations or expedite the approval of subdivision and land development plans. These subdivision and land development regulations and amendments thereto may be changed or amended by the Board of Supervisors after a public hearing by giving due notice as required by law.

Section 305 Records

The Board of Supervisors shall keep a record of the findings, decisions, and recommendations relative to all development plans filed with it for review and/or approval. Such records shall be open to the public.

Section 306 Penalties

306.1 Any person, partnership or corporation who or which has violated any provision of this Ordinance, or any prior applicable Ordinance, shall, upon being found liable thereof in a civil enforcement proceeding commenced by the municipality, pay a judgment of not more than Five Hundred (\$500.00) Dollars, plus all court costs, including reasonable attorney fees incurred by the municipality as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the municipality may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. Imprisonment shall not be authorized under this Ordinance.

306.2 The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

306.3 Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the municipality the right to commence any action for enforcement pursuant to this section.

ARTICLE 4
PROCEDURE

Section 401 Approval Required

No subdivision or land development of any lot, tract or parcel of land shall be affected, no street, sewer system, storm sewer, water system or other facilities 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 or land abutting thereon, except in strict accordance with the provisions of these regulations, except should such development be recorded by the Pike County Recorder of Deeds prior to adoption of these regulations, or except as provided in Act No. 247, the Pennsylvania Municipalities Planning Code.

Section 402 Resubdivision Procedure

For any resubdivision of land, the same procedure, rules and regulations shall apply as prescribed herein for an original subdivision.

Section 403 General Procedure

403.1 All applications for approval, whether preliminary plan or final plan, shall be submitted to the Planning Commission for review.

403.1.1 All plans, supporting data and fees shall be submitted by certified mail or delivered in person to the Administrator, who with the assistance of the Township Engineer, shall make a preliminary check to determine whether the submission is complete in all aspects and is in compliance with this Ordinance. The Administrator shall transmit copies of the plan and supporting data to the Township Engineer, the Township Solicitor, the Township Sewage Enforcement Officer, and other appropriate persons or agencies.

403.1.2 The official submission date of all plans shall be the regularly scheduled meeting of the Planning Commission at which the application is considered complete. If a submission is considered incomplete, the submission shall not be considered to be officially accepted by the Township. The submission shall not be officially accepted until all missing items/information have been submitted by the Applicant prior to a regularly scheduled Planning Commission meeting.

403.1.3 The Applicant shall submit plans to the County Planning Commission, the County Conservation District and all other governmental agencies having approval authority over any aspect of the plan submission, concurrent with the submission to the Township. Evidence of all submissions shall be provided to the Township prior to the

application being considered complete. Copies of a letter of transmittal, together with a signed receipt or a certified mail receipt, shall provide the necessary evidence of a submission.

403.1.2 4 Plans and supporting data submitted for review will be considered at the Planning Commission's next regularly scheduled meeting, provided that they are received at least ten (10) calendar days in advance of said meeting. The Applicant or his duly authorized representative should endeavor to attend the Commission meetings to discuss the sketch plan and the preliminary plan. The Commission may request such attendance and failure to appear at such Commission meeting where said plan is being reviewed will be sufficient cause for disapproval if an extension in time is not agreed to by the Applicant.

403.1.3 5 The regularly scheduled meeting when the plan is initially considered shall be a public hearing to consider the application being submitted. There must be at least one public hearing before approval of any major subdivision or land development. If a public hearing has been held upon the preliminary plan, a public hearing shall not be required upon the final plan unless the final plan departs substantially from the preliminary plan. Notice of said public hearing for a major subdivision or land development shall be given by the Applicant as hereinafter provided.

403.1.6 A developer, intending to make application of a preliminary plan or final plan for a major subdivision or land development at a regularly scheduled meeting of the Planning Commission, shall give public notice. Such notice shall be published once each week for two (2) successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing, the name of the Applicant and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing. The developer shall also give written notice of his intent to make application to the Administrator. When preliminary plans are required or submitted, the public notice shall be provided at the time of submission of said plan.

403.1.7 The Developer shall also notify all property owners, whose property is within 1500 feet of the proposed major subdivision or land development, of the proposed project. The form of notification shall be in writing and shall provide the same information as set forth in the public notice. The Developer shall provide a list of all property owners that are notified, along with certificates of mailing to each address, that a first class mailing has been made to everyone on the list. The timing of this mailing shall coincide with the first date of the published public notice.

403.2 Review Fees

403.2.1 The Township shall collect a review fee and any such other applicable fees as may have been established by resolution of the Board of Supervisors for all subdivision or land development submissions.

403.2.2 Fees shall be charged in order to cover the costs of reviewing plans and other expenses incidental to the Township processing and taking action on the plans.

403.2.3 The Applicant shall pay the appropriate fee at the time of plan submission. The submission shall not be considered as complete until all required fees have been paid.

403.2.4 The Applicant shall reimburse the Township for all expenses that exceed the initial review escrow amount. The Township may withhold approval or recording of a plan until all expenses are paid, except as set forth in the Pennsylvania Municipalities Planning Code.

403.3 Preliminary and final plans shall be prepared in accordance with the requirements set forth in Article 6 herein. Preliminary plans shall be submitted in five (5) sets. Final plans shall be submitted in five (5) sets and one (1) mylar reproducible.

403.3.1 The Administrator shall refer the plan and appropriate supporting data to the following agencies or individuals:

Township Engineer
Township Solicitor
Township Sewage Enforcement Officer; if applicable.

403.3.2 The Administrator may refer the plan and appropriate supporting data to the following agencies or individuals:

Pennsylvania Department of Transportation
Pennsylvania Department of Environmental Protection
Utility Companies

403.4 The Planning Commission shall review the preliminary plan or final plan and should recommend to the Board of Supervisors approval, approval subject to modification or rejection of the plan within sixty-five (65) days of the submission date.

403.5 The Planning Commission shall consider the comments from the above reviewers prior to making its recommendation to the Board of Supervisors, if such comments are received within thirty (30) days from the date the plan was forwarded to such agency or individual.

403.6 The Board of Supervisors shall make their decision with respect to an application and shall communicate such decision to the Applicant within ninety (90) days of the submission date, following the review of the Planning Commission. The decision of the Board shall be in writing and shall be communicated to the Applicant personally or by certified mail at his last known address not later than fifteen (15) days following the decision. In the event the date of the next meeting of the Planning Commission, following the date of submission to the

Administrator, exceeds thirty days, the Planning Commission shall take action within ninety (90) days of the date of submission to the Administrator and the Board of Supervisors shall take action within one hundred twenty (120) days of the date of submission to the Administrator. Failure of the Board of Supervisors to render a decision and communicate it to the Applicant within the time and in the manner required shall be deemed an approval of the application unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision.

403.7 When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall in each case cite to the provisions of the Statute or Ordinance relied upon.

403.8 No subdivision or land development plan shall be submitted for approval, whether preliminary or final, to either the Planning Commission or the Board of Supervisors, unless the plan has been submitted for review, together with the fee required for said submission, not less than ten (10) days prior to any public meeting at which said plan is to be reviewed.

Section 404 Preliminary Plan

404.1 Major Subdivisions and Land Developments

404.1.1 Preliminary plans shall include all land which the Applicant proposes to subdivide or develop.

404.1.2 Preliminary plans shall comply in all respects with Article 7 of these regulations and with the Zoning Ordinance.

404.2 Minor Subdivisions

404.2.1 Preliminary plans shall include all land which the Applicant proposes to subdivide.

404.2.2 Preliminary plans shall comply in all respects with Article 7 of these regulations and with the Zoning Ordinance.

404.2.3 Where a minor subdivision presents no engineering problems and few, if any, planning problems, the Planning Commission may waive the filing of the preliminary plan and require only the final plan.

404.3 If a preliminary plan and supporting data comply in all respects with the requirements for final plans (Article 6), the Planning Commission may proceed to final action at the first consideration of the plan.

404.4 When the Board of Supervisors communicates their decision on the preliminary plan to the Applicant, they will inform him, in addition to what may be required pursuant to paragraph 403.7, of any specific changes required in the plan, if any, and the character and extent of the improvements, and the terms of the performance bonds or other security which the Supervisors may require among other conditions in the public interest and prerequisite to the approval of the final plan to be submitted subsequently.

404.4.1 Any modification of the preliminary plan by the Supervisors as prerequisite to approval, shall be noted on the preliminary plan.

404.4.2 Approval of the preliminary plan shall constitute approval of the development as to the character and intensity of development, the arrangement and approximate dimension of streets, lots and other planned features, but shall not authorize the sale of lots.

404.4.3 The Board of Supervisors shall not approve any development plan unless all streets shown thereon shall be of sufficient width and proper grade and shall be located as to accommodate the probable volume of traffic thereon, afford adequate light and air, facilitate fire protection, provide access of fire fighting equipment to buildings, and provide a coordinated system of streets conforming to the Township's Official Plan of streets.

404.4.4 The Board of Supervisors shall allow a development to proceed with improvements after approval of the preliminary plan.

404.5 The Planning Commission and/or the Board of Supervisors may conduct a site inspection of the proposed development prior to taking action upon the preliminary or final plan. If deemed necessary, the site inspection should preferably, but not necessarily, take place prior to preliminary approval.

404.5.1 If weather conditions prevent an adequate inspection, the Commission and/or the Supervisors may take conditional action subject to a subsequent inspection.

404.5.2 The center-lines of all proposed streets and alleys shall be physically marked on the site prior to the conduct of the site inspection.

Section 405 Final Plan

405.1 The Applicant, after official notification by the Board of Supervisors of approval of the preliminary plan, and the changes, if any, to be made thereon, shall within twenty-four (24) months thereafter prepare and submit to the Supervisors the final or record plan. Otherwise the approval of the preliminary plan will become null and void unless the Applicant submits to the Supervisors a written request for an extension of time and such request is granted by the Supervisors.

405.2 An Applicant may submit the final plan in sections, each covering a portion of the proposed development as shown on the preliminary plan, subject to the provisions of Section 509.5.

405.3 No changes, erasures, modifications or revisions shall be made on any final plan after approval has been granted by the Board of Supervisors and endorsed in writing on the plan. In the event that any final plan when recorded contains any such changes, the final plan shall be considered null and void, and the Board of Supervisors shall institute proceedings to have said plan stricken from the records of the County Recorder of Deeds.

405.4 At the time of the filing of a final plan or at some other time as the Supervisors may in writing provide, the Applicant shall submit a revision or supplement to the Official Plan as required by the Pennsylvania Sewage Facilities Act and amend the Township Sewage Feasibility Study, if required.

405.5 Should the Supervisors request an independent appraisal of the submitted amended sewage feasibility study, the reasonable cost for this appraisal shall be paid by the Applicant.

Section 406 Approval and Recording Final Plan

406.1 Every street, park or other improvement shown on a development plan that is recorded as provided herein, shall be deemed to be a privately owned street, driveway, park or improvement until such time as the same has been offered for dedication to the Township and accepted by resolution or until it has been condemned for use as a public street, park or other improvement.

406.2 After completion of these procedures and upon approval of the final plan, such approval shall be indicated by a statement to that effect on the record plan with the signatures of the Planning Commission and the signatures of the Board of Supervisors.

406.3 The approval of any subdivision plan by the Supervisors or by the court on appeal shall, within ninety (90) days of the date of the approval, be recorded by the owner in the Office of the Recorder of Deeds of Pike County. Should the developer fail to record the final plan within ninety (90) days from the date of approval by the constituted authorities of Lehman Township, after proper notification of final approval, the approval shall be null and void unless an extension is granted in writing.

406.4 After a subdivision plan has been duly recorded, the streets and public grounds become part of the Official Map of the Township.

406.5 The Applicant shall send or deliver a receipt of the recording to the Township Administrator within 7 days after the plan is submitted to the County for recording. If the Final Plan approval included official conditions that must be met prior to recording, then the

plan shall be recorded within 90 days following the compliance with such conditions, up to a maximum total of 1 year following the final plan approval, unless the Board of Supervisors grant a written extension.

Section 407 Site Design Process

As part of either a sketch plan or preliminary plan submittal for a Major Subdivision or Land Development that involves over 5 acres of land for a non-residential project or 5 or more total lots (4 new lots and one existing lot) for a residential project, the Applicant shall prove to the Planning Commission that the following process was followed in designing the proposed development.

407.1 Applicants are strongly encouraged to submit these sketches as part of the sketch plan process, to avoid delays in the preliminary plan approval. Submittal at the sketch plan stage will greatly increase the likelihood that all issues will be resolved within the standard 90 day time clock for approval of a preliminary plan, without requiring time extensions.

407.2 This process is intended to show how the special features of the property relate to resource areas on adjacent lands, and how the development will properly relate to the features of the land that are most worthy of conservation. The maps required by this Section may be completed at a sketch plan level of detail, provided that more detailed mapping required by other sections of this Ordinance or other Township Ordinances are also submitted as required.

407.2.1 Existing Conditions Map - This map shall be prepared and submitted to accurately show the locations of wetlands, 100 year floodplains, slopes of 15 to 25 percent, and slopes over 25 percent. These areas are known as "Primary Conservation Areas."

a. Other important existing resources on the site shall be added to the map, including woodlands, tree lines, large specimen trees over 30 inches in trunk diameter in any areas proposed for alteration, scenic views from inside the site, ridgelines, and scenic views from existing streets and trails. These resources are known as "Secondary Conservation Areas." The Planning Commission may require the identification of scenic views and other features beyond those identified by the Applicant.

b. This map or an accompanying map shall also show:

- 1) Uses of properties that are contiguous or across a street.
- 2) Approximate locations of natural features and principal buildings on properties that are within 500 feet of the perimeter lot lines.
- 3) Approximate locations of hydric soils and soils with a seasonally high water table, based upon the County Soil Survey or a more accurate professional analysis.
- 4) Locations and descriptions of existing buildings, with a description of any historic architectural significance of each, if any.

- 5) Adjacent private or public open spaces, parklands and pedestrian or bicycle trails.

407.2.2 Identification of Conservation/Open Space Areas. The areas that are most important for conservation shall be delineated on the map. If common open space is required, the proposed locations shall be shown on the plan at this time.

407.2.3 Potential Development Areas Concept Map - Based upon consideration of the Existing Features Map and the Primary and Secondary Conservation Areas (as described above), the Potential Development Areas shall be mapped. These Potential Development Areas are areas that are best-suited for development on the tract.

407.2.4 Location of Home Sites - After considering the Primary and Secondary Conservation Areas described above, the approximate proposed locations of new homes/principal buildings shall be selected. It is recognized that on-lot sewage system suitability needs to influence these choices, when on-lot sewage systems are used. It is also recognized that some intrusions into the Secondary Conservation Areas may be necessary to allow reasonable use of the land, provided that such development is carefully located and designed to minimize the impacts upon valuable resources and features. These home sites can also be selected to maximize views, including views into the Conservation Areas.

- a. While the mapping of existing features required by this Section is required to be accurate and to scale, the locations of proposed home sites, lot lines, roads and trails may be at a sketch plan level of detail for purposes of complying with this Section.

- b. The Applicant shall provide a written and graphic analysis of how the proposed development will respect and incorporate the important resources of the site and be coordinated with creeks, open space, trails and views on surrounding properties. This may involve an "overlay" map that shows important natural features and proposed development.

407.2.5 Layout of Streets and Trails - An efficient street layout shall be designed to serve the appropriate building sites. Trails should also be considered to link together common open spaces, clusters of homes and other destinations, such as nearby stores, parks and schools. Building sites should be clustered together to minimize extensive wetland and creek crossings by roads.

407.2.6 Drawing the Lot Lines - Approximate lot lines should be drawn on the site to encompass the proposed building sites, resulting in a Development Concept Plan. Once this sketch is prepared, then more detailed engineering may be completed.

ARTICLE 5
REQUIRED IMPROVEMENTS AND BONDS

Section 501 Application

501.1 Required Improvements -- The minimum improvements required for all developments shall be as set forth in this Article and are summarized in Table 5-1. The developer is solely responsible for the installation of all such improvements.

501.2 Alternatives -- The Supervisors recognize that alternative designs may be prepared and all requests for a variance from the requirements of this Article will be considered on an individual basis. Alternate designs must provide capabilities equivalent to the requirements set forth in these Sections. In granting such variances, the Supervisors may impose any requirements or conditions that they deem fit and proper.

Section 502 Streets

502.1 General -- Streets and alleys shall be graded and improved to the grades and dimensions shown on plans, profiles and cross-sections submitted by the developer and approved by the Commission and the Board of Supervisors.

502.2 Clearing and Grading -- The right-of-way shall be graded to the extent shown on the approved cross-section. All trees, stumps, roots, muck, organic material, sanitary landfill and similar unstable and/or unsuitable material shall be removed from the subgrade and thereafter backfilled and compacted to the satisfaction of the Township Supervisors.

502.3 Cut and Fill -- The maximum slope of any earth embankment or excavation shall not exceed one foot vertical to two feet horizontal. The maximum slope of any rock excavation shall not exceed four feet vertical to one foot horizontal. All excavations and embankments shall have a continuous slope to the point of intersection with the natural grade. The slope easement as required by paragraph 702.8 shall have sufficient width to contain the entire required slope.

502.4 Drainage

502.4.1 Parallel and cross drainage facilities shall be properly located, designed and installed to maintain proper drainage of the completed streets. Drainage facilities shall be designed in accordance with the requirements of Section 704. Proper design and construction in accordance with those requirements may require the use of paved drainage swales to prevent erosion.

502.4.2 Consideration shall be given for subgrade drainage of those soils subject to frost heave (as itemized in paragraph 502.5). Design of the road bed in such locations may

require parallel drainage facilities and/or underdrains to properly stabilize the subgrade. The Commission and the Board of Supervisors may require that such drainage facilities be provided. The design of such subgrade drainage facilities shall be subject to the review and approval of the Township Supervisors.

502.5 Subgrade -- The design and construction of the road bed shall take cognizance of the supporting capacities of the subgrade, with particular attention to those soils which are subject to frost heave. Unsuitable soils shall be removed and replaced, drained or otherwise stabilized to provide adequate support for the road bed and anticipated loads.

The NRCS has reported the following soils as having high potential for frost heave:

Atherton, Holly, Middlebury, Morris, Muck, Norwich, Papakating, Peat, Red Hook, Tughill and Volusia.

502.6 Base Course -- The base course shall consist of coarse aggregate material which conforms in type and is compacted to the depths shown in Table 5-2 of this Ordinance. All such material shall meet the specifications of PennDOT Form 408 and any requirements of Lehman Township.

502.7 Surface Course -- The surface course shall consist of bituminous material which conforms in type and is compacted to the depths shown in Table 5-2 of this Ordinance. All such material shall meet the specifications of PennDOT Form 408 and any requirements of Lehman Township.

502.8 Shoulders -- Shoulders shall be constructed of the material which conforms in type and is compacted to the depth shown in Table 5-2 and to the width shown in Figure 5-1 of this Ordinance.

502.9 Cross-Section

502.9.1 Travelway and shoulder widths shall conform to the requirements set forth in Table 7-1.

502.9.2 Shoulder surfaces shall be graded at a slope of three-quarters (3/4) of an inch per foot away from the travelway.

502.9.3 The travelway surface of tangent sections, and curved sections not required to be superelevated, shall be crowned at one-quarter (1/4) of an inch per foot away from the center-line. Properly superelevated cross-sections shall be required on arterial, connector and collector streets when the curve radii are less than five hundred (500) feet. The maximum permissible superelevation shall be 0.08 feet per foot.

502.9.4 See Figure 5-1 for a typical road cross-section.

502.9.5 The maximum slope of a roadway cross-section between the edge of a shoulder and the bottom of an adjoining parallel drainage swale shall not exceed one foot vertical to three feet horizontal.

502.10 Curbs

502.10.1 Curbing may be required to physically separate parking areas from streets or to intercept storm drainage and convey it for proper disposal. The requirement will be evaluated on a site basis and will be at the discretion of the Supervisors with recommendations by the Planning Commission.

502.10.2 Curbs will be constructed of portland cement concrete, 21 inches in depth, 6 inches wide at the top, 8 inches wide at the bottom and with an exposed face of 6 to 8 inches. Expansion joints shall be provided at least every 20 feet.

502.11 Driveway Entrances -- All driveways shall provide for adequate parallel drainage across or under the driveway. Sheet flow of water from the driveway unto the street shall be prohibited. The shoulder grade and flow line of the street shall not be interrupted.

502.12 Guide Rails -- Guide rails shall be required along all embankments 5 feet or more in height above the natural level of the adjacent terrain. Guide rails shall be of the strong post type designed in accordance with PennDOT Publication No. 13, "Highway Design Manual, Part 2" and shall conform to specifications contained in PennDOT Form 408.

502.13 Bridges and Stream Crossings -- Bridges and other stream crossing structures which are part of the proposed street system shall be designed and constructed in accordance with current PennDOT standards and specifications. Evidence of compliance with and approval by PADEP shall be provided, if applicable.

Section 503 Storm and Surface Drainage

503.1 All drainage facilities shall be installed and the land graded for adequate drainage as shown on the drainage plan submitted and approved with the preliminary and final plans.

503.2 All proposed drainage swales and natural watercourses which are shown to be relocated on the drainage plan shall be installed and the land graded for adequate drainage.

503.3 Drainage plans shall be prepared in accordance with Section 704.

503.4 Where the conveyance of storm water and/or the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities, an adequate storm sewer system consisting of inlets and other underground drainage structures with approved outlets shall be constructed.

503.5 Outlets shall be approved by the owners of properties affected, by the Commission and by the Board of Supervisors.

503.6 Exposed surfaces in all parts of the development shall be stabilized in accordance with PADEP Chapter 102 Requirements.

Section 504 Monuments and Markers

504.1 Monuments and markers shall be placed so that the center or a scored or marked point shall coincide exactly with the intersection of the lines to be marked.

504.2 Monuments shall:

504.2.1 Consist of either:

504.2.1.1 A two (2) inch galvanized pipe filled with concrete at least thirty-six (36) inches in length.

504.2.1.2 Four (4) inch plastic pipe filled with concrete at least thirty-six (36) inches in length.

504.2.1.3 Such other monuments as the Township Engineer or Planning Consultant may approve.

504.2.2 Be placed flush with the ground, including the rod or pipe and the concrete.

504.2.3 Not be placed until road grading has been completed.

504.2.4 Be located as follows:

504.2.4.1 Not less than three (3) percent of all required markers shall be monuments, except at least two (2) monuments shall always be provided.

504.2.4.2 Monuments shall be uniformly distributed throughout the subdivision.

504.2.4.3 Monuments shall generally be located along road rights-of-way.

504.2.4.4 Monument locations shall be approved by the Township Engineer.

504.2.5 Monuments shall not be required in minor subdivisions.

504.3 Markers shall:

504.3.1 Consist of either:

504.3.1.1 Solid steel rods not less than one-half ($\frac{1}{2}$) inch in diameter or less than eighteen (18) inches in length.

504.3.1.2 Steel pipes not less than three-quarters ($\frac{3}{4}$) inch in diameter or less than eighteen (18) inches in length.

504.3.1.3 A distinct "X" cut or drill hole extending a minimum of one-quarter ($\frac{1}{4}$) inch into solid, unfractured rock, provided such rock is at least one (1) cubic yard in size.

504.3.1.4 Such other markers as the Township Engineer may approve.

504.3.2 Normally be set two (2) inches above the surrounding grade.

504.3.3 Be set as follows:

504.3.3.1 At all points where lot lines intersect street right-of-way lines.

504.3.3.2 At all interior lot corners.

504.3.3.3 At the beginning and ending points of all tangential arcs as required by paragraph 703.6.3.

504.3.3.4 At such other lot corners as the Township Engineer may direct.

Section 505 Central Sewage Disposal

505.1 Where applicable, sanitary sewers shall be installed to adequately sewer all lots with connections to a public or private central system and shall be subject to inspection by the Township Engineer and approval by the Board of Supervisors.

505.2 Central sewage systems shall conform to Section 705.

505.3 Sewer laterals will be installed from the main line to a plug at the right-of-way line for all lots prior to the installation of the roadway surface course.

Section 506 Central Water Supply

506.1 Where applicable, water mains and lines shall be installed to adequately serve all lots with connections to a public or private central system, to include fire department connections, and shall be subject to inspection by the Township Engineer and approval by the Board of Supervisors.

506.2 Central water systems shall conform to Section 706.

506.3 Water laterals will be installed from the main line to a curb stop at the right-of-way line for all lots prior to the installation of the roadway surface course.

Section 507 Other Amenities

507.1 Proposed amenities, not mentioned in the preceding paragraphs, shall be designed to preserve the health, safety and welfare of the affected property owners and shall be consistent with good engineering design.

507.2 All amenities included in the preliminary or final submission shall be considered required improvements.

Section 508 Inspection

Whether the developer elects to complete the required improvements prior to approval of the final plan or to post a performance guarantee with the Supervisors, an inspection of such improvements shall be conducted upon their completion to assure that said improvements are satisfactory. The cost of all inspections conducted by the Township shall be borne by the developer.

Section 509 Performance Guarantees

509.1 Before the Supervisors approve any subdivision plan or a section of said plan for recording, the developer shall complete all required improvements or shall assure the Township of the completion of the same by means of a proper performance guarantee.

509.2 Performance guarantees shall provide for and secure to the public, the completion of all required improvements within one (1) year of the date fixed on the subdivision plan for the completion of such improvements.

509.3 The amount of financial security provided by a performance guarantee shall be equal to one hundred ten percent (110%) of the cost of the all required improvements. The cost of the improvements shall be established by a cost estimate prepared by a Professional

Engineer employed by the developer. The estimate shall be certified to by the Engineer that it is a fair and reasonable estimate of the cost to complete all required improvements for the project. The Township may refuse to accept this estimate, if recommended by the Township Engineer for good cause. If the Township and the developer are unable to agree upon an estimate, a third Professional Engineer will be chosen mutually by the Township and the developer to prepare a new certified estimate. This third estimate shall be presumed fair and reasonable and shall be the final estimate. Fees for the services of any third Engineer shall be paid equally by the Township and the developer.

509.4 If the developer requires more than one year from the date of posting of financial security to complete the required improvements, the amount of financial security may be fixed by either of the following methods.

509.4.1 The amount of financial security shall be increased by an additional ten percent (10%) for each one year period beyond the anniversary date from posting of financial security.

509.4.2 The amount of financial security for the first one (1) year period shall be established as set forth in paragraph 509.3. On or about the expiration of the preceding one (1) period, the developer shall submit to the Township a revised cost estimate for the required improvements. The amount of financial security for the upcoming one (1) year period shall be equal to one hundred ten percent (110%) of the cost of completing the required improvements.

509.5 Where the development is projected over a period of years, the Board of Supervisors may authorize submission of final plans by sections or stages of development, subject to such requirements or guarantees as to improvements in future sections or stages as it finds essential for the protection of any finally approved section of the development.

509.6 Partial Release from Performance Guarantee

509.6.1 The developer may request, from time to time, as work progresses, the release of such portions of the financial security necessary for payment to the contractor performing the work.

509.6.2 All such requests shall be in writing, by certified mail, addressed to the Board of Supervisors with a copy thereof sent to the Township Engineer. The Board of Supervisors shall have forty-five (45) days from receipt of such request within which to allow the Township Engineer to certify, in writing, to the Board of Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plan and to act upon such request.

509.6.3 Accompanying all requests for the release of financial security, there must be a certification to the Board of Supervisors from the developer's engineer that the subject portion of work has been completed in accordance with the approved plans and to Township standards. The certification must be specific in regards to type, amount, and actual

location of the work completed. The period of time allocated to the Township for such inspections and action will not begin until such certification has been received by the Township.

509.6.4 Upon the Township Engineer's certification, the Board of Supervisors shall authorize the release of an amount of financial security as estimated by the Township Engineer to fairly represent the value of the improvements completed. The Board of Supervisors may, prior to final release at the time of completion and certification by the Township Engineer, require retention of ten percent (10%) of the estimated cost of the aforesaid improvements.

509.6.5 Should the Board of Supervisors fail to act within said forty-five (45) day period, the Board of Supervisors shall be deemed to have approved the release of funds as requested.

509.7 Release from Performance Guarantee

509.7.1 When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Board of Supervisors, in writing, by certified mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer. The Board of Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall, thereupon, file a report, in writing, with the Board of Supervisors and shall promptly mail a copy of the same to the developer by certified mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Board of Supervisors and said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Township Engineer, said report shall contain, by reference to Sections of this Ordinance, a statement of reasons for such non-approval or rejection.

509.7.2 A certification, as specified in paragraph 509.6.3, must be submitted with all requests for the release of financial security.

509.7.3 The Board of Supervisors shall notify the developer, in writing, by certified mail, of the action of said Board of Supervisors with relation thereto.

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

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

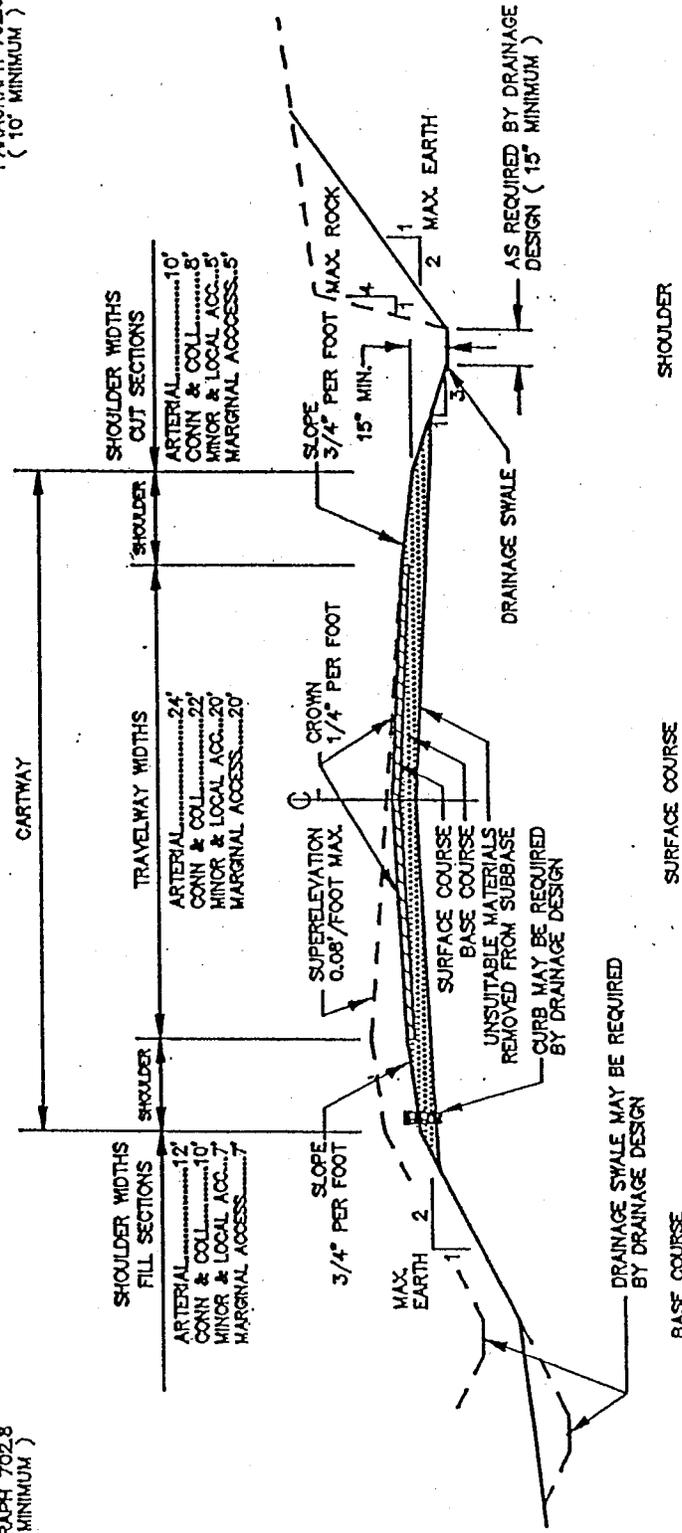
509.7.6 Prior to final approval of any improvement by the Supervisors, the Developer shall furnish to the Township three (3) complete sets of paper prints and one (1) set of mylar reproducible "AS BUILT" drawings of all completed improvements, including but not limited to street plans and profiles, storm water management plans, sewage systems and water systems, if applicable. All drawings shall be signed and sealed by a Professional Engineer and/or a Professional Land Surveyor. Drawings shall show the improvements as originally designed and approved with the final plans as well as the improvements after the construction thereof.

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

ADDITIONAL EASEMENT FOR DRAINAGE, SLOPE AND UTILITIES AS REQUIRED BY PARAGRAPH 702.8 (10' MINIMUM)

RIGHT - OF - WAY

ARTERIAL = 80' CONNECTOR = 60' COLLECTOR = 60' MINOR = 50' LOCAL ACCESS = 50' MARGINAL ACCESS = 50'



BASE COURSE		SURFACE COURSE		SHOULDER	
CLASS	DEPTH	CLASS	DEPTH	CLASS	DEPTH
ARTERIAL	12"	ARTERIAL	3"	ARTERIAL	15" - 4"
CONNECTOR	12"	CONNECTOR	3"	CONNECTOR	15" - 4"
COLLECTOR	10"	COLLECTOR	3"	MINOR	13" - 4"
MINOR	8"	MINOR	3"	LOCAL ACCESS	11" - 4"
LOCAL ACCESS	8"	LOCAL ACCESS	3"	MARGINAL ACCESS	11" - 4"
MARGINAL ACCESS	10"	MARGINAL ACCESS	3"		13"

MATERIALS: CRUSHED STONE, CRUSHED STONE, CRUSHED STONE, BROKEN SHALE OR BANK-RUN-GRAVEL

TYPICAL ROAD CROSS-SECTION
FIGURE 5-1

10/07/83

TABLE 5-1
SCHEDULE OF REQUIRED IMPROVEMENTS

Minimum improvements required by the type of subdivision or land development.

Type of Improvement	Residential		Mobile Home Parks	Camp-Grounds	Commercial Industrial Developments
	Single Family	Multi Family			
Roads & Streets	x	x	x	x	x
Alleys	na	na	na	na	a
Driveway Entrances	c	x	x	x	x
Off Street Parking	c/d	x	x	x	x
Off Street Loading	na	na	na	na	b
Storm Drainage	x	x	x	x	x
Erosion Control	x	x	x	x	x
Concrete Curbs	c	c	c	c	c
Community/Central					
Water Supply System	c	x	x	x	c
Community/Central					
Sewer Disposal System	c	x	x	x	c
Individual On-Site					
Water Supply	d	na	na	na	na
Individual On-Site					
Sewage Disposal	d	na	na	na	na
Underground Utilities	y	y	x	x	y
Survey Monuments	x	x	x	x	x
Survey Lot Markers	x	x	c	c	x
Street Name Signs	x	x	x	x	x
Street Traffic Signs	x	x	x	x	x
Street Lights	c	x	x	x	x
Traffic Lights	c	c	c	c	c

Notes:

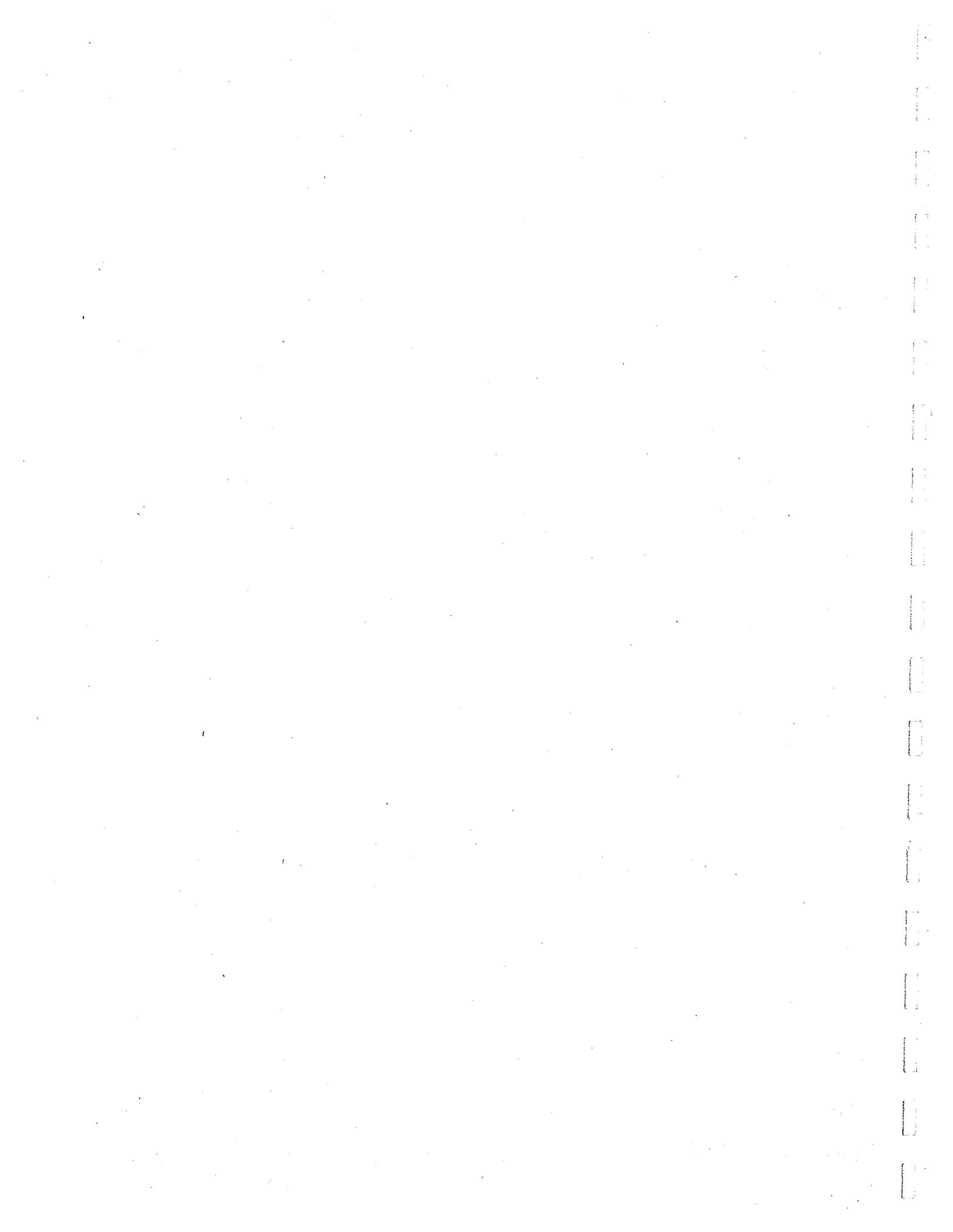
- x = Required for the particular type of development.
- y = Required wherever practical and/or required by the Pennsylvania Public Utilities Commission.
- a = Permitted to provide service as needed.
- b = Required according to the number of units and size of facilities planned.
- c = The Township Planning Commission and/or the Township Board of Supervisors may require according to individual site characteristics.
- d = By lot owner at time of construction of principal dwelling.
- na = Not applicable for the particular type of development.

ADDITIONAL MINIMUM IMPROVEMENTS MAY BE REQUIRED BY THE TOWNSHIP PLANNING COMMISSION AND/OR THE TOWNSHIP BOARD OF SUPERVISORS WHEN DEEMED NECESSARY OR ADVISABLE.

**TABLE 5-2
MINIMUM CONSTRUCTION STANDARDS FOR STREETS**

Class of Street	Base Course		Surface Course		Shoulders	
	Material	Compacted Depth	Material	Depth	Material	Compacted Depth
Arterial	Crushed Stone	12"	ID-2A	3"	Crushed Stone	15"
Connector	Crushed Stone	12"	ID-2A	3"	Crushed Stone	15"
Collector	Crushed Stone	10"	ID-2A	3"	Crushed Stone	13"
Minor	Crushed Stone	8"	ID-2A	3"	Crushed Stone	11"
Local Access	Crushed Stone	8"	ID-2A	3"	Crushed Stone	11"
Marginal Access	Crushed Stone	10"	ID-2A	3"	Crushed Stone	13"
Alley	Crushed Stone	8"	ID-2A	3"	Crushed Stone	11"
Private Access	Crushed Stone	6"	Double Surface Treatment *	1.5"	Not Applicable	-

* Bituminous surface not required for private access street to a single family dwelling unit.



ARTICLE 6
PLAN REQUIREMENTS

Section 601 Application

All plans submitted in accordance with this Ordinance shall meet the requirements outlined in the following Sections.

601.1 Pre-Submission Consultation. Applicants are encouraged to informally discuss their proposals with the applicable Township Staff before preparing engineered plans.

601.2 Four-Step Design Process. Section 407 of this Ordinance requires that Applicants, for certain types of applications, show compliance with the specified design process at the time of sketch plan, preliminary plan or conditional use application. Applicants are strongly encouraged to meet this requirement at the earliest submittal made to the Township.

601.3 Site Tour. Applicants are strongly encouraged to cooperate in an on-site tour of the property by Township officials. This site tour should be scheduled as soon as possible after the Applicant has provided copies of a map of existing conditions. At best, this would occur after a sketch plan has been submitted, but before preliminary plans have been completed.

601.3.1 This site tour is intended to informally:

- a. Familiarize Township Officials with the property's existing features, particularly scenic views and the site's relationship to surrounding areas.
- b. Identify potential site design issues that will need to be addressed.
- c. Discuss site design concepts, including the general layout of proposed development and open spaces.

601.3.2 Comments made during the site visit shall not be binding upon the Township, and no formal action or recommendation shall be made during the site visit.

601.4 Aerial Photo. Applicants are encouraged but not required to submit an aerial photo of the site, with the boundaries of the site highlighted.

Section 602 All Plans

602.1 All plans submitted in accordance with this Ordinance shall conform to the following:

602.1.1 Plans shall be clear, legible, white prints.

602.1.2 Plans shall be prepared on one of the following sheet sizes: 12"x18", 18"x24", or 24"x36".

602.1.3 If necessary, the subdivision shall be shown on two or more sheets or sections. A key diagram shall be shown on each sheet, showing the relative location of each sheet or section.

602.1.4 Plans shall have a one (1) inch margin along all borders.

602.1.5 Plans shall be drawn in conformity with the following schedule, provided all information can be legibly and accurately presented on the plan.

602.1.5.1 All plans, except as provided below, shall be drawn at a scale of one (1) inch equals fifty (50) feet or one (1) inch equals one hundred (100) feet. Larger scale plans may be used if it is necessary to show the appropriate amount of detail.

602.1.5.2 Where more than one half of the total number of lots or parcels shown on the plan have an area of ten (10) acres or more, the plan may be drawn at a scale of one (1) inch equals two hundred (200) feet.

602.2 All plans shall contain the following:

602.2.1 Name of proposed subdivision.

602.2.2 Name and address of record owner.

602.2.3 Name and address of subdivider or developer if different than owner. When the owner or developer is a corporation, corporation officers and major stockholders shall also be listed.

602.2.4 Name of municipality in which subdivision is located.

602.2.5 Municipal boundary lines, if applicable.

602.2.6 Date of submission.

602.2.7 North arrow -- magnetic or true.

602.2.8 Scale and graphic scale.

602.2.9 Name, address, license number and seal of the engineer or surveyor responsible for the plan.

602.2.10 Tract boundaries.

602.2.11 Proposed and existing street and lot layout.

602.2.12 Names of adjoining property owners including those across adjacent roads. If an existing subdivision is adjoining, include the book and page where recorded.

602.2.13 All existing water courses, streams, ponds, lakes or other bodies of water.

602.2.14 Any proposed deed restrictions and protective or restrictive covenants. A copy of the current deed for the property shall be submitted.

602.3 Five copies of all plans and supporting documentation shall be submitted for review of the application.

Section 603 Sketch Plan -- Major Subdivisions

Prior to the submission of a Preliminary Plan, Applicants are strongly encouraged to submit a Sketch Plan. **A Sketch Plan Review often allows an Applicant to save substantial time and engineering costs, because many concerns about layout and issues concerning Township Ordinances can be resolved prior to detailed engineering. This can often reduce the need for future redesign at a more detailed stage, thereby saving the Applicant significant money and time.** No official action is required on a sketch plan, so it will not delay the submittal of a preliminary plan.

603.1 When submitted, the sketch plan shall show or be accompanied by the following information, in addition to that required by paragraph 602.2:

603.1.1 Site data: acreage subdivided, number of new lots, length of new road, and zoning district.

603.1.2 The use to which the various areas will be put; residential, commercial, industrial, recreational.

603.1.3 Lot width, depth and area (typical).

603.1.4 Topography, soils mapping and classifications, and other significant physical features.

603.1.5 Swampy areas, springs, and areas subject to flooding.

603.1.6 Areas of rock outcropping.

603.1.7 A sketch to an appropriate scale, on one sheet, covering the entire contiguous holdings of the owner or developer showing that road extensions can be provided through the remainder of the tracts considering the factors listed above.

603.1.8 A portion of the latest USGS Quadrangle with the perimeter of the subdivision accurately plotted thereon.

603.2 The sketch plan must be to scale but precise dimensions are not required.

Section 604 Preliminary Plan -- Major Subdivisions

604.1 The preliminary plan shall show or be accompanied by the following information, in addition to that required by paragraph 602.2:

604.1.1 Site data: acreage subdivided, number of new lots, length of new road, and zoning district.

604.1.2 A location map for the purpose of locating the site to be subdivided. It shall be at a scale of one (1) inch equals two thousand (2000) feet and shall show the relationship of the tract to adjoining property and to all streets and municipal boundaries within four thousand (4000) feet of any part of the proposed subdivision.

604.1.3 Location of all existing buildings, sewer systems, water systems, bridges, petroleum and gas lines, utility lines and other significant man-made features on the tract. All adjacent land, streets, structures and significant details within one hundred fifty feet (150') of the property line shall also be shown, but not necessarily with the same accuracy as those features on the tract.

604.1.4 Location of all existing property lines, easements and rights-of-way, and the purpose for which the easements or rights-of-way have been established.

604.1.5 Location of all existing streets on, adjacent to, or within five hundred (500) feet of any part of the tract, including name, right-of-way width and cartway width.

604.1.6 Location and width of any streets or other public ways shown upon an adopted Township or County development plan, if such exists for the area to be subdivided.

604.1.7 Tract boundaries with bearings in degrees, minutes and seconds, and distances in feet and hundredths.

604.1.8 Location and width of all proposed streets, suggested street names, and proposed driveway access points on corner lots.

604.1.9 Proposed lot layout, lot numbers in consecutive order, approximate

dimensions of lots, approximate lot areas, and proposed building setback lines.

604.1.10 Location, width and purpose of all proposed rights-of-way and easements, including those required by paragraph 702.8.

604.1.11 Location and approximate dimensions of parks, playgrounds, lakes, ponds or other bodies of water, and other community buildings and areas, together with any conditions on such dedications.

604.1.12 The location of watercourses (with any name), natural springs, rock outcrops, stone fields, ridgelines, watershed boundaries, ponds, lakes and wetlands shall be shown. Detailed wetland delineations by a qualified wetlands professional, together with his written report, are required with the preliminary plan submission.

A wetlands delineation shall not be required if suspected wetlands are at least 200 feet from all proposed development, including buildings, earth moving, driveways and sewage disposal systems. The plan shall contain a note stating that all proposed earth disturbance is at least 200 feet from any area that could reasonably be suspected of being wetlands. In this instance, approximate areas of wetlands shall be shown.

604.1.13 Location of any annual high water flow line and 100 year flood zone.

604.1.14 Existing contour lines shall be shown. The existing contour lines shall be based upon a field survey or photogrametric procedure. Contours shall be based upon USGS datum, with an established bench mark. In the event USGS bench marks are not readily available, a beginning bench mark will be established from the USGS Quadrangle and noted on the plan.

604.1.14.1 The contour interval shall be sufficient to determine compliance with Township Ordinances. An interval of 2 feet for slopes of less than 15% and 5 feet for slopes of 15% or greater is required.

604.1.14.2 Detailed contours are not required to be shown within areas of lots of 10 acres or more that are clearly not intended to be altered as a result of this proposed subdivision or land development, unless needed to determine adequacy of stormwater management .

604.1.14.3 The Plan shall clearly highlight any slopes of 15 to 25%, and greater than 25%.

604.1.15 Location and extent of various soil types, and in the case of on-site sewage disposal systems, the location of soil test pits and the PADEP classification for each soil type.

604.1.16 Preliminary road profiles, including grades, points of vertical

intersection and lengths of vertical curve; typical street cross-sections and specifications.

604.1.17 Evidence that a PennDOT or Township Highway Occupancy Permit application has been submitted for all classes of streets which enter into a street under the jurisdiction of PennDOT or the Township.

604.1.18 Preliminary designs of any bridges or culverts which may be required.

604.1.19 Preliminary drainage plan consisting of the location, type and character of all storm sewers, culverts, natural water courses, drainage easements, impoundment areas, and existing and proposed topographic contours.

604.1.20 Proposed location of all required monuments.

604.1.21 Type of water supply and sewage disposal facilities proposed; central or on-lot.

604.1.22 Preliminary designs of any sewage disposal or water supply systems which may be proposed; letter from a public company or authority guaranteeing adequacy (if appropriate); PADEP Land Planning Module (if appropriate); and copies of any correspondence relating to said systems.

604.1.23 Proposed areas for the location of wells and subsurface disposal fields and the D.E.R. Land Planning Module (if appropriate).

604.1.24 Evidence that the requirement for public notice, paragraph 403.1.6, has been complied with.

604.1.25 A sketch to an appropriate scale, on one sheet, covering the entire contiguous holdings of the owner or developer showing the proposed road system for any area not included in the preliminary plan.

604.1.26 Final contours may be required in the event of a question regarding the suitability of the topography for any intended use.

604.1.27 A portion of the latest U.S.G.S. Quadrangle with the perimeter of the subdivision accurately plotted thereon.

604.1.28 A place on the plan for plan revisions.

Section 605 Final Plan -- Major Subdivisions

605.1 The final plan shall show or be accompanied by the following information, in addition to that required by paragraph 602.2:

605.1.1 Site data: acreage subdivided, number of new lots, length of new road, and zoning district.

605.1.2 A location map for the purpose of locating the site to be subdivided. It shall be at a scale of one (1) inch equals two thousand (2000) feet and shall show the relationship of the tract to adjoining property and to all streets and municipal boundaries within four thousand (4000) feet of any part of the proposed subdivision.

605.1.3 Proposed and existing streets and lot layout on immediately adjoining tracts including name and right-of-way widths.

605.1.4 Boundary lines of the area for which approval is being sought. These boundaries shall be determined by accurate field survey, closed with an error not to exceed one (1) in five thousand (5000) and balanced.

605.1.5 Street lines and names, lot lines, rights-of-way, easements, community or public areas, and any limitations associated herewith.

605.1.6 Excepted parcels or sections shall be marked "NOT INCLUDED IN THIS PLAT" and their boundary completely indicated by bearings and distances.

605.1.7 Sufficient bearings, length of lines, radii, arc lengths, street widths, rights-of-way and easement widths, of all lots, streets, rights-of-way, easements, and community or public areas, to accurately and completely reproduce each and every course on the ground. All dimensions shall be shown in feet and hundredths of a foot and all bearings shall be shown to one second of arc.

605.1.8 Lots shall be numbered consecutively and lot areas shall be shown in square feet or acres.

605.1.9 Location of all required monuments as approved by the Township Engineer.

605.1.10 The location of watercourses (with any name), natural springs, rock outcrops, stone fields, ridgelines, watershed boundaries, ponds, lakes and wetlands shall be shown.

Detailed information relating to any wetlands are required with the final plan submission. The plan shall include metes and bounds descriptions, with a tie to the lot lines, for all wetland areas. In lieu of metes and bounds, positional coordinates (or other accepted means of reestablishing positions) may be used, provided a reference is provided to the property line.

605.1.11 Location of any annual high water flow line and 100 year flood zone.

605.1.12 Existing contour lines shall be shown. The existing contour lines shall be based upon a field survey or photogrametric procedure. Contours shall be based upon U.S.G.S. datum, with an established bench mark.

605.1.13 Location and extent of various soil types, and in the case of on-site sewage disposal systems, the location of soil test pits and the PADEP classification for each soil type. The soils information shall be based upon information from the U.S. Natural Resources Conservation Service (formerly "SCS") or more detailed professional study. The soil types shall be identified in regards to whether they are alluvial, hydric, have a depth to bedrock of less than 3 feet or a seasonally high water table of less than 3 feet. If such soil conditions do not exist, that shall be stated on the Plan.

605.1.14 Proposed areas for the location of wells and subsurface disposal fields (if appropriate).

605.1.15 A place on the plan for recommendation by the Planning Commission and for approval by the Board of Supervisors, including a space for the date of approval.

605.1.16 The following items shall be *shown* in the form of protective covenants:

605.1.16.1 Building setbacks.

605.1.16.2 Corner lot sight easements.

605.1.16.3 Utility, drainage and slope easements.

605.1.16.4 "Well and sewage disposal systems shall be constructed in accordance with recommended standards of PADEP " (if appropriate)

605.1.16.5 "Individual owners of lots must apply to the Township for a sewage or a well permit prior to undertaking the construction of an on-lot system." (if appropriate)

605.1.16.6 "The Planning Commission and the Supervisors have not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system." (if appropriate)

605.1.17 The following general note shall be on all final plans, if appropriate:

"All roads shall remain private, not open to public travel, and shall not in the future be offered for dedication to Lehman Township by the subdivider, heirs, successors or assigns, unless all requirements of Township Ordinance No. 41, or any amendment thereto, shall have been installed."

605.1.18 The following general note shall be on all final plans, if appropriate:

"All streets and driveways which enter onto a street under the jurisdiction of PennDOT or the Township must secure a Highway Occupancy Permit for the appropriate authority before construction is commenced. All such access should be only as authorized by said permit."

605.1.19 Existing and final profiles along the center-line of roads plotted accurately to scale; typical street cross-sections and specifications. Final road profiles shall include: tangent grades, stations and final elevations of points of vertical curve, points of vertical intersection, points of vertical tangency, and the lengths of all vertical curves.

605.1.20 Final plans of drainage, storm sewer, sanitary sewer, and water distribution systems and their associated construction improvement standards, such as typical channel sections, erosion control measures, water and sewer connections, and any other special designs.

605.1.21 Final designs of any bridges or culverts which may be required.

605.1.22 Approval by the appropriate agencies for the storm water runoff, soil and erosion control, sewage disposal, water supply, highway occupancy, and wetland encroachment.

605.1.23 Proposed contours shall be shown on the plan. If the exact location of buildings on lots is not known, then proposed contours may be deferred until a building permit is applied for. If a lot will be required to submit a separate Land Development plan for Township approval in the future, proposed contours may be deferred until that Land Development Plan is submitted.

605.1.24 Minimum building setbacks shall be shown on the plan for each lot.

605.2 All plan sheets comprising the set of final plans shall be consecutively numbered as "SHEET ___ of ___".

605.3 The set of plans shall be neatly bound on the left or top to make a book of drawings.

605.4 After all signatures have been affixed to the reproducible print of the final plan, the subdivider shall supply one mylar reproducible and 2 paper prints to the Township.

Section 606 Minor Subdivision Plans

The original of the subdivision plan submitted for final approval and subsequent recording shall be either (a) clear and legible prints on a sheet size of 8-1/2 inches by 14 inches or (b) clear and legible, reproducible mylar or linen on an acceptable sheet size as provided by paragraph 602.1.2.

606.1 The minor subdivision plan shall show or be accompanied by the following information, in addition to that required by paragraph 602.2:

606.1.1 A plan of the area proposed to be subdivided, including tract boundaries, if appropriate, street lines and names, lot lines, rights-of-way or easements (existing or proposed, if any).

606.1.2 Sufficient data, acceptable to the Township Engineer, to determine readily the location, bearing and length of every boundary, street and lot line (based upon an accurate field survey, closed with an error not to exceed one in five thousand and balanced). All dimensions shall be shown in feet and hundredths of a foot and all bearings shall be shown to one second of arc.

606.1.3 Lots shall be numbered consecutively and lot areas shall be shown in square feet or acres.

606.1.4 Monuments and/or markers shall be shown on the plan and shall be placed in accordance with Section 504.

606.1.5 Any existing buildings located on the tract being subdivided shall be plotted, to determine compliance with setback requirements.

606.1.6 The location of any 100 year flood zone.

606.1.7 A place on the plan for recommendation by the Planning Commission and for approval by the Board of Supervisors, including a space for the date of approval.

606.1.8 Minor subdivisions qualifying under subparagraphs (A) and (B) of the definition of Minor Subdivision in this Ordinance shall prepare and submit a completed Minor Subdivision Land Planning Module and the plan shall show:

606.1.8.1 Contour lines at an interval of not greater than twenty (20) feet as transposed from the U.S.G.S. Quadrangle or from survey.

606.1.8.2 The location and extent of various soil types together with the D.E.R. classification for each type.

606.1.8.3 The location of any soil test pits. The log of the test pit evaluation shall accompany the plan.

606.1.8.4 The location of any percolation test holes. The results of the percolation tests shall accompany the plan.

606.1.8.5 The recommended areas for well locations (if any) and for subsurface disposal fields (if any).

606.1.9 Minor subdivisions qualifying under subparagraphs ©), (D), and (E) of the definition of Minor Subdivision in this Ordinance shall prepare and submit a completed Minor Subdivision Land Planning Module and enter an appropriate remark on the reverse side.

606.1.10 The location and width of any streets or other public ways or parcels shown upon and adopted Township or County development plan, if such exists for the area being subdivided.

606.1.11 Zoning district.

606.1.12 The latest USGS Quadrangle or portion thereof with the perimeter of the subdivision plotted thereon to scale.

606.1.13 A sketch to an appropriate scale, on one sheet, covering the entire contiguous holdings of the owner or subdivider showing that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the residual lands.

606.1.14 The following shall be on the plan in the form of protective covenants:

606.1.14.1 "This plan is under and subject to all requirements and restrictions as set forth in both the Lehman Township Subdivision Ordinance and Zoning Ordinance."

606.1.14.2 In the event the subdivision incorporates a private street as defined in this Ordinance, the following: "The improvement and maintenance of the private street shall be the sole responsibility of those persons benefitting by the use thereof."

606.1.14.3 In the event the subdivision qualifies under subparagraph (E) of the definition of Minor Subdivision in this Ordinance, the following: "Lot Number ___ shall be joined to and become an inseparable part of lands of (Grantee) as recorded in Deed Book Volume ___, Page ___, and can not be subdivided or sold separately or apart therefrom without Township approval."

606.1.14.4 Specific restrictions and covenants which the Commission deems fit and appropriate.

606.1.14.5 "All streets and driveways which enter unto a street under the jurisdiction of PennDOT or the Township must secure a Highway Occupancy Permit from the appropriate authority before construction is commenced. All such access shall be only as authorized by said permit." Evidence of this permit approval shall be submitted to the Township prior to final approval of all minor subdivision plans.

606.2 In the event the subdivision incorporates a private street, as defined in this Ordinance, the design of such street shall conform to the requirements set forth in Table 7-1.

Typical cross-sections shall be submitted for all private streets, the design of which shall be adequate for the anticipated traffic. The Commission may require that center-line profiles, together with all vertical curve data, be submitted.

606.3 Following the initial review and site inspection of the area to be subdivided, the Commission may require the subdivider to submit any additional information as may be required for a major subdivision, as the Commission deems fit and appropriate.

606.4 After all signatures have been affixed to the reproducible print of the final plan, the subdivider shall supply one mylar reproducible and 2 paper prints to the Township.

606.5 Approved minor subdivision plans prepared on a sheet size of 8-1/2 inches by 14 inches shall be attached to the Deed and be recorded therewith. All other minor subdivision plans shall be recorded in the Map Book Volumes.

Section 607 Land Development Plan

607.1 The land development plan shall show or be accompanied by the following information, in addition to that required by paragraph 602.2.

607.1.1 Name of site or proposed land development. The plan should be identified as a site plan or land development plan.

607.1.2 Name and address of record owner.

607.1.3 Name and address of developer if different than owner. When the owner or developer is a corporation, corporate officers and major stockholders shall also be listed.

607.1.4 Name and address of the person, firm or organization that prepared and is responsible for the plan. Where required, plans must be prepared in accordance with the Professional Engineers Registration Law and must bear the appropriate professional seal.

607.1.5 Date that the plan was prepared and the date of all plan revisions with a brief description of each revision.

607.1.6 North arrow with datum, graphic and written scale.

607.1.7 Current tax assessment number of the property.

607.1.8 Zoning district.

607.1.9 Names of adjoining property owners including those across adjacent roads. If an existing subdivision is adjoining, include the book and page where recorded.

607.1.10 Tract boundaries.

607.1.11 Location, name and number, pavement and right-of-way widths of all interior and adjacent roads.

607.1.12 Location, width and purpose of all existing and proposed easements, building set-backs, reservations and areas dedicated to the public use within or adjoining the property.

607.1.13 Complete outline of any existing and/or proposed deed restrictions or covenants applying to the property.

607.1.14 Natural features, including but not limited to:

607.1.14.1 Existing and proposed contours with intervals of two (2) feet or less, based on an actual or approximate USGS datum.

607.1.14.2 Approximate boundaries of any areas subject to flooding or storm water overflows.

607.1.14.3 Locations of existing water courses, wetlands and marshes, steep slope and wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more, measured four (4) feet above the average ground level and other significant existing features.

607.1.14.4 Soils as identified from Soil Conservation soils maps.

607.1.15 Existing structures and utilities on or within fifty (50) feet of property including:

607.1.15.1 Location of uses and outlines of structures accurately drawn to scale.

607.1.15.2 Paved areas, sidewalks and vehicular accesses.

607.1.15.3 Locations, dimensions, grades and flow direction of existing sewers, culverts and ditches, water lines as well as other underground and above ground utilities within and adjacent to the property.

607.1.15.4 Other existing development, including fences, landscaping and screening.

607.1.16 Proposed development data.

607.1.16.1 Proposed use, building coverage and lot coverage.

607.1.16.2 Location of all proposed buildings or structural improvements.

Architectural drawing illustrating exterior and interior designs of all proposed buildings shall be included.

607.1.16.3 Location and design of all uses not requiring structures, such as off-street parking and loading areas.

607.1.16.4 Location, direction, description and time of use of any proposed outdoor lighting or public address systems.

607.1.16.5 Location and design of any proposed or existing outdoor signs.

607.1.16.6 Location and arrangement of proposed means of access or egress, including sidewalks, driveways or other paved areas. Profiles and/or contours indicating grading areas and cross-sections showing width and proposed construction design of roadways, sidewalks, driveways and other paved areas shall be included.

607.1.16.6 Proposed screening or landscaping including types and locations of proposed trees.

607.1.16.7 Location of all proposed water lines with valves and hydrants and of all sanitary and storm water sewers with manholes and inlets or headwalls. Profiles indicating depth, grades and elevations of proposed water and sewer lines.

607.1.16.8 Parcel use plans shall give attention to specialized requirements of wetland, flood plain and steep slope areas.

607.1.16.9 If the development plan only indicates a first stage, a supplement plan shall indicate ultimate development.

607.1.17 Any and all other information deemed by the Planning Commission, the Zoning Hearing Board or the Board of Supervisors necessary to determine conformity of the development plan with the intent and provisions of this and any other applicable Ordinance.

607.1.18 A place on the plan for recommendation by the Planning Commission and for approval by the Board of Supervisors, including a space for the date of approval.

Section 608 Subdivision Wetland Notes

On all developments which contain wetland areas, the following notes shall be boldly set forth on the development plan, to wit:

608.1 Developer Responsibility -- The developer assumes full responsibility for obtaining any and all necessary permits and/or approvals, relating to the existence and designation of any

wetlands on the within development, as may be required by the U.S. Army Corps of Engineers, the Pennsylvania Department of Environmental Protection, or any other State or Federal agency having appropriate jurisdiction over wetlands. The developer represents and warrants that it has accurately and properly delineated the areas of wetlands on the within subdivision; that it will give a copy of the same to any prospective purchaser(s), together with the name, address, and telephone number of the governmental agencies having jurisdiction over wetlands; and that it will advise any prospective purchaser(s) of the existence of wetlands, if any, on any lot proposed to be purchased.

608.2 Owner Responsibility -- After conveyance or sale of any lands in said development to any purchaser(s), the purchaser(s) shall assume and bear continuing responsibility for compliance with any and all governmental regulations regarding the use of wetlands. Any purchaser(s) of any lands set forth in the within development agree to look solely to the developer and/or to the appropriate governmental agency for compliance with any wetlands regulations or requirements.

608.3 Township Disclaimer -- The approval of the within development by the Planning Commission and Township Supervisors shall not in any manner be construed to be or to constitute an approval of compliance by the developer with statutes or regulations promulgated by any State or Federal agencies relating to wetlands existing on the within subdivision. The Township shall have no liability or responsibility to the purchaser(s) or to any other person for compliance with any State or Federal wetland regulations with respect to the within development or any lands contained therein.



ARTICLE 7
DESIGN STANDARDS

Section 701 Application

The design standards and requirements set forth in this Article shall be observed as minimums by the developer in the design of each development or portion thereof within Lehman Township and will be applied in evaluating plans for all proposed developments. The Supervisors recognize that design standards and requirements set forth in each Section of this Article may be modified and a request for a variance from the standards or requirements of any Section will be considered on an individual basis. The Applicant must justify the request for a variance and demonstrate that the proposed design is equal or superior to that set forth in the Section and substantially in conformance with the intent thereof. In granting a request for a variance the Supervisors may impose such requirements and conditions as they deem fit and proper.

701.1 Conservation Design Development. In addition to the authority granted above and in Sections 501.2 and 1101, the Board of Supervisors shall have the authority to modify specific requirements of this Ordinance for a Conservation Design Development.

701.1.1 Modifications under this Section shall be permitted to achieve either of the following objectives, while still protecting public safety.

701.1.1.1 To provide a higher quality site design, including one that is more pedestrian-friendly, encourages lower speeds on residential streets and/or promotes patterns of development similar to traditional villages.

701.1.1.2 To minimize adverse impacts upon important natural features, scenic views and historic buildings.

701.1.2 Allowed Modifications. A modification under this Section may include, but is not limited to the following:

701.1.2.1 Variations in the design of cul-de-sac street ends.

701.1.2.2 Reduction of street cartway widths and provisions for alleys to provide rear access to properties, considering the expected traffic volumes, on-street parking and traffic speeds.

701.1.2.3 Allowance of roadside drainage swales without curbing where curbing is not necessary for storm water management reasons.

701.1.2.4 Variations in landscaping and buffer yard requirements that still achieve a similar effect to what would otherwise be required.

701.1.2.5 Allowance of shared driveways where necessary to minimize impacts upon natural resources and to manage traffic access onto through-streets. A driveway maintenance agreement shall be required for all shared driveways.

Section 702 General Planning Considerations

702.1 Where either or both an Official Map or development plan has been adopted, a development shall conform to the proposals and conditions shown thereon. The streets, drainage rights-of-way, school sites, public parks and playgrounds shown on an officially adopted development plan or Official Map shall be considered in approval of development plans.

702.2 The sequence of development shall permit the logical extension of public improvements simultaneously with the lots they serve in order to provide adequate traffic circulation, fire protection, utilities and general Township services.

702.3 All portions of a tract being developed shall be taken up in lots, streets, public lands, easements, buffer strips, or proposed uses so that remnants and landlocked areas shall not be created.

702.4 Reserve strips controlling access to lots, public rights-of-way, public lands or adjacent private lands are prohibited.

702.5 Wherever possible, lot lines shall follow municipal and county boundary lines rather than cross them.

702.6 The developer may be directed to preserve trees, groves, topsoil, waterways, scenic points, historic spots and other community assets and landmarks.

702.7 Land shall be suited to the purpose for which it is to be developed. Land subject to hazards against life, health, or property shall not be developed unless adequate safeguards are provided and approved by the Supervisors.

702.8 Where any area within the proposed subdivision is known to be subject to flooding, such area shall be clearly marked "SUBJECT TO PERIODIC FLOODING" on the plan and shall not be plotted in streets or lots, except as provided for by Section 708 of this Ordinance and/or the Lehman Township Zoning Ordinance. Land which will be inundated more frequently than once in one hundred (100) years shall be marked on the lot plan and shall comply with the Township Floodplain Regulations. In any event, easements must be reserved from the normal flow line to the annual high water flow line of any water course or lake.

702.9 Required Easements -- Easements shall be provided for all storm water facilities, drainage ditches, sewer lines, water lines, utility lines, water courses, wetland areas and roadway slopes outside of the road right-of-way. Minimum easements are as follows:

702.9.1 Slope and drainage easements, having a minimum width of ~~10~~ 20 feet, shall be provided adjacent to all street right-of-ways. Additional widths may be required, based on the design, to encompass all proposed improvements.

702.9.2 Drainage easements, having a minimum width of 10 feet, shall be provided along all side and rear lot lines. Additional widths may be required, base on the design, to encompass all proposed improvements.

702.9.3 Drainage easements shall be provided along all watercourses. Such easements shall substantially conform to the line of the watercourse and shall be of such width as will adequately preserve the unimpeded flow of natural drainage. In no case shall the easement be less than 25 feet on either side of the normal flow line, for a minimum width of 50 feet.

702.9.4 Easements shall be provided along all wetland areas. Such easements shall substantially conform to the line of the wetland area and shall be of such width as will help safeguard the wetlands. In no case shall the easement be less than 25 feet in width adjacent to the wetlands.

702.9.5 All proposed easements shall be set forth in the restrictive covenants shown on the plan, as well as being shown graphically. Easements shall be established by setting forth the purpose of the easement, its location and size and the person or entity to which it is granted. If maintenance is expected at some time in the future, a maintenance agreement shall be submitted to the Township for review.

702.10 The Township or its agents shall have the right to enforce the restrictive covenants relative to water supply and sewage disposal in the event the developer and the Lot Owners Association fail or unable to enforce them. They shall further have free access to all developments and lots at all times for the purpose of inspection and enforcement.

702.11 No principal building, on-lot septic system or vehicle parking area shall be placed within 25 feet from any regulated wetland.

Section 703 Street System

703.1 General

703.1.1 Proposed streets shall conform in all respects to the Official Map and general development plan of the Township as such may apply.

703.1.2 Proposed streets shall further conform to such County and State street and highway plans as have been prepared, adopted and/or filed as prescribed by law and to the requirements of a general plan of the area as developed by the Planning Commission.

703.1.3 Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.

703.1.4 Minor streets shall be so laid out as to discourage through traffic, however, the arrangement of streets wherever possible shall provide for the continuation of existing or proposed streets and for adequate access to adjoining undeveloped tracts suitable for future developments.

703.1.5 If lots resulting from original subdivision are large enough to permit resubdivision, or if a portion of a tract is not developed, adequate street rights-of-way to permit future development shall be provided as necessary.

703.1.6 Dead-end streets, except private streets in a minor subdivision, greater than one (1) lot depth in length shall be provided with a temporary turnaround and shall conform to paragraph 703.2.

703.1.7 Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets. Street names shall not be repeated within the Township or adjacent areas and all street names shall be subject to the approval of the Planning Commission and the Board of Supervisors.

703.1.8 Driveways shall be located not less than forty (40) feet from the intersection corner of corner lots and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications as herein defined.

703.1.9 All streets and driveways which enter unto a street under the jurisdiction of PennDOT or the Township must secure a Highway Occupancy Permit from the appropriate authority prior to construction. All such access must be constructed in strict accordance with the provisions of the permit.

703.2 Cul-de-sacs

703.2.1 Cul-de-sacs shall not exceed twelve hundred (1200) feet in length.

703.2.2 Cul-de-sacs shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of not less than fifty (50) feet and shall be paved to a radius of not less than forty (40) feet.

703.2.3 Drainage of turnarounds shall preferably be towards the open end.

703.2.4 On cul-de-sacs having a minimum outside radius of fifty (50) feet, all lots shall have a minimum road frontage of fifty (50) feet and shall depict the additional front yard setback required to conform with the minimum lot width as set forth in the Zoning Ordinance.

703.3 Street Widths

703.3.1 Minimum required street widths shall be as set forth in Table 7-1.

703.3.2 Additional right-of-way and cartway widths may be required in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare. In cases where topography or other physical conditions make a street of required minimum width impractical, the requirements may be modified.

703.3.3 New half or partial streets will not be permitted except where essential to reasonable development of a tract in conformance with the other requirements and standards of these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the street is secured and the construction of the street carried out simultaneously as a whole.

703.3.4 Wherever a tract to be developed borders an existing half or partial street, the other part of the street shall be plotted within such tract.

703.3.5 Street widths shall be measured from lot line to lot line.

703.4 Street Alignment

703.4.1 Wherever street lines are deflected a total of seven and one-half (7-1/2) degrees or more, within five hundred (500) feet, connection shall be made by horizontal curves.

703.4.2 To insure adequate sight distance, minimum center-line radii for horizontal curves shall be as set forth in Table 7-1.

703.4.3 Except on minor and local access streets, a minimum tangent of sufficient length to provide for the proper transition of superelevation as set forth in paragraph 502.8.3, shall be required between curves or deflection points.

703.4.4 A long radius curve shall be preferred in all cases to a series of curves and tangents.

703.4.5 The approaches to an intersection shall follow a straight course.

703.5 Street Grades

703.5.1 The minimum grade of any street gutter shall be not less than one-half of one percent (0.5%).

703.5.2 Center-line grades shall not exceed the grades set forth in Table 7-1.

703.5.2.1 Maximum grades shall be limited in length to two hundred fifty (250) feet.

703.5.2.2 Maximum grades shall be separated from one another by a grade not exceeding a sustained grade which shall be not less than five hundred (500) feet in length.

703.5.3 Summit vertical curves shall be used at changes of grade exceeding one percent (1%) and shall be designed in relation to the extent of grade change and to provide the minimum sight distance, as set forth in Table 7-1, measured along the center-line from the driver's eye 3.50 feet above the road surface to the top of an object 6 inches high and on the road surface.

703.5.4 Sag vertical curves shall be used at changes of grade exceeding one percent (1%) and shall be designed as follows:

703.5.4.1 On minor streets, local access streets, and private streets, curves shall have a minimum length of fifteen (15) feet for each one percent (1%) algebraic difference in tangent grade with an absolute minimum length of seventy-five (75) feet. (i.e. 1% to 5% - 75' v.c.; 5.1% to 6% - 90' v.c.; etc.)

703.5.4.2 On all other streets, curves shall have a minimum length of twenty-five (25) feet for each one percent (1%) algebraic difference in tangent grade with an absolute minimum length of one hundred (100) feet. (i.e. 1% to 4% - 100' v.c.; 4.1% to 5% - 125' v.c.; etc.)

703.5.5 A leveling area for all street intersections shall be provided as follows:

703.5.5.1 The tangent grade of the through street at the point of intersection of the center-lines of the two streets shall not exceed eight percent (8%). Crest and sag vertical curves shall be provided in accordance with paragraphs 703.5.3 and 703.5.4.

703.5.5.2 The tangent grade of the connecting street shall not exceed four percent (4%) within the right-of-way lines of the through street. Crest and sag vertical curves shall be provided in accordance with paragraphs 703.5.3 and 703.5.4.

703.5.6 The maximum grade across the turnaround in a cul-de-sac shall not exceed eight percent (8%).

703.6 Street Intersections

703.6.1 Streets shall be laid out to intersect at right angles. In individual cases where this is not physically possible, streets will be permitted to intersect one another at an angle of not less than eighty (80) degrees, provided written justification is supplied by the developer.

703.6.2 Multiple intersections involving the junction of more than two (2) streets shall be prohibited.

703.6.3 Street right-of-way intersections shall be rounded by a tangential arc having a minimum radius of forty (40) feet. The street pavement shall be rounded by a tangential arc having a minimum radius of twenty (20) feet.

703.6.4 Intersections with major traffic streets preferably shall be located not less than eight hundred (800) feet apart, measured from center-line to center-line except in commercial areas where the distance preferably shall be not less than five hundred (500) feet.

703.6.5 Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of one hundred sixty (160) feet between their center-lines.

703.6.6 Intersection Sight Distance -- At intersections, all obstructions of any type, including vegetation and earth, shall be removed (by excavation, if necessary) and deed or lease restrictions established to maintain such improvements, such that clear and unobstructed sight is provided from a point on the center-line of the intersecting road distant fifteen (15) feet from the nearest edge of the travelway of the through road to a point on the center-line of the through road for a distance of:

703.6.6.1 Seven hundred (700) feet if the through road is an arterial street.

703.6.6.2 Four hundred seventy-five (475) feet if the through road is a connector street.

703.6.6.3 Four hundred (400) feet if the through road is a collector street.

703.6.6.4 Three hundred (300) feet if the through road is a minor or local access street.

703.7 Traffic Impact Studies

703.7.1 Purpose To enable the Township to assess the impact of a proposed development on the public transportation system. To ensure that proposed developments do not adversely affect the transportation network. To identify any traffic problems associated with access from the site to the existing transportation network. To develop solutions to potential problems and to propose improvements to be incorporated into the proposed development.

703.7.2 Applicability

703.7.2.1 A traffic impact study shall be required for any subdivision or land development that is projected to generate 500 or more average daily trip ends at build-out, after the completion of all phases. Trip ends shall mean the total number of trips both entering and exiting the proposed development. These projected trip ends shall be based on the latest edition of the publication titled "Trip Generation", published by the Institute of Transportation Engineers, or upon traffic studies conducted within the last five years at comparable developments.

703.7.2.2 If a development is proposed to be submitted in phases, the initial traffic study shall consider a reasonable estimate of the likely development in later phases, in addition to the current phase.

703.7.2.3 The boundaries of the study area shall include those existing and proposed streets and intersections which may be affected by the proposed subdivision or land development. If there is any dispute as to whether existing and proposed streets and intersections may be affected or not, the final discretion shall rest with the Township Engineer or designated Traffic Engineer.

703.7.3 Traffic Impact Study Contents

703.7.3.1 Site Description. This section shall include the location, proposed land uses, acreage, construction staging and completion date of the proposed land development. Types of dwelling units and number of bedrooms shall be included for residential developments, and gross and usable floor area for non-residential developments. A brief description of surrounding land uses and other proposed land developments within the study area shall be provided. A study area map should be included.

703.7.3.2 Transportation Facilities Description.

a. The study shall describe the proposed internal transportation system, including vehicular, bicycle, bus and pedestrian circulation, all internal roadway widths and rights-of-way, parking conditions, traffic channelization and any traffic controls within the site.

b. The study shall describe location and design of proposed access, including sight distance limitations and distance from adjacent driveways and intersections.

c. The report shall describe the external roadway system within the study area. Major intersections in the study area shall be identified and mapped. Any proposal for bus or van service shall be described. Pedestrian and bicycle facilities on abutting properties shall be documented. All proposed or approved roadway improvements within the study area shall be noted.

703.7.3.3 Existing Traffic Conditions. Existing traffic conditions shall be documented for all streets and intersections in the study area. Traffic volumes shall be recorded for existing average daily traffic, existing peak hour traffic and for traffic during the development's peak hour. Complete traffic counts at all intersections in the study area shall be conducted, encompassing the peak hours of the development and roadway. A volume capacity analysis using the procedures of the current Highway Capacity Manual and based upon existing volumes shall be performed during the peak hours of the development for the peak hours of all roadways and major intersections in the study area. Levels of service shall be determined for each location.

703.7.3.4 Traffic Impact of the Development. Estimation of vehicular trips to result from the proposal shall be completed for the peak hours of both the street system and the development. Acceptable sources and methodology shall be followed. These generated volumes shall be distributed to the study area and assigned to the existing streets and intersections throughout the study area. Documentation of all assumptions used in the distribution and assignment phase shall be provided. Traffic volumes shall be assigned to all access points. Safety issues for any pedestrian crossings shall be described. Any characteristics of the site that will cause unusual trip generation rates and/or traffic flows shall be noted.

703.7.3.5 Analysis of Traffic Impact.

a. The total future traffic demand based on full occupancy of the proposed subdivision or land development shall be calculated for the existing and proposed streets and intersections.

b. The total traffic demand shall include existing traffic with an acceptable increase based upon background growth rates. Then the traffic projected from the development shall be added. Then, the study shall consider the traffic projected to be generated by other new development in the study area.

c. A volume/capacity analysis shall also be conducted using the total future demand and the future roadway capacity. This analysis shall be performed using the peak hours for all streets and major intersections in the study area. In addition, the

Township Engineer may also require this analysis to be conducted for the peak hours of traffic that is generated by the development. Volume/capacity calculations shall be completed for all movements at major intersections. Levels of service for all streets and intersections shall be listed.

703.7.3.6 Conclusions and Recommended Improvements.

a. Any movements on streets and intersections within the study area showing a Level of Service E, or worse, based on the latest edition of the Highway Capacity Manual, shall be considered deficient. Specific recommendations for the elimination of these problems shall be listed. For unsignalized intersections where the traffic impact of the development causes the side street approach to degrade to a Level of Service F, the intersection should be evaluated for a signal warrant. Highway capacity evaluations shall consider not only the overall intersection level of service, but also each approach and movement to identify any substandard values which need to be improved.

b. All locations where the level of service for the completion year of the development is deficient without the proposed development, the study shall determine improvements which would provide a level of service and delay no worse than conditions without the subject development. These improvements may include street and intersection design and improvements, traffic signal installation and operation, traffic signal timing and other improvements. The study shall also provide an analysis to determine improvements which would eliminate all deficient levels of service.

c. Actions to facilitate use of bus or van service shall be included, if applicable.

d. The listing of recommended improvements for both streets and transit shall include, for each improvement, the party responsible for the improvement, a preliminary cost estimate and funding of the improvement, and the phase of development during which the improvement is proposed to be completed. Any roadway improvement which requires increased right-of-way shall be identified.

e. The traffic impact study may be used as a basis for a Township requirement under Section 703.8 of this Ordinance.

f. Improvement plans shall not be submitted to PADOT before they are submitted to the Township. Approval of a site access plan by PADOT does not guarantee approval by Lehman Township.

703.7.3.7 Preparation and Review. The preparer of the traffic impact study shall be a professional engineer or transportation planner. The developer shall reimburse Lehman Township for reasonable fees and expenses incurred by the Township Engineer or Traffic Engineer for the review of the developer's traffic impact study and plans.

703.7.4 Transportation Management Plan for Special Events. For special events or developments with venues for cultural, entertainment or sports at which attendance is projected to exceed 4,000 persons per day, a transportation management plan shall be prepared. This plan shall be in addition to all other requirements of any traffic impact study under this section. The plan shall describe the peak days and times of events, and the anticipated directions of traffic. The plan shall describe all facilities and coordination which will be used to accommodate the traffic generated by these events. This should include, but not be limited to, use of satellite parking facilities, provision of bus or van service, traffic control facilities and traffic control personnel, anticipated coordination with emergency services and law enforcement, and signage or message boards on the local roadway system and on interstate and major state roadways within and entering the Pocono region. The accommodation of employee transportation and parking shall also be described.

703.8 Required Traffic Improvements.

703.8.1 Purpose. In recognition of Sections 503(2)(ii) and 503(3) of the PA. Municipalities Planning Code, this Section is primarily intended to ensure that streets bordering a subdivision or land development are coordinated and of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic and to facilitate fire protection and to ensure that the access into and out of subdivisions and land developments is sufficiently safe.

703.8.2 Process. Section 703.8 shall be carried out through determinations of the Board of Supervisors, after considering any recommendations of the Planning Commission, the Township Engineer, the Applicant, the Applicant's professional representatives, any comments from PennDOT that may be provided regarding a State road and any professional traffic studies that may have been submitted.

703.8.3 On-Site/ Abutting Traffic Improvements. If, in the determination of the Board of Supervisors, there is a reasonable relationship between the need for an "on-site improvement" of a street and the traffic created by a proposed subdivision or land development, the Applicant for such subdivision or land development shall be required to complete the needed improvement or fund his/her fair share of the cost of such traffic improvement and to dedicate sufficient street right-of-way for needed improvements.

703.8.3.1 Widening of Abutting Roads. An Applicant for any land development or major subdivision shall be required to pave any existing unpaved street and widen the cartway and any shoulders of abutting streets to Township standards to result in a minimum paved cartway width of 20 feet, plus 5 feet wide minimum shoulders on each side that are improved to PennDOT Type 3 specifications or other specifications approved by the Board of Supervisors.

a. Where the Board of Supervisors determine that land owned by another entity on the other side of the street is likely to be developed in the near future, the

Board of Supervisors may permit an Applicant to only improve the street from the centerline of the street right-of-way inward towards the project's lot lines, provided that sufficient improvements would still be completed for public safety.

b. A lesser width may be permitted where the Supervisors determine that such would be appropriate and/or would save mature trees.

c. A wider width may be required by the Board of Supervisors where needed along a connector or arterial street.

703.8.3.2 Such improvements and right-of-way shall be required unless the Board of Supervisors determine:

a. That there is not a reasonable relationship between the improvements and the traffic created by the proposed development, or

b. That widening of right-of-way or other improvements are not needed or that a lesser improvement is sufficient, or

c. That PennDOT specifically refuses, in writing, to allow such improvement to a State road in the foreseeable future, in which case the Township may still require that abutting right-of-way be dedicated to the Township or reserved for dedication if needed in the future.

703.8.3.3 Any improvement to a State street shall meet all PennDOT standards.

703.8.3.4 Types of Required Traffic Improvements.

a. On-site improvements is defined as all street improvements constructed on the Applicant's property, or the improvements constructed on the property abutting the Applicant's property necessary for the ingress or egress to the proposed project.

b. On-site improvements may include, but are not limited to, a new or upgraded traffic signal, land dedication to improve an abutting intersection, realignment of an abutting curve in a road or the widening of the abutting cartway and right-of-way.

c. Under this Ordinance, the Township shall not require an Applicant to fund or complete a road improvement that is an "off-site improvement", unless the Board of Supervisors determine that such improvement is clearly essential for the physical safety of the occupants/residents of the proposed development (such as for emergency vehicle access).

703.8.3.5 Funding. In place of completing a required street improvement as a condition of final approval, an Applicant may enter into a legally binding development agreement with the Township for the Applicant to fund the improvement, or his/her fair share of such improvement, as determined by the Board of Supervisors.

703.8.3.6 Accounting. Any such funds may be placed in escrow until such time as sufficient funds are available for a more comprehensive improvement, with interest being used towards the cost of the improvement. Any such funds received under this sub-section shall be accounted for separately.

703.8.3.7 Staging. Any completion or funding of a required road improvement may occur in stages in relationship to the stages of the development, if so stated in a legally binding development agreement and/or as a condition of final plan approval.

703.8.3.8 Fees In Lieu of Street Improvement. If an Applicant is required to improve an existing street, the Board of Supervisors may approve a request from the Applicant to modify the requirements of Section 703 to allow an alternative. This alternative may include the payment by the Applicant of a fee in lieu of making the street improvement. The specific fee shall be determined by the Board of Supervisors but the fee shall be a value that is less than the cost of constructing the street improvement. The fee shall only be used to make improvements to existing public streets within the Township.

703.9 Arterial and Connector Street Frontage. Where a subdivision or land development abuts or contains an existing or proposed arterial or connector street, the Board of Supervisors may require one or more of the following design methods to avoid increased traffic congestion and improve traffic safety. The Board's decision to use such methods will be based on the recommendations of the Planning Commission, the Township Engineer, any comments from PennDOT and any professional traffic studies that have been submitted.

703.9.1 The use of a marginal access or frontage street or access only onto side or interior streets, to collect traffic from numerous driveways and direct it to a select few number of entrances to the arterial or connector street.

703.9.2 The minimization of the number and length of driveway cuts or street intersections onto an arterial or connector street, which may include requiring the use of shared driveways between adjacent uses or lots.

703.9.3 The restriction of ingress and egress involving left-hand turns onto or off of the arterial or connector street.

703.9.4 The prohibition of driveways from individual dwellings entering directly onto an arterial or connector street. If there is no alternative to this, each driveway entering onto an arterial or connector street shall have adequate turn-around space for vehicles provided within the lot so that vehicles do not back onto the street.

Section 704 Stormwater Management

All stormwater management facilities shall be designed and constructed in accordance with the requirements of the Lehman Township Stormwater Management Ordinance.

Section 705 Sewage Disposal

705.1 General

705.1.1 All developments shall be served by an adequate sewage disposal system, acceptable to PADEP or the Board of Supervisors.

705.1.2 When sewage disposal is to be provided by other than on-site systems, owned and maintained by individual lot owners, the provider must be a certified public utility, a bona fide cooperative lot owners association, or a municipal corporation, authority or utility. All applications shall include the Certificate of Public Convenience from the P.U.C., an application for such a certificate, a cooperative agreement, or a commitment from the appropriate public entity to serve the proposed development.

705.2 Public Central Sewage System

705.2.1 Where an approved public central sewage system is within one thousand (1000) feet of any portion of a proposed subdivision containing lots of less than one (1) acre in area or one hundred fifty (150) feet in width, all necessary mains and laterals for connection of such lots to the system shall be installed by the developer according to preliminary and final plans.

705.2.2 When the development is to be served by a public utility or municipal entity, the developer shall comply with the requirements of said utility or entity or the requirements of paragraph 705.5, whichever is more stringent.

705.3 Private Central Sewage System

705.3.1 If a public central sewage system is not available and sewage disposal is on a project basis, the developer shall comply with the requirements of paragraph 705.5.

705.3.2 Central sewers are required for all residential lots and non-residential developments where the Board of Supervisors determine that on-site soil conditions are unsuitable for on-lot subsurface disposal systems.

705.4 On-lot Sewage System

705.4.1 If a public central sewage system is not available and all proposed lots are one (1) acre or more in area and a private central sewage system is not to be provided, the developer shall:

705.4.1.1 Submit a plan of recommended locations for subsurface disposal areas.

705.4.1.2 Submit four (4) copies of a completed PADEP Land Planning Module. An adequate number of test pits and soil percolation tests shall be undertaken to determine the general suitability of soils throughout the subdivision or development for on-lot subsurface sewage disposal.

705.4.1.3 Either install on-lot sewage disposal facilities or require by restrictive covenant that such facilities be installed by the purchaser of a lot at the time the principle building is constructed.

705.4.2 The standards of Title 25, Chapter 73, "Standards Sewage Disposal Facilities", PADEP shall be strictly adhered to.

705.4.3 All residential lots shall contain a suitable area for an on-lot sewage disposal system or be served by an approved central sewage disposal system.

705.5 Central Sewage System Design

705.5.1 All centralized sewage system designs, plans and/or construction shall:

705.5.1.1 Be compatible with sewage feasibility studies and plans of the Township.

705.5.1.2 Comply with all requirements of PADEP and/or Ordinances of the Township or Township Authority, whichever may be more stringent.

705.5.1.3 Be approved by the appropriate agencies prior to final plan submission.

705.5.2 All plans and specifications for proposed central sewage systems shall be prepared by a registered professional engineer well versed and knowledgeable in the field.

705.5.3 All sewage collection shall be designed and constructed in accordance with regulations and requirements of PADEP (as set forth in the Sewerage Manual prepared by the Bureau of Water Quality Management) and/or the Township or Township Authority. In the case of relatively small Community Sewage Systems (as defined in Chapter 73 of the Department

regulations), the developer may submit a written request for a variance from such requirements together with justification thereof.

705.5.4 All sanitary sewers shall be designed and constructed to provide adequate capacity for the ultimate flow of the subject development. The Township may also require that any sanitary sewer be designed and constructed to provide for service to adjacent or nearby properties. In such instances, developers shall be financially responsible solely for those costs associated with their individual development.

705.5.5 All systems utilizing subsurface disposal of sewage effluent shall be designed and constructed in accordance with applicable PADEP regulations. The registered professional engineer employed by the developer shall certify that the existing or proposed facility has been designed in accordance with such requirements.

705.5.6 The developer shall demonstrate compliance with or cause to be prepared such revisions as may be required for the Official Township Sewage Plan and/or Township Sewage Feasibility Study.

705.5.7 The following information shall be submitted for review of a central sewage system:

705.5.7.1 Four (4) complete sets of preliminary plans for such systems shall be submitted for review with the preliminary plan. Four (4) complete sets of approved plans and specifications shall be submitted with the final plan. In the case of a public central sewage system, final plans shall include the approval of the company or authority.

705.5.7.2 In the case of a public central sewage system, a letter from the company or authority which states that the company or authority can adequately serve the development shall be submitted with the preliminary plan.

705.5.7.3 Four (4) copies of a completed PADEP Land Planning Module shall be submitted with the preliminary plan.

705.5.7.4 One (1) copy of all correspondence, supporting documentation, applications for permits and certificates of operation submitted to applicable State agencies for the right to provide such service.

705.5.7.5 One (1) copy of the permit and/or certificate of convenience issued by applicable State agencies authorizing such services.

705.5.8 The Planning Commission and Board of Supervisors shall have the right to review any such plans to determine compliance and compatibility of the same with any Township plans or studies and the overall adequacy of the proposed system.

Section 706 Water Supply

706.1 General

706.1.1 All developments shall be served with an adequate water supply system, acceptable to PADEP and the Board of Supervisors.

706.1.2 When water supply is provided by other than private wells, owned and maintained by individual lot owners, the provider must be a certified public utility, a bona fide cooperative lot owners association, or a municipal corporation, authority or utility. All applications shall include the Certificate of Public Convenience from the P.U.C., an application for such a certificate, a cooperative agreement, or a commitment from the appropriate public entity to serve the proposed development.

706.2 Public Central Water System

706.2.1 Where an approved public central water system is within one thousand (1000) feet of any portion of a development containing lots of less than twenty thousand (20,000) square feet in area or one hundred twenty (120) feet in width, all necessary water mains and lines for connection of such lots to the system shall be installed by the developer according to preliminary and final plans.

706.2.2 When the development is to be served by a public utility or municipal entity, the developer shall comply with the requirements of said utility or entity or the requirements of paragraph 706.5, whichever is more stringent.

706.3 Private Central Water System

706.3.1 If a public central water system is not available and water supply is on a project basis, the developer shall comply with the requirements of paragraph 706.5.

706.4 On-Lot Water System

706.4.1 If a public central water system is not available and all proposed lots are twenty thousand (20,000) square feet or more in area and one hundred twenty (120) feet or more in width and a private central water system is not to be provided, the developer shall:

706.4.1.1 Submit a plan of recommended locations for wells.

706.4.1.2 Either install on-lot well facilities or require by restrictive covenant that such facilities be installed by the purchaser of a lot at the time the principal building is constructed.

706.4.2 On-lot water supply systems shall comply with all requirements of PADEP and/or Ordinances of the Township or Township Authority, whichever may be more stringent.

706.5 Central Water System Design

706.5.1 All plans and specifications for proposed central water systems shall be prepared by a registered professional engineer well versed and knowledgeable in the field.

706.5.1.1 Central water systems serving Planned Residential Developments as defined in Act 247, the Pennsylvania Municipalities Planning Code, shall be designed and provide for fire flow.

706.5.1.2 Central water systems serving subdivisions and land developments other than Planned Residential Developments shall be equipped with fire department standpipes.

706.5.2 Deep Well Source Requirements

706.5.2.1 Wells shall be sited, drilled, and tested under the direct supervision of a qualified registered professional engineer or a professional ground water geologist.

706.5.2.2 The projected capacity of the well or wells shall be sufficient to produce at least 110 gallons per capita per day and/or 400 gallons per day for each residential dwelling unit to be served. Service to industrial or commercial establishments shall show adequacy of supply to meet such needs as established by the American Water Works Association.

706.5.2.3 The wells shall be pump tested utilizing a controlled step-drawdown test to establish the specific capacity of each well and to establish a long term pumping rate. The well shall be pumped at the above determined long term pumping rate for a sufficient period of time for stabilization to occur and the recovery noted. In no case will a pumping rate greater than the recharge rate be allowed.

706.5.2.4 Well construction shall be consistent with good practice and the guidelines of PADEP

706.5.2.5 Wells shall be so located away from potential sources of pollution. The well shall be located on a reserved one (1) acre parcel.

706.5.2.6 The effect of the areal drawdown shall be carefully evaluated and reported.

706.5.3 Water Distribution System Requirements

706.5.3.1 The system design shall follow good engineering practice and the guidelines of PADEP and/or the Public Utilities Commission. The distribution system shall be designed and sized to provide the design flows at a minimum pressure of 25 psi at curb stops.

706.5.3.2 Pipe classes shall be consistent with design pressures.

706.5.3.3 Before being placed into service, the system must be tested and chlorinated by procedures established by PADEP

706.5.3.4 The proposed utility shall provide for adequate flow of water for the development supplied, by interconnecting two or more wells or by providing storage for a minimum or one (1) day's demand.

706.5.3.5 Flow Rates

i) Distribution systems serving residential developments shall provide for a minimum flow rate of at least five (5) gallons per minute for each lot or proposed dwelling unit for domestic purposes only.

ii) Distribution systems serving commercial or industrial developments shall provide for a minimum flow rate of at least twenty-five (25) times the projected average daily flow rate.

iii) Distribution systems intended to provide for fire flow shall provide for minimum flow rates in accordance with the standards of the National Fire Underwriters.

706.5.4 **Fire Department Connections**

706.5.4.1 Fire department connections shall be installed on all central water systems and shall consist of hydrants or standpipes.

706.5.4.2 Hydrants shall be of standard approved type and shall be utilized where water systems are specifically required or designed to provide for fire flow.

706.5.4.3 Standpipes shall consist of a minimum two and one-half (2-1/2) inch diameter galvanized pipe, connected to the distribution system, with a two and one-half (2-1/2) inch diameter National Standard thread male fitting and protective cap. Standpipes shall be utilized only where water systems are not required to provide for fire flow. Such standpipes shall be intended to operate only through the normal operating pressure of the distribution system and are not intended to be connected to a high volume pump on a fire truck.

706.5.4.4 All fire department connections shall be located on the street right-of-way lines.

706.5.4.5 Valve boxes for standpipes shall project four (4) inches above the ground surface and shall be located two (2) feet in front of and two (2) feet to the right of the corresponding standpipe, as viewed from the adjacent street shoulder.

706.5.4.6 All fire department connections shall be painted with a reflective paint; the color and shade of which shall be approved by the local fire company.

706.5.4.7 Hydrants shall be located in accordance with the requirements of the National Board of Fire Underwriters. Standpipes shall be located not more than twenty-five hundred (2500) feet apart. The locations of all fire department connections shall be subject to review by the local fire company and the approval of the Board of Supervisors.

706.5.5 The following information shall be submitted for review of a central water system:

706.5.5.1 Four (4) complete sets of preliminary plans for such systems shall be submitted for review with the preliminary plan. Four (4) complete sets of approved plans and specifications shall be submitted with the final plan. In the case of a public central water system, final plans shall include the approval of the company or authority.

706.5.5.2 In the case of a public central water system, a letter from the company or authority which states that the company or authority can adequately serve the subdivision shall be submitted with the preliminary plan.

706.5.5.3 One (1) copy of all correspondence, supporting documentation, applications for permits and certificates of operation submitted to applicable State agencies for the right to provide such services.

706.5.5.4 One (1) copy of the permit and/or certificate of convenience issued by applicable State agencies authorizing such services.

706.5.6 The Planning Commission and Board of Supervisors shall have the right to review any such plans to determine the overall adequacy of the proposed system.

706.6 Water Studies and Requirements

706.6.1 Purposes. To provide the Township with information to properly evaluate the impact a proposed development will have upon groundwater resources. To make sure that adequate water supplies will be available to service a proposed development without negatively impacting adjacent uses dependent upon the same water source.

706.6.2 A hydrogeologic study shall be required to be submitted by the Applicant whenever a proposed use, subdivision or land development involves an average water use (groundwater or spring water) exceeding 10,000 gallons per day after build-out.

706.6.3 See the provisions of the Zoning Ordinance concerning withdrawals of spring water and groundwater for off-site use.

706.6.4 Credentials. The study shall be prepared by a professional geologist or professional engineer with substantial experience in preparing similar studies.

706.6.5 The hydrogeologic study at a minimum shall include the following:

1. A location map for the proposed development showing proximity to waterways, lakes and major roads.
2. A proposed 30 day average rate and maximum daily rate of groundwater or spring water withdrawal from each water source.
3. A map showing water withdrawal points.
4. An analysis of the impacts of the water withdrawal upon the groundwater supply and upon uses and creek levels within a one-half mile radius of the project, including agricultural activities.
5. The analysis shall consider impacts during both normal conditions and drought conditions. Drought conditions shall be documented.
6. The Board of Supervisors may require that the study include the construction of test wells to determine the impacts. The level, rates, dates and times of water measurements shall be provided, and weather conditions shall be documented. The impacts upon a reasonable sampling of existing wells shall be recorded, provided that the owners of such wells grant permission for such studies.
7. If the Township determines that the water withdrawal could have a significant negative impact upon existing water users, as a condition of any development approval, the Township may require that the Applicant commit in a legally binding manner to appropriate mitigation of the negative impacts. This mitigation may include, but is not limited to: a) a financial guarantee to fund a deeper well or a connection to a central water system for properties that experience significant negative impacts after the water withdrawal occurs, b) a permanent conservation easement placed on sufficient land areas to result in amounts of groundwater recharge that is equivalent to the amount of groundwater that is being withdrawn, or c) a legally binding commitment to reduce the amount of the water withdrawal during drought conditions.

Section 707 Blocks

707.1 Residential blocks ordinarily shall have a maximum length of twelve hundred (1200) feet, and commercial blocks ordinarily shall have a maximum length of six hundred (600) feet.

707.2 Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities. Such crosswalks shall have a minimum width of ten (10) feet and shall be covered by an all-weather surface of not less than ~~four (4)~~ five (5) feet in width.

Section 708 Lot Area

708.1 The net area of all lots shall equal or exceed the minimum lot area as required by the Lehman Township Zoning Ordinance.

708.2 The net lot area shall be determined by computing the gross area contained within the lot lines and subtracting therefrom the following non-qualifying areas:

708.2.1 Any area or portion of the lot lying within or subject to any road, road right-of-way, access easement or access right-of-way.

708.2.2 The area of any flood plain, steep slope area, wetland area, utility easement/right-of-way, or easement/right-of-way of any other type, other than a road or access easement/right-of-way, which encroaches upon the area available for building as determined from the minimum front, side and rear building setback lines prescribed in the Lehman Township Zoning Ordinance.

708.3 The Applicant must demonstrate that the net lot area of each lot is adequate and sufficient to provide for all requirements of the Lehman Township Zoning Ordinance and to provide for buildings and required facilities such as water supply and primary and replacement sewage disposal areas, if appropriate.

Section 709 Residential Development

All residential lots shall conform with the provisions of the Lehman Township Zoning Ordinance.

Section 710 Commercial and Industrial Development

All commercial and industrial lots shall conform with the provisions of the Lehman Township Zoning Ordinance.

Section 711 Interconnected Parking Lots

711.1 The following provisions shall apply adjacent to a connector or arterial street where two lots that are each intended for current or future business uses will be contiguous to each other.

711.1.1 When two contiguous business uses or lots are in common ownership at the time of subdivision or land development application, the parking lots shall include an inter-connection to allow motorists and pedestrians to travel from one business to another business without needing to re-enter a public street.

711.1.2 Where two contiguous lots involving current or future businesses are not in common ownership, the Applicant for a subdivision or land development shall seek permission from the abutting lot owner to allow a vehicle interconnection between the parking lots. Unless the abutting property-owner refuses to permit the interconnection, the subdivision or land development shall include the construction of a vehicle and pedestrian inter-connection between the parking areas.

711.1.2.1 If the abutting property-owner refuses to permit the inter-connection or the inter-connection is currently not feasible, the Board of Supervisors may require that the subdivision or land development include an easement allowing a future inter-connection and/or construct the inter-connection as a "stub" up to the Applicant's property line.

711.1.3 Where an interconnection is required or planned between two uses or lots, the subdivision or land development shall include a suitable cross-easement that permits vehicles and pedestrians from one use or lot to have access through the parking lot and driveway of the adjacent use or lot.

Section 712 Steep Slopes. The following provisions are primarily intended to avoid erosion, sedimentation, stormwater management and winter driving hazards, particularly considering the Township's climate.

712.1 Regrading. Natural slopes greater than 15 percent shall not be regraded after the adoption of this Ordinance to circumvent the requirements of the Ordinance. This Section shall not regulate slopes that were clearly man-made prior to the adoption of this Ordinance.

712.2 Slopes Over 25 Percent. Any area with a slope greater than 25 percent shall be excluded from the minimum lot area, for purposes of determining minimum area requirements of this Ordinance.

712.2.1 If contiguous slopes greater than 25 percent are comprised of less than

6 feet in total rise of elevation (such as 3- two foot contours), then those areas greater than 25 percent slope do not need to be deleted when determining compliance with the minimum lot area.

712.3 Single Family Dwellings and Steep Slopes. The following provisions shall only apply to a lot that is submitted for preliminary subdivision approval after the effective date of this Section, or which is submitted for final subdivision approval if a preliminary plan submittal was not required:

712.3.1 Any lot proposed to be used for a single family detached dwelling shall include a proposed "building area" with a minimum of 4,000 square feet of land area. Such building area shall not include land within the minimum yard areas. Such building area shall contain the proposed location of the dwelling. The dwelling shall be built within the proposed building area shown on the plan, except as may be approved under Section 712.5.

712.3.1.1 If such building area for each lot includes an average slope of greater than 15 percent and less than 25 percent, then the minimum lot area shall be 2 acres, unless a larger lot area is required by another section of this Ordinance.

712.3.1.2 A new lot shall not be created that has a proposed "building area" that includes slopes of 25 percent or greater, except as follows:

a. If contiguous slopes greater than 25 percent are comprised of less than 6 feet in total rise of elevation (such as 3- two foot contours), then those areas greater than 25 percent slope do not need to be deleted when determining compliance with the minimum lot area.

712.3.1.3 Through designations on the Township-approved site plan, an Applicant may limit the area upon which new principal buildings are permitted. By committing to not place a principal building on slopes over 15 percent, the Applicant can avoid the larger lot size requirement of Section 712.3.1.1.

712.3.2 Access. Each lot shall be accessible from an existing or proposed street by means of a driveway or private accessway with a maximum grade of 15 percent.

712.4 Steep Slopes and Other Uses. Any lot proposed to be used for other than single family detached dwellings shall provide a "building area" on an average slope of less than 15 percent.

712.4.1 For such uses, the "building area" shall include locations of all proposed buildings and parking areas and outdoor storage areas and an area 20 feet around buildings, parking and storage areas. Such "building area" shall also contain the proposed locations of any primary and alternate on-lot septic systems.

712.4.2 Access. Each principal building and each parking area shall have vehicle access from an existing or proposed street by means of a driveway or private accessway with a maximum grade of 10 percent.

712.5 Changes to Building Area. The “building area” may show the outer extent of areas being considered for a proposed building, without showing an exact location, provided all of those potential areas still meet the requirements of this Section. An Applicant may change the proposed building area after subdivision approval is granted, provided that the Applicant proves that the new building area will still comply with this Section. However, the building area shall not be so large as to attempt to circumvent the average slope provisions of this Section that apply to a building site.

712.6 Site Plan and Tree Protection. If an Applicant proposes to alter or build upon slopes of 15 percent or greater, then a site plan shall be submitted to the Zoning Officer. A separate site plan is not required if the same information was included in an approved subdivision or land development plan.

712.6.1 Site Plan. The site plan shall show:

- a. the proposed lot lines,
- b. the existing and proposed contours and
- c. existing and proposed building locations, and the outer perimeter of the proposed “building area” as described above.

712.6.2 Mature Trees. On slopes over 15 percent, the Applicant shall prove to the satisfaction of the Zoning Officer that the removal of healthy trees with a trunk width of over 12 inches (measured at a height 3.5 feet above the ground level) and other attractive natural vegetation will be minimized. The Zoning Officer shall ask for reviews by the Planning Commission. The Site Plan shall show wooded areas to be removed or preserved, and methods to be used to make sure trees are protected by temporary fences or other measures during the construction process.

Section 713 Open Space and Recreation Areas and Fees

713.1 Purposes. To provide adequate open spaces, recreational lands and recreational facilities to serve residents of new developments, for both active and passive recreation; and to recognize and work to carry out the Comprehensive Plan for Lehman Township. The relevant portions of the Township Comprehensive Plan are hereby officially adopted as the “Recreation Plan” for Lehman Township.

713.2 Applicability. This section shall apply to any subdivision or land development for which a preliminary plan or a combined preliminary/ final plan is submitted after the enactment date of this Ordinance.

713.2.1 This section shall not apply to plans that the Board of Supervisors determines only involve clearly minor adjustments or corrections to an approved preliminary plan.

713.3 Limitations on Use of Fees.

713.3.1 Any fees collected under this section shall be placed within an escrow account and shall be accounted for separately from other Township funds.

713.3.2 The lands or facilities provided under this Section may be used at a site intended to serve the entire Township or at a facility intended to primarily serve the applicable region of the Township.

713.3.3 Such fees shall only be used for the following: acquisition of public open space, development of public recreational facilities, landscaping of public open space and closely related engineering and design work.

713.3.4 Unless the Township identifies fees for a particular set of facilities or particular recreation area, then the fees shall be used for the further development of Township recreational property.

713.4 Land Dedication. Any subdivision or land development regulated under this Section shall be required to dedicate the specified amount of common open space, unless the Board of Supervisors accept recreation fees-in-lieu of land.

713.4.1 Generally, it is the intent of this Section that developments of, at a minimum, 5 or more dwelling units that do not include land that is adjacent to existing publicly-owned land shall be required to pay a recreation and open space fee in lieu of dedicating land. However, if the Applicant does not agree to pay such fees, then land shall be required to be dedicated.

713.4.2 The land and fee requirements of this section shall be based upon the number of new dwelling units that would be permitted on the lots of a subdivision or land development after approval.

713.4.3 Prime Open Space. For the purposes of this section, the term "Prime Open Space" shall mean land proposed to be dedicated as common open space that would meet all of the following standards:

- a. less than 6 percent slope,
- b. not a "wetland" under Federal and/or State regulations,
- c. be part of a contiguous tract of at least 2 acres (which may include existing adjacent common open space) and
- d. not be within the "100 Year Floodplain" as defined by official floodplain maps of the Township.

713.4.4 Amount of Common Open Space. If a subdivision or land development is required to dedicate common open space, the following amounts for each permitted new dwelling unit shall apply:

Percentage of the Total Required Common Open Space that Would Meet the Definition of "Prime Open Space"	Minimum Required Common Open Space Per Permitted Dwelling Unit
0% to 25.0%	5,200 sq feet
25.1% to 75.0%	2,600 sq feet
75.1% to 100%	1,300 sq feet

713.5 Fees for Residential Development. If the Board of Supervisors determines that a proposed subdivision or land development is required to pay fees-in-lieu of dedicating open space, the fee shall be by resolution of the Board of Supervisors.

713.6 Decision on Land vs. Fees. The Board of Supervisors shall determine whether a land dedication would be in the public interest, or rather instead, whether the payment of fees is required. This determination should, but is not required to, be made at the time of preliminary plan review. The Township should, at a minimum, consider the following in this decision:

713.6.1 Whether the land in that location would serve a valid public purpose.

713.6.2 Whether there is potential to make a desirable addition to an existing public or School District recreation area.

713.6.3 Whether the proposed land would meet the objectives and requirements of this section and any relevant policies of the Township Comprehensive Plan.

713.6.4 Whether the area surrounding the proposed development has sufficient existing recreation and open space land, and whether it is possible for pedestrians and bicyclists

to reach those lands.

713.6.5 Any recommendations that may be received from the Planning Commission, the Township Engineer, the local School Board or School District staff and any Township Parks and Recreation Commission.

713.7 Common Open Space to be Dedicated.

713.7.1 Suitability. Land required to be dedicated shall be suitable for its intended purpose, in the determination of the Board of Supervisors. The Applicant shall state what improvements, if any, he intends to make to the land to make it suitable for its intended purpose, such as grading, landscaping, or development of trails. Such land shall be free of construction debris at the time of dedication.

713.7.2 Ownership. Required common open space shall be dedicated to the Township, unless the Board of Supervisors agree to accept a dedication to any of the following: the National Park Service, School District, the County, the PA. Bureau of State Parks, the PA. Bureau of Forestry, the PA. Game Commission, a homeowner association or an environmental organization acceptable to the Board of Supervisors. In the case of a rental development, the Township may permit the common open space to be retained by the owner of the adjacent residential buildings.

713.7.2.1 If required common open space is to be owned by a homeowner association, the developer shall be required to establish such association in a form that requires all property-owners within the development to annually contribute to the maintenance of the common open space.

713.7.2.2 Any homeowner association agreements regarding required common open space shall be subject to acceptance by the Board of Supervisors, based upon review by the Township Solicitor. The provisions of Section 703(f) of the State Municipalities Planning Code should serve as a model for such agreement.

713.7.3 Easements. Any required common open space dedication shall include conservation easements acceptable to the Township that permanently prevent the development of the open space for buildings, except buildings for non-commercial recreation or to support maintenance of the land.

713.7.4 Priority shall be given to dedication of land that would be suitable for a) additions to existing public schools and public recreation areas, or b) would preserve woods, steep slopes or other important natural features or land along a creek or river, or c) that would be suitable for centralized active recreation.

713.7.5 Land that is not suitable for active or passive recreation shall not be permitted to meet the requirements of this section, including areas within a stormwater detention

basin that are not suitable for recreation. Portions intended for active recreation shall be well-drained, of less than 6 percent average slope and not require filling in of a wetland for use.

713.7.6 Access and Continuity. Common open space within a subdivision or land development shall be contiguous, except as may be specifically exempted by the Board of Supervisors, and shall have adequate access for maintenance and by pedestrians.

713.7.7 Other Ordinances. Any required land dedication under this Section shall be in addition to any land dedication or improvement requirements of any other Township Ordinance. However, if more than 25 percent of the total tract area of a development will be available for recreation by the general public or by all residents of the development, then land dedication or fees shall not also be required under this Section 713.7.

713.7.8 Lands Close to Buildings. For the purposes of this section, land shall only be used to meet the minimum common open space requirements of this section if the land meets the definition of "Open Space, Common" that is stated in the Township Zoning Ordinance.

713.7.9 Residual Lands. If only a portion of a larger tract of land is currently proposed to be subdivided, or the Applicant owns one or more adjacent tracts that are not currently proposed to be subdivided, the Applicant shall provide a sketch of a possible future land dedication on these adjacent lands in case they would be developed in the future.

713.7.10 Coordination With Future Adjacent Dedication. The Board of Supervisors may require that a required land dedication within a property currently being subdivided be placed along an edge of the property so that it may, in the future, be combined with an open space dedication on the edge of an adjoining property when that adjoining property is subdivided or developed.

713.7.10.1 If public recreation land or common open space exists or is expected to be provided on an adjoining land area, then the Board of Supervisors shall have the authority to require an Applicant to provide common open space on immediately adjacent land.

713.8 Combination of Land and Fees. Upon mutual agreement of the Board of Supervisors and the Applicant, the Township may accept a combination of common open space and fees-in-lieu of land to meet the requirements of this section for a residential subdivision or land development. This combination shall be based upon the common open space requirement applying for a certain number of dwelling units and the fee-in-lieu of land requirement applying for the remaining number of dwelling units.

713.9 Timing of Fees. All of the fees required by this Section for all of the dwelling units shall be paid prior to the recording of the final plan.

713.9.1 If the required fee would be greater than \$2,000, and the Applicant and the Township mutually agree to provisions in a binding development agreement to require the

payment of all applicable recreation fees prior to the issuance of any building permits within each clearly defined phase of the development, then such fees are not required to be paid prior to recording of the final plan but may instead be paid within the requirements of that development agreement.

713.9.2 If the Applicant agrees to pay such fees in installments, then all such fees shall not be considered to be "paid" for the purposes of any applicable time limitations for utilization under the Municipalities Planning Code until all such fees are paid in full, including all installments and phases.

713.10 Facilities in Place of Land or Fees. An Applicant may seek a modification of the requirements of this section under the procedures of this Section by offering to construct substantial permanent recreation facilities within the proposed subdivision or land development or on nearby public open space, if the Applicant clearly proves to the satisfaction of the Board of Supervisors it will be approximately equal in market value to the land or fees that would otherwise be required.

TABLE 7-1
DESIGN STANDARDS FOR STREETS (a)

Design Specification	Arterial (b)	Connector	Collector	Minor	Local Access	Marginal Access	Alley	Private
Design Speed (MPH)	60	40	35	25	25	25	30	25
Right-Of-Way Width	80 [©]	60 [©]	60 [©]	50 [©]	50 [©]	50 [©]	30 [©]	[©] (f)
Cartway Width	44	38	38	30	30	30	20	(d)
Travelway Width	24	22	22	20	20	20	16	(d)
Shoulder Width	10	8	8	5	5	5	2	(d)
Minimum Centerline Radii (e)	900	400	300	150	150	150	100	150
Minimum Sight Distance	475	275	225	150	150	150	75	150
Maximum Grade (%)	10	10	12	16	16	16	16	16
Sustained Grade (%)	6	6	8	12	12	12	12	12

ALL DIMENSIONS IN FEET EXCEPT AS SPECIFIED.

Notes: (a) See Section 502 for Required Improvements and Construction Standards.

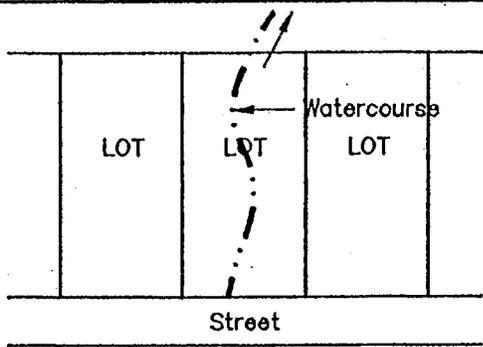
(b) Arterial Expressways require 200' ± for right-of-way width. Additional standards are as per PennDOT Specifications.

[©] Plus slope, drainage and utility easements as required by Paragraph 702.8.

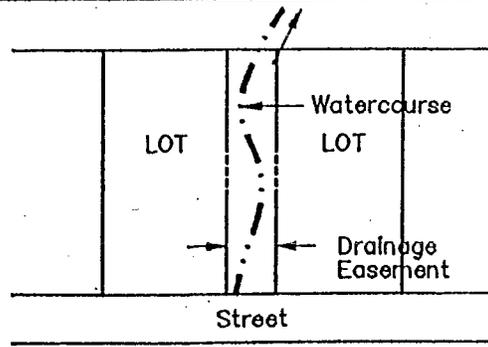
(d) As required and deemed necessary by the Board of Supervisors by the intensity of development.

(e) Larger radii may be required as determined by alignment to provide the required sight distance. To be determined or confirmed by the Township Engineer and/or PennDOT.

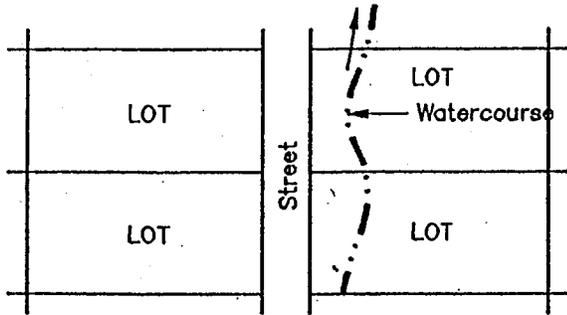
(f) As required by the classification of Minor Subdivision.



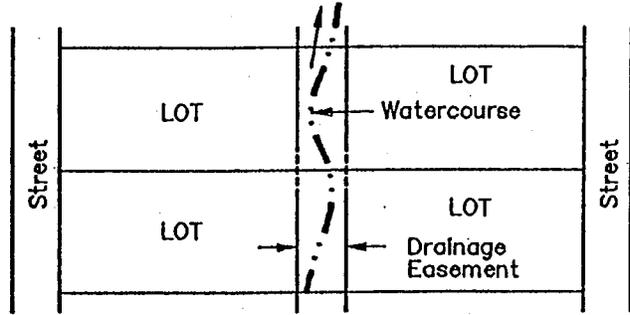
DRAINAGE
UNDESIRABLE DESIGN
Figure 7-1



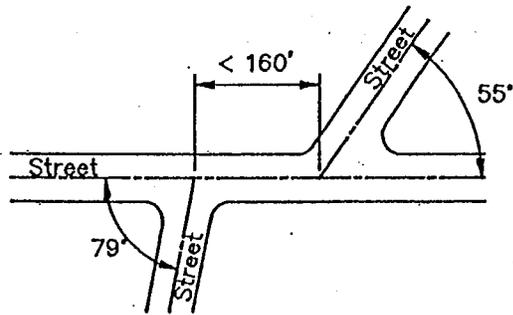
DRAINAGE
DESIRABLE DESIGN
Figure 7-2



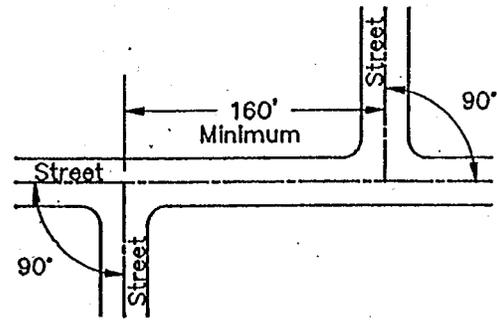
DRAINAGE
UNDESIRABLE DESIGN
Figure 7-3



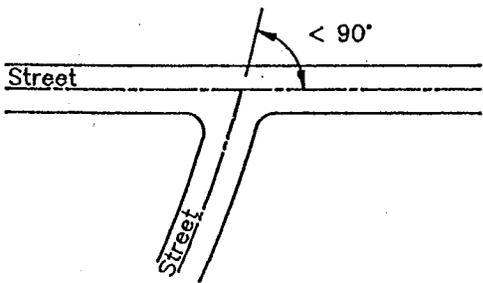
DRAINAGE
DESIRABLE DESIGN
Figure 7-4



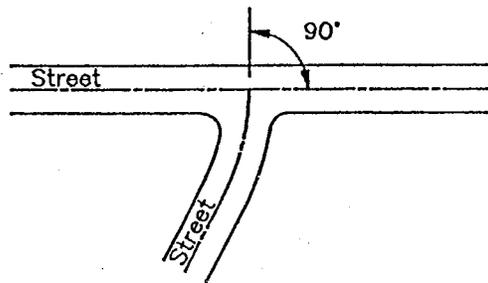
STREET INTERSECTION
UNACCEPTABLE DESIGN
Figure 7-5



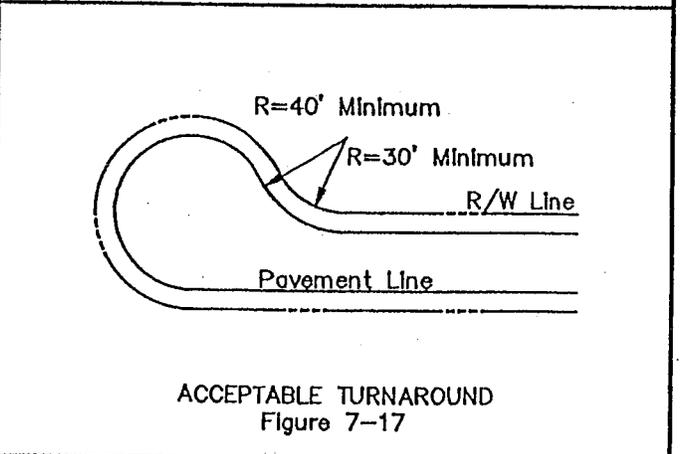
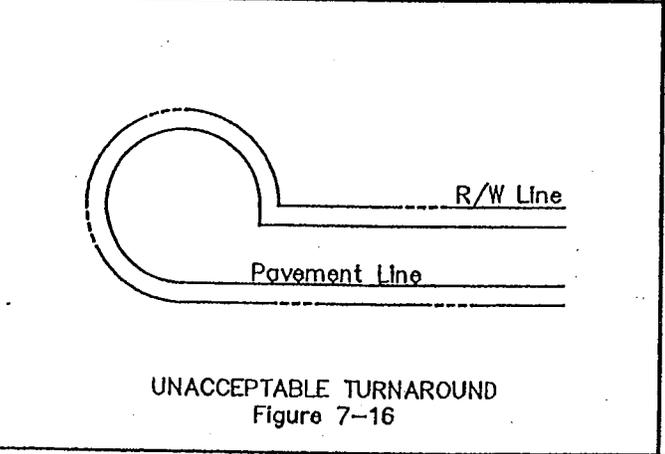
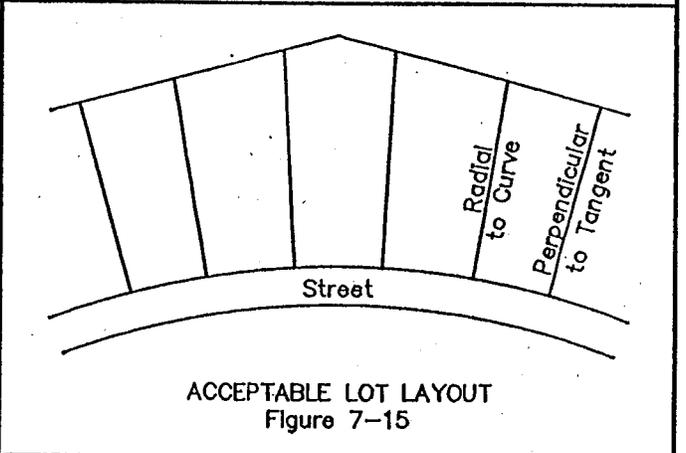
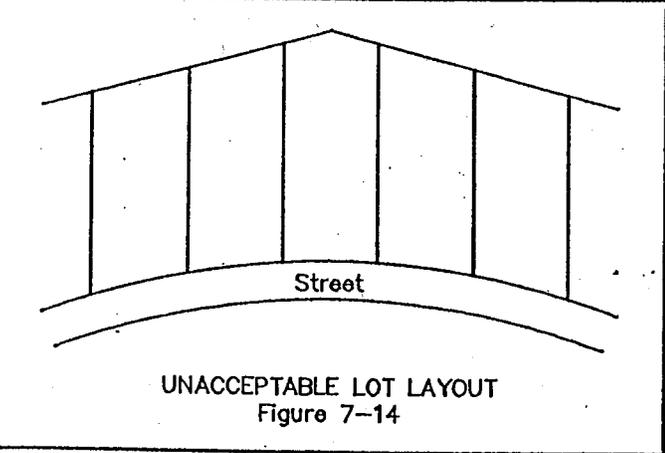
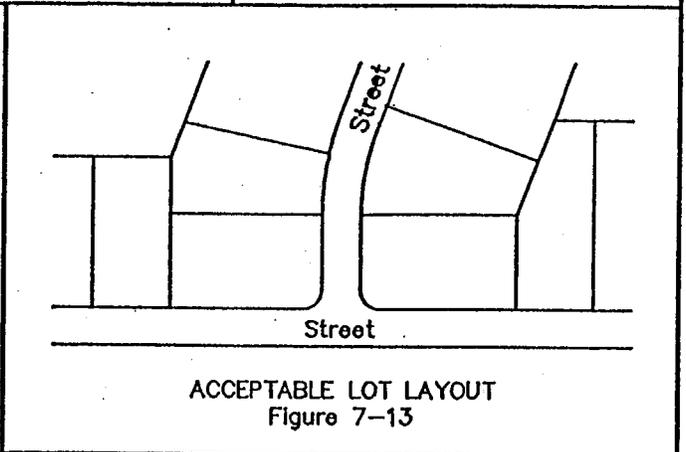
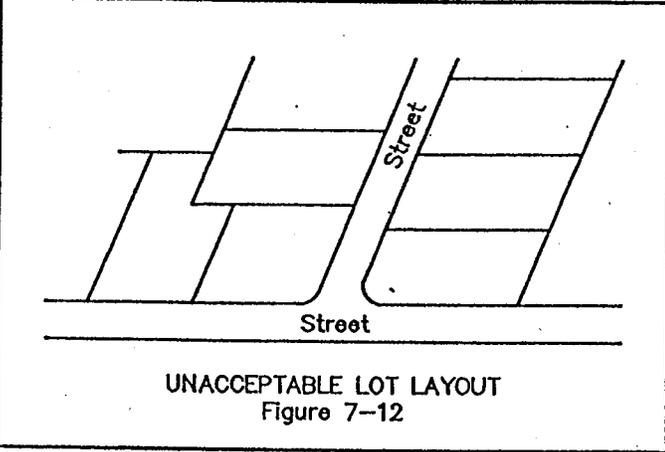
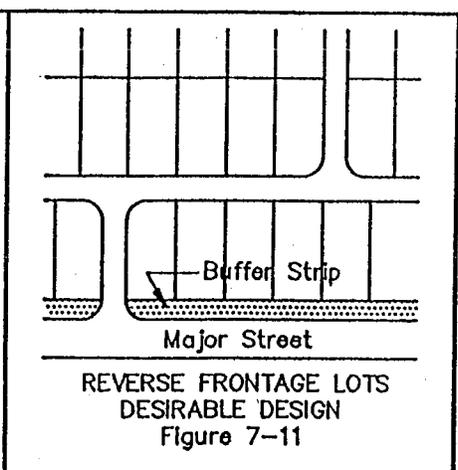
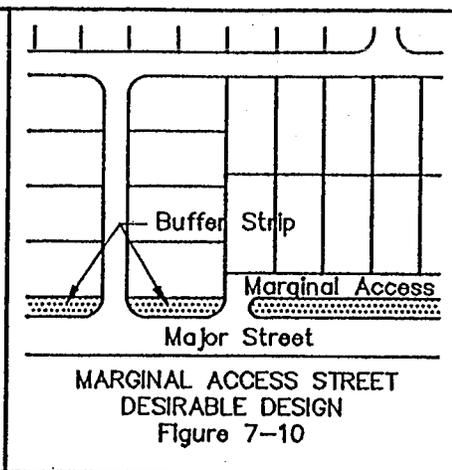
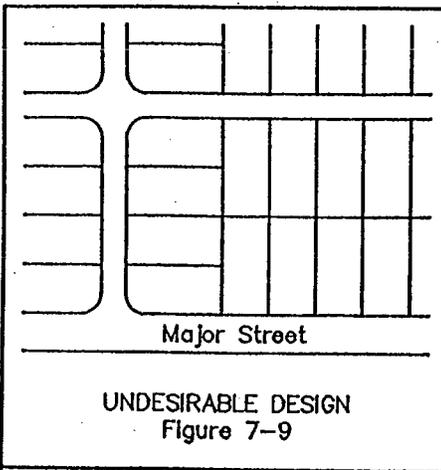
STREET INTERSECTION
ACCEPTABLE DESIGN
Figure 7-6

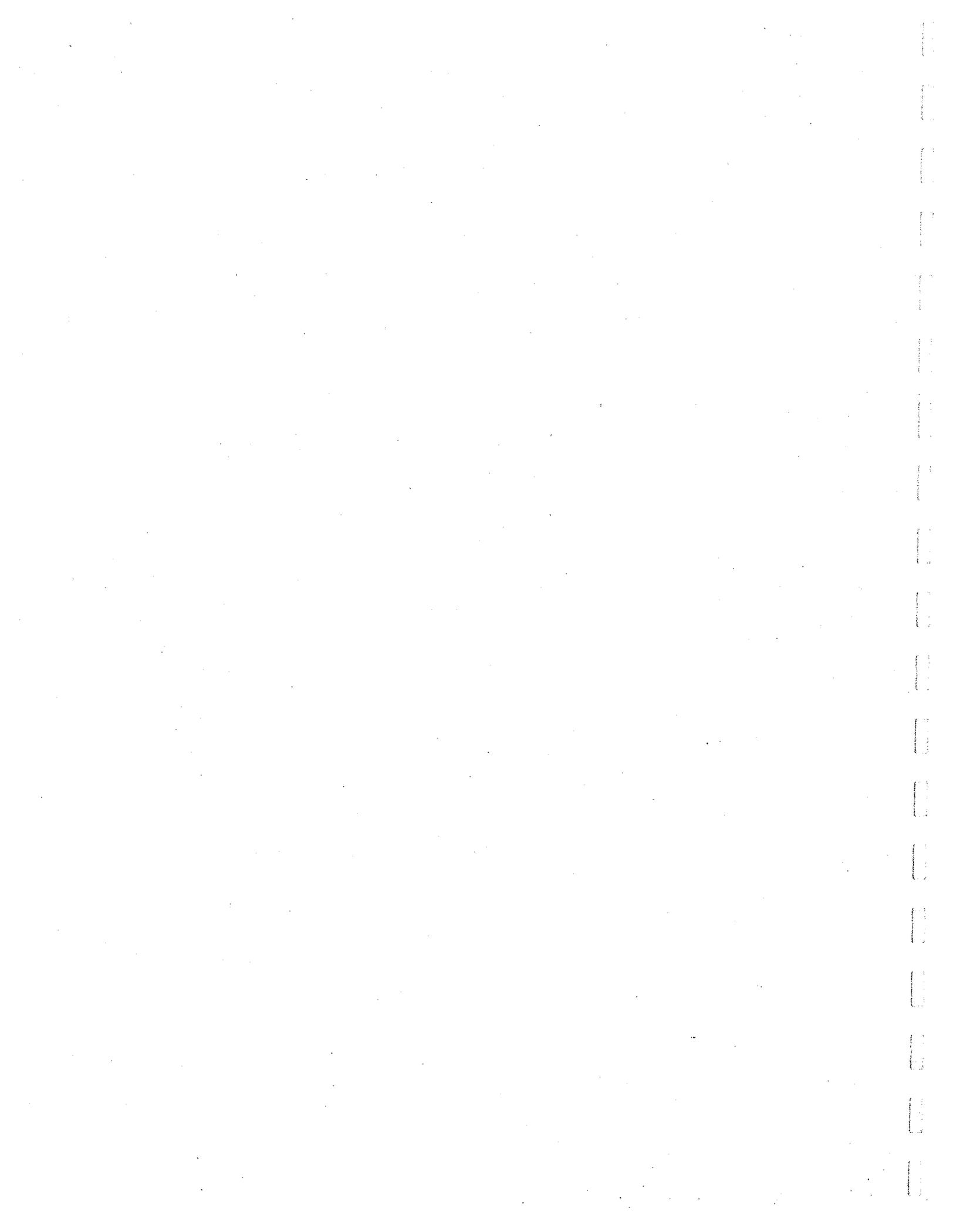


STREET INTERSECTION
UNDESIRABLE DESIGN
Figure 7-7



STREET INTERSECTION
DESIRABLE DESIGN
Figure 7-8





ARTICLE 8
MOBILE HOME PARK STANDARDS AND REQUIRED IMPROVEMENTS

Section 801 Application

The design standards and required improvements set forth in this Article will be applied by the Commission and the Board of Supervisors in evaluating applications for Mobile Home Parks that are in single ownership and provide mobile home sites on a lease or rental basis only.

Section 802 General Standards and Requirements

802.1 All Mobile Home Parks shall have a total land area of not less than five (5) acres.

802.2 All Mobile Home Parks shall be located on well drained land; the average natural slope of the area of the site intended for development shall not exceed ten percent (10%).

802.3 The location and layout of the proposed Mobile Home Park shall be consistent with the Township Comprehensive Plan.

802.4 The site of the proposed Mobile Home Park shall not be subject to flooding or to any other hazards.

802.5 The proposed Mobile Home Park shall have access to paved public streets.

Section 803 Submission, Application and Compliance

803.1 All provisions of Article 4 shall apply with respect to submission, application and approval.

803.2 The design of the Mobile Home Park shall conform to the requirements of this Ordinance and/or the requirements of PADEP for Trailer Parks, whichever is more stringent. The developer shall submit proof of approval of the proposed plan by PADEP before the plan will be considered for final approval by the Commission and the Board of Supervisors.

803.3 The plans of the proposed Mobile Home Park shall conform in content to the requirements for preliminary and final plans as set forth in this Ordinance.

Section 804 Design Standards

804.1 Each mobile home lot shall have a minimum width of forty (40) feet, a minimum depth of ninety (90) feet, and a minimum area of five thousand (5000) square feet. Corner lots

shall have a minimum width of fifty-five (55) feet.

804.2 No structure on any mobile home lot may be located closer than ten (10) feet to any street right-of-way line or closer than ten (10) feet to any rear lot line or closer than eight (8) feet to any side lot line.

804.3 No mobile home lot line shall be located closer than twenty-five (25) feet to any exterior property line of the Mobile Home Park. The land between the mobile home lots and the exterior property line shall have sufficient existing or planted trees and/or shrubbery to screen the park from adjacent lands and to serve as a buffer.

804.4 All Mobile Home Parks shall provide not less than ten percent (10%) of the total land area for public open space purposes which shall be improved whereby the same will be accessible for recreational purposes to all families residing within the said Mobile Home Park. Not less than one-half ($\frac{1}{2}$) of the required public open space shall consist of areas free of health and safety hazards and of adequate size, shape, slope, soil type and other physical characteristics suitable for outdoor recreational use or be improved to insure suitability for such use. Such area provided for public open space shall be in addition to the twenty-five (25) foot buffer strip around the perimeter of the Mobile Home Park.

804.5 All streets within the Mobile Home Park shall conform to the following requirements:

804.5.1 All requirements for streets as set forth in Section 502 and Section 703.

804.5.2 A bituminous surface of two and one-half (2-1/2) inches of either ID-2A or CP-2, in accordance with the latest specifications of the Pennsylvania Department of Transportation.

804.5.3 No Mobile Home Park street may be offered for dedication. Construction and maintenance of Mobile Home Park streets shall be the sole responsibility of the developer or operator of the Mobile Home Park.

804.6 All mobile home lots in the Mobile Home Park shall be provided with a connection to an adequate supply of potable water and a connection to a centralized sewage system. Each lot shall be provided with underground electric, telephone and television cable (if available) service.

804.7 Each mobile home lot shall be provided with a minimum of two (2) paved off-street parking spaces, each with a minimum width of ten (10) feet and a minimum length of twenty (20) feet.

804.8 Each mobile home lot shall be graded to provide a level, well drained stand for the mobile home.

804.9 All mobile home developers shall require that all mobile homes in the park be enclosed from the bottom of the mobile home to the ground or stand using industry approved fire resistant skirting material.

804.10 Any central fuel supply systems and/or storage facilities shall be installed underground.

804.11 A storage area for bicycles, furniture, garden tools and similar types of equipment shall be provided for each lot. Such areas shall be no less than thirty (30) square feet in area and no less than seven (7) feet in height. Storage units may be placed on individual mobile home sites or in a common building. In no case shall a unit be located farther than two hundred (200) feet from the mobile home which it serves.

804.12 Mobile Home Parks shall include a heated building for the common purpose of laundering and drying of clothes. Such laundering facility shall be at least fifteen (15) square feet in area per mobile home lot, but shall in no case be less than one hundred twenty (120) square feet in area.

804.13 Mobile home developers shall provide for garbage and trash collection within, and removal from the Mobile Home Park, as approved by PADEP and/or the Board of Supervisors.

804.14 There shall be provided in each Mobile Home Park such other improvements as the Commission and the Board of Supervisors may require, to provide for the public's health, safety and general welfare. Such improvements may include, but shall not be limited to, adequate park lighting and maintenance of all areas.

Section 805 Exceptions

805.1 None of the provisions of this Ordinance shall apply to the business of mobile home sales, provided that the mobile homes on such lots shall not be occupied.

805.2 None of the provisions of this Ordinance shall apply to the storage or garaging of mobile homes not being used for living or sleeping purposes within a building or structure or to the storage of one unoccupied mobile home less than thirty-six (36) feet in length or less than four thousand five hundred (4500) pounds in weight on the premises occupied as a principle residence by the owner of such mobile home, provided however, that such unoccupied mobile home shall not be parked between the street line and the front building line of such premises, but shall be parked within the lot, within the same setbacks as required for accessory buildings in the Zoning Ordinance.

805.3 None of the provisions of this Ordinance shall apply to a mobile home located on the site of a construction project, survey project, or other similar work project and used solely as a field office or work or tool house in connection with such project, provided such mobile

home is removed from said site within thirty (30) days after the completion of such project.

ARTICLE 9
CAMPGROUND DEVELOPMENT STANDARDS AND REQUIRED IMPROVEMENTS

Section 901 Application

The design standards and required improvements set forth in this Article will be applied by the Commission and the Board of Supervisors in evaluating applications for Campgrounds that are in single ownership and provide camp sites on a lease or rental basis only. Camp sites are permitted in approved Campgrounds only.

Section 902 General Standards and Requirements

902.1 All Campground subdivisions or developments shall have a total land area of not less than twenty (20) acres.

902.2 All Campgrounds shall be located on well drained land; the average natural slope of the area to be improved for camp sites shall not exceed twelve percent (12%).

902.3 The location and layout of the proposed Campground shall be consistent with the Township Comprehensive Plan.

902.4 The site of the proposed Campground shall not be subject to flooding or to any other hazard.

902.5 The proposed Campground shall have direct access to an existing public street which intersects one of the arterial or connector streets as set forth in the Township Comprehensive Plan. The existing public street which provides direct access to the proposed Campground shall be free of traffic hazards and shall meet the geometric, grade and sight requirements for arterial, connector, or collector streets as set forth in this Ordinance.

902.6 The area improved for camping sites shall not exceed fifty percent (50%) of the total gross area of the tract being developed as a Campground.

902.7 No camp site shall be occupied on a permanent basis.

Section 903 Submission, Application and Compliance

903.1 All provisions of Article 4 shall apply with respect to submission, application and approval.

903.2 The design of the Campground shall conform to the requirements of this Ordinance and/or the requirements of PADEP for Travel Trailer Parks, whichever is more

stringent. The applicant shall submit proof of approval of the proposed plan by PADEP before the plan will be considered for final approval by the Commission and the Board of Supervisors.

Section 904 Design Standards

904.1 Each camp site shall have a minimum area of twenty-five hundred (2500) square feet exclusive of street right-of-way and walkways.

904.2 The maximum gross density of development in the area improved for camp sites shall not exceed ten (10) sites per acre.

904.3 To insure privacy, it is recommended that each site be screened from adjacent sites, preferably by the retention or planting of trees and shrubbery.

904.4 No individual camp site may be located closer than fifty (50) feet to any exterior property line of the Campground. The land between the camp sites and the exterior property lines shall have sufficient existing or planted trees and/or shrubbery to screen the Campground from the adjacent lands and to serve as a buffer.

904.5 Electric service shall be provided to a minimum of fifty percent (50%) of the camp sites.

904.6 All camp sites which are not provided with a connection to a centralized sewage system shall be located within three hundred (300) feet of a bath house/toilet facility which shall be equipped with toilets, urinals and lavatories in accordance with PADEP regulations. Camp sites which are provided with a connection to a centralized sewage system shall be located within seven hundred fifty (750) feet of such facilities. There shall be at least one shower head for each sex for every twenty (20) camp sites.

904.7 All camp sites designed for recreational vehicles shall have off-street on-site parking spaces for the recreational vehicle and for one passenger vehicle. The parking spaces shall be level in a longitudinal direction and shall be uniformly crowned in a transverse direction and shall be well drained. The parking spaces need not be paved, but shall have a minimum depth of six (6) inches of compacted crushed stone, bank run gravel or shale.

904.8 All camp sites designed for tenting may be provided with on-site parking spaces in accordance with paragraph 904.7 or may have a common parking area not over three hundred (300) feet from the most distant camp site. Common parking areas shall provide at least one and one-half (1-1/2) spaces per camp site. The minimum area of each parking space shall be at least two hundred (200) square feet, exclusive of any aisle.

904.9 The central water and central sewage system shall be designed in accordance with the requirements of PADEP and shall be approved by the Department.

904.10 The Campground shall be equipped with sewage dumping stations designed and constructed in accordance with PADEP requirements.

904.11 Streets within the Campground shall conform to the following:

904.11.1 All Campground streets shall have a minimum depth of six (6) inches compacted shale, bank run gravel or crushed stone.

904.11.2 One way streets shall have a minimum right-of-way width of twenty (20) feet and shall be improved with a travelway not less than fifteen (15) feet in width.

904.11.3 Two way streets shall have a minimum right-of-way width of thirty (30) feet and shall be improved with a travelway not less than twenty (20) feet in width.

904.11.4 The minimum center-line radius of any interior Campground street shall be not less than fifty (50) feet.

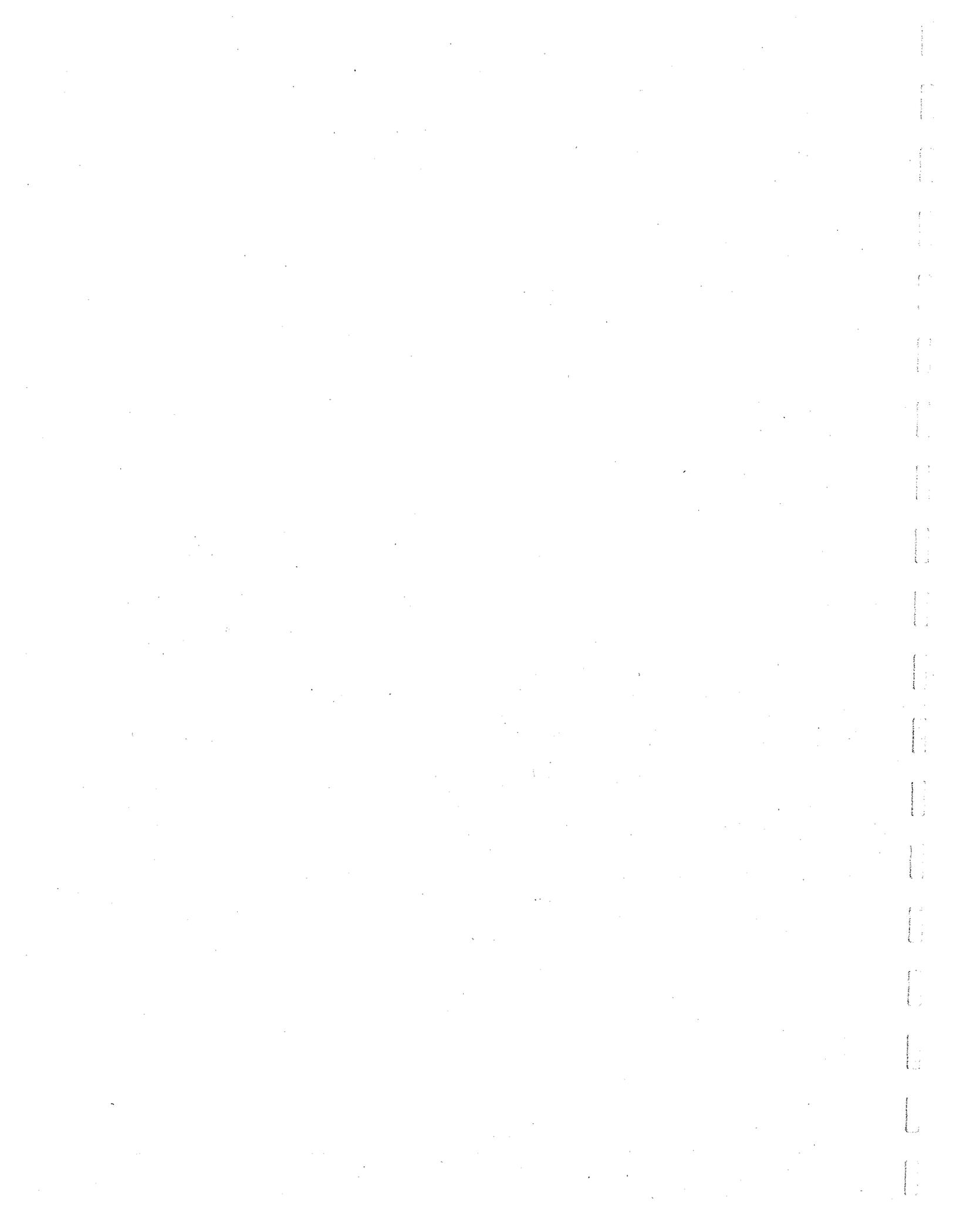
904.11.5 The maximum grade of any Campground street shall not exceed ten percent (10%).

904.11.6 Drainage facilities shall be designed and constructed in accordance with the standards set forth in Section 704.

904.11.7 No Campground street shall be offered for dedication. Construction and maintenance of Campground streets shall be the sole responsibility of the developer or operator of the Campground.

904.12 At least five percent (5%), but not less than one-half ($\frac{1}{2}$) acre, of the area improved for camp sites shall be suitable for and improved to provide for active recreation for users of the Campground. Such active recreation may include, but is not limited to: swimming pools, playgrounds, play fields, ball fields, courts of all types, community buildings, and similar facilities.

904.13 The access road(s) serving the Campground shall be designed and constructed in accordance with the standards set forth for collector streets in this Ordinance.



ARTICLE 10

PROCEDURE ON DEDICATION OF STREETS AND IMPROVEMENTS BY TOWNSHIP

Section 1001 Request for Inspection

When the owner has constructed and installed all required improvements in accordance with the Township regulations, standards and specifications, and desires the Township to accept dedication of said improvements, he shall, in writing, addressed to the Township Secretary, request an engineering inspection of said improvements.

Section 1002 Dedication Procedures

If the Township Engineer finds that the required improvements have been constructed in accordance with Township regulations, standards, specifications, and the construction detail shown on the plans, and is satisfied that the owner has complied fully with the provisions of these regulations, the Township Secretary shall notify the owner to that effect and the owner shall thereupon proceed as follows:

1002.1 To insure the 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, the owner shall provide financial security to the Township (paragraph 1002.1.1) or shall enter into a probationary period (paragraph 1002.1.2).

1002.1.1 Financial security shall be of the same type as the performance guarantee described in Section 202 and Section 509 of this Ordinance. The amount of financial security required shall equal fifteen percent (15%) of the actual cost of installation of said improvements and shall be held for a term of eighteen (18) months from the date of dedication.

1002.1.2 Following the initial approval of the improvements by the Township Engineer and the subsequent notification of the owner by the Township Secretary, and eighteen (18) month probationary period shall begin, during which the owner shall remain responsible for all maintenance and repair of the improvements. At the termination of the probationary period, the Township Engineer shall conduct another inspection of the improvements to assure compliance with the plans and specifications and with applicable Ordinances. In the event any deficiencies exist, the owner shall make all corrections indicated and required.

1002.2 The owner shall furnish to the Township:

1002.2.1 Three (3) complete sets, on mylar or linen reproducible, of all plans of the subdivision which shall be titled "AS BUILT" drawings, including but not limited to drainage and profile plans, showing thereon all approval required by these regulations and specifically approvals of "AS BUILT" plans, and also three (3) like sets of plans on paper. Sheets which would duplicate in every respect those submitted as the final plan may not be required.

1002.2.2 A deed to all public property.

1002.2.3 The fees or charges of the Clerk of the Court of Quarter Sessions on the petition and resolution of the Board of Supervisors to the said court for its approval of the acceptance of the dedication of streets and/or other improvements.

1002.3 Upon receipt of the above requirements and upon performance of all obligations by the owner to be performed under the contract, the Board of Supervisors may proceed to accept said streets and/or other improvements in the manner provided by law.

Section 1003 Construction Standards

1003.1 No street, proposed to be dedicated to Lehman Township, shall be accepted unless it is constructed and paved in accordance with the standards and specifications of the Lehman Township Ordinance providing for minimum improvements and construction standards required for streets offered for dedication (Ordinance No. 19).

1003.2 The "AS BUILT" profile drawings hereinabove referred to, shall show the center-line profile grades of the streets within the subdivision as originally computed, designed and approved with the final plan, and also the final profile grades of said street after the construction thereof.

ARTICLE 11
ADMINISTRATION

Section 1101 Hardship and Variances

If an applicant has shown that any mandatory provisions of these regulations are unreasonable or cause undue hardships as they may apply to his proposed subdivision or development, the Supervisors may grant a variance to such applicant from such mandatory provisions so that substantial justice may be done and the public interest secured; provided that such variance may be granted only upon concurrence of a majority vote of the entire Board of Supervisors, by roll call vote, and that such variance will not have the effect of nullifying the intent and purpose of this Ordinance. In granting variances and modifications, the Supervisors may impose such conditions as will, in their judgment, secure substantially the objectives of the standards or requirements so modified.

Section 1102 Reconsideration

Any developer aggrieved by a finding, decision, or recommendation of the Supervisors may request and receive opportunity to appear before the Planning Commission, present additional relevant information and request reconsideration of the original finding, decision or recommendation.

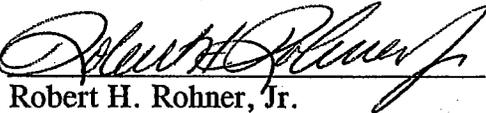
Section 1104 Effective Date

This Ordinance shall take effect five (5) days following its adoption by the Board of Supervisors.

ORDAINED AND ENACTED into an Ordinance at a regular meeting of the Board of Supervisors of the Township of Lehman, Pike County, Pennsylvania, this 6 th day of OCTOBER, 2005.

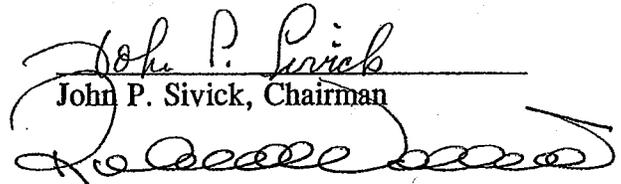
TOWNSHIP OF LEHMAN

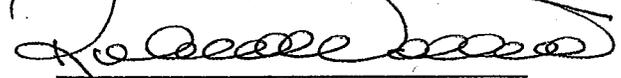
ATTEST:

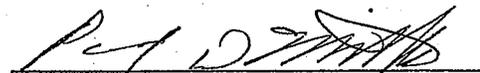

Robert H. Rohner, Jr.

Township Secretary

(TOWNSHIP SEAL)


John P. Sivick, Chairman


Richard C. Vollmer


Paul D. Menditto



APPENDIX A
APPLICATION FOR REVIEW OF A SUBDIVISION OR LAND DEVELOPMENT PLAN

APPLICATION IS HEREBY MADE FOR A REVIEW OF THE ATTACHED SUBDIVISION OR LAND DEVELOPMENT PLAN AND RELATED DATA IN ACCORDANCE WITH THE LEHMAN TOWNSHIP SUBDIVISION ORDINANCE AND LAND DEVELOPMENT ORDINANCE.

1. NAME OF SUBDIVISION/DEVELOPMENT _____

2. NAME OF APPLICANT _____ PHONE NO. _____

ADDRESS _____

3. APPLICANT'S INTEREST IN SUBD./DEVEL: OWNER _____ AGREEMENT OF SALE _____ DEVELOPER _____

4. NAME OF PROPERTY OWNER _____ PHONE NO. _____

ADDRESS _____

5. NAME OF ENGINEER/SURVEYOR _____ PHONE NO. _____

ADDRESS _____

6. SITE DATA: COUNTY TAX NO. _____ DEED OF RECORD: DB P ZONING DISTRICT _____

7. TYPE OF SUBDIVISION/DEVELOPMENT PLANS:

- | | | |
|--|--|---|
| <input type="checkbox"/> MAJOR PRELIMINARY | <input type="checkbox"/> CLUSTER HOUSING | <input type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> MAJOR FINAL | <input type="checkbox"/> TOWNHOUSE | <input type="checkbox"/> INDUSTRIAL |
| <input type="checkbox"/> MINOR PLAN | <input type="checkbox"/> APARTMENT HOUSE | <input type="checkbox"/> MOBILE HOME PARK |
| | <input type="checkbox"/> TIMESHARE | <input type="checkbox"/> CAMPGROUND |

8. PROPOSED DEVELOPMENT: NO. OF LOTS _____ TOTAL ACREAGE _____ LENGTH NEW ROAD _____

9. PROPOSED SEWAGE DISPOSAL: CENTRAL SYSTEM COMMUNITY SYSTEM ON-SITE SYSTEMS

10. PROPOSED WATER SUPPLY: COMMUNITY SYSTEM NON-COMMUNITY SYSTEM ON-SITE SYSTEMS

11. ADDITIONAL COMMENTS ABOUT THE SUBDIVISION/DEVELOPMENT

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF APPLICATION:

As owner of the property described herein, I do hereby acknowledge said application and agree with the submittal of the same and all accompanying plans and data.

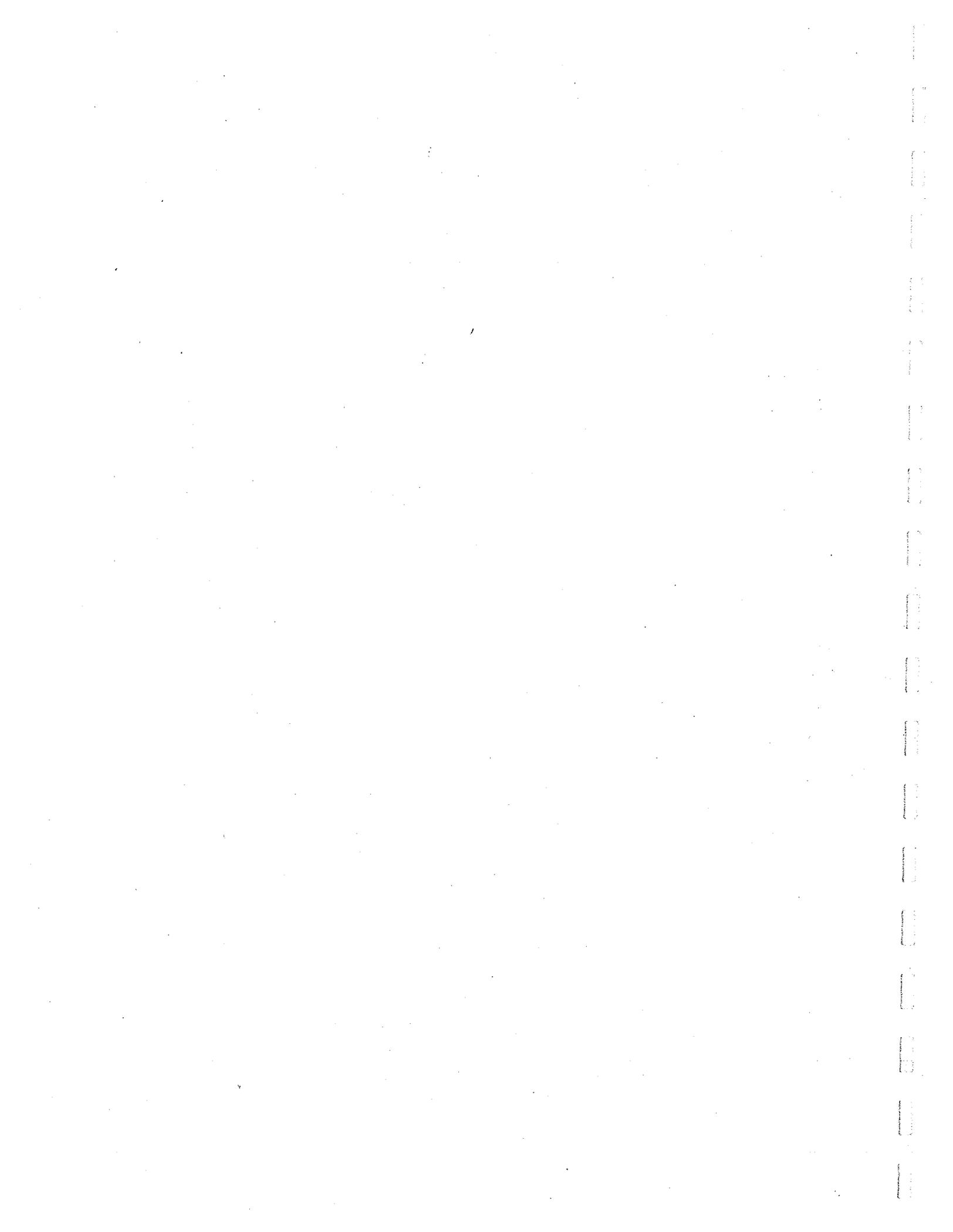
Date _____ Property Owner _____

(All information below this line to be completed by the Township)

OFFICIAL PLAN SUBMISSION RECEIPT DATE _____

FEES _____ DATE FEES RECEIVED _____

 CHAIRMAN, PLANNING COMMISSION



APPENDIX B PLAN SUBMISSION REPORT

NAME OF SUBDIVISION/DEVELOPMENT _____

SUBMITTAL MATERIAL REQUIRED:

6 Copies of All Required Plans/Designs
3 Copies of All Supporting Calculations
6 Copies of All Planning Modules
4 Copies of All Other Documents

	Preliminary Plan	Final Plan	Minor Subdivision	Development Plan	Actual No. Submitted
PLAN REVIEW APPLICATION	X	X	X	X	
SUBDIVISION/DEVELOPMENT PLANS	X	X	X	X	
ROAD PROFILES/X-SECTIONS	X	a	b	b	
ROADWAY SPECIFICATIONS	X	a	b	b	
BRIDGE/CULVERT DESIGNS	X	a	b	b	
HIGHWAY OCCUPANCY APPLICATIONS	X	na	X	X	
HIGHWAY OCCUPANCY PERMITS	na	X	X	X	
DRAINAGE PLANS	X	a	b	X	
DRAINAGE CALCULATIONS	X	a	b	X	
PADEP ENCROACHMENT APPLICATIONS	b	a	b	b	
PADEP ENCROACHMENT PERMITS	na	b	b	b	
EROSION CONTROL PLANS	X	a	X	X	
EROSION CONTROL NARRATIVE	X	a	X	X	
PADER/CONSERVATION DISTRICT APPROVAL	X	a	X	X	
SEWAGE DISPOSAL SYSTEM DESIGN	b	a	b	X	
SEWAGE COLLECTION PLANS	b	a	b	b	
SEWAGE COLLECTION CALCS	b	a	b	b	
PADEP PLANNING MODULE	X	a	X	X	
PADEP/TWP SEWAGE DISPOSAL APPL	b	na	b	X	
PADEP/TWP SEWAGE DISPOSAL PERMIT	na	X	b	X	
WATER SUPPLY PLANS	b	a	b	X	
WATER SUPPLY CALCULATIONS	b	a	b	X	
WATER DISTRIBUTION PLANS	b	a	b	b	
WATER DISTRIBUTION CALCS	b	a	b	b	
PADEP/TWP WATER SUPPLY APPL	b	na	b	X	
PADEP/TWP WATER SUPPLY PERMIT	na	b	b	X	
PUBLIC NOTICE EVIDENCE	X	na	na	na	
DEED COVENANTS/RESTRICTIONS	na	X	X	X	
DEED OF RECORD/AGREEMENT OF SALE	X	na	X	X	
VARIANCE/MODIFICATION REQUESTS	X	a	X	X	
GRADING PLANS	b	a	b	X	
LIGHTING PLANS	b	a	b	X	
RETAINING WALL DESIGNS	b	a	b	b	
CONSTRUCTION COST ESTIMATE	na	X	b	b	
DEVELOPMENT AGREEMENT	na	X	b	b	
REVIEW FEE	X	a	X	X	
OTHER					

- X Required
- a Not Required provided unchanged since preliminary submission
- b May be Required depending upon site conditions
- na Not Applicable

