

ARTICLE IV – DESIGN STANDARDS

401 - APPLICATION OF STANDARDS

The following standards shall be applied by the Township Planning Commission, County Planning Commission, and the Township Supervisors in evaluating plans submitted for review and/or approval. It is intended that these standards be considered the minimum requirements and may be modified as necessary to protect the health, safety, and general welfare of the public.

402 – GENERAL SITE STANDARDS

The following requirements and guiding principals for Subdivisions and Land Development shall be observed with respect to factors affecting the suitability of the site for such development.

1. The Land Development Plan shall conform to the municipal comprehensive plan and official map or to such parts thereof, as shall have been officially prepared and adopted by the municipality in which the development is situated.
2. A land development must be coordinated with existing land development in the neighborhood so the entire area may be developed harmoniously.
3. Land proposed for land development shall not be developed or changed by grading, excavating, or by the removal or destruction of the natural topsoil, trees, or other vegetative cover unless provisions for minimizing erosion and sedimentation are provided as required by the Erosion Control Regulations of the Pennsylvania Department of Environmental Resources.
4. In a development where the average slope exceeds fifteen percent (15%), the Township may require modifications to these regulations.
5. In all developments, every precaution shall be taken to preserve all natural and historic features determined to be worthy of preservation by the Township. Examples of such features would include, but not be limited to, large trees, watercourses, historic areas and structures, scenic view, etc. To insure the protection of such features, the Township may require the following additional information to be submitted:
 - a. A grading plan showing the existing and proposed ground elevations relative to the features.
 - b. The accurate location of the features to be protected.
 - c. An explanation of the precautions to be taken by the developer to protect such features.
6. Any plans for the alteration of a watercourse shall be incorporated into the design plans and subject to approval by the Township, or where deemed necessary, the U.S. Army Corps of Engineers, and/or the Pennsylvania Department of Environmental Resources.

7. Land subject to hazards of life, health, or property as may arise from fire, disease, excessive noise, odor, falling aircraft, or considered uninhabitable for other reasons may not be developed unless the hazards have been removed or the plans show adequate safeguards against them.

403 – STREET AND HIGHWAY STANDARDS

403-A – GENERAL

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

1. Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites. Finished elevation of proposed streets shall not be more than one (1) foot below the regulatory flood elevation.
2. Residential streets shall be so laid out as to discourage through traffic; however, proposed streets shall be planned with regard to the existing street system, topographical conditions, public convenience in terms of fire protection and pedestrian traffic, probable volumes of traffic, existing and proposed use of land on abutting properties and future extensions of the street system.
3. When a subdivision abuts or contains an existing or proposed primary or secondary highway, the Township may require a marginal access street, reverse frontage, or other treatment which will provide protection for abutting properties, reduction of the number of intersections and separation of local from through traffic.
4. No street shall terminate into a dead end. Any street dead ended for access to adjoining property or because of authorized staged construction shall be provided with a temporary all-weather turnaround and the use of such turnaround shall be guaranteed to the public until such time as the street is continued.
5. Private streets (streets not offered for dedication to public use), are prohibited unless they meet the design and improvements standards of this Ordinance.
6. The proposed street system shall extend existing or recorded streets at the same width but in no case at less than the required minimum width.

403-B – STREET WIDTHS

Minimum street right-of-way and cartway widths shall be as follows:

STREET TYPE	RIGHT-OF-WAY	CARTWAY
Arterial streets	As determined by the Township after consultation with the Pennsylvania Department of Transportation	
Collector streets	60 feet	36 feet curb to curb

Minor streets with average Lot frontage of:

One hundred feet or more	50 feet	22 feet with 6 foot shoulders
Less than one hundred feet	50 feet	34 feet curb to curb
Alley or service drive	20 feet	20 feet

Provision for additional street width (right-of-way, cartway, or both) may be required when determined to be necessary by the Township in specific cases for:

1. Public safety and convenience.
2. Parking in commercial and industrial areas and in areas of high density development.
3. Widening of existing streets where the width or alignment does not meet the requirements of the proceeding paragraphs.
4. Where topographic conditions require excessive cuts and fills.

403-C – STREET GRADES

1. The grades of streets shall not be less than the minimum nor more than the maximum requirements listed below:

STREET TYPE	MINIMUM GRADE	MAXIMUM GRADE
Arterial street	As determined by the Township after consultation with the Pennsylvania Department of Transportation.	
Collector and minor streets and alleys	0.5% with curbs 0.75% without curbs	7% for collector 10% for minor and alleys

2. Vertical curves shall be used in changes of grade when the difference exceeds one percent (1%) and shall be designed for maximum visibility.
3. On permission of the Township, minor street grade under special topographic condition may exceed ten percent (10%) for distances less than one hundred (100) feet provided the grade does not in any case exceed fifteen percent (15%).
4. A street must be designed so as to provide for the discharge of surface water from its right-of-way. The slope of the crown on a street shall not be less than one-eighth (1/8) of an inch per foot and not more than one-third (1/3) of an inch per foot. Adequate facilities must be provided at low points along the street and other points necessary to intercept runoff.

403-D – CURVES

1. Where connecting street lines deflect from each other at any one point by more than ten (10) degrees, the line must be connected with a true, circular curve. The minimum radius of the center line for the curve must be as follows:

STREET TYPE	MINIMUM RADIUS
Collector street	300 feet
Minor street	150 feet

2. Straight portions of the street must be tangent to the beginning or end of curves. Except for minor streets, there must be a tangent of at least one hundred (100) feet between reverse curves.

403-E – SIGHT DISTANCE

1. Proper sight distance shall be provided with respect to both horizontal and vertical road alignments. The sight distance measured from the centerline four and five-tenths (4.5) feet above grade shall be as follows:

STREET TYPE	SIGHT DISTANCE
Arterial street	400 feet
Collector street	200 feet
Minor street	200 feet

2. There shall be provided and maintained at all intersections a clear sight triangle with a line of sight between points one hundred (100) feet from the intersection of the street centerlines. No building or other obstruction that would obscure the vision of a motorist shall be permitted within these areas.
3. Proper sight distance shall be provided with respect to both horizontal and vertical road alignments at all intersections.

403-F – CUL-DE-SAC STREETS

Cul-de-sac streets designed to be so permanently, shall not exceed five hundred (500) feet in length, and shall be provided with a paved turnaround having a minimum diameter of one hundred (100) feet and legal right-of-way of one hundred twenty (120) feet in diameter, except in non-residential areas where cul-de-sac streets may exceed five hundred feet in length when, under special circumstances, the Township deems such additional length necessary.

403-G – INTERSECTION

1. No intersection shall involve the junction of more than two (2) streets.
2. Right-angle intersections shall be used whenever possible. In no instance, however, shall streets intersect at an angle of less than seventy-five (75) degrees.
3. Intersections shall be approached on all sides by leveling areas. Where the grades exceed seven percent (7%) such leveling areas shall have a minimum length on one hundred (100) feet (measured from the intersection of the centerlines) within which no grade shall exceed a maximum of four percent (4%).
4. All streets intersecting a state road (US, PA or LE) shall be subject to the approval of the Pennsylvania Department of Transportation.
5. Design of curb or edge of pavements must take into account such factors as types of turning vehicles, likely speeds of traffic, angle of turn, etc., but in no instance shall the radius of the curb edge of pavement be less than the following:

INTERSECTION TYPE	CURVE RADIUS
Minor with minor street	16 feet
Minor with collector	25 feet
Collector with collector	35 feet

6. Minor and collector streets shall not intersect arterial streets on the same side at less than eight hundred (800) foot intervals and shall be in alignment with any existing or proposed streets intersection from the opposite side. If two (2) streets that intersect another from opposite sides cannot be aligned, then a distance of at least one hundred fifty (150) feet shall be provided between the two intersecting centerlines.

403-H – SLOPE OF BANK ALONG STREETS

The slope of banks along streets measured perpendicular to the street centerline shall be no steeper than the following:

1. One foot of vertical measurement for three feet of horizontal measurement for fills.
2. One foot of vertical measurement for two feet of horizontal measurement for cuts.

403-I – PARTIAL AND HALF-STREETS

The dedication of half-streets at the perimeter of new developments is prohibited, except to complete existing half-streets.

403-J – NAMES OF STREETS

Names of new streets shall not duplicate or approximate existing or platted street names or approximate such names by the use of suffixes as "lane", "way", "drive", "court", or "avenue". In approving the names, consideration shall be given to existing or platted street names within the postal delivery district served by the local post office. New streets shall bear the same name or number of any continuation or alignment with an existing street.

403-K – RESERVE STRIPS

Controlling access to streets by reserve strips is prohibited except where their control is definitely placed in the Township under control approved by the Township. A reserve strip is a parcel of ground in separate ownership separating a street from other adjacent properties or from another street.

403-L – ALLEYS

Alleys shall be prohibited in single family residential developments, but may be included in townhouse, multiple family, commercial and industrial developments.

404 – OFF STREET PARKING

404-A – STANDARDS

Off street vehicular parking facilities shall be provided in accordance with the following standards:

1. Off street parking facilities may be located on any required side, front, or rear yard, but in no case shall it be located within the right-of-way.
2. Except when provided for single family or semi-detached dwelling units, off street parking areas shall be surfaced with a minimum of four (4) inches of stone base and shall be properly graded and drained to dispose of all surface water.
3. Commercial and industrial parking areas shall be arranged and marked for the orderly and safe movement, loading, parking, and storage of vehicles and shall be adequately illuminated if designed for use by more than ten (10) cars after dusk.
4. For "Buffering and Screening" see Section 520-C-1-c. For "Parking Lots", see Section 520-C-1-d and Section 520-C-2-b.
5. Any lighting used to illuminate any residential, commercial or industrial parking area shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.

404-B – LOADING AND UNLOADING SPACE

1. All commercial and industrial establishments shall provide loading and unloading and commercial vehicle storage space adequate for their needs. This required

2. The minimum size loading space shall be fifty feet in depth, twelve feet in width, with an overhead clearance of fourteen feet.

404-C – TABLE OF SPACE BY USE

1. Each off street parking area shall be designed to provide for each usable space, at least two hundred (200) square feet of space, and where access to such area is from a public street, adequate turnaround space shall be provided behind the right-of-way line.
2. The number of spaces to be provided shall be governed by the following:
 - a. Offices, Retail Businesses and Service Establishments one space for each 300 sq. ft. of floor area.
 - b. Restaurants, Taverns, and Night Clubs – one space for every 2.5 seats.
 - c. Professional Offices of Clinics – five spaces for each professional person unless the applicant can satisfactorily demonstrate a need for fewer spaces, but in no case less than five spaces.
 - d. Motels, Hotels – one space for each sleeping room and one for each employee per shift.
 - e. Theaters, Auditoriums – one space for every 3.5 seats.
 - f. Social Halls, Clubs, and Lodges – one space for each 200 sq. ft. of floor space.
 - g. Bowling alleys – two spaces for each alley.
 - h. Residential Dwellings – according to type of dwelling (see lot sizes by type of development).
 - i. Funeral Homes – one space for every 5 seats.
 - j. Rooming Houses and Dormitories – one space for each two beds.
 - k. Manufacturing Plants, and Laboratories – one space for every 3 employees per shift.
 - l. Wholesale Establishments and Warehouses – one space for every 2 employees per shift.
 - m. Churches – one space for 3.5 seats.
 - n. Barber and Beauty Shop – two spaces for each service chair and one space for each employee per shift.

405 – ACCESS DRIVES

405-A – RESIDENTIAL

Access drives to any public street or highway in a residential area shall be governed by the following:

1. Within ten (10) feet of a street right-of-way line, an access drive may not exceed twenty (20) feet in width.
2. The number of access drives may not exceed two (2) per lot.
3. An access drive may not cross a street right-of-way line:
 - a. Within five feet of a property line except for common access for two dwellings.
 - b. Within fifty (50) feet of the right-of-way line of an intersecting street when entrance is from an arterial street.
 - c. Within thirty-five (35) feet of the right-of-way line of an intersecting street when entrance is from a collector street.
 - d. Within twenty-five (25) feet of the right-of-way line of intersecting street when entrance is from a minor street.
 - e. Within fifteen (15) feet of a fire hydrant.
4. An access drive shall be provided with a clear sight triangle as described in Section 403-E2 of this Ordinance. The drive may not exceed a slope of five percent (5%) within twenty-five (25) feet of the street right-of-way lines. Where a drive enters a bank through a cut, the shoulders of the cut may not exceed fifty (50) percent in slope within twenty-five (25) feet of the point the drive intersects the street right-of-way.

405-B – COMMERCIAL AND INDUSTRIAL

Access drives to any public street or highway in the case of a commercial or industrial development:

1. All accessways to any public street or highway shall be located at least one hundred fifty (150) feet from any intersection involving an arterial or a collector street and one hundred (100) feet from the intersection of minor streets. Such measurement shall be made from the intersection of the street centerlines. Where practicable, exits shall be located on minor, rather than major streets or highways.
2. No design shall be approved which is likely to create substantial traffic hazards endangering the public safety. Safety requirements which may be imposed in such a review shall include traffic control devices, acceleration or deceleration lanes, traffic and lane markings and signs. The developer shall be responsible for

the construction of any such traffic control devices which shall meet PennDOT approval.

406 – BLOCKS

406-A – GENERAL

The length, width and shape of blocks shall be determined with due regard for:

1. The provision of adequate sites for buildings of the type proposed.
2. Topography.
3. Any other codes, plans, and ordinances.
4. Requirements for safe and convenient vehicular and pedestrian circulation, including the reduction of intersections with major streets.

406-B – BLOCK LENGTH

The length of blocks shall not exceed sixteen hundred (1600) feet or be less than eight hundred (800) feet. In any case blocks should be designed as close to one thousand feet (1000) in length as possible.

406-C – PEDESTRIAN CROSSWALKS

Where blocks exceed one thousand (1000) feet in length, pedestrian rights-of-way of not less than twelve (12) feet in width shall be provided where needed for adequate pedestrian circulation. Paved walks of not less than six (6) feet shall be placed within the right-of-way.

406-D – BLOCK DEPTH

Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots, except:

1. Where reverse frontage lots are required along major streets.
2. Where prevented by the size, topographical conditions or other inherent conditions of property, in which case the Township may approve a single tier of lots.

406-E - COMMERCIAL AND INDUSTRIAL BLOCKS

Blocks in commercial and industrial areas may vary from the elements of design detailed above if required by the nature of the use. In all cases however, adequate provision shall be made for off street parking and loading areas as well as for traffic circulation and parking for employees and customers.

407 – LOTS

407-A – GENERAL

1. The size, shape, and orientation of lots shall be appropriate for the type of development use contemplated. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.
2. Where feasible, lot lines shall follow municipal boundaries rather than cross them, in order to avoid jurisdictional problems.
3. Generally, the depth of residential lots shall be not less than one (1) nor more than two and one-half (2 1/2) times their width.
4. Where the lots in subdivision are large enough for resubdivision of where a portion of the tract is not developed, suitable access to these areas shall be provided.
5. Depth and width of parcels intended for non-residential uses shall be adequate for the use proposed and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, landscaping, etc.
6. If after subdividing, there exists remnants of land they shall either be incorporated into existing or proposed lots, or legally dedicated to public use, if acceptable to the Township.
7. No lot shall be created in any manner whatsoever which does not meet the minimum requirements of this Ordinance.
8. Where dictated by topography, location, sewage disposal requirements, or other such conditions, the Township may require that the minimum lot size be increased.

407-B – LOT FRONTAGE

1. All lots shall front on a dedicated public street (existing or proposed), or upon a fully improved private street constructed to Township specifications as set forth in this Ordinance. Lots fronting upon unimproved private streets or not fronting upon a street shall not be approved.
2. Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or to overcome specific disadvantages of topography, orientation, or location.
3. All residential reverse frontage lots shall have a planting screen easement of at least twenty (20) feet in width across which there shall be no right of access.

407-C – LOT SOILS EVALUATION TESTS

1. Soil percolation tests shall be performed for each lot of a proposed subdivision wherein buildings at the time of construction will not be connected to a live public sewage disposal system. Each lot must be found satisfactory for on-site sewage disposal prior to approval of the Final Plan.

2. The soils tests called for above shall be performed in accordance with the regulations of the Pennsylvania Department of Environmental Resources. The Township Sewage Enforcement Officer will observe the tests and certify the results.
3. A land planning module for any new subdivision or land development shall be prepared by the developer and approved by the Township and the Pennsylvania Department of Environmental Resources prior to approval of the Final Plan.

407-D – LOT SIZES ON SLOPES

The minimum lot area herein established shall be increased in accordance with the Township's requirements, based on reports from the Pennsylvania Department of Environmental Resources and the Soil Conservation Service indicating that, because of slope, surface runoff or subsurface drainage of septic tank effluents are likely to result in hazardous conditions.

407-E – UNIQUE LOTS

1. In the cause of wedge-shaped lots, no lot shall be less than thirty five (35) feet in width measured along the arc at the front street right-of-way line.
2. Flag lots or Panhandle lots or lots having a narrow strip of property for the sole purpose of providing access to a public road from a lot which would not otherwise front on a public road are prohibited unless no other reasonable method of providing access is available. In no case should this be used as a method of avoiding construction of a street. Minimum width of the panhandle including frontage shall be twenty-five (25) feet.
3. Corner residential lots shall have enough extra width to permit appropriate setbacks from both streets.

407-F – BUILDING SETBACK AND YARD MEASUREMENT

1. Building setbacks shall be measured from the right-of-way lines.
2. Building setbacks lines shall not be less than:
 - a. Twenty-five (25) feet from the right-of-way lines on minor streets.
 - b. Thirty (30) feet from the right-of-way line on collector streets.
 - c. Fifty (50) feet from the right-of-way line on arterial streets and roads.
3. Where an existing building setback line is established on at least fifty percent (50%) of the properties in a block in which the proposed development is located, or within two hundred (200) feet immediately adjacent to the proposed development, the above minimum setbacks may be increased or decreased in order to conform with such established line.

4. Building lines in a proposed subdivision shall not be less than (15) feet from a side lot line.
5. Building lines in a proposed subdivision shall not be less than twenty-five (25) feet from a rear lot line.
6. Additional side and rear yard setbacks shall be required for proposed buildings or structures that are four (4) or more stories or more than forty-five (45) feet in height.

407-G – LOT DIMENSIONS AND MINIMUM REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT

All lot areas shall be calculated from the street right-of-way lines. All setback lines shall be measured from the right-of-way lines. All lot widths shall be measured at the setback line.

1. Residential Developments

a. Single family detached units:

	<u>Pri. water Pri. sewer</u>	<u>Pri. water Pub. sewer</u>	<u>Pub. water Pub. sewer</u>
Area per unit in sq. ft	40,000	10,000	8,000
Min. width in feet	150'	75'	75'
Soil tests req.	Yes	No	No
Max. lot coverage	35%	35%	35%

b. Conversion unit:

Requirements for total lot area, width, coverage, and percolation shall be the same as the requirements for the type of unit which is being created.

Two (2) off street parking spaces shall be provided on the same lot for each dwelling unit.

c. Semi-detached unit:

	<u>Pri. water Pri. sewer</u>	<u>Pri. water Pub. sewer</u>	<u>Pub. water Pub. sewer</u>
Area per unit in sq. ft	40,000	10,000	8,000
Min. width in feet	120'	70'	70'
Soil tests req. +or public water and on-site sewer	Yes	No	No

- ◆ The area shall be suitably landscaped.
- ◆ The area shall not be considered for future development.

7. A permanent easement shall be provided where the rear property line abuts any property other than a street for the purpose of non-vehicular ingress and egress by center property owners. Minimum width of said easement shall be five (5) feet.

e. Multiple Dwelling or Apartment Units

Area per unit: 2500 square feet

Min. total lot area: 7500 square feet

Min. width: 75 feet

Max. lot coverage: 50%

1. Water and sewer facilities shall be public systems or approved private systems. No individual on-site systems shall be approved for multiple dwelling or apartment units with the following exceptions:

- (a) The maximum number of dwelling units is three (3) or less.
- (b) The lot size has a minimum lot area of 60,000 sq. ft. for two units or 80,000 sq. ft. for three (3) units.
- (c) Minimum lot width is 180' feet.
- (d) An alternate site must be approved, and reserved for a replacement system.

2. The minimum distance between principal buildings shall be equal to two (2) times the height of the highest building. In no case shall this distance be less than sixty (60) feet. Building setback lines shall be one times the height of the highest building, and in no case shall this distance be less than thirty (30) feet.

3. If maintenance equipment storage areas are provided, they shall be provided with buffer zones.

4. Two off street parking spaces shall be provided for each dwelling unit. In addition, for every two (2) dwelling units of this type proposed, there shall be provided one (1) additional off street parking space.

5. Minimum building setback lines for any building containing only two (2) multiple dwelling units shall be the same as for single family residences.

6. No building shall exceed one hundred eight (180) feet in length.
7. Recreation areas shall be provided for Multiple Dwelling and Apartment Units according to the same requirements as for attached, row, or townhouse units.

f. Condominiums:

Area per unit: 2500 square feet

Min. total lot area: 7500 square feet

Min. width: 75 feet

Max. lot coverage: 50%

1. Water and sewer facilities shall be public systems or approved private systems. No individual on-site systems shall be approved for condominiums.
2. Prior to completion of construction and occupation by unit owners, the owner and/or developer shall present to the Recorder of Deeds, Adams County:
 - ◆ A Declaration, and
 - ◆ A Declaration Plan

To be recorded in compliance with the "Unit Condominium Act", of July 2, 1980, P.L. 286 No. 82, Section 1, as amended and supplemented. All condominiums shall be submitted to the provisions of the Unit Condominium Act.

3. Recreation areas shall be provided for Condominiums according to the same requirements as for attached, row, or townhouse units.
4. Two (2) off street parking spaces shall be provided for each dwelling unit. In addition, for every two (2) dwelling units of this type, there shall be provided one (1) additional off street parking space.

2. Commercial Development:

a. Lots of five (5) acres or less:

Min. lot area: 40,000 square feet

Min. lot width: 150' feet

2. Maximum total impervious coverage shall be 65%. Buildings shall occupy no more than 40% of the total lot area.

3. Building setback lines shall be governed by the following:
 - ◆ Twenty-five (25) feet from the right-of-way line on minor streets.
 - ◆ Thirty (30) feet from the right-of-way line on collector streets.
 - ◆ Fifty (50) feet from the right-of-way line on arterial streets and roads.
 4. Side yards shall be twenty-five (25) feet.
 5. Rear yards shall be twenty-five (25) feet.
- b. Lots of more than five acres:
1. Lot frontage shall be adequate to provide safe ingress and egress.
 2. Maximum total impervious coverage shall be 65%. Buildings shall occupy no more than 40% of the total lot area.
 3. The building setback line shall be one hundred (100) feet from the right-of-way line of any street.
 4. Side yard shall be twenty-five (25) feet.
 5. Rear yard shall be fifty (50) feet.
- c. Development of land for commercial purposes shall be governed by the following:
1. The site shall be designed, landscaped, and buffered as required in Section 520 "Landscaping".
 2. Water and sewer systems shall meet the requirements of the Pennsylvania Department of Environmental Resources.
 3. If an on-site septic system is to be used, an alternate site must be approved, and reserved for a replacement system.
 4. Parking areas shall be designed in accordance with Section 404 of this Ordinance.
 5. Storm drainage facilities shall be designed in accordance with Section 507 of this Ordinance.
 6. No Plan shall be approved which does not conform to appropriate Federal, State, Regional, and Local standards relative to water and air pollution, particle emission, noise, electrical disturbances, waste disposal, light, glare, heat, vibration, radioactivity, and outdoor storage of materials, or involves any other activity generating a nuisance.

3. Industrial Development:
 - a. For any lot or parcel of land being developed for use as an industrial site, the following shall apply:
 1. Minimum total lot area shall be one (1) acre.
 2. Minimum lot width shall be one hundred fifty (150) feet measured at the setback line.
 3. Maximum total impervious coverage shall be 65%. Buildings shall occupy no more than 40% of the total lot area.
 4. The building setback line shall be one hundred (100) feet from any street right-of-way line.
 5. The side yards shall be twenty-five feet each.
 6. The rear yard shall be fifty (50) feet.
 - b. Land development for industrial purposes shall be governed by the following:
 1. Water and sewer systems shall meet the requirements of the Pennsylvania Department of Environmental Resources.
 2. If an on-site septic system is to be used, an alternate site must be approved, and reserved for a replacement system.
 3. Storm drainage facilities shall be designed in accordance with Section 507 of this Ordinance.
 4. The site shall be designed, landscaped, and buffered as required in Section 520 "Landscaping".
 5. Parking areas shall be designed in accordance with Sections 404 and 520 of this Ordinance.
 6. No plan shall be approved which does not conform to appropriate Federal, State, Regional, and Local standards relative to water and air pollution, particle emissions, noise, electrical disturbances, waste disposal, light, glare, heat, vibration, radioactivity, and outdoor storage materials.
 - ◆ Fire and explosive hazards as governed by the Department of Labor and Industry and the Laws of the Commonwealth of Pennsylvania.
 - ◆ Liquid and solid wastes as governed by the Pennsylvania Department of Environmental Resources.

- ◆ Smoke as governed by the Pennsylvania Air Pollution Control Commission.
- ◆ Other forms of air pollution as governed by the United States Environmental Protection Agency.

408 - EASEMENTS

1. The minimum width of easements for underground and overhead public utilities shall be twenty (20) feet.
2. Whenever possible, easements for public utilities shall be centered on side and/or rear lot lines.
3. Electric and telephone facilities shall be installed underground unless conditions require otherwise.
4. Drainage easement shall be such adequate width as to serve the purpose for which they are intended. Such easements shall preserve the unimpeded flow of natural drainage or provide for the construction of drainage facilities. In no case shall they be less than twenty (20) feet.

409 – ENVIRONMENTAL ASSESSMENT STUDY STANDARDS (added 2-2000)

Environmental assessment studies shall include statements for each of the following topics:

1. Steep Slopes. All plans involving lands that possess slopes exceeding twenty (20%) percent shall require the preparation of a statement which includes the following minimum considerations:
 - a. A topographic map of the site which highlights those areas that possess slopes exceeding twenty (20%) percent. Also reflected on this map should be all existing and proposed site improvements.
 - b. A detailed description of the methods proposed to do the following:
 - (1) Protect and stabilize areas that have a high potential for soil erosion.
 - (2) Prevent the construction of structures and other site improvements on areas with slopes exceeding twenty (20%) percent, or a description of the specific design and construction techniques used to assure structural safety and minimize harm to the environment associated with development on steep slopes.
 - (3) Minimize grading throughout the site.
 - (4) Protect and preserve any valuable natural wildlife and/or plant habitats that coincide with the steep-slope areas of the site.

- (5) Protect water quality on and around the site from the adverse effects of the proposed use.
 - (6) Protect any steep slopes on adjoining properties.
2. Wetlands and Threatened/Endangered Species/Habitats. An assessment of wetlands and threatened or endangered species habitats shall be completed to determine presence on the site and mitigation methods.
 - a. Perform wetlands delineation in accordance with methodologies outlined in the "Federal Manual for Identifying and Delineating Wetlands". A report summarizing the findings of the delineation shall be attached to the preliminary plan.
 - b. A search of the Pennsylvania Natural Diversity Inventory to identify any threatened or endangered species and their habitats or lack thereof on or near the site. If such species or areas are identified, a statement of proposed measures to protect the species or areas shall be included. This statement shall be supplemented by correspondence from appropriate state or federal agencies regarding the adequacy of the proposed protective measures.
 - c. A detailed description of the measures proposed to avoid, minimize or mitigate the following:
 - (1) Avoid the disturbance of any wetland and/or other important wildlife habitats during and following construction on the site.
 - (2) Mitigate the loss of existing wetlands and habitats.
 - (3) Replace and/or create additional land areas that will be characterized by similar environmental traits as the site's important wetlands and habitats.
3. Riparian Corridors and Streambanks Restoration. All plans impacting riparian corridors shall include a site plan identifying areas for restoration and replanting of riparian habitat to re-establish wildlife migration corridors and linkages between fragmented habitat. The environmental assessment shall include:
 - a. A detailed description of the methods proposed, such as vegetated buffer strips, to mitigate impacts to riparian corridors and other significant habitat as a result of stormwater runoff from developed areas and construction activities.
 - b. A detailed description of the methods proposed for riparian habitat restoration.
4. Water Quality and Demand. A description of the site's existing hydro geologic and surface water characteristics, both quantity and quality, shall be provided in addition to the projected impact and demands of the project on these characteristics. The following additional information shall be provided:

- a. In areas where protection of surface or ground water quality is of critical concern due to soil type, near-surface groundwater, or similar factors, a description of methods to minimize or avoid potential adverse impacts to surface water or ground water resources during and after construction.
 - b. If applicable, a description of methods to be used to store pesticides, herbicides and fertilizers and a letter from the appropriate Adams County agency indicating that proposed methods are in conformance with all established state and county regulations for the storage of hazardous materials.
5. Cultural Resources. Those plans involving properties of, or ones adjacent to, a site listed with the National Register of Historic Places and/or a site listed on the Pennsylvania Register of Historic Places shall require the preparation of a statement which includes the following minimum considerations:
 - a. A description of the site's historic features and their historic significance at the local, state and national level.
 - b. A letter from the Historical Society of Adams County commenting on the proposed development's impact on the historic sites contained on or around the site. This letter should also contain any additional design and/or use recommendations that would further protect nearby historic resources.
6. Socioeconomic and Public Service Impacts. In order for the Township to meet future demands for public services, the assessment shall include a description of the following:
 - a. Estimate of the increase in population to be generated by the development.
 - b. Estimate of the increase in the number of school age children (4 to 18) to be generated by the development.