



SUBDIVISION

AND

LAND DEVELOPMENT

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INTRODUCTION

Why a Subdivision and Land Development Ordinance?

The decision to convert open land to a different use is a step that should receive the most careful consideration. Our land is limited. It is not a commodity that can be replaced by mass production in our factories. It is something that we must preserve and use wisely.

When the decision is made to build a house, a street, a school or a factory, it must be realized that an indelible mark is placed on the land and a pattern of growth is started. Depending upon how well or badly these patterns fit together, the community will reap the headaches of additional problems or the reward of a successful solution. Although the development and/or actual transaction in the sale of land is a private matter, the results are a vital public concern to the total community.

The fundamental legal position is that the owner's privilege of developing his land is secondary to the public interest in maintaining health, morals and public welfare at a high level. This is the basis for regulations by a public agency of this aspect of an individual's disposition of his land.

The Role of the Planning Commission

The Township Planning Commission is the local agency designated to review all subdivision and land development plans within Exeter Township. Plats of a plot of ground located in the Township will be reviewed by the Township Planning Commission and the County Planning Commission with any recommendations being forwarded to the Township Supervisors. The Supervisors will then either approve or disapprove the plan, as they deem necessary.

In administering this Chapter, it is the primary purpose of the Township to encourage the best development of the township and the county. The Township believes that the most effective way to do this is to cooperate to the utmost with adjacent boroughs and townships in the county. The Township Planning Commission will work as closely and cooperatively as possible with the owners, developers, and applicants -- whomever owns or controls land that is to be used for a subdivision or land development.

To review plans properly under the jurisdictional procedures for the review process, the Township recognizes the following criteria:

1. Provisions under sections dealing with Procedures and Plan Requirements are considered necessary for the efficient and expeditious review of plans.
2. Sections on Design Standards and Improvement Specifications are deemed desirable standards on which to base Township Planning Commission recommendations to the Supervisors for their final decision on a plan.
3. The Township Planning Commission and Supervisors may grant waivers to the requirements of this Chapter but only in those instances where doing so is

justifiable. Each request for a waiver must be reviewed and analyzed based on its own merit as it relates to the tract of land being developed.

General Responsibilities of the Developer

Any owner or builder who contemplates developing and/or subdividing land in the Township should become familiar with this Chapter. It is designed to achieve equal treatment for all and to provide clear-cut procedures for the preparation, submission, and review or approval of subdivision or land development plans. This Chapter includes design standards, required improvements, and a description of all the specific steps necessary for the submission of (a) a sketch plan, (b) the preliminary plan, and (c) the final plan.

It is the function of the Township Planning Commission to confer, advise and cooperate with the applicant, but not to do the work of preparing the subdivision or land development plan. Best results will be obtained when the developer retains a qualified technician to prepare the plan: architect, engineer, landscape architect, planner, surveyor, etc. It will be necessary to have professionals prepare parts of the preliminary and final plans. It is important that the person engaged has the skill and imagination necessary to produce the best design under the given conditions.

Approval of Subdivision and/or Land Development Plans

Before preparing and submitting sketch plans, applicants are invited to come to a Planning Commission or Supervisors' meeting informally with a sketch of the land they propose to subdivide and/or develop. The best time for this visit is before the land has been finally acquired, or at least, before any money has been spent on development. The aim is to furnish the kind of advice a developer can use at the time it will be most valuable.

Stages of Development

The initial sketch plan stage of development is provided to allow free discussion of the suitability of and potential problems with the project, street design, block length, community facilities required, etc. In those subdivision and land developments that will not be provided with a public sanitary sewer system, i.e., those that will have on-lot septic tanks and absorption fields, an essential step at this stage is to determine suitability of soil for subsurface sewage disposal.

The preliminary plan stage of a subdivision or land development is the most important. It is the stage when ideas are formalized and basic engineering is done. It requires the coordinated efforts of many individuals, agencies, utility companies and public officials. The Township Planning Commission will send notices of plans submitted and resulting recommendations to all local officials concerned.

At the final plan stage, the Township and developer agree on all plan details and enter into a formal improvements agreement to guarantee improvement installation and inspection.

Following the planning comes the implementation of the plans in the form of construction. This is what the people see and buy. This is where the planning is judged. It is

important that all facilities be installed or a guarantee furnished that they will be completed. These facilities should not become a burden on the general tax monies of the municipality; also, the house-buyer is entitled to the facilities for which he is paying. The result of good planning and good construction is a safer and more healthful community, a community which is not a liability, but an asset to the surrounding area.

To Avoid Delays

1. Consult the Exeter Township Planning Commission before proceeding with subdivision or land development plans.
2. Consult the Exeter Township Planning Commission to expedite the determination of the suitability of the site for proposed sanitary facilities.
3. Make sure the design of the subdivision or land development meets the minimum development standards.
4. Submit all items required when presenting a preliminary plan or a final plan for review or approval. Submit plans to the Township Planning Commission Secretary.

Land Requirements

Certain soil compositions, topographical conformation or ground water conditions may prohibit the development of a safe and healthy residential subdivision. In other cases, natural characteristics of a tract of land may require large expenditures by the developer in meeting acceptable development standards. Any landowner with the intention of becoming a developer should first determine the ability of his land to support a group of residences. He may save himself time and money by consulting with a professional and the Township Planning Commission before drawing up plans and applying for approval of his plot. If there is reason to question the feasibility of developing his land, the Commission should be consulted at the earliest possible date.

In general, land that is best suited for a subdivision or land development should have:

1. Sufficient slope to allow natural drainage but not so steep as to require extensive cut-and-fill operations. Low-lying land, areas in a flood plain or land with a high water table causing marshy conditions are all conditions detrimental to healthful living.
2. Pervious soils capable of accommodating individual sewage disposal systems in areas where public sewerage facilities are not provided. Hardpan soil, a near-surface rock status or a high ground water table may make on-lot sewage disposal impossible, no matter how large the lots may be.
3. An adequate supply of ground water in areas where public water is inaccessible. Groundwater must be free of contamination and pollution if it is to be used.

The Township realizes that the development of marginal or unsatisfactory land can be economically disastrous to builders and a constant headache to future owners. This Chapter is intended to aid in the creation of safe, sanitary and livable residential communities and commercial and industrial areas, which will be assets to the overall environment in Berks County. It is also intended to protect the interests of developers, property owners, and all residents alike.

ARTICLE I – AUTHORITY

TITLE AND PURPOSE

§ 330-1. Authority

An Ordinance governing the subdivision and development of land and the approval of plats and replats of land within the jurisdiction of the Board of Supervisors of the Township of Exeter, Berks County, Pennsylvania, is ordained by the Board of Supervisors of the Township of Exeter under the Authority of Act of the General Assembly No. 247 of 1968, the Pennsylvania Municipalities Planning Code, as amended.

§ 330-2. Title

This Chapter shall be known and may be cited as the “The Township of Exeter Subdivision and Land Development Ordinance, as amended.”

§ 330-3. Purpose

The purpose of this Chapter shall be to provide uniform standards to guide the subdivision, resubdivision and development of land of the Township of Exeter in order to promote the public health, safety, convenience and general welfare of the residents and inhabitants of the Township of Exeter. It shall be administered to insure orderly growth and development; the conservation, protection and proper use of land; and to provide adequate provisions for traffic circulation, utilities and services.

ARTICLE II

JURISDICTION AND APPLICATION

§ 330-4. Jurisdiction

After the effective date of this Chapter, no subdivision or land development or any lot, sewer, water main or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon except in accordance with the provisions of this Chapter.

§ 330-5 Application

In the case of a Preliminary or Final Plan approved by the Township or other agency having right of approval prior to the date of this Chapter enforceable, this Chapter shall not be applied to adversely affect the right of the applicant to commence and complete any aspect of the approved development in accordance with the terms of the approval and the governing ordinances and plans at the time that the plan was approved within five (5) years from the date of such approval. Where final approval is preceded by preliminary approval, the five (5) year period shall be counted from the date of preliminary approval. After the five (5) year period, the Township shall enforce the provisions of this Chapter with regard to the development. (Under the authority of Act of the General Assembly No. 247 of 1968, the Pennsylvania Municipalities Planning Code, as amended).

ARTICLE III

PROCEDURES

§ 330-6. Submission and Review Requirements

- A. Hereafter all plans for subdivisions or land development within the corporate limits of the Township shall be reviewed by the Township Planning Commission and other Municipal, State or County officials as deemed necessary and shall be approved or disapproved by the Township Supervisors in accordance with procedures specified in this Chapter. The provisions and requirements of this Chapter shall apply to and control all land subdivisions which have not been recorded in the Office of the Recorder of Deeds in and for Berks County, Commonwealth of Pennsylvania, prior to the effective date of this Chapter, provided, however, that any change in a recorded plan, except as noted in Article III, § 330-11.D, shall constitute a resubdivision and shall make said plan subject to any and all requirements of this Chapter. Any approval not processed as required hereafter shall be null and void unless it was made prior to the adoption of this Chapter.

- B. For all subdivisions and land development, except those exempted from standard procedures, a Preliminary Plan, and a Final Plan must be submitted to and approved by the Township. Those subdivisions exempted from this procedure and the procedures to follow in the case of exempted subdivisions are to be found in § 330-11 of this Chapter. However, the applicant is encouraged to submit a Sketch Plan as well.

- C. Land Development plans shall be reviewed and approved or disapproved in accordance with the procedures specified in this Chapter. Occasionally situations involving only one lot may arise whereby it is unclear whether or not a Land Development Plan is required by the Ordinance. In this event the Developer may present information regarding the development to the Planning Commission. The information shall be sufficient to illustrate the type and extent of development and potential impact of the proposal on traffic, storm water management, sewage

disposal, water supply or similar concerns. The Planning Commission shall review the information and make a recommendation to the Township Supervisors as to whether or not the Land Development procedures of this Chapter should be followed. The Planning Commission may wish to consult with the Township Engineer or Solicitor prior to making its recommendations. The Township Supervisors shall, after consideration of Planning Commission's recommendation, make the final decision as to whether or not the Ordinance shall apply.

- D. All approved Subdivision and Land Development plans and the accompanying documents defined in Article IV Plan Requirements of this Chapter shall be binding on the Developer/Applicant. Deviation from the approved plans or documents, without prior approval of the Township, shall constitute a violation of this Chapter.
- E. Requests for Extensions. In recognition that an applicant has a duty to prosecute preliminary, preliminary/final, and final subdivision and/or land development applications in a diligent, reasonable and timely manner, the Board of Supervisors will only approve an aggregate of two (2) requests for extensions of the review period under Section 508 of the Pennsylvania Municipalities Planning Code, for an aggregate of 180 days as measured from the expiration of the Township's initial ninety (90) day period from the submittal of the application.
- F. Waiver and Further Extension. The Board of Supervisors, in its discretion, may grant additional requests for extensions of the review period prescribed by Section 508 of the Municipalities Planning Code for good cause shown and in circumstances where an applicant has diligently prosecuted its application by submitting revised plans in response to, and in compliance with, the review letters prepared by the Township Engineer.
- G. Maximum Number of Plans Allowed. An applicant shall file only one subdivision and land development application affecting any one property at any one time. If at any time an applicant desires to or does file a second subdivision and land development application pertaining to a property that is inconsistent with any prior subdivision and land development application, the filing of the second, inconsistent application shall serve as an automatic withdrawal of the prior application relating to the property.

§ 330-7. Sketch Plan/Sketch Plan for Record

Submission of a Sketch Plan is optional, such submission shall not constitute official submission of a plan to the Township, and the Sketch Plan is submitted only for informal discussion between the Developer and the Township Planning Commission. Neither the Planning Commission nor the Board of Supervisors shall take action on a Sketch plan, nor shall there be any approval or disapproval of the same. The submittal of a Sketch Plan, although optional, is strongly recommended.

- A. Sketch plans shall comply with the requirements of § 330-12.

B. Submission.

- (1) The applicant shall submit: three (3) copies of application for Review of Sketch Plan; one (1) copy of site visit authorization form; three (3) copies of site aerials; two (2) copies of Department of Fire Codes site/subdivision plan examination permit application forms; four (4) black-on-white prints on paper of the Sketch Plan to the Township Planning Commission Secretary; and payment of the requisite filing fees in accordance with the fee schedule. In the case of a Sketch Plan of Record, the applicant shall submit: six (6) copies of black-on-white prints on paper of the Sketch Plan of Record, two (2) copies of Drainage Plan Applications; two (2) copies of Drainage Plans; one (1) copy of Berks County Planning Commission Application for review and Berks County Planning Commission filing fees. In addition, all submissions shall be provided in digital PDF format in a manner approved by the Township (including, but not limited to, the following means: CD-ROM, flash drive, or web-based/cloud file hosting service).
- (2) Major Residential, Commercial and Industrial Subdivisions and Land Development plans shall be submitted to the Township twenty-one (21) days prior to the Planning Commission meeting date. Minor or brief subdivisions shall be submitted to the Township fourteen (14) days prior to the Planning Commission meeting date.
- (3) The Secretary of the Planning Commission shall distribute the copies as follows:
 - (a) One PDF format copy to the Township Planning Commission.
 - (b) Two copies to the County Planning Commission, when requested to do so by the Township Planning Commission.
 - (c) One copy to the Township Engineer.
 - (d) One copy to the Environmental Advisory Council.
 - (e) One PDF format copy to the Township Zoning Officer.
 - (f) One PDF format copy to the Township Fire Marshal.
 - (g) One copy to Township Planning Commission Secretary.
 - (h) One copy to Township Sewage Enforcement Officer/Sewer Authority (if necessary).

- C. Review and filing fee.
 - (1) Review. The Sketch Plan shall be reviewed by the Township Planning Commission at one or more regularly scheduled or special meetings. If the Township Planning Commission determines that it would like the Sketch Plan to be reviewed by the County Planning Commission, the County Planning Commission shall be invited to review the Sketch Plan and submit their comments regarding the Sketch Plan to the Township Planning Commission. If a Sketch Plan is submitted to the County Planning Commission for review, the Township Planning Commission shall not issue its written report regarding the Sketch Plan until the report of the County Planning Commission is received by the Township, provided that such report is received by the Township within thirty (30) days of the date the Township forwarded the Plan to the County for review.
 - (2) Filing Fee. The Township Planning Commission Secretary shall collect a filing fee as established by the Governing Body for all subdivisions or land developments. Fees shall be charged in order to cover the costs of examining plans and other expenses incidental to the approval of subdivisions or land developments. The applicant or developer shall pay the fee due at the time of submission of a Sketch Plan.
- D. At one or more regularly scheduled or special meetings of the Township Planning Commission shall review the Sketch Plan to determine its conformance to the standards contained in this Chapter and shall recommend such changes and modifications as it shall deem necessary to assure compliance with this Chapter.
- E. Within ten (10) working days after the final meeting at which the Sketch Plan of Record is reviewed by the Township Planning Commission, the Planning Commission Secretary shall send to the Township Supervisors notice of the Planning Commission's recommendation. Copies of that notice shall be forwarded to the following:
 - (1) The applicant or his agent
 - (2) The Township Engineer
 - (3) The Engineer, Surveyor or Land Planner representing the applicant.
 - (4) The Township Zoning Officer.
- F. The action of the Planning Commission for Sketch Plan of Record shall be made within the applicable time period established by the Pennsylvania Municipalities Planning Code, Section 508, as may be amended, unless extended by the Board of Supervisors upon a request of the applicant.

- G. In the case of a Sketch Plan of Record, the Plan shall be reviewed by the Township Supervisors at one or more regularly scheduled or special meetings and either approved or disapproved by the Township Supervisors after consideration of the comments from the Planning Commission. The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) working days following the decision regarding the Sketch Plan of Record. When the plan as submitted is not approved, the report shall specify the requirements and sections of this Chapter which have not been met. The Township Supervisors shall act on the Plan within the time period referred to in Subsection F.

§ 330-8 Preliminary Plan

- A. Submission.
- (1) Preliminary plans and required supplemental data for all proposed subdivisions and land developments, except as noted in § 330-11, shall be submitted by the applicant or his agent to the Township Planning Commission Secretary. An extension of time when justified may be granted by the Township Supervisors upon written request pursuant to § 330-6.E, F, and G.
 - (2) Major Residential, Commercial and Industrial Subdivisions and Land Development plans shall be submitted to the Township twenty-one (21) days prior to the Planning Commission meeting date. Minor or brief subdivisions shall be submitted to the Township fourteen (14) days prior to the Planning Commission meeting date.
 - (3) All items comprising the official submission of the Preliminary Plan shall be legally binding on the developer.
 - (a) The Township Supervisors shall notify the applicant of their action regarding the Plan within the applicable time period established by the Pennsylvania Municipalities Planning Code, Section 508, as may be amended, unless extended by the Board of Supervisors upon a request of the applicant.
 - (b) Official submission of a Preliminary Plan shall include:
 - [1] Submission of three (3) completed Application for Review of Preliminary Subdivision Plan.
 - [2] Submission of two (2) completed Department of Fire Codes site/subdivision plan examination permit application.

- [3] Submission of six (6) black-on-white prints on paper of the Preliminary Plan. For subsequent submissions, please check with the Engineering Department.
- [4] Submission of three (3) copies of site aerials pursuant to §330-12A(13).
- [5] Submission of one (1) site visit authorization form.
- [6] If percolation tests are required, three (3) copies of the Subdivision Sewage Disposal Report.
- [7] Three (3) copies of all other information and plans which are required by §330-13.
- [8] Completed form authorizing representatives of Exeter Township (Planning Commission, Board of Supervisors, Zoning Officer, Engineer, etc.) to access the subject property for the purposes of conducting a site inspection. At no time shall such visit constitute a quorum.
- [9] All submissions shall be provided in digital PDF format in a manner approved by the Township (including, but not limited to, the following means: CD-ROM, flash drive, or web-based/cloud file hosting service).
- [10] Fees
 - [a] Township Filing Fee. The Township Planning Commission Secretary (or representative) shall collect a filing fee as established by the Township Supervisors for all subdivisions or land developments. Fees shall be charged in order to cover the costs of examining plans and other expenses incidental to the approval of subdivisions or land developments.
 - [b] County Filing Fee. The Township Planning Commission Secretary (or representative) shall collect a filing fee as established by the County for all subdivisions or land developments. County fees shall be in the form of a separate check or money order payable to the County of Berks.
 - [c] The applicant or developer shall pay the fee due at the time of official submission of a Preliminary Plan and official submission shall not be deemed to have been made until receipt of all of the above {Subsection A(3)(b)[1]}

through and including [9]} by the Township Planning Commission Secretary or representative.

- (c) It shall be the applicant's responsibility to forward all information as applicable to PennDOT, Pennsylvania Department of Environmental Protection (DEP), the Soil Conservation District or any other governmental agency.
- (d) The application, complete with all corresponding applicable documents mentioned above, must be submitted to the Township Planning Commission Secretary as a package. The Township Planning Commission Secretary will compare the submission with a checklist to determine completeness. Should any items be missing, the application package will be returned to the applicant with an explanation. All checklists will be retained as part of the application package.
- (e) The application shall be placed on the agenda of the next regularly scheduled meeting of the Planning Commission, during which a vote will be taken to accept the application for review, thereby constituting the start of the ninety (90) day review period.

B. Distribution. The Township Planning Commission Secretary shall distribute submitted information as follows:

- (1) To the County Planning Commission along with a request to review the plan
 - (a) Two copies of the Preliminary Plan.
 - (b) If on-site disposal of sewage is to be used, one copy of the Subdivision Sewage Disposal Report.
 - (c) One copy of the Berks County Planning Commission Application for Review of Preliminary Plan.
 - (d) One copy of all other required information and plans.
- (2) To the Township Planning Commission
 - (a) One PDF format copy of the Plan.
 - (b) If on-site disposal of sewage is to be used, one PDF format copy of the Subdivision Sewage Disposal Report.
 - (c) One PDF format copy of Application for Review of Preliminary Subdivision Plan.

- (d) One PDF format copy of all other required information and plans.
- (3) To the Township Engineer
 - (a) One copy of the Plan.
 - (b) If on-site disposal of sewage is to be used, one copy of the Subdivision Sewage Disposal Report.
 - (c) One Copy of Application for Review of Preliminary Subdivision Plan.
 - (d) One copy of all other required information and plans.
- (4) To the Township Zoning Officer with a request to review
 - (a) One PDF format copy of the Plan.
 - (b) If on-site disposal of sewage is to be used, one PDF format copy of the Subdivision Sewage Disposal Report.
 - (c) One PDF format copy of Application for Review of Preliminary Subdivision Plan.
 - (d) One PDF format copy of all other required information and plans.
- (5) To the Township Sewage Enforcement Officer/Sewer Authority along with a request to review the plans, if applicable:
 - (a) One copy of the Plan.
 - (b) If on-site disposal of sewage is to be used, one copy of the Subdivision Sewage Disposal Report.
- (6) To the Township Planning Commission Secretary
 - (a) One copy of the Plan.
 - (b) If on-site disposal of sewage is to be used, one copy of the Subdivision Sewage Disposal Report.
 - (c) One copy of Application for Review of Preliminary Subdivision Plan.
 - (d) One copy of all other required information and plans.
- (7) The Township Fire Marshal with a request to review
 - (a) One PDF format copy of the Plan.

- (b) One PDF format copy of Application for Review of Preliminary Subdivision Plan.
- (8) The Township Environmental Advisory Council with a request to review
 - (a) One copy of the Plan.
 - (b) One copy of Application for Review of Preliminary Subdivision Plan.
 - (c) One copy of all other required information and plans
- C. Review by Township Planning Commission. When a Preliminary Plan has been received for review, the Township Planning Commission shall review the Plan at one or more regularly scheduled or special meetings to determine its conformance to the standards contained in this Chapter and shall recommend such changes and modifications as it shall deem necessary to assure compliance with this Chapter.
 - (1) The Township Engineer, Township Zoning Officer, Township Fire Marshal, and the Township Environmental Advisory Council shall review each Preliminary Plan to determine whether the Plan meets the requirements of this Chapter, the Township Zoning Ordinance, and any other applicable Township Ordinances or Codes and, if the Plan does not meet these requirements, recommend what modifications in the Plan are necessary to secure compliance with the same. The Township Sewage Enforcement Officer shall review all proposals for the use of on-site sewage disposal and report to the Township Planning Commission.
 - (2) When reviewing a Plan at a regularly scheduled or special meeting, the Township Planning Commission should consider, in addition to its own comments, written reports regarding the subdivision in question from the following:
 - (a) The Berks County Planning Commission.
 - (b) The Township Zoning Officer.
 - (c) The Township Sewage Enforcement Officer, when on-site sewage disposal is proposed or the Sewer Authority when public sanitary sewers are to be utilized.
 - (d) Township Planning Consultant.
 - (e) When the property being subdivided abuts a State Route or when preliminary State highway design would affect the property, the report of the Pennsylvania Department of Transportation on the effect of the proposed subdivision or land development on existing or proposed State highway facilities.

- (f) The report of the Berks County Conservation District on the erosion and sediment control plan, if applicable. This is the applicant's responsibility to obtain and ensure that it is provided to the Township.
- (3) Within ten (10) working days after the final meeting at which the Preliminary Plan is reviewed by the Township Planning Commission, the Planning Commission shall notify the Township Supervisors of the action taken by the Township Planning Commission regarding the Preliminary Plan. If the review of the Township Planning Commission is unfavorable because the requirements of this Chapter have not been met or because the Commission deems modifications in the Plan as submitted desirable or necessary, the recommended modifications in the Plan and/or the specific provisions of this Chapter, which have not been met, shall be noted. If the Preliminary Plan is recommended to be approved subject to conditions, those conditions shall be noted. If the Preliminary Plan is recommended to be approved as submitted, that fact shall be noted. Copies shall be forwarded to the following:
- (a) The Township Engineer
 - (b) The Township Zoning Officer
 - (c) The applicant or his agent
 - (d) The Engineer, Surveyor or Land Planner of the applicant.
- D. Review by Township Supervisors. After a Preliminary Plan has been reviewed by the Township Planning Commission, the Plan shall be reviewed at one or more regularly scheduled or special meetings of the Township Supervisors.
- (1) The Township Supervisors shall review the Preliminary Plan and the written reports of the Township Engineer and Township Planning Commission, which have taken into consideration all other reports. The Township Supervisors shall either approve or disapprove the Plan. No official action shall be taken by the Township Supervisors with respect to a Preliminary Plan until the Township has received the written report of the County Planning Commission, provided that the report is received within thirty (30) days after the date the Township forwarded the Plan to the County Planning Commission for review. Failure of the County Planning Commission to act within thirty (30) days shall constitute a waiver of their right to review the Plan as submitted and the Township Supervisors may officially act on the basis of such a waiver.
- (2) Before acting on a Preliminary Plan, the Township Supervisors may arrange for a public hearing on the Plan, giving public notice as defined by law.

- (3) The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) working days following the decision regarding the Preliminary Plan.
- (4) The action of the Supervisors may be favorable, approving the Plan, or unfavorable, disapproving the Plan. These findings and reasons upon which the Supervisors' action is based shall be given in writing to individuals and groups listed in § 330-8B and stated in the minutes of the meeting at which the Supervisors review the Plan. When the Plan as submitted is not approved, the report shall specify the requirements of this Chapter which have not been met.
- (5) The approval of a Preliminary Plan does not authorize the recording of a Subdivision or Land Development Plan nor the sale, lease or transfer of lots or dwelling units.

§ 330-9. Final Plan

A. Submission.

- (1) Within twelve (12) months after approval of the Preliminary Plan, the applicant or his agent shall submit a Final Plan with all necessary supplementary data to the Township Planning Commission Secretary. An extension of time when justified may be granted by the Township Supervisors upon written request, provided that the extension of time shall not exceed one year. Unless an extension of time is granted, failure to meet the twelve-month time limitation may result in a determination by the Township that it will consider any plan submitted after twelve months as a new Preliminary Plan.
- (2) Major Residential, Commercial and Industrial Subdivisions and Land Development plans shall be submitted to the Township twenty-one (21) days prior to the Planning Commission meeting date. Minor or brief subdivisions shall be submitted to the Township fourteen (14) days prior to the Planning Commission meeting date.
- (3) All items comprising the official submission of the Final Plan shall be legally binding on the Developer.
 - (a) The Township Supervisors shall notify the applicant of their action regarding the Plan within the applicable time period established by the Pennsylvania Municipalities Planning Code, Section 508, as may be amended, unless extended by the Board of Supervisors upon a request of the applicant.
 - (b) Official submission of a Final Plan shall include:

- [1] Submission of three (3) completed Application for Review of Final Subdivision Plan.
- [2] Submission of two (2) completed Department of Fire Codes site/subdivision plan examination permit application.
- [3] Submission of six (6) black-on-white prints on paper of the Final Plan. For Subsequent submissions, please contact the Engineering Department.
- [4] Submission of three (3) copies of site aerials pursuant to Section 4.123.
- [5] Submission of one (1) site visit authorization form.
- [6] Submission of two (2) Lighting Catalog Cuts.
- [7] Submission of three (3) copies of all other supplementary data and plans as outlined in § 330-14.
- [8] Two (2) copies of the following required information, if applicable:

[a] All offers of dedication, and covenants governing the reservation and maintenance of undedicated open space, which shall be approved by the Township Solicitor as to their legal sufficiency. All offers of dedication shall be accompanied by a fully executed deed effectuating the same, which shall be in form recordable with the Berks County Recorder of Deeds, for consideration by the Township. Absent explicit acceptance of dedication by the Township Board of Supervisors (reflected in a written resolution), nothing herein and no action by the Township in approving a Final Plan shall be construed as accepting dedication of the same.

[b] Such private deed restrictions, including building reserve lines, as may be imposed upon the property as a condition of sale together with a statement of any restrictions previously imposed which may affect the title to the land being subdivided.

[c] Whenever a revision to the Township's official sewage facilities plan is required under the rules and regulations of DEP, a copy of the Township resolution amending the official plan and a copy of DEP's letter

approving the plan revision shall accompany the Final Plan.

[d] Whenever approval is required for water supply or sanitary sewage disposal from a Municipal Authority or Private Water Company, two (2) copies of such approvals shall be submitted with the Final Plan.

[e] If applicable, letters from utility companies, electric, gas, telephone, cable TV, indicating that they have received Final Plans shall be required to be submitted with Final Plans.

[9] All submissions shall be provided in digital PDF format in a manner approved by the Township (including, but not limited to, the following means: CD-ROM, flash drive, or web-based/cloud file hosting service).

(c) Fees.

[1] Township Filing Fee. The applicant shall submit the requisite filing fees as established by the Township Supervisors for all subdivisions or land developments. Fees shall be charged in order to cover the costs of examining plan and other expenses incidental to the approval of subdivision or land developments, together with any other fees established by the Township Board of Supervisors.

[2] County Filing Fee. The Applicant shall submit all necessary filing fees as established by the County for all subdivision or land developments that require Final Plan submission. County fees shall be in the form of a separate check or money order made payable to the County of Berks.

[3] The applicant or developer shall pay the fee at the time of official submission of a Final Plan and official submission shall not be deemed to have been made until receipt of all of the above {Subsection A(3)(b)[1] through and including [9]} by the Township Planning Commission Secretary.

(d) Whenever an applicant proposes to establish a street, which is not offered for dedication to public use, the Township Planning Commission or Township Supervisors may require the applicant to submit and also to record with the plan, a copy of an agreement made with the Township on behalf of his heirs, successors, and assigns and approved by the Township Solicitor and which shall

establish the conditions under which the street may later be offered for dedication and shall stipulate, among other things, the following:

- [1] The street shall conform to Township specifications or that the owners of the abutting lots shall include with the offer of dedication sufficient money, as estimated by the Township Engineer, to restore the street to conformance with the Township specifications.
 - [2] An offer to dedicate the street shall be made only for the street as a whole.
 - [3] The method of assessing repair costs be stipulated.
 - [4] Agreement by the owners of 51% of the front footage thereon shall be binding on the owners of the remaining lots.
- (e) Wherever approval by DEP is required for the water supply or sanitary sewage disposal system(s) for a proposed subdivision, the Township Planning Commission shall require that two (2) copies of such certification of approval be submitted with the Final Plan.
 - (f) Three (3) copies of the Erosion and Sediment Control Plan approved by the PA DEP or the Berks County Conservation District for the entire tract shall accompany the Final Plan submission. Two (2) copies of the Berks County Conservation District approval letter and/or NPDES Permit shall also be submitted. This is the applicant's responsibility.
 - (g) Any proposed intersection of a new street or driveway with a State Legislative Route must receive an "Occupancy Permit" from the Pennsylvania Department of Transportation (PennDOT). A letter from PennDOT indicating approval of the intersection as proposed must accompany Final Plan submission.
 - (h) The Township Supervisors may permit the applicant to submit a Final Plan in Sections, each Section covering a reasonable portion of the entire proposed subdivision or land development as shown on the approved Preliminary Plan. If the Final Plan is submitted in sections, the first section shall be submitted to the Township for review within twelve months after approval of the Preliminary Plan, unless an extension of time as provided for in § 330-9.A is granted. If Final Plans are submitted in sections, a proportionate amount of the total recreation area necessary to service each section shall be included.

- B. Distribution. Distribution of Final Plans and supporting data submitted to the Township Planning Commission Secretary shall be made as follows:
- (1) To the Township Engineer:
 - (a) One copy of application for Review of Final Subdivision Plan
 - (b) One copy of the Plan
 - (c) One Copy of all supplementary data and plans
 - (d) One copy of the Erosion and Sediment Pollution Control Plan
 - (2) To the Township Zoning Officer along with a request to review:
 - (a) One PDF format copy of the Plan
 - (b) One PDF format copy of Application for Review of Final Subdivision Plan
 - (c) One PDF format copy of all other required information and plans
 - (3) To the Township Planning Commission:
 - (a) One PDF format copy of the Application for Review of Final Subdivision Plan
 - (b) One PDF format copy of the Plan
 - (c) One PDF format copy of all supplementary data and plans
 - (d) One PDF format copy of the Erosion and Sediment Pollution Control Plan
 - (4) To the Township Sewage Enforcement Officer/Sewer Authority along with a request to review, if applicable:
 - (a) One copy of the Plan
 - (b) One copy of Application for Review of Final Subdivision Plan
 - (c) One copy of all supplementary data and plans
 - (5) To the Township Planning Commission Secretary:
 - (a) One copy of Application for Review of Final Subdivision Plan
 - (b) One copy of the Plan

- (c) One copy of all supplementary data and plans
- (d) One copy of the Erosion and Sediment Pollution Control Plan
- (6) To the Berks County Planning Commission along with a request to review the plans, if deemed necessary by the Township Planning Commission
 - (a) One copy of Application for Review of Final Subdivision Plan
 - (b) Two copies of Plan
 - (c) One copy of all supplementary data and plan
- (7) To the Township Fire Marshal with a request to review
 - (a) One PDF format copy of the Plan
 - (b) One PDF format copy of Application for Review of Final Subdivision Plan.
- (8) To the Township Environmental Advisory Council
 - (a) One copy of the Plan
 - (b) One copy of Application for Review of Final Subdivision Plan
 - (c) One copy of all supplementary data and plans
- (9) Review by Township Planning Commission. When a Final Plan has been received for review, the Township Planning Commission shall review the Plan at one or more regularly scheduled or special meetings to determine its conformance to the standards contained in this Chapter and shall recommend such changes and modifications, as it shall deem necessary to assure compliance with this Chapter.
 - (a) The Township Engineer, Township Zoning Officer, Township Fire Marshal, and the Township Environmental Advisory Council shall review each Final Plan to determine whether the Plan meets the requirements of this chapter, the Exeter Township Zoning Ordinance and any other applicable Township Ordinance or code and, if the Plan does not meet these requirements, recommend what modifications in the Plan are necessary to secure compliance with the requirements of this Ordinance and the Township Zoning Ordinance. The Township Sewage Enforcement Officer shall report on all proposals for on-site sewage disposal. The Township Sewer Authority shall report on all proposals for public sanitary sewage disposal.

- (b) When reviewing a Plan at a regularly scheduled or special meeting, the Township Planning Commission should consider, in addition to its own comments, written reports regarding the subdivision or land development from the Planning Consultants, the Township Zoning Officer, the Township Sewage Enforcement Officer/Sewer Authority, the Soil Conservation District, the Township Fire Marshal, the Township Environmental Advisory Council and any other reports which may have been received regarding the Final Plan.
- (c) Within ten (10) working days after the final meeting at which the Final Plan is reviewed by the Township Planning Commission, the Planning Commission Secretary shall notify the Township Supervisors in writing of the action taken by the Planning Commission regarding the Final Plan. Copies shall be forwarded to the following:
 - [1] Township Engineer
 - [2] Township Zoning Officer
 - [3] Applicant, or his agent
 - [4] Engineer, Surveyor or Land Planner of the Applicant
- (d) If the review of the Township Planning Commission is not favorable, the Planning Commission shall recommend that the Plan not be approved and explicitly state the reasons for such action. Any modifications in the Plan, which the Planning Commission feels should be prerequisites to approval of the Final Plan, shall also be noted. If the Planning Commission recommends that the Final Plan as submitted be approved, this fact shall be noted.

C. Review by Township Supervisors. After a Final Plan has been reviewed by the Township Planning Commission, the Plan shall be reviewed by the Supervisors at one or more regularly scheduled or special meetings.

- (1) At a regularly scheduled or a special meeting the Township Supervisors shall review the Final Plan and any written reports regarding the Plan from the Township Engineer, the Township Planning Commission, which have taken into consideration all other reports, and, where applicable, State or County agencies.
- (2) Before acting on a Final Plan, the Supervisors may arrange for a public hearing on the plan, giving public notice as defined by law.
- (3) The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to him at his last

known address not later than fifteen (15) working days following the decision regarding the Final Plan.

- (4) Action by the Supervisors may be favorable, giving approval to the Final Plan, or the action may be unfavorable, giving disapproval to the Plan. The findings and reasons upon which the Supervisors' action is based shall be given in writing to the persons listed under § 330-9B and also modifications in the Plan required as prerequisites to approval of the Final Plan shall be stated.
- (5) A Final Plan shall not be recorded until the requirements of § 330-10, Recording of Final Plan, have been met.

§ 330-10. Recording of Final Plan

- A. Development Agreement. No plat shall be finally endorsed by the Township Supervisors unless a Development Agreement is executed in form and substance approved by the Township and the Township Solicitor.
 - (1) The procedural requirements for the preparation and approval of the Development Agreement shall be as follows: In conjunction with Final Plan approval by the Township Supervisors and prior to endorsement of the Final Plan, the Developer shall provide a unit breakdown of all proposed improvements as well as all additional information as may be required by the Township and its consultants, and shall submit the information to the Township Engineer for review. If acceptable to the Township Engineer, the Township Solicitor shall forward a Development Agreement to the Developer for execution by the Developer. The Development Agreement shall be in a form and a substance acceptable to the Township and the Township Solicitor.
 - (2) The Development Agreement shall require, among other things, that the Developer reimburse the Township for all reasonable professional consultant review and inspection fees incurred during the review of the plans and the construction of the project, in accordance with the provisions set forth in the Municipalities Planning Code.
 - (3) Once the Developer has executed the Development Agreement, the Agreement shall be forwarded to the Township Supervisors for approval.
 - (4) Upon approval by the Township Supervisors and only after the Developer has reimbursed the Township for all reasonable fees incurred by its professional consultants in the processing and the review of the Developer's land development plan, the final plan shall be released to the Developer. Upon release, the Developer shall record the plan. No subdivision or land development plan may be legally recorded unless it bears the Township approval and seal.

- (5) After the Final Plan has been approved and released by the Township, the County Planning Commission shall receive, as approved, two (2) prints and the Township shall receive one (1) print bearing the County Recorder's stamp on each sheet of the recorded plan.
- (6) The developer shall file the Record Plan with the County Recorder of Deeds within (90) days of the date of final approval by the Township Supervisors. The Recorder's Certificate that the approved plan has been recorded with Deed Book and page numbers indicated shall be submitted to the Township as stated in Subsection J. If the Developer fails to record within such ninety (90) day time period, the action of the Township Supervisors shall be null and void unless an extension of time is granted in writing by the Township Supervisors after written request to do so by the Developer.

B. Completion of Improvements

- (1) No plat shall be finally approved unless the streets shown on such plat have been improved (to include inspection) as may be required by the Developers Agreement and Subdivision and Land Development Ordinance and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and other improvements as may be required by the Subdivision and Land Development Ordinance have been installed in accordance with such Ordinance and Agreement. The Township shall not be required to accept streets for public dedication until the streets meet such additional standards and specifications as required in Exeter Township's Streets Ordinance No. 547 or its successor. All streets and other improvements to be dedicated must be free and clear of all liens, encumbrances, and other "clouds" on title and that all taxes have been paid to date. The developer shall provide a title report, if requested, by the Township. The Developer shall deposit with the Township the required inspection fees prior to the release of the approved plan for recording with the County Recorder of Deeds.
- (2) In lieu of the completion of any improvements as stated in Subsection B(1) above and within ninety (90) days after a final plan is approved by the Township Supervisors but prior to endorsement and before a plan may be recorded and before the issuance of any building permits, the Developer shall execute a Financial Security Agreement in form and substance approved by the Township and the Township Solicitor, and deliver to the Township Supervisors financial security as a performance guarantee in the amount of 110% of the cost of all improvements required. The cost estimate shall be prepared and sealed by a Professional Engineer licensed in the Commonwealth of Pennsylvania. The following provisions shall apply to the security posted by Developer:

- (a) An 8 1/2" x 11" reduced plan showing the subdivision or phase thereof shall be attached to the cost estimate for easy identification.
- (b) Such bond or other security shall provide for and secure to the public the completion of all improvements within one (1) year from the deliverance of the guarantee of those improvements to be located within that portion of the subdivision or land development for which a final plan has been approved by the Township Supervisors unless extended in writing by the Township. The Developer shall not assign responsibility for any improvements to any other party.
- (c) In the case where development is projected over a period of years, the Township may authorize submission of final plat by section or stages of development subject to such requirements or guarantees as to improvements in the future sections or stages of development as it finds essential for the protection of any finally approved section of development.

C. Installation of Improvements

- (1) Where improvements are installed as indicated in Subsection B (1) and all improvements have been inspected and approved by the Township, a maintenance guarantee shall be delivered to the Township in accordance with Subsection E. The plat shall be finally endorsed by the Township Supervisors and recorded.
- (2) Where the subdivision improvements will be installed in accordance with Subsection B (2) the Supervisors may reduce the amount of the Performance Guarantee where improvements have been completed and the completed improvements have been inspected and approved by the Township. If the Performance Guarantee is reduced, it shall be reduced by the amount which was set by the Subdivision Improvements Agreement estimate for the completed improvements.

D. Remedies to Effect Completion of Improvements. In the event that any improvements, which are required by this Ordinance, have not been installed as provided in this Chapter or in accord with the approved Final Plan, the Township may enforce any corporate bond or other financial security by appropriate legal and equitable remedies. If the 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 Township may at its option install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the monies necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought

against the developer, or both, shall be used solely for the installation of the improvements covered by such security.

(1) Release of Performance Guarantee.

- (a) When the developer has completed all of the necessary and appropriate improvements, either as defined in Subsection B (1) or (2), the developer shall notify the Township Supervisors, in writing by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer and Zoning Officer by way of the Planning Commission Secretary. The Township Supervisors shall within five (5) 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 Township Supervisors and shall promptly mail a copy of the same to the developer by certified or registered mail.
- (b) The report shall be made and mailed within fifteen (15) days after receipt by the Township Engineer of the aforesaid authorization from the Township Supervisors; 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 a statement of reasons for such nonapproval or rejection.
- (c) The Township Supervisors shall notify the developer in writing by certified or Registered mail of their action.
- (d) If any portion of the said improvements shall not be approved or shall be rejected by the Township Supervisors, the developer shall proceed to complete the same and, upon completion, the same procedure of notification as outlined herein shall be followed.

E. Maintenance Guarantee. Where the Township accepts dedication of all or some of the required improvements following completion, Developer shall deliver to the Township Supervisors a maintenance guarantee in the amount of Fifteen percent (15%) of the actual cost of installation of said improvements, or such other amount as may be permitted pursuant to the MPC. The purpose of this guarantee is to secure the structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications depicted on the Final Plan. This maintenance guarantee shall be maintained for a term not to exceed eighteen (18) months after the Township accepts dedication of the improvements, or such other time as may be permitted by the MPC.

- F. Erosion and Sediment Pollution Control Plan. Where applicable, no Final Plan shall be approved by the Township until a Sediment and Erosion Control Plan approved by the Berks County Conservation District is submitted to the Township by the applicant. Such a plan shall also be approved by the Township. Before the Record Plan is endorsed for recording, a copy of any earth-moving permits required by the rules and regulations of DEP (see Title 25, Chapter 102) shall be submitted to the Township.
- G. Endorsement by Township Supervisors.
- (1) After the completion of the procedures required by this Chapter the Supervisors shall place their endorsements on the Record Plan and on as many other copies of the Final Plan as may be desired. The Record Plan shall be signed by at least a majority of members of the Board of Supervisors and the Township Seal shall be affixed to the Plan. No subdivision or land development plan may be legally recorded unless it bears Township endorsement indicated by the signatures of at least a majority of the Township Supervisors and the Township Seal.
 - (2) The Record Plan shall be a clear and legible black-on-white print or other material acceptable to the Recorder of Deeds.
- H. Endorsement by County Planning Commission. After the Plan has been endorsed by the Township, the Plan shall be submitted by the applicant or his agent to the County Planning Commission for endorsement. No subdivision or land development plan may legally be recorded unless it bears the County Planning Commission stamp "Reviewed". Such endorsement shall be indicated on the Record Plan.
- I. Filing with Recorder of Deeds. After endorsement by the Township and by the County Planning Commission, the applicant shall file the Record Plan with the County Recorder of Deeds within ninety (90) days of the date of the meeting at which the Township Supervisors approved the Final Plan. If the applicant fails to record the Final Plan within such period, the action of the Township shall be null and void unless an extension of time has been granted by the Township.
- J. The Township shall receive one (1) reproducible reproduction of the Final Plan as approved (18" x 24"). The reproducible shall contain the Recorder of Deeds stamp as to Deed Book Volume and date of recording.
- K. All streets, parks or other improvements shown on the Final Plan shall be deemed to be private until such time as the same have been offered for dedication to the Township and accepted by resolution of the Township Supervisors. If any improvement is to be dedicated to the Township, such offer of dedication shall be submitted to the Township for acceptance. The acceptance of any improvement shall be by a separate action of the Township Supervisors.

- L. As-built record plans, sealed by an engineer or surveyor registered in the Commonwealth of Pennsylvania shall be submitted to the Township following inspection and approval of the improvements by the Township, which may occur at various stages of plan development. Building permits, certificates of use and/or occupancy and other forms of required municipal authorizations, will not be issued until such time as the required as-built record plans are submitted and reviewed to confirm the proper location of all improvements, and compliance with all aspects of the approved subdivision and/or land development plan, and the creation and delivery of easements in favor of public entities contemplated thereby. Without limiting the generality of foregoing provision, plans depicting the construction of improvements (i.e., “as-built plans”) will be required for each sub-divided lot, prior to the issuance of a certificate of use and/or occupancy. In addition to the hard copy of the as-built plans, a digital copy shall be provided in one file, in PDF format, as well as a digital design file in shape file (preferable) or AutoCAD .DWG format. Coordinates shall be given for monuments placed in new subdivisions using the NAD 1983 State Plane Coordinate System. The coordinates must be based on the network of monuments in place throughout the Township or as directed by the Township Engineering Department.
- M. The name of a subdivision or land development shall not be changed after final plan approval and recording, unless a new final plan is submitted for review, approval and recording.

§ 330-11. Plans Exempted From Standard Procedures.

- A. Minor Subdivision – Two Lots Only.
 - (1) In the case of any subdivision in which all proposed lots will have highway frontage on and direct vehicular access to an existing improved Township or State road and the parcel being subdivided will be divided into no more than two lots or parcels, and the lots will be used for only one or two family dwellings, the applicant may submit only a Sketch Plan for Record to the township, rather than submit Sketch, Preliminary and Final Plans. The Sketch Plan shall contain all information required by §330-12 of this Chapter, but shall be reviewed by the Township Planning Commission in accordance with the procedures established for review of a Sketch Plan. Township Supervisor approval and endorsement is required for all Minor Subdivisions. The Township Planning Commission shall require the submission of the results of soil percolation tests where on-lot sewage disposal systems are proposed. The Commission may, when applicable, require submission to and review by the Township Sewage Enforcement Officer, Township Sewer Authority, Township Engineer, Township Zoning Officer, the Berks County Conservation District and the Pennsylvania Department of Transportation. The Plan shall be submitted to the Berks County Planning Commission for review by the applicant. A note shall be added to the plan as follows: “Further subdivision from a tract approved under this section (within ten (10) years of the date of Final

approval) will require plans prepared in full accordance with the major subdivision procedures of the Land Subdivision Ordinance in effect at that time.” Ten (10) years after date of final approval, if no further subdivision has occurred, minor subdivision regulations may be followed, if applicable.

- (2) All Minor Subdivisions shall be recorded in the Berks County Recorder of Deeds office.

B. Brief Subdivision.

- (1) Subdivisions along existing roads, property divided into more than two lots or parcels. In the case of any subdivision in which all proposed lots will have highway frontage on and direct vehicular access to an existing improved Township or State road and the parcel being subdivided will be divided into more than two lots or parcels and the lots will be used for only one or two family dwellings, the Township Planning Commission may, at its discretion, permit the applicant to submit only Sketch and Final Plans to the Township, rather than requiring an applicant to submit Sketch, Preliminary and Final Plans. The Sketch Plan shall be submitted to the County Planning Commission for review. The Planning Commission may require the submission of the results of soil percolation tests. Submissions to and reviews from the Berks County Conservation District and the Pennsylvania Department of Transportation may also be required by the Planning Commission. A note shall be added to the plans as follows: “Further subdivision from a tract recorded under this section (within ten (10) years of the date of Final approval) will require Plans prepared in full accordance with the major subdivision procedures of the Land Subdivision Ordinance in effect at that time.” Ten (10) years after the date of final approval, if no further subdivision has occurred, Brief Subdivision Regulations may be followed, if applicable. Township Supervisor approval is required for all Brief Subdivisions.

- (2) All Brief Subdivisions shall be recorded in the Berks County Recorder of Deeds office.

C. Major Subdivision. All subdivisions that do not meet the requirements of either a Minor Subdivision or a Brief Subdivision shall be classified as Major Subdivisions and shall require the submission of plans in full accordance with the Sketch, Preliminary and Final plan submission and plan requirements.

D. Resubdivision

- (1) In the case of a Preliminary or Final Plan approved by the Township or other agency having right of approval prior to the date this Chapter became enforceable, this Chapter shall not be applied to adversely affect the right of the applicant to commence and complete any aspect of the

approved development in accordance with the terms of the approval and the governing ordinances and plans at the time that the plan was approved within five (5) years from the date of such approval. Where final approval is preceded by preliminary approval, the five (5) year period shall be counted from the date of preliminary approval. After the five (5) year period, the Township shall enforce the provisions of this Chapter with regard to the development. (Under the authority of Act of the General Assembly No. 247 of 1968, the Pennsylvania Municipalities Planning Code, as amended).

(2) Any replatting or resubdivision of land, including changes to recorded plans, shall be considered a subdivision, and shall comply with these regulations, except that:

(a) Lot lines may be changed from those shown on a recorded plan, provided that in making such changes:

[1] No lot or tract of land shall be created or sold that is smaller than required by the Township Zoning Ordinance, and

[2] Easements and rights-of-way shall not be changed, and

[3] Street locations and block sizes shall not be changed, and

[4] No lot shall be created which does not abut a street, and

[5] Open space and recreation areas shall not be reduced, and

[6] The number of lots shall not be increased.

(b) In every case wherein lot lines are changed as permitted above, the applicant shall:

[1] Submit to the Township and County Planning Commissions copies of the approved Plan revised to show such changes. After this submission the Township Planning Commission will in writing advise the applicant and Township Planning Commission Secretary if the revised Plan complies with Subsection D(2)(a). The Plan shall be evaluated to determine the need for a Subdivision Improvements Agreement Form.

[2] When the Plan does comply with Subsection D(2)(a), the applicant shall submit the Record Plan and a reproducible copy of the Record Plan (which will be retained by the Township) to the Township for approval and endorsement of the Township Supervisors. The applicant shall also

submit the Record Plan to the County Planning Commission for its endorsement (which shall specifically identify the previous Record Plan thus superseded), and then record the Plan after endorsement is secured.

[3] The Record Plan shall be a clear and legible black-on-white print, or other material acceptable to the Recorder of Deeds.

(c) When on-lot sewage disposal is intended to be utilized, the Township may require that a copy of the Final Plan be submitted to the Township Sewage Enforcement Officer for review prior to endorsement of the Record Plan.

E. Auction Sale. In the case of the proposed subdivision of land by process of auction sale, the following procedure may be used by the applicant:

(1) The applicant shall prepare and submit Sketch and Preliminary Plans, in accordance with this Chapter.

(2) The Preliminary Plan shall comply with the requirements of § 330-13 of this Chapter and in addition contain the following notation:

“This property is intended to be sold by auction on or about _____, 20____, in whole or in part according to this Plan. Sale of lots at such auction shall be in the form of agreement to purchase, and no actual transfer or ownership or interest in such lots shall proceed until a Final Plan showing such division of property shall have been approved by the Township Supervisors, in accordance with its regulations, and recorded in the office of the County Recorder of Deeds.”

(3) The auction sale may then proceed in accordance with the above notation, after which the applicant shall prepare and submit a Final Plan in accordance with this Chapter.

F. Natural Subdivision. When an existing public improved road bisects a tract of ground under one ownership, an automatic subdivision of land occurs and the parcels that are created as a result of the road are exempt from the subdivision process providing that the following is met:

(1) Each parcel must meet the minimum lot requirements established for that district in the Exeter Township Zoning Ordinance and Exeter Township Subdivision and Land Development Ordinance.

(2) No further subdivision of the parcels may occur unless plans are prepared and submitted to the Township in accordance with the procedures

established in the Exeter Township Subdivision and Land Development Ordinance.

- G. Lot Annexation. Where the conveyance, sale or transfer of land from a parcel to an adjacent parcel is proposed for the sole purpose of increasing lot size or adjusting of lot boundaries, and not for the purpose of creating a separate new lot or a land development, the Landowner shall submit a Sketch Plan of Record for review.
- (1) The Sketch Plan of Record shall contain all information required by, and be submitted and reviewed in accordance with § 330-12 of this Chapter.
 - (2) The Sketch Plan of Record shall be submitted to the County Planning Commission for review.
 - (3) Precise bearings and distances shall be shown for the parcel being transferred.
 - (4) Evidence shall be submitted that the parcel from which a parcel is being transferred will not violate, as the case may be, any requirement of the Exeter Township Zoning Ordinance, or other Township regulations.
 - (5) If development is proposed for the parcel, which has been increased in size, no building permit shall be issued unless the applicable Township regulations are met.
 - (6) The Plan shall contain a notation that the lot in question is being created for the sole purpose of annexation to an adjoining parcel and is not to be considered as a separate building lot of record.
 - (7) The Plan shall, in the Certificate of Ownership, include the signatures of both Landowners involved in the land exchange.
- H. Recording of Lot Annexation. Documents relating to plans involving lot annexations shall be submitted and recorded as follows:
- (1) By the time the Plan is submitted to the Township Supervisors the Landowner shall submit to the Township Supervisors for review a copy of the proposed deed for the parcel being annexed, which deed shall include reference to the Plan, the recording information and how the parcel is identified on the Plan and statements that the conveyance is for annexation purposes only and that the parcel is not a separate building lot. The parcel to be annexed shall be joined in a common deed with the parcel it is annexed to.
 - (2) Recording approved plan.
 - (3) Recording deed from the Landowner of the parcel being annexed.

ARTICLE IV

PLAN REQUIREMENTS

§ 330-12. Sketch Plan

- A. The scale and sheet size of the Sketch Plan shall be as required in § 330-13A for Preliminary Plans. The Sketch Plan shall contain at least the following data, legibly drawn to scale:
- (1) Name and address of the applicant and the record owner.
 - (2) Name of the subdivision or land development and the date of the plan.
 - (3) Tract boundaries, accurately labeled, and a statement of the total acreage of the tract.
 - (4) North pointing to the top where possible and graphic and written scales.
 - (5) The name of the person or firm responsible for the design of the subdivision or land development.
 - (6) The names of owners of adjoining properties.
 - (7) A location map, drawn to a scale of 1"= 800', with sufficient information to enable the Planning Commission to locate the property being subdivided.
 - (8) Significant topographical and physical features (i.e., water bodies, quarries, flood plains, tree masses, railroad tracks, existing buildings, wetlands, etc.) on the tract.
 - (9) Proposed general street and lot layout. When apartments or townhouses are proposed, the general building, street, recreation and parking layout shall be shown. When commercial or industrial buildings are proposed, the general building, street, parking and loading layout shall be shown.
 - (10) A statement telling what methods of water supply and sewage disposal will be used.
 - (11) A statement explaining the concept of development and telling the proposed use for each lot, parcel and building indicated on the plan.
 - (12) A soils map of the site, drawn at the same scale as the Sketch Plan, shall accompany the Sketch Plan. Soils data shall be based on the Soil Survey Berks County, Pennsylvania, prepared by the U.S. Soil Conservation Service.

- (13) An aerial image in color of the tract and adjacent area with the tract boundary and proposed lot layout and street layout for subdivisions and building, site access and parking layouts for land developments superimposed on the image in accordance with the following schedule shall be submitted by the applicant:

Tract Area (Ac)	Distance to Extend Beyond Tract Boundary (ft)	Minimum Image Scale
>0 to <10	300	1"=60'
10 to <25	500	1"=80'
10 to <50	750	1"=100'
>50	1,000	1"=150'

B. In case of a "Sketch Plan of Record", in addition to the above requirements, the plan shall also contain the following items:

- (1) The words "SKETCH PLAN OF RECORD" in an obvious location on any drawings or supplemental data.
- (2) The source(s) of title to the land being subdivided or developed.
- (3) Precise bearings and distances for the entire tract and all lot boundaries, accurately labeled, and the location of all required boundary line (perimeter) monuments.
- (4) Show all setbacks and yard lines and dimension them.
- (5) All easements or rights-of-way.
- (6) Names of all owners of all abutting unplatted land and the names of all abutting Subdivisions, if any, with the book and page number where recorded.
- (7) Existing municipal zoning regulations, including district designations, requirements for lot sizes, front yards, side yards, rear yards and any zoning district boundary lines traversing the proposed subdivision or land development.
- (8) Location of all required soil probes and percolation test holes if on-lot sewage is to be utilized.
- (9) Whenever required under the rules and regulations of PennDEP, a copy of the Erosion and Sediment Control Plan shall accompany Sketch Plan of Record submission.

- (10) A signed and notarized Certificate of Ownership (per Appendix I), a Certificate of Accuracy (per Appendix II) completed by the surveyor, and two (2) blank Certificates of Municipal Approval (per Appendix III).
- (11) Along the edge of the plan, one (1) blank 3” x 3” space and one (1) blank 3-1/2” x 6” for approval seals. [See § 330-14C(26) and (27) for preferred locations of these spaces.]
- (12) A note shall also be added to the plan as follows: “Further subdivision from a tract approved under this section within ten (10) years of the date of final approval will require plans prepared in full accordance with the Major Subdivision procedures of the Land Subdivision Ordinance in effect at that time.
- (13) In addition to the above, all Minor Subdivisions and lot annexations are required to be recorded in the Berks County Recorder of Deeds office following Township Supervisor approval and endorsement.
- (14) If on-site sewage disposal is proposed a Subdivision Sewage Disposal Report, shall be submitted.
- (15) If an intersection with a State Legislative Route is proposed, a letter from the PA Department of Transportation indicating approval of such intersection shall be submitted, or any other agency requirements necessary.
- (16) Berks County Planning Commission review letter.
- (17) Berks County Conservation District approval of the Erosion and Sediment Pollution Control Plan.
- (18) PA DEP Sewage Facilities Planning Module approval.
- (19) Wetlands shall be delineated in accordance with current Federal and State regulations by a firm or individual certified to perform such delineation. The firm and/or individual responsible for the wetland delineation shall be identified on the Plan. The wetland boundary shall be accurately shown on the Plan and shall be encompassed by bearings and distances, tied to a known property corner. In addition, the wetland boundary shall be marked in the field. All wetlands greater than 1/10 of an acre must be incorporated into permanent open space and shall be subject to conservation easements.
- (20) Steep slope areas shall be delineated and shall be subject to conservation easements.
- (21) The total tract boundary lines of the area being subdivided with accurate distances to hundredths of a foot and bearings to one-quarter (1/4) of a

minute. These boundaries shall be determined by accurate survey in the field which shall be balanced and closed with an error of closure not to exceed one foot (1') in ten thousand feet (10,000); provided, however, that the boundary(s) adjoining additional unplatted land of the subdivided tract (example, between separately-submitted Final Plan sections) are not required to be based upon field survey, and may be calculated. The location and elevation, if established, of all boundary line (perimeter) monuments or markers (refer to § 330-59) shall be indicated, along with a statement of the total area of the property being subdivided.

- (a) The engineer or surveyor responsible for the Plan shall certify as to the accuracy of the survey and the drawn plan. A Certificate of Accuracy shall be lettered on the Plan, using the form specified in Appendix II, and shall be signed by the responsible surveyor.
- (b) All out-boundary monumentation to be inspected and approved by the Township Engineer prior to Township Planning Commission approval of Final Plan. The Township Engineer shall notify the Planning Commission of his findings.

§ 330-13. Preliminary Plan

- A. The Preliminary Plan shall be clearly and legibly drawn to a scale of not greater than one inch (1") equals fifty feet (50') with all dimensions shown in feet and hundredths of a foot except that:
 - (1) If the average size of the proposed lots is one acre or larger, the plan may be drawn to a scale of one inch (1") equals one hundred feet (100').
 - (2) If the subdivision contains more than one hundred (100) acres, the plan may be drawn to a scale of one-inch (1") equals one hundred feet (100').
 - (3) If the subdivision proposes lots with an average frontage of less than fifty feet (50'), the plan may be drawn to a scale of one-inch (1") equals twenty feet (20').
 - (4) The original drawing and all submitted prints thereof shall be made on sheets either eighteen inches (18") by twenty-four inches (24"), twenty-four inches (24") by thirty-six inches (36"), or thirty-six inches (36") by forty-eight inches (48").
 - (5) The plan shall be prepared at a scale ranging between one (1) inch equaling twenty (20') feet and one (1") inch equaling fifty (50') feet if the applicant can sufficiently demonstrate that the scale is necessary to depict the amount of detail by this Subdivision and Land Development Ordinance while conforming with the provisions for permitted sheet sizes.

- B. If the Preliminary Plan requires more than one sheet, a key diagram showing the relative location of all the sheets shall be drawn on each sheet. In addition, a match line shall be drawn on each sheet and the applicant shall indicate along each match line what sheet is adjoined at that match line.
- C. In addition to the information required by § 330-12A, the Preliminary Plan shall show:
- (1) Name of the proposed subdivision or land development and the name of the Township.
 - (2) Every effort should be made to locate the north point to the top, graphic scale, written scale and date, including the month, day and year that the original drawing was completed, and in the case of revised drawings, the month, day and year the original drawing was revised and a description of each revision.
 - (3) Name and address of the record owner and the applicant.
 - (4) Name and seal of registered engineer or surveyor responsible for the plan.
 - (5) The names of any abutting subdivisions and the book and page number where any abutting subdivisions are recorded, and the names of the owners of any adjacent unplatted land and the book and page number where any adjacent unplatted land is recorded.
 - (6) A key map for the purpose of locating the property being subdivided, drawn to a scale of one inch (1") equals eight hundred feet (800') and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all streets, roads municipal boundaries within one thousand feet (1,000') of the subdivision or land development. A scale and north point shall be indicated. In addition, the street pattern of the proposed subdivision shall be shown within the key map.
 - (7) Total tract boundaries of the property being subdivided, showing bearings and distances and a statement of total acreage of the property.
 - (8) Zoning district lines within the property, zoning district designations, and area, yard and height requirements applicable to the property.
 - (9) Contour lines at vertical intervals of not more than two feet (2') for land with average natural slope of four percent (4%) or less and at intervals of not more than five feet (5') for land with average natural slope exceeding four percent (4%). Contour lines shall be drawn from actual field topography and not interpolated from USGS maps unless specified otherwise by the Township.

- (10) Location and elevation of the datum to which contour elevations refer. Datum used shall be a known, established benchmark where reasonably practical. Sanitary sewer manholes should not be used as a datum base.
- (11) All existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroad tracks, water courses, flood plain areas determined in accordance with Appendix IV of this Chapter and other significant man-made or natural features within the proposed subdivision or land development and within fifty feet (50') from the boundaries of the proposed subdivision or land development.
- (12) When preparing subdivision or land development plans, the following existing on-site natural resources shall be identified on the plans, and provisions for protecting and/or replacing these resources shall be provided:
 - (a) The removal of healthy mature trees and woodlands shall be permitted as follows:
 - [1] As depicted on an approved subdivision or land development plan, but only to the extent necessary for the construction of roadways, utility lines, sanitary sewers, storm sewers and stormwater management facilities.
 - [2] As part of construction activities that do not require the approval of a subdivision or land development plan by the Township or for which planning requirements were waived, but only to the extent necessary for the construction of roadways, utility lines, sanitary sewers, storm sewers and stormwater management facilities.
 - [3] In conjunction with normal lawn preparation and maintenance; however, the removal of woodland is limited by § 330-13C(12)(b).
 - [4] All requirements of the Exeter Tree Ordinance shall be satisfied.
 - (b) The removal of woodlands for the construction of residential dwellings, driveways, and yard area, shall be limited to a maximum of 25% of individual lot area or 10,000 square feet per dwelling unit, whichever is less, with the following conditions:
 - [1] The limit is in addition to the removal of woodland as permitted by § 330-13C(12)(a)[1][2].

- [2] Woodland areas shall not be removed from within Conservation Easements as shown on the approved subdivision and land development plan.
 - [3] Individual trees (6" dbh or greater) labeled "To Remain" on the approved subdivision or land development plan shall not be removed or negatively impacted by the construction of the dwelling, driveway, or other features associated with the construction of the dwelling without first obtaining written approval from the Board of Supervisors with recommendation from the Planning Commission.
 - [4] All requirements of the Exeter Tree Ordinance shall be satisfied.
- (c) The removal of woodlands for the construction of non-residential land developments shall be permitted subject to the following conditions:
- [1] The area of woodland removal shall not exceed the total tract area minus the open area required in the Zoning District.
 - [2] All areas protected by Conservation Easements shall remain undisturbed.
 - [3] All requirements of the Exeter Township Tree Ordinance shall be satisfied.
- (d) Except where listed as a permitted use, the stripping and removal of topsoil from lots shall not be permitted. Topsoil may be removed from areas of construction, grading, excavation and other earthmoving activities, but shall be stored elsewhere on the site and stabilized to minimize erosion. Upon completion of the earthmoving activities, the topsoil shall be redistributed to a minimum depth of six (6) inches.
- (13) All existing streets and streets of record (recorded but not constructed) on or abutting the tract, including names, right-of-way widths, cartway (pavement) widths and approximate grades.
- (14) The full plan of proposed development, including:
- (a) Location and width of all streets and rights-of-way, a statement of any conditions governing their use, and suggested type (i.e. collector). The designation of local, collector and arterial streets is subject to the approval of the Township.

- (b) Suggested street names and all public utility and private easement locations.
 - (c) Building setback lines along each street and the proposed placement of each apartment building, townhouse and non-residential building. For each apartment building and row of townhouses the number of one, two, three and four bedroom units shall be indicated.
 - (d) Lot lines with approximate dimensions and lot numbers and a statement of the total number of lots and parcels
 - (e) A statement of the intended use of all non-residential lots and parcels.
 - (f) The location of all common parking areas and access drives to the parking areas, the size and number of parking stalls, width of aisles and access drives, and proposed grades of parking areas and access drives.
 - (g) Water mains, sanitary sewers and storm sewers (and other drainage facilities), with the size and material of each indicated, and any proposed connections with existing facilities.
 - (h) Parks, playgrounds and other areas to be dedicated to the Township shall be noted. Areas to be reserved for public use, but not to be dedicated, shall be noted and any conditions governing such use and the arrangements to be made for the maintenance of these areas shall also be noted.
 - (i) Provisions for pedestrian/bicycle circulation other than sidewalks along streets shall be incorporated into the design where townhouses and apartments are proposed.
- (15) Location of soil percolation test holes when soil percolation tests are required by § 330-15.
- D. A plan showing soils types and natural drainage patterns throughout the tract shall accompany the Preliminary Plan and shall be drawn at the same scale as the Preliminary Plan.
- E. An erosion and sediment control plan for the entire tract being subdivided shall accompany the Preliminary Plan when it is anticipated that land disturbance and/or construction activities will begin under Preliminary Plan approval.
- F. The Preliminary Plan shall be accompanied by the following supplementary data as applicable:

- (1) Typical street cross-section drawing(s) for all proposed streets.
- (2) Tentative profiles along the centerline of each proposed street shown on the Preliminary Plan. Such profiles shall show natural and finished grades at one of the following sets of scales or any combination thereof:
 - (a) One inch (1") equals ten feet (10') horizontal and one inch (1") equals one foot (1') vertical, or
 - (b) One inch (1") equals twenty feet (20') horizontal and one inch (1") equals two feet (2') vertical, or
 - (c) One inch (1") equals forty feet (40') horizontal and one inch (1") equals four feet (4') vertical, or
 - (d) One inch (1") equals fifty feet (50') horizontal and one inch (1") equals five feet (5') vertical.
- (3) A storm water management report that demonstrates compliance with all provisions of the Exeter Township Stormwater Management Ordinance, as amended. In addition to managing storm water from the project as a whole, each individual discharge point shall be managed so that post-development flows do not exceed pre-development flows at any discharge point on the site.
- (4) Preliminary designs of any bridges or culverts. Such designs shall meet all applicable requirements of the Pennsylvania Department of Transportation and DEP.
- (5) Three (3) completed copies of the Subdivision Sewage Disposal Report whenever soil percolation tests are required by § 330-15.
- (6) Where a preliminary plan shows the proposed subdivision of only a part of the applicant's total property, the Plan shall be accompanied by a plan of the proposed street system for the remainder of the property so that the street system in the submitted portion can be considered in relation to future connections with the unsubmitted portion. In the case of extremely large properties, the Township Planning Commission may delimit the area for which a prospective street system on adjacent property needs to be shown. The applicant shall also include a statement indicating proposed future land use for the unsubmitted portion of his property.
- (7) Where new streets are proposed and where requested by the Township, a street lighting proposal shall be submitted in accordance with § 330-62.
- (8) For all commercial structures, industrial structures and multi-family dwelling, the developer shall provide renderings or colored elevations of

all sides. The structure(s) shall be in keeping with the general context of the surrounding neighborhood.

- (9) The Township may require an applicant to provide a preliminary centerline stakeout of the proposed road so that an on-site road alignment evaluation may be conducted.
- (10) All areas involving slopes of 25% or greater and having an elevation rise of twenty feet (20') or more shall be graphically defined on the plan and shall be subject to a permanent conservation easement which prohibits construction or other alteration of the site's ecology without prior approval by the Township Board of Supervisors. The conservation easement boundary shall be accurately shown on the plan and shall be encompassed by bearings and distances, tied to a known property corner.
- (11) Wetland Boundaries
 - (a) All areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, i.e., swamps, marshes, bogs, and similar areas, shall be delineated on the plan.
 - (b) Wetlands shall be delineated in accordance with current Federal and State regulations by a firm or individual certified to perform such delineation. The firm and/or individual responsible for the wetland delineation shall be identified on the Plan and shall certify that the delineation was performed in accordance with applicable State and Federal Regulations. The wetland boundary shall be accurately shown on the Plan and shall be encompassed by bearings and distances, tied to a known property corner and shall be designated "Primary Wetlands" and shall be subject to a permanent conservation easement.
- (12) Traffic study prepared in accordance with § 330-47.
- (13) An Environmental Assessment Statement (Report) as defined in the Exeter Township Zoning Ordinance, as amended, shall be submitted unless waived by the Township Board of Supervisors.
- (14) An Environmental Hazard Report responsive to § 330-16E shall be submitted.
- (15) Habitats of Threatened and Endangered Species of Special Concern in Pennsylvania within the tract, as established by the Pennsylvania Biological Survey and/or Pennsylvania Natural Diversity Inventory. If such habitats exist on the tract, the measures proposed to protect the habitats shall be indicated.

- (16) All Historic and Archaeological Resources which have been identified and/or inventoried by the Township, the County, the Berks County Planning Commission, the Pennsylvania Historical and Museum Commission, and/or are listed in the National Register of Historic Buildings or Places located within the tract or within fifty (50') feet of the tract.
- (17) A Water Resources Study prepared in accordance with § 330-48.
- (18) Aerial photo of subdivision/land development and surrounding areas (1,000-ft beyond boundary of the property) with property boundary lines superimposed.
 - (a) An aerial image in color of the tract and adjacent area with the tract boundary and proposed lot layout and street layout for subdivisions and building, site access and parking layouts for land developments superimposed on the image in accordance with the following schedule shall be submitted by the applicant:

Tract Area (Ac)	Distance to Extend Beyond Tract Boundary (ft)	Minimum Image Scale
>0 to <10	300	1"=60'
10 to <25	500	1"=80'
10 to <50	750	1"=100'
>50	1,000	1"=150'

§ 330-14 Final Plan

- A. The Final Plan shall be clearly and legibly drawn to a scale of not greater than one inch (1") equals fifty feet (50') with dimensions shown in feet or hundredths of a foot; except that:
 - (1) If the average size of the proposed lots is one acre or larger, the plan may be drawn to a scale of one inch (1") equals one hundred feet (100').
 - (2) If the subdivision contains more than one hundred (100) acres, the plan may be drawn to a scale of one-inch (1") equals one hundred feet (100').
 - (3) If the subdivision proposes lots with an average frontage of less than fifty feet (50'), the plan may be drawn to a scale of one-inch (1") equals twenty feet (20').
 - (4) The original drawing and all submitted prints thereof shall be made on sheets either eighteen inches (18") by twenty four inches (24"), twenty-four inches (24") by thirty-six inches (36"), or thirty-six inches (36") by forty-eight inches (48").

- (5) The plan shall be prepared at a scale ranging between one (1") inch equaling twenty (20') feet and one (1") inch equaling fifty (50') feet if the applicant can sufficiently demonstrate that the scale is necessary to depict the amount of detail required by this Subdivision and Land Development Ordinance while conforming with the provisions for permitted sheet sizes.
- B. If the Final Plan requires more than one sheet, a key diagram showing the relative location of all the sheets shall be drawn on each sheet. In addition, a match line shall be drawn on each sheet and the applicant shall indicate along each match line what sheet is adjoined at that match line.
- C. In addition to the information required by § 330-13C through F(18), the Final Plan shall show:
- (1) Name of proposed subdivision or land development and of the Township.
 - (2) North arrow to the top if possible, graphic scale, written scale and date, including the month, day and year the original drawing of the Final Plan was completed and in the case of revised drawings, the month, day and year that the original drawing was revised, and a description of each revision.
 - (3) Name and address of the record owner and applicant of the tract, and the source(s) of title to the land being subdivided as shown by the record of the County Recorder of Deeds.
 - (4) The name, address and seal of the registered professional engineer or surveyor responsible for the plan.
 - (5) The names of all abutting subdivisions, if any, with the book and page numbers where recorded, and the names of the owners of all adjacent unplatted land, if any, and the book and page numbers where recorded.
 - (6) A key map for the purpose of locating the property being subdivided, drawn to a scale of one inch (1") equals eight hundred feet (800') and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all streets, roads and municipal boundaries within one thousand feet (1,000') of the subdivision. In addition, a scale and north point shall be indicated. In addition, the street pattern of the proposed subdivision shall be shown within the key map.
 - (7) The total tract boundary lines of the area being subdivided with accurate distances to hundredths of a foot and bearings to one-quarter (1/4) of a minute. These boundaries shall be determined by accurate survey in the field which shall be balanced and closed with an error of closure not to exceed one foot (1') in ten thousand feet (10,000'); provided, however, that the boundary(s) adjoining additional unplatted land of the subdivided tract (example, between separately-submitted Final Plan sections) are not

required to be based upon field survey, and may be calculated. The location and elevation, if established, of all boundary line (perimeter) monuments or markers (refer to § 330-59) shall be indicated, along with a statement of the total area of the property being subdivided.

- (a) The engineer or surveyor responsible for the Plan shall certify as to the accuracy of the survey and the drawn plan. A Certificate of Accuracy shall be lettered on the Plan, using the form specified in Appendix II, and shall be signed by the responsible surveyor.
 - (b) All out-boundary monumentation to be inspected and approved by the Township Engineer prior to Township Planning Commission approval of Final Plan. The Township Engineer shall notify the Planning Commission of his findings.
- (8) Zoning district lines within the property, zoning district designations, and area, yard and height requirements applicable to the property.
 - (9) The name (or number) and cartway width and right-of-way lines of all existing public streets and the name and location of all other roads within the property.
 - (10) The following data for the cartway edges (or curb lines) and right-of-way lines of all recorded (except those which are to be vacated) and/or proposed streets, and for the right-of-way lines of all existing streets within or abutting the property to be subdivided:
 - (a) The length, in feet to the second decimal point, of all straight lines and any two functions of a chord of all curved lines.
 - (b) The width (in feet) of the cartway and right-of-way and, if required, of the ultimate right-of-way, and (in degrees, minutes and seconds) the delta angle of all curved lines including curved lot lines.
 - (c) All finished grades as shown.
 - (11) All lot lines shall be completely dimensioned in feet to the second decimal point, if straight, and if curved, with central angle in degrees, minutes and seconds and length of arc and radius. Bearings to one-quarter (1/4) of a minute shall be shown for all lot lines. Internal angles within the lots may be shown in degrees, minutes and seconds. Each lot shall be balanced to an accuracy of one foot (1') in ten thousand feet (10,000'). For each lot, the total area in square feet shall be stated.
 - (12) Lot numbers, numbered consecutively, and a statement of the total number of lots and parcels.

- (13) A statement of the intended use of all non-residential lots, with reference to restrictions of any type, including permanent conservation easements, which exist or will exist as covenants in the deed for the lots and, if recorded, the book and page number of the County Deed Book.
- (14) Building setback lines along each street, side yard lines, rear yard lines and the proposed placement of each apartment, townhouse and non-residential building. For each apartment building and row of townhouses, the number of one, two, three and four bedroom units shall be indicated.
- (15) The location of all existing and proposed street monuments as required by § 330-59. Elevations shall be indicated for all existing and proposed street monuments
- (16) All easements and rights-of-way and any limitations on such easements or rights-of-way. Rights-of-way shall be shown and accurately identified on the plan, and easements shall either be shown or specifically described on the plan. Easements should be located in cooperation with the appropriate public utilities.
- (17) Location, size, materials, top and invert elevations of all existing and proposed sanitary sewers, storm sewers, manholes, inlets, culverts and bridges, and the location, size and material of water mains.
- (18) Provisions for pedestrian circulation throughout the tract, when provided by means other than sidewalks.
- (19) Clear sight triangles as required by §§ 330-23 and 330-25.
- (20) The location of all common parking areas and access drives to the parking areas, the size and number of parking stalls, the width of aisles and access drives, and proposed grades of parking areas and access drives.
- (21) If the subdivision or land development proposes a new street or driveway intersection with a State Route, a letter from the Department of Transportation indicating approval of such intersection.
- (22) A certificate of ownership, acknowledgment of plan and offer of dedication shall be lettered on the Plan, using the form specified in Appendix I, and shall be signed by the owner(s) of the property and shall be notarized.
- (23) A certificate for approval of the Plan by the Township Planning Commission.
- (24) A certificate for approval of the Plan by the Township Supervisors.

- (25) The following note shall be placed on the plan:

This plan has been reviewed for conformance with the requirements of the Township of Exeter for fire department access to and within the site, and for compliance with the requirements for fire water service on the site or to the building if required. This review does not include nor approve any fire protection systems within the building(s) or structures(s).

- (26) A blank space measuring three and one-half inches (3-1/2") by six inches (6") square shall be left, preferably adjacent to the Township certification, in which the appropriate stamp of the County Planning Commission may be applied.
- (27) A blank space measuring three inches (3") square shall be left along the lower edge of the sheet, in order that the Recorder of Deeds may acknowledge receipt and recording of the plan when it is presented.
- (28) Typical street cross-sections for all proposed streets.
- (29) Wetlands boundaries.
- (a) All areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, i.e., swamps, marshes, bogs, and similar areas, shall be delineated on the plan.
- (b) Wetlands shall be delineated in accordance with current Federal and State regulations by a firm or individual certified to perform such delineation. The firm and/or individual responsible for the wetland delineation shall be identified on the Plan and shall certify that the delineation was performed in accordance with applicable State and Federal Regulations. The wetland boundary shall be accurately shown on the Plan and shall be encompassed by bearings and distances, tied to a known property corner and shall be designated "Primary Wetlands" and shall be subject to a permanent conservation easement.
- (30) All steep slope areas shall be delineated and protected as specified in § 330-13F(10).

- D. The Final Plan shall be accompanied by the following supplementary data, where applicable:

- (1) Typical street cross-section drawing(s) for all proposed streets.
- (2) Profile sheets for all proposed streets within the tract. Such profiles shall show at least the following information, properly labeled:

- (a) Existing (natural) profile along both cartway edges or top of finished curb of each street.
 - (b) Proposed finished grade at the top of both finished curbs (or proposed finished grade at both cartway edges if curbs are not provided).
 - (c) The length of all vertical curves.
 - (d) Existing and proposed sanitary sewer mains and manholes, and invert elevations.
 - (e) Existing and proposed storm sewer mains, inlets, manholes and culverts, and invert elevations.
- (3) The profile sheets required by § 330-14D(2) shall be legibly drawn at one of the following sets of scales or any combination thereof:
- (a) One inch (1") equals ten feet (10') horizontal and one inch (1") equals one foot (1') vertical, or
 - (b) One inch (1") equals twenty feet (20') horizontal and one inch (1") equals two feet (2') vertical, or
 - (c) One inch (1") equals forty feet (40') horizontal and one inch (1") equals four feet (4') vertical, or
 - (d) One inch (1") equals fifty feet (50') horizontal and one inch (1") equals five feet (5') vertical.
- (4) All offers of dedication. These shall be in the form of separate signed and notarized deed(s) for each street segment or parcel, accompanied by legal descriptions and 8 ½ x 14" maps. The areas being offered for dedication shall be shaded or otherwise delineated. Where streets are involved, the centerline distance in feet and in miles shall be shown, along with the cartway width and the right-of-way width.
- (5) Such private deed restrictions as may be imposed upon the property as a condition to sale, together with a statement of any restrictions previously imposed which may affect the title to the land being subdivided.
- (6) When a private street or streets are proposed, an agreement for the future dedication of the private streets pursuant to § 330-17G(5) shall be submitted.
- (7) Covenants governing the reservation and maintenance of undedicated open space.

- (8) With a proposal to change or diminish the course, current or cross section of any stream or body of water, or to construct or change any water obstruction, approval and a permit or written waiver from PA DEP and any other cognizant Federal Agency.
- (9) Wetlands encroachment permits.
- E. The applicant shall submit a separate landscape plan showing the number, location, size and species of all trees and shrubbery that will be planted within the subdivision or land development.
- F. A final grading plan shall be submitted at the time of Final Plan submission.
- G. Three (3) copies of the Erosion and Sediment Control Plan approved by the PA DEP or the Berks County Conservation District for the entire tract shall accompany the Final Plan Submission. Two (2) copies of the Berks County Conservation Districts approval letter and/or NPDES Permit shall also be submitted. This is the applicant's responsibility. Individual approval letters for each lot shall not be acceptable.
- H. Street lights shall be designed as part of the Final Plan.
- I. The Township may require an applicant to provide a preliminary centerline stakeout of the proposed roads so that an on-site road alignment evaluation may be conducted.
- J. In addition to the required sets of prints, subdivision and land development plans a digital copy of the plan set shall be provided in one file, in PDF format as well as a digital design file in shape file (preferable) or AutoCAD .DWG format.
- K. The developer shall submit the PA DEP Sewage Facilities Planning Module approval letter.
- L. All easements, rights-of-way, buffer zones, etc. shall be written into each affected deed.
- M. All variance, special exception, conditional use, or court order decisions including the date the decision was rendered, the body rendering the decision, any conditions contained in the decision and any other information critical to the approval of the Plan and future use of the lots or use of the property shall be shown on the Record Plan.
- N. The developer shall obtain and submit a letter from the Exeter Township, Berks County, Authority indicating that sufficient capacity exists in the sewage collection system and treatment plant to accommodate the proposed development.
- O. Habitats of Threatened and Endangered Species of Special Concern in Pennsylvania within the tract, as established by the Pennsylvania Biological

Survey and/or Pennsylvania Natural Diversity Inventory. If such habitats exist on the tract, the measures proposed to protect the habitats shall be indicated.

- P. All Historic and Archaeological Resources which have been identified and/or inventoried by the Township, the County, the Berks County Planning Commission, the Pennsylvania Historical and Museum Commission, and/or are listed in the National Register of Historic Buildings or Places located within the tract or within fifty (50) feet of the tract.
- Q. A Landscape Plan depicting the proposed tree, shrub, and planting layout, planting details material sizes and quantities.
- R. The following notes shall be required on a recorded plan sheet for each subdivision and/or land development:
- (1) “Well and sewage disposal systems shall be constructed in accordance with standards of the Pennsylvania Department of Environmental Protection.”
 - (2) “Individual owners of lots must receive approval from the Township Sewage Enforcement Officer for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system or building that will need to be served by such a system.”
 - (3) “The Planning Commission and Board of 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 system.”
 - (4) “All on-site sewage disposal easements shall remain free and clear of all encroachments including, but not limited to, sheds, buildings or other structures. No grading without the prior written permission of the Exeter Township Board of Supervisors shall be permitted.”
 - (5) “The Township shall have the right, but not the duty, to replace or maintain any drainage facilities shown within the easement(s) provided on the lot(s) at the lot owner’s expense.”
 - (6) “All drainage easements shall remain free and clear of all impediments including, but not limited to, sheds, fences, trees, shrubs, or other plantings or structures. No grading without the prior written permission of the Exeter Township Board of Supervisors shall be permitted.”
 - (7) “Representatives of Exeter Township shall have the right to inspect the drainage facilities located on the lot(s) from time to time as deemed necessary.”
 - (8) “This plan has been reviewed for conformance with the requirements of the Township of Exeter for fire department access to and within the site,

and for compliance with the requirements for fire water service on the site or to the building if required. This review does not include nor approve any fire protection systems within the building(s) or structure(s).” This review also neither includes nor approves any fire protection.

- (9) “A note relative to the certification of any supplemental studies, plans, reports and/or assessments conducted to support the final plan shall be duly acknowledged, signed and sealed by the professional responsible for preparing the supplemental studies, plans, reports and/or assessments. All such certification notes shall be subject to the approval of the Exeter Township Engineer and Solicitor prior to making an offer of dedication of any municipal improvements.”

S. As-Built Plans or Improvement Plans

- (1) Upon the completion of all site improvements required by the approved final plan and subsequent improvements agreement, the applicant or any successor of interest to the applicant, shall supply Exeter Township with a complete set of as-built plans or improvement plans for the entire tract showing all lot lines as deeded and all surface and subsurface improvements as actually constructed. The as-built plans shall be prepared by a professional land surveyor registered in the state of Pennsylvania.
- (2) The as-built plans or improvement plans shall be prepared at the same scale as the approved final plan.
- (3) The as-built plans shall be made on sheets no smaller than twenty-four (24) inches by thirty-six (36) inches and no greater than thirty (30) inches by forty-two (42) inches.
- (4) The applicant or any successor of interest to the applicant shall submit the as-built plans or improvement plans to Exeter Township for review and consideration prior to the acceptance of any municipal improvements within the development. The as-built plans or improvement plan shall contain the following information:
 - (a) Street cartway and right-of-way, including the width, horizontal curves, vertical curves, curb radius, transitions for the cartway and curb, and center line road grades;
 - (b) Sidewalk and handicapped ramps, including the location, width and alignment;
 - (c) Driveways and curb cuts, including the locations and widths;
 - (d) Curbs, including elevations along all transitions involving horizontal curves and intersections;

- (e) Street monuments with elevations;
 - (f) Public utilities, including gas, electric, cable and telephone;
 - (g) Stormwater management facilities, including all detention basins, retention basins, infiltration trenches, pipes, catch basins, manholes, outlet structures, emergency spillways, berms and all other structures, with locations, elevations, dimensions, widths, lengths, slopes, inverts, volume and material;
 - (h) Erosion and sedimentation control facilities, including location, type and specifications for permanent facilities;
 - (i) Sanitary sewer facilities, including treatment facilities, pump stations, collection and conveyance facilities, manholes, clean-outs and laterals, with locations, dimensions, widths, lengths, slopes, inverts and material;
 - (j) Water supply facilities, including treatment facilities, booster pump stations, mains, valves, fire hydrants, service lines, and connections, with locations, dimensions, widths, lengths, slopes, inverts and material;
 - (k) Streetlights, including location, type, size and intensity;
 - (l) Street and traffic control signs, including location, type and size;
 - (m) Street addresses for each lot or building;
 - (n) Landscaping and planting materials, including location, diameter and size;
 - (o) Easements and rights-of-way, including location, width, description and purpose;
 - (p) Tract boundaries and lot lines, including locations and descriptions;
 - (q) Any additional information required by the Exeter Township Engineer.
- (5) The following wording shall be required to be placed on the as-built plans or improvement plans:
- (a) Well and sewage disposal systems shall be constructed in accordance with standards of the Pennsylvania Department of Environmental Protection.

- (b) Individual owners of lots must receive approval from the Township Sewage Enforcement Officer for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system or building that will need to be served by such a system.
- (c) The Planning Commission and Board of 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 system.
- (d) All on-site sewage disposal easements shall remain free and clear of all encroachments including, but not limited to, sheds, buildings or other structures. No grading without the prior written permission of the Exeter Township Board of Supervisors shall be permitted.
- (e) Exeter Township shall have the right, but not the duty, to replace or maintain any drainage facilities shown within the easement(s) provided on the lot(s) at the lot owner's expense.
- (f) All drainage easements shall remain free and clear of all impediments including, but not limited to, sheds, fences, trees, shrubs, or other plantings or structures. No grading without the prior written permission of the Township Board of Supervisors shall be permitted.
- (g) Representatives of Exeter Township shall have the right to inspect the drainage facilities located on the lot(s) from time to time as deemed necessary.
- (h) The Exeter Township Engineer shall review the as-built plans to determine if they are complete and acceptable. Upon determining if the as-built plans are acceptable, the applicant or developer shall provide Exeter Township with the following:
 - [1] Two (2) complete paper copies of the as-built plans or improvement plans.
 - [2] One (1) complete-copy of the plan set of the as-built plans or improvement plans shall be provided in digital PDF format, as well as a digital design file in shape file (preferable) or AutoCAD .DWG format.

§ 330-15. Soil Percolation Test Requirements

- A. Soil percolation tests shall be performed for all subdivisions in which buildings at the time of construction will not be connected to a live public or live community sanitary sewage disposal system.

- B. Soil percolation tests shall be made in accordance with the procedures required by DEP.
- C. Three (3) copies of the Subdivision Sewage Disposal Report shall be submitted with the Preliminary Plan.
- D. Soil percolation tests shall be performed at or near the site of proposed on-site sanitary sewage disposal facilities. At least one test shall be performed on each lot within the subdivision, or as required by the Township Sewage Enforcement Officer.
- E. The Township may waive the requirements of soil percolation tests in whole or in part for any lot with an area of ten (10) acres or more, based on the Sewage Enforcement Officer's recommendations.
- F. The results of the soil percolation tests shall be analyzed by the Township Sewage Enforcement Officer and DEP, if necessary, and the Final Plan lot layout shall be based on this analysis. If the analysis of the soil percolation test results reveals that the soil is unsuitable for the intended use at the lot size(s) originally proposed, the Township may require that the lot size(s) be increased with the test results.
- G. The location of deep probe and soil percolation test holes tied to a known or proposed property/lot corner by bearing and distance. Each approved on-site sewage disposal test site shall be enclosed in an easement of sufficient size to allow the construction of the absorption area. In addition the plan shall contain restrictive notes prohibiting the disturbance of these areas for any use except for the construction and maintenance of the absorption area.

ARTICLE V

DESIGN STANDARDS

§ 330-16. Application and General Standards

- A. The standards and requirements contained in Article V and VI are intended as the minimum for the promotion of the public health, safety and general welfare, and shall be applied as such by the Township Planning Commission and the Township Supervisors in reviewing all subdivision and land development plans.
- B. Whenever other Township regulations impose more restrictive standards and requirements than those contained herein, such other regulations shall prevail; otherwise, the standards and requirements of this Chapter shall apply.
- C. Subdivision and land development plans shall give due recognition to the Official Plans or Comprehensive Plan of the Township or to parts of the Official Plans which have been adopted pursuant to statute.

- D. The plan of the proposed subdivision or land development shall be coordinated with existing adjacent development in order to provide for harmonious development of the area as a whole.
- E. Land subject to hazards to life, health or property such as may result from fire, flood, subsidence, chemical, biological, or radioactive contamination, disease or other causes shall not be subdivided or developed for building purposes unless such hazards have been eliminated to the satisfaction of the Township Board of Supervisors and other governmental agencies having jurisdiction.

§ 330-17. General street standards.

- A. The location and width of all streets shall conform to the Official Plans or to such parts thereof as may have been adopted by the Township.
- B. The proposed street system shall extend existing or recorded streets at the same width as the existing or recorded streets if these streets meet or exceed the standards of § 330-19A. If the existing or recorded streets do not meet or exceed the standards of § 330-19A, the proposed street extensions shall meet the standards of § 330-19A.
- C. Where, in the opinion of the Township, it is desirable to provide for street access to adjoining property, streets shall be extended by dedication to the boundary of such property.
- D. If lots or parcels in the subdivision are large enough for resubdivision, or if a portion of the applicant's property is not proposed to be subdivided but could be subdivided in the future, the Township may require the reservation of land adequate to provide for future street access to land which could be resubdivided or subdivided in the future and require that the location of land reserved for future streets be coordinated with the street system shown on the subdivision plan.
- E. New local roads shall be so designed as to discourage through traffic, but the applicant shall give adequate consideration to provision for the extension and continuation of streets into and from adjoining properties.
- F. Where a subdivision or land development abuts an existing street which does not meet the standards of this Ordinance, the Township shall require dedication of land to increase the right-of-way to a minimum of thirty feet (30') measured from the centerline of the existing street.
- G. Private streets (streets not to be offered for dedication) are prohibited, unless they meet the design standards of this Chapter as well as the requirement of § 330-14D(6). The maximum number of residential dwelling units or lots fronting on or gaining access to a public street via a private street shall be limited to three (3). The private street shall be improved to public street standards, at the expense of the developer or applicant and existing lot owners, at such time that an additional dwelling unit or dwelling units and/or lot or lots beyond three (3) are proposed.

- (1) Streets not to be offered for dedication are prohibited unless they meet the design standards of this Chapter as well as the requirement of Subsection G(5).
 - (2) A private street may be constructed to the driveway standards of §330-36 when no more than three (3) residential dwelling units or lots front on or gaining access to a public street via the private street. Notwithstanding the forgoing, the applicant must demonstrate that the private street can be constructed; meeting the design standards of this Chapter.
 - (3) The private street shall be improved to public street standards, at the expense of the developer or applicant and existing lot owners, at such time that an additional dwelling unit or dwelling units and/or lot or lots beyond three (3) are proposed.
 - (4) All commercial and industrial uses, buildings, structures, and lots must front on public streets or private streets meeting the design standards of this Chapter and the requirement of Subsection G(5).
 - (5) Whenever an applicant proposes to establish a street which is not offered for dedication to public use, the Township may require the applicant to submit, and also to record with the Plan, a copy of an agreement made with the Township on behalf of his heirs and assigns, which shall establish the conditions under which the street may later be offered for dedication, and shall stipulate, among other things:
 - (a) That the street shall conform to Township specifications, or that the owners of the abutting lots shall include with the offer of dedication sufficient money as estimated by the Township Engineer, to restore the street to conformance with Township specifications;
 - (b) That an offer to dedicate the street shall be made only for the street as a whole;
 - (c) That the method of assessing repair costs be as stipulated; and
 - (d) That agreement by the owners of 51% of the front footage thereon shall be binding on the owners of the remaining lots.
- H. If a subdivision proposes lots, all of which front on existing public roads, the Township may require the applicant to reserve land adequate to provide for future street access from the public roads on which the lots front to the land to the rear of the proposed lots. Such reserved areas shall be of such dimensions to permit the construction of streets meeting the standards of this Chapter.
- I. All roads and utility lines shall be improved to the property lines of the property being subdivided or developed.

J. Residential Development Access

- (1) Single Access Residential Developments shall be limited to fifteen (15) residential dwelling units or lots or combination of both. The proposed intersection of the single access street (§ 330-27) with the existing or proposed through street shall meet the design standards of this Chapter for local or collector streets; whichever is deemed appropriate by the Township.
- (2) When the number of proposed dwelling units and lots, or existing plus proposed dwelling units and lots or a combination of both exceeds fifteen (15) in a Residential Development, a minimum of two independent means of ingress and egress shall be provided. Each independent means of ingress and egress shall:
 - (a) Meet the design standards of this Chapter for local or collector streets, whichever is deemed appropriate by the Township;
 - (b) Connect to one or more through streets;
 - (c) Meet the separation distance requirements specified in the International Fire Code (2003 Edition or later).

K. Non-Residential Development/Access

- (1) Non-Residential Single Access Developments shall be limited to fifteen (15) principal non-residential uses, principal non-residential buildings/structures or non-residential lots or combination of both. The proposed intersection with the existing or proposed through street shall meet the design standards of this Chapter for collector streets.
- (2) When the number of proposed or existing plus proposed principal uses, principal buildings/structures or non-residential lots or combination of both exceeds fifteen (15) in a non-residential Development, a minimum of two independent means of ingress and egress shall be provided. Each independent means of ingress and egress shall:
 - (a) Meet the design standards of this Chapter for collector street; and
 - (b) Connect to one or more through streets.

§ 330-18. Partial and Half Streets

New half or partial streets will not be permitted, but whenever a tract to be subdivided borders an existing recorded half or partial street, the Township shall require the applicant to provide adjacent to such half or partial street a reservation of land adequate to allow the construction of a road meeting the standards of this Chapter (refer to § 330-17F).

§ 330-19. Street Widths and Vertical Clearance

The following standards shall be the required minimum for all public and private streets proposed as a part of any new subdivision or land development. Where a new subdivision or land development fronts an existing street, additional right-of-way width may be required if the subdivision or land development will result in any additional traffic upon that street. Applicants shall not be required to make up deficient cartway width of an existing street as a condition of plan approval.

- A. All roads, existing and proposed, are classified as “interstate,” “arterial,” “collector,” or “local” road. Such classifications are based upon their function and are defined in Article VIII of this Chapter.
- B. Interstate streets shall be designed and constructed according to the requirements of the Pennsylvania Department of Transportation; they are not otherwise regulated by this Chapter.
- C. For the purposed of this section, the following terms are defined.
 - (1) Low Density – Residential density of 2.0 acres/dwelling unit, or lesser density, with no individual lot smaller than 1.0 acre. The presence of non-residential uses may, at the discretion of the Township, cause an otherwise “low density” area to be deemed a “medium density” area.
 - (2) Medium Density – An area which is more densely developed than a “low density” area, but less than a “high density” area.
 - (3) High Density – Residential density of 0.5 acre/dwelling unit, or more dense, OR development where the median lot width at street line of the proposed residential lots is eighty (80’) feet or less, OR where both conditions apply.
- D. Right-of-way width.
 - (1) Service streets (alleys) shall be provided with a right-of-way measuring at least twelve and one-half (12 ½’) feet from the cartway centerline to each side.
 - (2) Marginal access streets shall be provided with a right-of-way measuring at least sixteen and one-half (16 ½’) feet from the cartway centerline to each side.
 - (3) Local roads, including single access streets, shall be provided with a right-of-way measuring at least twenty-seven (27’) feet from the cartway centerline to each side. The right-of-way shall extend a minimum of ten (10’) feet past the face of curb or edge of paving as the case may be on both sides of the street.

- (4) Arterial streets and collector streets shall be provided with a right-of-way measuring at least thirty (30') feet from the cartway centerline to each side. The right-of-way shall extend a minimum of ten (10') feet past the face of curb or edge of paving as the case may be on both sides of the street.
- (5) Additional Right-of-way and cartway widths may be required by the Township for the purpose of promoting the public safety and convenience.
- (6) All cartways, where possible, shall be centered within the right-of-way.

E. Travel lane width.

- (1) Service streets and marginal access streets may have a single travel lane. All other streets must have at least two (2) travel lanes.
- (2) Travel lanes shall have a minimum paved width of twelve (12') feet. All streets must provide for parking on both sides.

F. Required width for other lanes.

- (1) Where provided, center left-turn lanes shall have a minimum width of twelve (12') feet.
- (2) Where provided, acceleration lanes, deceleration lanes, and right-turn-only lanes shall have a minimum width of twelve (12') feet. As may be approved by the Township, such lanes may be reduced to a width of ten (10') feet along Local Roads in any area, and along collector streets and major streets in low-density areas at the discretion of the Township Board of Supervisors with a recommendation from the Township Planning Commission.
- (3) Where a street is designed with a medial planting strip, the street shall have a minimum paved width of eighteen (18') feet between the edge of planting strip and the nearest cartway edge, regardless of street type or location.

G. Requirements for on-street parking.

- (1) All on-street parking shall be configured so that vehicles park parallel to the curb.
- (2) Streets that accommodate on-street parking shall have an additional paved width of at least eight (8') feet along the side of the street where parking is to be provided.
- (3) On-street parking shall be required along both sides of the street for local streets in medium density and high-density areas.

- (4) On-street parking is permitted, but not required, along either one or both sides of the street for:
 - (a) Local roads in low-density areas;
 - (b) Minor collector streets in medium density and high density areas; and
 - (c) Major collector streets in high-density areas.
- (5) On-street parking is prohibited for:
 - (a) Collector streets in low density areas; and
 - (b) Arterial streets in low density and medium density areas.
- (6) On street parking may be required elsewhere at the discretion of the Township Board of Supervisors, as may be advised by the Planning Commission, when such parking would be a safe and logical extension or preservation of an existing on-street parking area.
- (7) In no case shall on-street parking spaces be credited toward the minimum requirements for off-street parking set forth by the Exeter Township Zoning Ordinance.

H. Curbs. All new streets shall be provided with curbs designed and constructed in accordance with Township Ordinances and standards

I. Shoulders. Shoulders shall be provided along the frontage of existing streets within a proposed subdivision or land development and proposed streets when the Township determines that curbs are not desirable or practical in accordance with PADOT Publication 70, Guidelines for the Design of Local Roads and Streets, latest edition.

J. Vertical Clearance. Minimum unobstructed vertical clearance over streets shall be fourteen feet six inches (14' 6").

§ 330-20. Restriction of Access

A. Whenever a subdivision or land development abuts or contains an arterial or collector street, the Township may require restriction of access to the street by:

- (1) Provision of reverse frontage lots, or
- (2) Provision of service streets along the rear of the abutting lots, together with prohibition of private driveways intersecting the arterial or collector street, or

- (3) Provision of marginal access streets, provided that the reserve strips establishing such marginal access streets shall be placed within the jurisdiction of the Township under an agreement meeting the approval of the Township, or
 - (4) Provision of a system of local roads which would intersect the arterial or collector street and on which lots would front.
- B. Except as specified by Subsection A(3), reserve strips shall be prohibited.

§ 330-21. Street Grades

- A. There shall be a minimum centerline grade of three-quarters percent (0.75%).
- B. Center line grades shall not exceed the following:
- (1) Local Road: ten percent (10%)
 - (2) Collector Street: six percent (6%)
 - (3) Arterial Street: five percent (5%)
 - (4) Street Intersection: five percent (5%)
- C. Grades up to twelve percent (12%) may be permitted by the Township on a through local road where access to the street is possible over streets with grades of ten percent (10%) or less.

§ 330-22. Horizontal Curves

- A. Whenever street lines are deflected, connection shall be made by horizontal curves.
- B. Minimum centerline radii for horizontal curves shall be as follows:
- (1) Local Roads: One hundred fifty feet (150')
 - (2) Collector Streets: Three hundred feet (300')
 - (3) Arterial Streets: Five hundred feet (500')
- C. A straight section of road of at least one hundred feet (100') shall be introduced between all horizontal curves on collector streets and a straight section of road of at least two hundred feet (200') shall be introduced between horizontal curves on arterial streets.
- D. Combinations of the minimum radius and maximum grade shall be avoided when possible.

§ 330-23. Vertical Curves and Sight Distance Requirements

A. At all changes in street grades where the algebraic difference in grade exceeds one percent (1%) vertical curves shall be provided. Lengths of vertical curves shall be determined by the minimum sight distance required.

(1) Local Roads:

TABLE "A"	
Design Speed	Minimum Sight Distance
25 mph	160 feet
30 mph	200 feet
35 mph	250 feet
40 mph	305 feet

(2) Collector Streets: Minimum sight distance - three hundred sixty feet (360')

(3) Arterial Streets: Minimum sight distance - four hundred feet (400')

(4) Street lights shall be required at all sag vertical curves not meeting the minimum requirements of table "A".

§ 330-24. Intersections

A. Streets shall intersect as nearly as possible at right angles, and no street shall intersect another at an angle of less than seventy degrees (70°), no more than one hundred ten degrees (110°). The angle of intersection with arterial streets shall not be less than eighty degrees (80°) nor more than one hundred degrees (100°).

B. No more than two streets shall intersect at the same point.

C. Streets intersecting another street shall either intersect directly opposite to each other, or shall be separated by at least one hundred fifty feet (150') between center lines, measured along the center line of the street being intersected if only local streets are involved. When one or more of the streets at the proposed intersection is classified as or meets the definition of collector street, the separation distance shall be increased to at least two hundred fifty (250') feet between centerlines, measured along the centerline of the street being intersected; however, the Township may require a greater distance based on recommendations contained in the traffic impact study submitted for the development or

AASHTO'S A Policy on Geometric Design of Highways and Streets, latest edition.

- D. Approach intersections that require vehicular traffic to stop by the presence of either a stop sign or other traffic control device shall be approached by a straight leveling area, the grade of which shall not exceed five percent (5%) within fifty feet (50') of the intersection of the nearest right-of-way lines.
- E. Intersections with arterial streets shall be located not less than one thousand feet (1,000') apart, measured from center line to center line along the center line of the arterial streets.
- F. Street curb intersections shall be rounded by a tangential arc with a minimum radius of:
 - (1) Twenty feet (20') for intersections involving only local roads;
 - (2) Thirty feet (30') for all intersections involving a collector street;
 - (3) Forty feet (40') for all intersections involving an arterial street
- G. Street right-of-way lines shall be parallel to (concentric with) curb arcs at intersections

§ 330-25. Sight Distances at Intersections

- A. Clear sight triangles shall be provided at all street intersections. Within such triangles, no vision-obstructing object shall be permitted which obscures vision above the height of thirty inches (30") and below the height of ten feet (10') measured from the center line grade of intersecting streets. Such triangles shall be established from a distance of Seventy-five feet (75') from the point of intersection of the centerlines, except that clear sight triangles of one hundred and fifty feet (150') shall be provided for all intersections with arterial streets.
- B. Wherever a portion of the line of such clear sight triangles occurs behind the required building setback line, such portion shall be considered a building setback line.
- C. Sight distances shall also meet the requirements of PA Code Title 67, Chapter 441 Access to and Occupancy of Highway by Driveways and Local Roads.

§ 330-26. Cul-de-Sac Streets

- A. The Township Supervisors require the design of through streets when deemed feasible and desirable by the Township. Permanent cul-de-sac streets may be permitted only at the discretion of the Township.

- B. Dead-end streets are prohibited unless designed as cul-de-sac streets, provided that in the case of streets which are planned for future extension into adjoining tracts and which will be no longer than the depth of one lot and which will not be the primary means of access to any lot or dwelling unit, a turnaround does not have to be provided.
- C. Except as provided in Subsection A, any street dead-ended for access to an adjoining property or because of authorized stage development shall be provided with a temporary, all-weather turnaround meeting Township road construction specifications (except the wearing course will not be required) within the subdivision or land development and the use of such turnaround shall be guaranteed to the public until such time as the street is extended. Should a temporary cul-de-sac be proposed, an agreement satisfactory to the Township and Township Solicitor, shall be submitted as part of the Subdivision Improvements Agreement form during Final Plan submission and shall indicate construction and installation responsibilities of all improvements when the temporary cul-de-sac is abandoned and the street is extended.
- D. Cul-de-sac streets, permanently designed as such, shall not furnish access to more than fifteen (15) dwelling units.
- E. Unless future extension is clearly impractical or undesirable, the turnaround right-of-way shall be placed adjacent to the tract boundary with sufficient additional width provided along the boundary line to permit extension of the street at full width.
- F. All cul-de-sac streets, whether permanently or temporarily designed as such, shall be provided at the closed end with a paved turnaround meeting the standards established in these regulations. Curbs shall be provided on all permanent cul-de-sacs, except as defined in §330-53. Minimum radius to the pavement edge or curb line shall be fifty feet (50'), and minimum radius to the right-of-way line shall be sixty feet (60').
- G. Drainage of cul-de-sac streets shall preferably be toward the open end. If drainage is toward the closed end, water shall be conducted away in an underground storm sewer or other means approved by the Township.
- H. The centerline grade on a cul-de-sac street shall not exceed ten percent (10%) and the grade of the diameter of the turnaround shall not exceed five percent (5%).

§ 330-27. Single Access Streets

- A. Single access streets, public or private, shall not be the sole means of access to more than fifteen (15) residential units. No cul-de-sac street or other Single Access Street shall be permitted to be installed off of a single access street.
- B. Use of a public Single Access Street as the sole means of vehicular access to a non-residential use shall not be permitted.

- C. Single Access Streets with more than five hundred (500) lineal feet of cartway shall not be permitted, except with the specific approval of the Township. The length of a Single Access Street shall be measured along the centerline of the proposed street from the intersection with the existing public street to the furthest point from said intersection. Single Access Streets in excess of five hundred (500) lineal feet of cartway may be approved where the additional length is necessary to make an extension to the lot line of a developable tract, thereby providing an opportunity for interconnection with future development.

§ 330-28. Partial and Half Streets

- A. New Half or Partial streets shall be prohibited.

§ 330-29. Street Names

- A. Proposed streets which are in alignment with other already existing and named streets shall bear the names of existing streets.
- B. In no case shall the name of a proposed street duplicate an existing street name in the Township and the postal district, irrespective of the use of the suffix street, road, avenue, boulevard, drive, way, place, court, lane, etc., nor shall a name be so similar in pronunciation as to cause possible misunderstanding.
- C. All street names shall be subject to the approval of the Township and the Berks County Department of Emergency 911 Coordinator.

§ 330-30. Service Streets (Alleys)

- A. Service streets are prohibited in subdivisions for single-family detached residences, except where required to avoid direct driveway access to an arterial street.
- B. Service streets may be permitted in other types of residential development, provided the applicant produces evidence satisfactory to the Township of the need for such service streets and provided the service streets are not the primary means of access.
- C. Where permitted, service streets in residential developments shall have a minimum paved width of Twenty feet (20') except that, where service streets serve dwellings on only one side, the Township may permit a paved surface of not less than twelve feet (12') for one-way streets.
- D. Part of any building or structure shall be located within sixteen feet (16') of the cartway of a service street.
- E. Dead-end service streets shall be avoided, but where this proves impossible, dead-end service streets shall be terminated with a paved circular turnaround with a minimum radius to the outer (curb line) of fifty feet (50').

- F. Sharp changes in alignment of service streets shall be avoided. Design of service streets which will encourage their use for through traffic (i.e. intersecting service streets) shall also be avoided.

§ 330-31. Blocks

A. Layout

- (1) The length, width and shape of blocks shall be determined with due regard to:
 - (a) Provision of adequate sites for buildings of the type proposed;
 - (b) Zoning requirements;
 - (c) Topography;
 - (d) Requirements for safe and convenient vehicular and pedestrian circulation, including the reduction of intersections with arterial streets.

B. Length

- (1) Blocks shall have a maximum length of one thousand six hundred feet (1,600') and a minimum length of five hundred feet (500'). The Township may decrease the permitted maximum and/or minimum lengths of blocks if the topography of land or surface water drainage conditions warrants such a decrease.
- (2) Blocks along arterial streets shall not be less than one thousand feet (1,000') long.

C. Depth. Residential blocks shall be of sufficient depth to accommodate two tiers of lots, except:

- (1) Where reverse frontage lots are required, and
- (2) Where prevented by the size, topographical conditions or other inherent conditions of the property.

D. 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, parking and safe pedestrian access for employees and customers.

- E. Crosswalks
 - (1) Crosswalks shall be provided when required by the Township to facilitate pedestrian circulation and to give access to community facilities.
 - (2) Crosswalks shall have a minimum width often feet (10') and a paved walk of not less than four feet (4').

§ 330-32. General Standards For Lots And Parcels

- A. The size, shape and orientation of lots shall be appropriate for the type of development and use contemplated, and be in accordance with the provisions of the Township Zoning Ordinance.
- B. Insofar as practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines.
- C. Where feasible, lot lines shall follow municipal boundaries rather than cross them.
- D. The depth of residential lots shall be not less than one nor more than three (3) times their width. Lot width shall be measured at the right-of-way line, between the side lot lines, and the lot depth shall be measured between the street right-of-way line and rear lot line or the mean distance between the street right-of-way line and rear lot line when the rear lot line is not parallel to the street right-of-way line. Lots having an area three (3) times or greater than the minimum lot area as required by the Zoning District in which the lot is located are exempt from this regulation.
- E. 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.
- F. Where an ultimate right-of-way width has been provided for widening of existing streets, lot area and building setback shall be measured from such adjusted ultimate right-of-way line.
- G. The maximum slope utilized when grading lots or streets along an adjoining tract of land not owned by the applicant shall be a 3:1 slope ratio of horizontal distance to vertical distance.
- H. Architectural diversity is encouraged in all subdivisions.

§ 330-33. Lot Frontage

- A. All lots shall have direct access to an existing or proposed public street, or to a private street if it meets the requirements of this Chapter. Where justifiable, the Township may permit a minimum property, right-of-way or easement for access to a lot not meeting the highway frontage requirements. The minimum width

shall be 30' and the lot being serviced may not be capable of being further subdivided under current zoning standards.

- B. Reverse frontage lots shall be avoided except where required to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography or orientation.
- C. All residential reverse frontage lots shall have a rear yard with a minimum depth of seventy-five feet (75'). No vehicular access shall be permitted through the rear yard to the street and screening shall be provided within the rear yard. The method of screening used shall be approved by the Township.

§ 330-34. Lot Size

The minimum lot size and width requirements are found in the Township Zoning Ordinance. The minimum lot area requirements found in the Zoning Ordinance shall be increased in accordance with the provisions of Section 621 of the Zoning Ordinance to protect steep slope areas and may be increased by the Township Planning Commission according to the results of the soil percolation tests required by § 330-15 of this Chapter.

§ 330-35. Off-Street Parking

- A. Each proposed dwelling unit in a subdivision or land development shall be provided with at least the number of off-street parking spaces specified in the Exeter Township Zoning Ordinance.
 - (1) In the case of single-family or two-family dwellings, such off-street parking spaces shall be provided behind the street right-of-way line on the driveway and/or parking apron.
 - (2) In the case of apartment projects, such off-street parking spaces shall be provided in parking compound(s) located adjacent to or near the multiple-family dwellings. Each off-street parking space shall contain a minimum of two hundred square feet (200 sq. ft.). In addition, adequate aisles for maneuvering and movement of vehicles shall be provided. The grade of such parking areas shall not exceed six percent (6%).
 - (3) In the case of townhouse projects, such off-street parking shall be provided in parking compounds located adjacent to the multiple-family dwellings, or in individual driveways behind the street right-of-way line, or in a combination of parking compounds and driveways: while the roads servicing the townhouse may be termed "access driveways", for the purpose of this Chapter they shall be viewed as streets and shall have right-of-ways associated with streets to establish the building setback lines.
- B. Commercial and industrial developments shall meet the off-street parking requirements of the Township Zoning Ordinance.

§ 330-36. Driveways

- A. Subdivisions shall be designed to minimize the number of driveway intersections with existing public roads. Wherever deemed feasible by the Township and required by the Township to minimize driveway intersections with existing Township roads thus reducing interruptions to traffic flow and minimizing accident hazards and to minimize erosion, sedimentation and run-off problems onto existing public roads, subdivision shall be provided with internal streets on which proposed lots will front and to which the lots will have driveway access.
- B. When driveways are permitted by the Township to access arterial streets under Township jurisdiction, the driveways shall be designed with turnaround areas so that cars will not have to back onto the arterial streets. When driveways are permitted by the Township to access collector streets under Township jurisdiction, the Township shall require that the driveways be provided with turnaround areas so that vehicles will not have to back onto the street.
- C. Provision shall be made at all intersections of driveways with streets to ensure adequate storm water drainage and erosion and sediment control. The Township may require subdivision plans to show a typical treatment of the construction of driveways and handling of storm drainage where the driveways intersect a street. The Township may further require, as a condition to approval of a subdivision plan, that the specific proposals for the construction of that driveway and treatment of storm drainage and erosion and sediment control for that driveway be submitted to the Township Supervisors for approval.
- D. Driveways shall be so located as to provide reasonable and safe sight distance at intersections with streets. The Township may require the permissible location of a driveway for a lot to be shown on the subdivision plan, and that location is subject to approval by the Township.
- E. Entrances to private driveways serving multiple-family dwellings shall be rounded at a minimum radius of ten feet (10’).
- F. Private driveway entrances shall intersect streets at angles such that safe ingress and egress will be provided. The angle shall not be less than sixty degrees (60°) nor more than one hundred twenty degrees (120°).
- G. Private driveways shall have such grades as to furnish safe and convenient parking spaces and to provide a safe and convenient means of access. The grades and construction materials of driveways shall be such that the materials of the driveway will not wash onto public streets. The maximum permissible grade shall be twelve percent (12%), except that driveway grades shall not exceed five percent (5%) within twenty feet (20’) of street cartway lines. Driveways shall be paved when grades exceed ten percent (10%).

- H. The centerline of entrances to private driveways serving one and two family dwellings shall be located at least forty feet (40') from the point of intersection of the nearest street cartway lines if only local roads are involved, at least eighty feet (80') if a collector street is involved, and at least one hundred twenty feet (120') if an arterial street is involved. The centerline of entrances to private driveways serving multiple-family dwellings or non-residential buildings shall be located at least eighty feet (80') from the point of intersection of the nearest street cartway lines if only local roads are involved, at least one hundred twenty feet (120') if a collector street is involved, and at least one hundred sixty feet (160') if an arterial street is involved. This requirement shall apply to both sides of any street forming part of a cross-street or "T" intersection.
- I. The standards for driveway widths shall be as provided in the Township Ordinance establishing curbs, sidewalks and driveway standards. The Township may require an applicant to submit with his subdivision plans evidence that the standards for driveway construction established in this Chapter can be met for each lot within the subdivision.
- J. The sight distances at driveways shall meet the requirements of PA Code Title 67, Chapter 441 Access to and Occupancy of Highway by Driveways and Local Roads.

§ 330-37. Sanitary Sewage Disposal

- A. The applicant shall provide the highest type of sanitary sewage disposal facility consistent with existing physical, geographical and geological conditions. The following types of sanitary sewage disposal facilities are listed in order of decreasing desirability:
 - (1) Public sanitary sewer and treatment plant system;
 - (2) Community sanitary sewer system with a temporary sewage treatment plant;
 - (3) Capped sewers with temporary, approved on-site facilities;
 - (4) Septic tank with tile field.
- B. Each property within 150' of an approved public or community system shall connect to that system. Where sewers are not yet accessible but are planned for extension to the subdivision or land development within ten (10) years, the applicant shall install sewer lines, including lateral connections, as may be necessary to provide adequate service to each lot or dwelling unit when connection with the sewer system is made. Sewer lines shall be suitably capped at the limits of the subdivision or land development and laterals shall be capped at the street right-of-way line. When capped sewers are provided, on-site disposal facilities shall also be provided.

- C. All sewage disposal systems shall conform in all respects to the minimum requirements of DEP, and all ordinances, rules and regulations of the Township.
- D. When on-site facilities are required, a carefully engineered facility shall be installed. Before covering and backfilling, all on-site facilities must be inspected by the Township Sewage Enforcement Officer and must be so installed that they can be approved as complying with the approved engineering drawings that are part of the plans. Such approval shall be in writing. Two copies of an “as-built” drawing of on-site facilities shall be provided for the Township showing the location, sizes and capacities for all pipes, tanks, cleanouts, vents and tile fields.
- E. If on-site sanitary sewage disposal facilities are proposed, the Township may require that the applicant submit an Economic Feasibility Report if the Township considers that such facilities are not the highest type consistent with existing physical, geographical and geological conditions. Such report shall compare the cost of providing on-site facilities and the cost of providing a higher type of facility (see §330-37.A). Based on analysis of the Economic Feasibility Report, the Township Planning Commission may require the installation of a higher type of facility.
- F. Wherever approval by DEP is required for the water supply or sanitary sewage disposal system(s) for a proposed subdivision or land development, the applicant shall submit a copy of such approval to the Township prior to final endorsement of a Plan.
- G. The developer shall obtain and submit a letter from the Exeter Township, Berks County, Authority indicating that sufficient capacity exists in the sewage collection system and treatment plant to accommodate the proposed development.

§ 330-38. Water Supply

- A. Whenever an existing public or approved community water system is geographically and economically accessible to a proposed subdivision or land development, a distribution system shall be designed to furnish an adequate supply of water to each lot and dwelling unit, with adequate main sizes and fire hydrant locations to meet the specifications of the Middle Department Association of Fire Underwriters and of the Township Fire Marshal. A copy of the approval of such system by the appropriate public agency or utility company shall be submitted with the Final Plan. A suitable agreement shall also be established for the ownership and maintenance of such distribution system.
- B. Where public or community systems are not geographically and economically accessible, and on-site sanitary sewer disposal systems are proposed to be used, a community water supply may be required by the Township if deemed necessary for the public health, safety and welfare. If such a system is provided, it shall be approved by DEP, and appropriate agreements to ensure proper and adequate maintenance shall be submitted to the Township.

- C. Where individual on-site water supply system(s) are to be utilized, each lot so served shall be of a size and shape to allow safe location of such a system. The individual supply system shall be constructed in full compliance with DEP specifications.
- D. The developer shall supply a letter from the appropriate public agency or utility company at Preliminary Plan stage stating that there is adequate water capacity, flow and pressure to service the proposed subdivision or land development. The letter shall state that the water capacity has not been previously allocated to another project. If a project, or a phase of a project, does not start within one-year of the date of the letter, the letter shall be updated and submitted to the Township and deemed satisfactory prior to work commencing on the project, or on any phase of the project.

§ 330-39. Storm Drainage

See the Exeter Township Stormwater Management Ordinance as amended.

§ 330-40. Natural Features

- A. All natural features, such as large trees, wooded areas, rock outcroppings, the natural terrain, steep slope areas, wetlands, and natural water courses and bodies of water shall be preserved unless selective relief is granted by the Township Board of Supervisors and other governmental agencies having jurisdiction.
- B. The Flood Plain Regulations set forth in Appendix VI of this Chapter shall apply to all flood plain areas within subdivisions and land developments, which are established using the methods specified in Appendix IV of this Chapter.
- C. When preparing subdivision or land development plans, every effort shall be made to preserve mature healthy trees (having a minimum diameter of 6” measured at breast height) as prescribed in § 330-13C(12).

§ 330-41. Utility Easements

- A. Easements shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains and other utility lines intended to service the abutting lots. No structures or trees shall be placed within such easements. Local utility companies shall be consulted when locating utility easements.
- B. Easements abutting street rights-of-way shall be a minimum of ten feet (10’) in width. Other easements shall be a minimum of twenty feet (20’) in width.
- C. There shall be a minimum distance of fifty feet (50’), measured in the shortest distance, between any proposed dwelling unit and any petroleum products or natural gas transmission line, which traverses the subdivision or land development.

- D. Where gas or petroleum transmission lines are a part of the proposed development, either proposed or requiring relocating, construction shall occur within a right-of-way of fifty feet (50') *minimum* and shall comply with the applicable requirements of the Pennsylvania Public Utilities Commission Regulations.
- E. Underground electric distribution lines are to be installed in accordance with Public Utility Commission Regulations in all new subdivisions and land developments of five dwelling units or more. In existing subdivisions with five or more unimproved lots any extensions of the electric distribution lines shall be placed underground. A letter from the appropriate utility company indicating that they are in the process of designing the underground electric distribution system shall be submitted to the Township prior to the recording of a Final Plan.
- F. In addition to the above, where five dwelling units or more are involved, all other utilities are required to be placed underground.

§ 330-42. Standards for Mobile Home/Manufactured Home Parks

- A. Mobile home/manufactured home parks shall be considered subdivisions and shall comply with all the design standards and improvement specifications found in Articles V and VI of this Chapter.
- B. The submission, review, approval or disapproval, and recording of any mobile home/manufactured home park shall be in accordance with the provisions of Article III of this Chapter.
- C. The Plan of any mobile home/manufactured home park shall comply with the requirements stated in Article IV of this Chapter.
- D. All mobile home/manufactured home parks shall comply with regulations established for mobile home/manufactured home parks by the Commonwealth of Pennsylvania and all the requirements for mobile home/manufactured home parks as listed below:
 - (1) The minimum area of a mobile home park shall be ten (10) acres.
 - (2) When the mobile home park is served by either a public or community sewage disposal system and by either a public or community water supply system, there shall be a maximum gross density of five (5) dwelling units per acre (see § 390-55 of the Zoning Ordinance). Where on-site sewage disposal or water supply is used, each mobile home shall be placed on a lot which shall meet the requirements of Subsection D(4) below and the requirements of § 390-16 of the Zoning Ordinance for a single family detached dwelling.
 - (3) Not less than fifteen percent (15%) of the total area of the mobile home park shall be devoted to recreation areas for the use of all residents of the

park. Provision shall be made by the owner of the mobile home park for the development, installation and perpetual maintenance of such recreation areas. Such recreation areas are further subject to:

- (a) A plan showing how the recreation areas will be developed and equipped shall be submitted to the Township for approval.
 - (b) The size, surface conditions, shape and location of the parcels shall be suitable for the intended purpose, and be such that recreational use is feasible.
 - (c) No more than fifty percent (50%) of the recreation areas shall be land with slope of over fifteen percent (15%) and/or land with high water table or seasonal high water table as shown in the Soil Survey for Berks County prepared by the Soil Conservation Service.
 - (d) Recreation areas shall be readily accessible to residents of the park, but shall be so located that they can be reached and used safely, without undue traffic or other hazards.
- (4) The minimum allowable distance between any mobile home, service or accessory building or parking facility and a boundary line of the mobile home park shall be fifty feet (50'), provided that no mobile home shall be located closer than seventy-five feet (75') to any street located outside the boundary lines of the park. No mobile home shall be located closer than twenty-five feet (25') to any street located within the boundary lines of the mobile home park. The minimum allowable distance between any mobile home and another mobile home, service or accessory building, or common parking facility shall be twenty feet (20').
 - (5) Two (2) off-street parking spaces with minimum dimensions of ten (10') feet by eighteen feet (18) shall be provided for each mobile home.
 - (6) Prior to the placement of each mobile home, all applicable permits shall be obtained from the Township.
 - (7) An evergreen planting screen a minimum of five feet (5') in height shall be placed along all boundary lines of the mobile home park separating the mobile home park from adjacent properties and/or streets. The screen shall be a year-round screen which shall be maintained permanently and plant material which does not live shall be replaced within one (1) year. The distance between trees shall be such that a full screen will be provided; the permissible distance between plants will vary with the species of planting. The species is subject to Supervisors approval, and shall be one which exhibits sufficient growth to provide a sufficient screen within the time limits established by the Supervisors.

- (8) All requirements of the Pennsylvania Department of Environmental Protection shall be complied with.
- (9) Permits and Administration are subject to:
 - (a) The Certificate of Use and Occupancy issued for a mobile home park shall be valid for one (1) year and shall be renewed each year. Each application for the original Certificate of Use and Occupancy for a mobile home park and for renewal of the Certificate shall be accompanied by an annual permit fee established by the Township Supervisors.
 - (b) A representative of the Township may inspect a mobile home park at reasonable intervals and at reasonable times to determine compliance with this Section.
 - (c) The mobile home park shall contain a structure clearly designated as the office of the park manager.
 - (d) The person to whom a Certificate of Use and Occupancy for a mobile home park is issued shall operate the park in compliance with this Chapter and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
 - (e) A register containing the names of all park occupants, the make, model and serial number of each mobile home, the date of arrival of each mobile home in the park, and the lot number upon which the mobile home is parked, and the date of departure from the park shall be maintained by the Park Manager. The register shall be available to any person whom the Township Supervisors authorize to inspect the park and shall be kept in the office of the manager.
 - (f) No space within a mobile home shall be rented for residential use for periods of less than one hundred eighty (180) days.
- (10) All applicable requirements of the Township Subdivision and Land Development Ordinance must be complied with.
- (11) A system for pedestrian circulation throughout the mobile home park shall be submitted, and is subject to approval by the Supervisors.
- (12) All mobile homes shall be placed on foundations as specified in § 390-54 of the Exeter Township Zoning Ordinance.

§ 330-43. Compliance With Zoning Required.

All subdivisions and land developments shall be designed to meet the requirements of the Township's Zoning Ordinance, except as otherwise provided in this Chapter.

§ 330-44. Community Facilities.

- A. In reviewing the subdivision plans, the Planning Commission will consider the adequacy of existing or proposed community facilities to serve the additional dwellings proposed by the subdivision or land development.
- B. Applicants shall give earnest consideration to the desirability of providing or reserving areas for facilities normally required in residential neighborhoods, including churches, libraries, schools and other public buildings, parks, playgrounds and play fields.
- C. Areas provided or reserved for such community facilities should be adequate to provide for building sites, landscaping, and off-street parking appropriate to the use proposed. Such areas should be located in a manner to best serve the public likely to use the same and to utilize, to the greatest degree, any existing desirable topographical features.

§ 330-45. Recreation and Open Space Areas and Fees

- A. Intent of this section is:
 - (1) To provide adequate open space, recreational lands and recreational facilities to serve the residents of Exeter Township for both active and passive recreation.
 - (2) To recognize and work to carry out the officially adopted Exeter Township Master Recreation Plan dated October 17, 1994 or revisions thereto.
- B. Applicability of Land Requirements and Fee-in-Lieu
 - (1) This section shall apply to any subdivision or land development for which a preliminary plan and/or final plan is submitted after the enactment date of this revised ordinance.
 - (2) This section shall not apply to preliminary plans that have been accepted by the Township Supervisors prior to the enactment of this revised ordinance.
 - (3) The per dwelling unit fee will be collected at the time of building permit issuance and will be calculated by using the fee in effect at that time.

C. Limitations on Use of Fees

- (1) Any fees collected under this section shall be placed within an interest-bearing account and shall be accounted for separately from other Township funds. Interest earned on such accounts shall become funds of that account.
- (2) Such fees shall only be used in accordance with the Municipalities Planning Code for the following: acquisition of public open space or parkland, development of public recreational facilities, landscaping of public open space or parkland, closely related engineering and design work, and maintenance of facilities owned or leased by the Township.
- (3) Any fees collected will be used to develop areas that are identified in the current Master Recreation Plan.

D. Land Dedication

- (1) Any subdivision or land development regulated under this section shall be required to dedicate the specific amount of land, unless the Township Supervisors determine that such land in that location would not serve a valid public purpose, in which case a recreation fee-in-lieu-of land shall be required. A combination of acceptable land and fee-in-lieu-of land can be negotiated between the developer and the Township Supervisors.
- (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 the subdivision or land development after approval.
- (3) The land proposed for dedication shall be accessible to the residents of Exeter Township. Access shall be provided by a public street abutting at least one side of the site for a minimum distance of fifty feet (50') or shall adjoin and become a part of an already existing public park or open space area which is accessible from a public street. No roadway shall traverse the site. If public easements are the sole access they shall be at least fifty feet (50') wide.
- (4) The shape of the dedicated land should be suitable to accommodate those park and open space activities appropriate to the location and needs of the future residents and configured to include natural features worthy of preservation.
- (5) The land to be dedicated shall be accessible to utilities such as water, sanitary sewer and electrical service that are provided within the subdivision.
- (6) Land proposed to be dedicated as recreation space shall meet all of the following standards.

- (a) A maximum of 25% of the land to be dedicated can have a maximum slope of 6% or more,
 - (b) A maximum of 25% of the land can be a “wetland” under Federal and/or State regulations, be within the 100-year floodplain as defined by official F.E.M.A. floodplain maps of the Township or contain detention basins or other storm water management facilities.
 - (c) Be a part of a contiguous tract of land that meets the amount of required land to be dedicated, if applicable.
 - (d) Be aesthetically pleasing, not burdened with an undue number of restrictions on the proposed use (i.e. overhead or underground utilities or storm water management facilities), be environmentally hazard free.
- (7) An applicant or land developer shall be required to dedicate the following amounts of land for each subdivision or land development, unless the Township Supervisors determines that fee-in-lieu of the land would be more in the public interest. The formula used to calculate the land or fee is as follows:

Land Contribution or Fee-in-Lieu of Contribution:

Land dedication shall be at the rate of 0.04 acres per each gross acre of the tract being subdivided or developed.

EXAMPLE:

A tract having a gross area of 100 acres would be required to offer 4.0 acres as open space (100 acres x 0.04 acres/acre = 4.00 acres

OR:

Fee-in-Lieu of Contribution will be *\$115,000 (as amended from time to time by resolution of the Board of Supervisors) per acre of the above-equated formula.

EXAMPLE:

Fee-in-Lieu of = 4-acres x * \$115,000/acre = \$460,000:

*Dollar value established by resolution per acre

- E. Fee for Residential Development. In addition thereto, the developer of a lot, subdivision and/or land development which is intending to provide housing on any lot shall contribute at the time of building permit application to the Township,

the fee as established by ordinance, resolution or official fee schedule of the Township Supervisors per dwelling unit in addition to the above.

F. Decision on Land vs. Fees

- (1) The Township Supervisors shall determine whether a land dedication or fee-in-lieu of land shall be required. This determination should be made at the time of preliminary-plan review. The Township, should at a minimum, consider the following in this decision:
 - (a) Whether the land in that location would serve a valid public purpose
 - (b) Whether there is potential to make a desirable addition to an existing recreation area
 - (c) Whether the proposed land would meet the objectives and requirements within the current Master Recreation Plan
 - (d) 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
 - (e) Any recommendations of the Planning Commission, the Township Engineer, the Parks & Recreation Superintendent or other interested parties.

G. Conditions on land to be dedicated

- (1) Land required to be dedicated shall be suitable for its intended purpose, as determined by the Township Supervisors and in conformity with the current Master Recreation Plan and meets the requirements of Subsection D(6).
- (2) If the required land 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. Any homeowner association's agreement regarding required open space shall be subject to acceptance by the Township Supervisors, based upon review by the Township Solicitor, and properly recorded with the appropriate County agency. The provisions of Section 705(f) of the State Municipalities Planning Code should serve as a model for such agreement.
- (3) Any required land dedication shall include deed restrictions to permanently prevent its development for buildings, except buildings for non-commercial recreation or to support maintenance of the land.

- (4) Priority shall be given to dedication of land that would:
 - (a) Be suitable for a new community park in the southeastern portion of the Township,
 - (b) Would preserve woods, steep slopes or other important natural features or land along a creek or river, or
 - (c) That would add land onto an existing public park or open space.
- (5) The open space land within a subdivision or land development shall be contiguous, except as may be specifically exempted by the Township Supervisors and shall have adequate access for maintenance and for pedestrians.
- (6) The Township 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.

H. Collection of Fee

- (1) Fees to be collected in lieu of land dedication will be escrowed in the Subdivision Improvements Agreement for the subdivision and/or land development. If there is phasing within the subdivision, the fee in relation to recreation can also be phased according to the number of dwelling units in each phase of development.
- (2) The per dwelling unit fee will be collected at the time of building permit application and will be calculated by using the fee in effect at that time.

I. Establishment of Ownership, Control and Maintenance

- (1) The developer shall dedicate to the Township all open space indicated on the final plan unless a private reservation of land is being made in which case the responsibility for the burden of maintenance and control shall be placed upon the private entity retaining ownership.
- (2) If it is determined that the land proposed for dedication is acceptable, the Township Supervisors may officially accept the land at the time of final approval or upon substantial completion of the subdivision or land development plan. The land shall be clear of construction debris, excavating materials, solid waste and/or hazards waste prior to dedication. The title to the dedicated land shall be good and marketable, and free of all liens or other defects.

§ 330-46. Maintenance of improvements

All improvements shown on subdivision and land development plans shall be maintained in perpetuity by the applicant or developer, and by his heirs and assigns, unless such improvements have been dedicated to, and accepted by the Township.

§ 330-47. Traffic Studies

- A. A Traffic Impact Study shall be submitted to the Township in the following instances:
- (1) A residential subdivision or land development, which has or will have twenty-five (25) or more lots and/or dwelling units.
 - (2) A nonresidential subdivision of five (5) or more lots.
 - (3) A nonresidential land development containing 20,000 square feet or more of gross floor area.
 - (4) Any nonresidential land development within one quarter (1/4) mile of an intersection involving an arterial road or two collector roads.
 - (5) The Township Board of Supervisors reserves the right to require a traffic study for any subdivision or land development other than a minor residential subdivision, lot annexation, and plan for revision to lot lines when the Township Board of Supervisors deems such a study necessary to adequately review the impact of the subdivision or land development on existing and proposed roads.
- B. The Traffic Impact Study shall be prepared by a qualified professional traffic engineer registered in the State of Pennsylvania with verified experience in preparing such studies.
- C. The area for the traffic study shall be based on sound engineering judgment and an understanding of existing traffic conditions at the site as well as the area which is likely to be affected by the development. The study limits shall be determined by the Township Board of Supervisors.
- D. The Traffic Impact Study shall contain the following:
- (1) The study area boundary and identification of the roadways included within the study area.
 - (2) A general site description, including:
 - (a) Size and location of existing and proposed land uses and dwelling types.

- (b) Construction staging, and completion date of the proposed development.
 - (c) Existing land uses, approved and recorded subdivision and land developments and subdivisions and land developments proposed but not yet approved and recorded in the study area that are determined by the Township Board of Supervisors as having bearing of the development's likely impact.
 - (d) Within the study area, the applicant must describe existing roadways and intersections (geometries and traffic signal control) as well as improvements contemplated by government agencies or private parties.
- (3) Analysis of existing conditions, including:
- (a) Daily and Peak Hour(s) Traffic Volumes. Schematic diagrams depicting daily and peak hour(s) traffic volumes shall be presented for roadways within the study area. Turning movement and mainline volumes shall be presented for the three-peak hour conditions (AM, PM and site generated), while only mainline volumes are required to reflect daily traffic volumes. The source and/or method of computation for all traffic volumes shall be included.
 - (b) Volume/Capacity Analyses at Critical Points utilizing techniques described in derivative Highway Capacity Manual, by the Pennsylvania Department of Transportation, latest edition nomographs, an assessment of the relative balance between roadway volumes and capacity are to be described. The analysis shall be performed for existing conditions (roadway geometry and traffic signal control) for the appropriate peak hours.
 - (c) Level of Service at Critical Points. Based on the results obtained in the previous section, levels of service (A through F) shall be computed and presented. Included in this section shall also be a description of typical operating conditions at each level of service.
 - (d) A tabulation of accident locations during the most recent three-year period shall be provided.
- (4) Analysis of future conditions without the proposed development. The future year(s) for which projections are made will be specified by the Township and will be dependent on the timing of the proposed development. The following information shall be included:
- (a) Daily and Peak Hour(s) Traffic Volumes. This section shall clearly indicate the method and assumptions used to forecast future

traffic volumes. The schematic diagrams depicting future traffic volumes shall be similar to those described in Subsection D(3)(a) in terms of location and times (daily and peak hours).

- (b) Volume/Capacity Analyses at Critical Locations. The ability of the existing roadway system to accommodate future traffic (without site development) shall be described in this section. If roadway improvements or modifications are committed for implementation the volume/capacity analysis shall be presented for these conditions.
 - (c) Levels of Service at Critical Points. Based on the results obtained in the previous section, levels of service (A through F) shall be determined.
- (5) Trip Generation. The amount of traffic generated by the development shall be presented in this section for daily and the three peak hour conditions. The trip generation rates used in this phase of the analysis shall be justified and documented to the satisfaction of the Township Board of Supervisors. Trip Generation (latest edition) published by the Institute of Transportation Engineers shall be used unless the Township Board of Supervisors approves other studies.
 - (6) Trip Distribution. The direction of approach for site-generated traffic shall be presented in this section for the appropriate time periods. As with all technical analysis steps, the basic method and assumptions use in this work shall be clearly stated in order that the Township can replicate these results.
 - (7) Traffic Assignment. This section shall describe the utilization of study area roadways by site-generated traffic. The proposed traffic volumes shall then be combined with anticipated traffic volumes from Subsection D (4) to describe mainline and turning movement volumes for future conditions with the site developed as the applicant proposes.
 - (8) Analysis of Future Conditions with Development.
 - (a) This section shall describe the adequacy of the roadway system to accommodate future traffic with development of the site.
 - (b) Any unique characteristics of the site or within the study are (e.g., weekend tourists, antique sales, or holiday shopping) affecting traffic shall be considered. If staging of the proposed development is anticipated, analysis for each stage of completion shall be made.

- (c) The following information shall be included:
 - [1] Daily and Peak Hour(s) Traffic Volumes, mainline and turning movement volumes shall be presented for the highway network in the study area as well as driveways and internal circulation roadways for the appropriate time periods.
 - [2] Volume/Capacity Analysis at Critical Points. Similar to Subsection D(3)(b) and (4)(b), a volume/capacity analysis shall be performed for the appropriate peak hours for future conditions with the site developed as proposed.
 - [3] Levels of Service at Critical Points. As a result of the volume/capacity analysis, the level of service on the study area roadway system shall be computed and described in this section.

(9) Recommended improvements.

- (a) In the event that the analysis indicates unsatisfactory levels of service (Levels D, E or F as described in the Highway Capacity Manual) will occur on study area roadways, a description of proposed improvements to remedy deficiencies shall be included in this section. These proposals would not include committed projects by the Township and State which were described in subsection D(2)(c) and reflected in the analysis contained in Subsection D(3) and (4).

- (b) The following information shall be included.

- [1] Proposed Recommended Improvements. This section shall describe the location, nature and extent of proposed improvements to assure sufficient roadway capacity. Accompanying this list of improvements shall be preliminary cost estimates.
- [2] Volume/Capacity Analysis at Critical Points. An iteration of the volume/capacity analysis shall be described, which demonstrates the anticipated results of making these improvements.
- [3] Levels of Service at Critical Points. As a result of the revised volume/capacity analysis presented in the previous Sub-Section, levels of service for the highway system with improvements shall be presented.

- (10) Conclusion. The last section of the report shall be a clear, concise description of the study findings.

§ 330-48. Water Resources Study

A water resources study meeting the requirements of this sub-section shall be submitted to the Township unless exempted by the conditions listed below in Subsection G.

- A. The water resource study shall address the following issues:
 - (1) The dependence of the Township upon groundwater as a source of water for many uses and
 - (2) The preservation of groundwater and surface water resources.
- B. The determination of whether a water resources study is needed shall be made by the Township Planning Commission, with recommendations from the Township Engineer
- C. The applicant is strongly encouraged to solicit advice from the Berks County Soil and Conservation District and the Township Engineer in order to refine the scope of the water resources study prior to commencement.
- D. The water resources study shall be prepared by a qualified hydrogeologist at the expense of the developer.
- E. The water resources study shall make determinations and provide supporting data on the following issues.
 - (1) The impact of the proposed development on groundwater recharge as the result of newly created impervious surfaces or modified land cover conditions. It shall be demonstrated that the post-development groundwater recharge shall meet the requirements of the Exeter Township Stormwater Management Ordinance as amended.
 - (2) The impact of groundwater pumping, when proposed, per Subsection F(8).
 - (3) When on-site groundwater pumping is proposed, the capability of a given tract, parcel, or lot to support the continual extraction of groundwater in quantities required for the intended developed use per Subsection F(8).
 - (4) The impact of the proposed development upon surface water quality and quantity, including suitability for human consumption, for recreational use, and as a habitat for indigenous aquatic life.
- F. The following elements shall be considered essential to any water resources study. Additional elements may be required depending upon the conditions of the tract in question and the type of development proposed.

- (1) Average rainfall and storm patterns.
- (2) An analysis of the soils and geologic conditions on the site to establish the degree of groundwater recharge occurring prior to the proposed development.
- (3) A pre-development and post-development water budget, specifying the total volume of water lost to the site as the result of the creation of new impervious surfaces or of the land cover alteration on the site. Pumping of groundwater and wastewater disposal methods must also be evaluated within the water budget.
- (4) An estimation of the effects upon the base flow of nearby streams, with special attention given to critical low-flow period.
- (5) Any special groundwater quality issues.
- (7) Any special surface water quality issues, including pollutant loading analysis using an accepted methodology to address metals/inorganics, hydrocarbons, suspended solids, nutrients, biological oxygen demand/chemical oxygen demand, volatile organics, and fecal coliform.
- (8) Proposed methods, based in part or whole upon the Pennsylvania Handbook of Best Management Practices for developing areas, to mitigate negative impacts to water, resources as a result of the proposed development or change to the land use. The benefit of the selected method(s) must be quantified.
- (9) Well Withdrawal Impact Study. When groundwater pumping is proposed, and the development is not exempted per Subsection G, a Well Withdrawal Impact Study shall be submitted by the applicant. The purpose of the Well Withdrawal Impact Study is to evaluate the proposed Subdivision or Land Development's potential impacts on the quantity and quality of the groundwater and surface water resources of the Township and existing wells in the Township. The Well Withdrawal Impact Study shall be prepared by a professional hydrogeologist, who shall submit to the Township for approval, the scope of the analysis prior to initiation thereof. The Well Withdrawal Impact Study shall contain, at a minimum the following:
 - (a) A map indicating the property boundaries of the proposed subdivision or land development and all existing wells and surface water bodies located within the radius, specified in this subsection, of the water withdrawal points of the proposed subdivision or land development.
 - (b) The proposed thirty (30) day average rate and maximum daily rate of withdrawal from each source and from all sources in total.

- (c) A geologic map indicating the property boundaries of the proposed subdivision or land development, the location of the proposed water withdrawal point(s) and the radius, as specified in this subsection, of the proposed water withdrawal point(s).
- (d) A hydrogeologic analysis of the well withdrawals (tests to be conducted concurrently at all wells where multiple wells are proposed for concurrent use) that includes, but is not limited to, the following:

[1] A constant rate well test for a minimum of forty-eight (48) hours taken during a period of no recharge using the proposed maximum day withdrawal rate for each well. A peak-rate demand pump test may also be required. The water level against the elapsed time shall be recorded throughout the forty-eight (48) hour well test period and appropriately plotted. Additional information shall include:

[a] Static, pumping and recovery water level measurements from all observed wells and perennial streams with a sufficient number of measurements taken to adequately characterize drawdown, recovery and stream flow.

[b] Date and time of all water level measurements.

[c] Record of pumping rate measured throughout the test.

[2] Observations of water levels from any monitoring wells located on the subdivision or land development property.

[3] Observations of water levels and pumping rate available from existing wells within the specified radius. The monitoring wells shall be representative of the entire area within the required radius. The radius from the location of the proposed water withdrawal point shall be as follows:

Proposed 30 Day Average Withdrawal Rate Radius

(Gallons per Day)	(Miles)
2,000 – 10,000	0.40
10,001 – 50,000	0.50
50,001 – 100,000	0.75

[4] Well log data for monitoring wells, if available, to identify significant water bearing zones. A significant water-bearing zone

is one capable of providing at least ten (10) percent of the pump capacity rate.

[5] Observations of perennial stream levels at points expected to be impacted by withdrawal.

[6] An analysis of expected impacts on intended water source uses caused by continual withdrawals on existing wells, flows of perennial streams and long-term lowering of the groundwater levels.

[7] Documentation, based upon historical water table measurements, of drought condition water table elevation approximating a fifty (50) year drought, if available.

[8] All field notes and observations, including weather conditions throughout the well test.

[9] All methods and/or sources used to obtain data and draw conclusions.

- (e) The Well Withdrawal Impact Study shall also include an analysis of the potential for groundwater recharge on the site. A detailed geologic evaluation of the site shall be performed and, at a minimum, shall address soil permeability, depth to bedrock, susceptibility to sinkhole formation and subgrade stability. Where a site is determined to be suitable for ground water recharge, the Applicant shall demonstrate that an average daily balance between the amount of groundwater withdrawn and the amount of groundwater recharged will be achieved. To the extent that the site is not suitable for groundwater recharge or a water balance is not achievable, the proposed density or intensity of the subdivision or land development shall be reduced consistent with attaining such water balance or a public water supply shall be utilized. All recharge techniques and/or facilities shall be designed in accordance with the "Pennsylvania Handbook of Best Management Practices for Developing Areas."
- (f) In addition, any well or group of wells operating as a system that withdraw an average of more than ten thousand (10,000) gallons per day, over a thirty (30) day period, shall require a Delaware River Basin Commission, Groundwater Protected Area (DRBC, GPA) permit. A group of wells not operating as a system that withdraw an average of more than ten thousand (10,000) gallons per day, over a thirty (30) day period, may require a DRBC, Groundwater Protected Area (GPA) permit.

- (g) The Township, with the assistance of the Township Engineer or designated consultant, shall review the methodology, assumptions, findings and recommendations of the applicant's hydrogeologist. The Board of Supervisors may impose additional improvements it deems necessary to accommodate the impacts of the proposed subdivision, or land development.
- G. For the following type of development, a water resources study shall not be required, except under any condition specified in Subsection H below.
 - (1) Ten (10) or fewer single-family detached residences where each residence will have an individual on-lot sewage disposal system. Where development is phased, a study shall be required if the total number of houses in all phases combined is more than ten (10).
 - (2) Multi-family residential structure(s) with a total of ten (10) or fewer units. If at least seventy-five (75) percent of the tract proposed for development consists of soils in hydrologic soil groups "C" and "D" (as defined by the U.S. Department of Agriculture Soil Conservation Service in their Technical Release #55), then no study is required for multi-family residential structure(s) with a total of twenty-five (25) or fewer units.
 - (3) All non-residential development on tracts of less than one (1.00) acre.
 - (4) Non-residential development on tracts of less than ten (10.00) acres where at least seventy-five (75) percent of the tract consists of soils in hydrologic soil groups "C" and "D", as defined by the U.S. Department of Agriculture Soil Conservation Service in their Technical Release #55.
- H. A water resources study may be required by the Township under any one (1) of the following conditions, regardless of whether or not the proposed development meets the exemption requirements specified in Subsection G above.
 - (1) Where the development proposes the creation of extensive areas of impervious coverage, thereby reducing recharge area and increasing the total volume of storm water runoff. An area of impervious coverage shall be deemed extensive where:
 - (a) the area of impervious surface is eighty-five (85) percent or more of the maximum permitted by the applicable zoning district OR
 - (b) there is a paved impervious surface over an area equal to or in excess of 43,560 square feet (1.00 acre).
 - (2) Where extensive areas of maintained ground cover (e.g. lawn, landscaped areas, vegetative areas, etc.) are proposed on slopes facing streams or other surface waters, thereby increasing the potential for non-point source pollutant loading of such surface waters. An area of maintained ground

shall be deemed extensive where it covers more than two (2.00) contiguous acres.

- (3) Where water supply will be groundwater from an on-site source and wastewater will be exported to some off-site stream discharge facility.

ARTICLE V(A)

DESIGN STANDARDS FOR THE TOWNSHIP COMMONS DISTRICT (TCD) AND HIGHWAY COMMERCIAL DISTRICT (HCD)

§ 330A-16. Purpose

A. The purpose of this Article V(A) shall be to enhance the functional safety and aesthetic character of the Township Commons District (TCD) and Highway Commercial District (HCD) in order to facilitate the following goals:

- (1) Support the intent of the TCD and HCD Zoning Districts as described in the Exeter Township Zoning Ordinance.
- (2) Preserve and enhance property values in these Zoning Districts through the design and implementation of excellent site design, landscaping, and architectural standards.
- (3) Promote high quality development by utilizing appropriate building materials to create highly articulated architecture with a fully integrated streetscape and site design.
- (4) Encourage and promote safe, convenient, and direct pedestrian access to buildings, to and from public sidewalks, crosswalks, pedestrian /bicycle paths, and parking lots, and between buildings.
- (5) Promote a pedestrian-friendly character and atmosphere throughout these Districts by including public courtyards and plazas, pedestrian/bicycle paths, street trees and parking lot trees, seating areas, coordinated street furnishings, ornamental lighting, and pedestrian-scale signage and wayfinding.
- (6) Improve traffic flow and safe vehicular circulation in parking lots.
- (7) Reduce the urban heat island effect through the planting of shade trees, shrubs, and other ground cover.
- (8) Encourage a high level of architectural detail, aesthetically pleasing signage, and functional site design through the utilization of design standards.
- (9) Encourage cross-access easements and shared driveways to minimize the

number of driveways abutting existing roadways, enhance safety, and provide more efficient, economical access and parking.

- (10) Encourage shared parking between compatible uses on the same lot or on adjacent lots.
- (11) Encourage the redevelopment of existing roadways as Complete Streets that safely accommodate buses, automobiles, bicycles, and pedestrians.

B. Applicability.

- (1) These Design Standards shall apply to any land development application within the TCD and HCD , as defined by the Township Ordinances.
- (2) Chain Store/Restaurant Architecture: If a proposed use has standard architectural styles, materials and motifs, the proposed architecture shall be subject to the Design Standards of this Article.
- (3) If there is a conflict between the Design Standards in this Article and other Township Land Development and Subdivision Ordinance Standards, the Design Standards of this Article shall govern.

C. Compliance.

- (1) Photographs, plans, elevations and other materials shall be submitted by the Applicant in conjunction with a sketch plan or preliminary land development application demonstrating how the development will comply with the Design Standards set forth in this Article. These materials shall include the following items:
 - (a) Site plan, drawn to scale, showing the plan elements as contained within this Article;
 - (b) One or more of the following: (i) photographs of existing buildings that illustrate the design intent of the proposal; (ii) building elevations drawn to scale, and/or; (iii) photo-realistic illustrations depicting proposed scale, proportions, design elements, materials and color;
 - (c) Colored rendering of the plan(s);
 - (d) Landscape plan; and
 - (e) Current photographs of site.
- (2) Once the preliminary design approach is reviewed by the Board of Supervisors, and the Township provides the Applicant with verbal and/or written comments, additional and more detailed architectural renderings,

prepared by a registered architect, shall be submitted for all proposed buildings, together with a list and samples of types of exterior building materials that will be visible from any public street. Similarly, a rendered schematic landscape plan, prepared by a registered landscape architect shall also be submitted for review. An outdoor lighting plan shall also be submitted for review.

(3) For renovations to existing buildings, the Board of Supervisors may waive the requirement for a registered architect to prepare additional and more detailed architectural renderings.

D. All required planting plans and landscape plans for land developments are to be sealed by a landscape architect registered in the Commonwealth of Pennsylvania.

§ 330A-17. Buffer Strip

A. When the side and/or rear of a lot adjoins land zoned for residential purposes, a twenty (20') foot buffer strip suitably landscaped to provide a screen, and in which no paved areas or structures are permitted, except as noted in Section 330A-17(B), shall be provided.

B. The buffer area shall be a continuous planting area consisting of canopy trees, small understory trees, and shrubs, with grass or groundcover. No paving shall be permitted within the buffer areas except for driveway crossing and/or walkways. The Applicant shall establish that the buffer complies with the Design Standards set forth in 390-31.E and the buffer design shall be subject to Exeter Planning Commission approval. The buffer area can be included within the open area requirement of the TCD and HC districts.

§ 330A-18. Off-Street Parking

Any single parking area with twenty (20) or more spaces shall include parking area landscaping of an area within the lot that is equal to at least twelve percent (12%) of the area covered by parking spaces and aisle ways: said landscaped area shall be in addition to the open area requirement of the TCD and HC districts.

A. There shall be no more than fifteen (15) contiguous parking spaces without a planting island and the ends of parking rows shall be separated from drives by planting islands.

B. Planting islands shall be a minimum of ten (10') feet by twenty (20') feet in area. Each planting island shall contain at least one (1) shade tree and two (2) shrubs or ornamental grasses and groundcover to cover the entire area at maturity. There can be two alternate approaches:

(1) Flush curb shall enclose the island, and the island shall be slightly depressed to act as a bioswale to accept and infiltrate stormwater where appropriate.

- (2) Alternatively, based on the Stormwater Management Plan of the site, these islands shall be raised with a 6” tall curb and not act as a stormwater management facility, in accordance with the Stormwater Management Plan. 6” curbs may have scuppers (openings in curb that divert waterflow to desired location) to allow sheet flow of stormwater into planting beds.

- C. Location of Parking. The site shall be designed to minimize the negative impact and appearance of the parking lots. Parking in the front of the building shall be minimized. Parking shall be concentrated to the side and rear of the building(s) and behind the building setback line.

§ 330A-19. Street (Shade) Trees

- A. The plan shall include the planting of one tree for every thirty (30’) feet of right-of-way, plus one tree per 10 spaces in the parking area. Trees planted along right-of-ways shall not be counted toward the number of trees required for the parking area. No more than one third of the required trees shall be of a single species.
- B. Generally, all trees shall be planted no less than thirty (30’) feet apart. Whenever possible, shade trees shall be planted alternately along both sides of all streets or driveways.

§ 330A-20. Site Landscaping

- A. All proposed land development plans shall incorporate plant materials as listed in Appendix A of the Exeter Township Tree Ordinance (Chapter 348 of the Exeter Township Code) in the landscaped areas.
- B. A perimeter planting area of a minimum of ten (10’) feet wide shall be provided along all lot lines and street right of-ways. The twenty (20’) foot buffer strip requirement as described in Section 330A-17 shall supersede this requirement when a side or rear lot adjoins land zoned for residential purposes.

§ 330A-21. Parking Area Lighting

Pole supported light fixtures for the illumination of parking areas or pedestrian ways shall be installed in planting beds or planting islands whenever possible and shall be placed on concrete footings that are no more than six (6”) inches high above the soil level. All other lighting requirements shall be in accordance with the provisions of the Exeter Township Outdoor Lighting Ordinance (Chapter 235 of the Exeter Township Code).

§ 330A-22. Shared Access and Cross-Access Easements

- A. In order to facilitate efficient internal traffic circulation and minimize road traffic for short trips, all parking areas shall connect directly to parking areas on adjacent lots. If a connection is not possible at the time of land development, site design

provisions shall be made for a future connection to adjacent properties. Permanent cross-access easements between properties should be designed and constructed whenever possible. Shared or common driveways shall be designed whenever feasible.

- (1) If a lot is developed or redeveloped, any new vehicular access point shall be located along a side lot line in order to create a shared driveway with the adjacent lot, whenever feasible.

§ 330A-23. Architectural and Site Design Standards

I. Site Design Standards: The following design standards apply to the TCD and HCD:

A. Building Orientation and Access.

- (1) Buildings shall be designed with windows, public access points, and signage facing streets, sidewalks and pedestrian ways.
- (2) Grade level exterior doors that swing onto a public walkway are prohibited.

B. The Primary Building Entrance:

- (1) A primary pedestrian building entrance shall be located on one or more primary front facades facing the street and pedestrian way, rather than the rear or sides of the building, and shall be well articulated and visible from the street as described herein. Secondary access points may be located along other facades.
 - (a) In multiuse buildings, each building use and street level tenant space shall have at least one functional entrance directly visible and accessible from the street. Where tenant entrances are via common lobbies, lobby entrances shall create architectural emphasis through design features such as changes in plane, step-backs, fenestration patterns, balconies, towers, bays, or similar features.
- (2) If the primary building entrance is not located along the primary front façade, the Applicant must demonstrate that the primary building entrance may not feasibly be located along the primary front façade. In such a situation, the primary building entrance shall be located to the side of the building in accordance with the following:
 - (a) Buildings with the primary building entrance on the side shall make the side entrance visually emphasized such that the entry is visible from adjacent and nearby public roadways. Architectural emphasis shall be achieved through design features such as changes in plane, step backs, fenestration patterns, balconies,

towers, building entries, bays, or similar features.

- (b) Buildings with the main entry on the side shall be accessible by a public walkway connecting the sidewalk along the site's street frontage to the parking areas.

- C. Pedestrian Circulation. A safe and direct pedestrian access shall be provided from streets, parking lots and sidewalks to the building entrances and exits.

II. Architectural Design Standards

The architectural design standards are intended to ensure that the size, proportions, and design of new or substantially improved buildings create a pedestrian-friendly environment that is highly articulated as described herein. The visual mass of all buildings shall be de-emphasized through the use of architectural elements including form, architectural features, and materials, to reduce their apparent bulk and volume, enhance visual quality, and contribute to human scale development in accordance with the following:

- A. All structures proposed under the same land development application shall consist of a unified and coordinated architectural theme.
- B. Exterior Building Materials. The predominant material of all facades facing public streets shall be brick, stone, highly textured masonry block, curtain wall, metal panel systems with concealed fasteners, glazed panels, cement-board siding or wood. Stucco or dryvit may be utilized provided it is no more than twenty percent (20%) of non-window facades at the street floor level and no more than fifty percent (50%) of non-window facades above the street level.
 - (1) All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. The architectural treatment of the front facade shall be continuous in its major features around all visibly exposed sides of a building with the exception of parking structures or that portion of a building containing a parking structure. Blank wall or service area treatment of side and/or rear elevations visible to the public shall be prohibited.
 - (2) If approved by the Board of Supervisors, simulated brick or simulated stone may be used as the predominant material of all facades facing public streets.
- C. Vertical Articulation. Buildings are required to provide articulation on the exterior of any wall surface in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long monotonous wall or roof. Blank facades, without windows or architectural elements to create interest, are prohibited.

- (1) The massing of any one building wall shall not exceed fifty feet (50') (horizontal dimension) without a vertical articulation along its entire height. Vertical articulation may include a change of façade plane or material. The depth of change in façade plane for vertical wall articulation shall be a minimum of two feet zero inches (2'-0"). Such articulation may consist of building wall offsets, recesses and projections such as bays, balconies, canopies, awnings, pilasters, columns and other similar features.

D. Horizontal Articulation. Horizontal articulation of the building facade, including changes to the horizontal building plane and/or materials, shall be used to break up the scale of the building facade. Such horizontal articulation may be provided by roof terraces, setbacks or other devices. Horizontal articulation shall emphasize the building base, body and roof/parapet edge.

- (1) Buildings greater than thirty feet (30') in height shall be designed utilizing a definition of the base, body and roof or parapet edge (or similar designations) as the primary method of defining and relating buildings to one another.
- (2) The base shall generally be considered the first story of the facade facing a public street, but can vary depending on the overall building height and range from ground plane to the floor line of the third floor in buildings of at least four stories in height. The design of the base should be emphasized through the design, quality and durability of its materials to create visual interest. The transition from the base of a building to the body may be expressed either horizontally, through a shift in the horizontal plane and/or through a change in building materials.
- (3) The top of a building greater than thirty feet (30') in height shall be architecturally distinguished by providing a visual termination to the facade and interest at the skyline by incorporation of highly detailed architectural elements that are visible from street level.
- (4) Any building measuring taller than fifty feet (50') in height shall provide an expression line on the wall plane, continuing around all sides of a building above the first or second floor. The expression line may consist of a projecting element, a minimum two inches (2") in depth, such as a belt course or cornice as well as a terrace that sets back the walls of the building above the expression line.

E. Roofs.

- (1) Rooflines shall be articulated vertically with a change in roof line every fifty feet (50'). This requirement does not apply to flat roofs.
- (2) On buildings with flat roofs, all visibly exposed walls shall have an articulated cornice that projects a minimum of four inches (4")

horizontally from the top of the vertical building wall.

- (3) Fixed or retractable awnings are permitted at street floor level and on upper levels where appropriate, if they complement a building's architectural features. Metal or internally lit awnings are prohibited. In buildings with multiple storefronts, or on adjacent buildings, compatible awnings should be used as a means of unifying the structures.
- (4) All roof-top mechanical equipment, including antennas, shall be visually and acoustically screened from view of both the public right-of-way and adjacent properties. Screening may be accomplished by using parapets, walls or roof elements. Such screening shall be integral to the architectural design of the building.

F. Proportions of Walls to Openings for Street Level Facades.

- (1) A street level façade is the building wall or walls where there are primary and secondary customer entrances and where they are the prominent facades as viewed from streets or parking areas.
- (2) A wall to clear window/door ratio for the total square footage of the street level facade of between 2:1 and 4:1 is required. For street floor level commercial and retail uses, a wall to clear window ratio between 1:1 and 2:1 is required.
- (3) The maximum length of a blank wall between clear window/door openings shall be fifteen feet (15').
- (4) Elements such as pent eaves, pediments, or sills and lintels above and below windows and doors are required.

G. Windows.

- (1) Smoked, reflective, tinted or black glass in windows at street level is discouraged. Glazing shall have a minimum visible transmittance of 0.75.
- (2) Any street level facades with less than fifty percent (50%) of clear windows shall be articulated by two or more of the following:
 - (a) Articulation of facade plane, and/or changes in materials.
 - (b) If the building is occupied by a commercial use at street level, recessed or projecting display window cases or simulated windows.

H. Signs.

- (1) Signs shall be an integral part of the architectural design for the

building(s). Sign materials shall utilize the same, similar or complementary materials as utilized for the buildings. Sign dimensions and other standards shall be regulated in accordance with Zoning Ordinance 390-69 “Signs,” of the Exeter Township Zoning Ordinance.

- (2) Directory signs for one or multiple tenants shall be consolidated and located within twenty feet (20’) of the driveway entrance.
- (3) An architectural lighting plan designed to highlight a building, landscape feature, façade or other feature shall be submitted and shall conform to the requirements of Ordinance No. 612, Exeter Township Outdoor Lighting Ordinance (Chapter 2356 of the Exeter Township Code) as amended.

ARTICLE V(B)

DESIGN STANDARDS FOR THE FLEX INDUSTRIAL DISTRICT (FID)

§ 330B-16. Purpose

- A. The purpose of this Article V(B) shall be to enhance the functional safety and aesthetic character of the Flex Industrial District (FID) in order to facilitate the following goals:
 - (1) Support the intent of the FID as described in the Exeter Township Zoning Ordinance.
 - (2) Preserve and enhance property values in the FID through the design and implementation of excellent site design, landscaping, and architectural standards.
 - (3) Promote high quality development by utilizing appropriate building materials to create highly articulated architecture with a fully integrated streetscape and site design.
 - (4) Encourage and promote safe, convenient, and direct pedestrian access to buildings, to and from public sidewalks, crosswalks, pedestrian /bicycle paths, and parking lots, and between buildings.
 - (5) Promote a pedestrian-friendly character and atmosphere throughout the FID by including public courtyards and plazas, pedestrian/bicycle paths, street trees and parking lot trees, seating areas, coordinated street furnishings, ornamental lighting, and pedestrian-scale signage and wayfinding.
 - (6) Improve traffic flow and safe vehicular circulation in parking lots.
 - (7) Reduce the urban heat island effect through the planting of shade trees, shrubs, and other ground cover.

- (8) Encourage a high level of architectural detail, aesthetically pleasing signage, and functional site design through the utilization of design standards.
- (9) Encourage cross-access easements and shared driveways to minimize the number of driveways abutting existing roadways, enhance safety, and provide more efficient, economical access and parking.
- (10) Encourage shared parking between compatible uses on the same lot or on adjacent lots.
- (11) Encourage the redevelopment of existing roadways as Complete Streets that safely accommodate buses, automobiles, bicycles, and pedestrians.

B. Applicability.

- (1) These Design Standards shall apply to any land development application within the FID, as defined by the Township Ordinance.
- (2) Chain Store/Restaurant Architecture: If a proposed use has standard architectural styles, materials and motifs, the proposed architecture shall be subject to the Design Standards of this Article.
- (3) If there is a conflict between the Design Standards in this Article and other Township Land Development and Subdivision Ordinance Standards, the Design Standards of this Article shall govern.

C. Compliance.

- (1) Photographs, plans, elevations and other materials shall be submitted by the Applicant in conjunction with a sketch plan or preliminary land development application demonstrating how the development will comply with the Design Standards set forth in this Article. These materials shall include the following items:
 - (a) Site plan, drawn to scale, showing the plan elements as contained within this Article;
 - (b) One or more of the following: (i) photographs of existing buildings that illustrate the design intent of the proposal; (ii) building elevations drawn to scale, and/or; (iii) photo-realistic illustrations depicting proposed scale, proportions, design elements, materials and color;
 - (c) Colored rendering of the plan(s);
 - (d) Landscape plan; and

(e) Current photographs of site.

(2) Once the preliminary design approach is reviewed by the Board of Supervisors, and the Township provides the Applicant with verbal and/or written comments, additional and more detailed architectural renderings, prepared by a registered architect, shall be submitted for all proposed buildings, together with a list and samples of types of exterior building materials that will be visible from any public street. Similarly, a rendered schematic landscape plan, prepared by a registered landscape architect shall also be submitted for review. An outdoor lighting plan shall also be submitted for review.

(3) For renovations to existing buildings, the Board of Supervisors may waive the requirement for a registered architect to prepare additional and more detailed architectural renderings.

D. All required planting plans and landscape plans for land developments are to be sealed by a landscape architect registered in the Commonwealth of Pennsylvania.

§ 330B-17. Buffer Strip

A. When the side and/or rear of a lot adjoins land zoned for residential purposes, a twenty (20') foot buffer strip suitably landscaped to provide a screen, and in which no paved areas or structures are permitted, except as noted in Section 330B-17(B), shall be provided.

B. The buffer area shall be a continuous planting area consisting of canopy trees, small understory trees, and shrubs, with grass or groundcover. No paving shall be permitted within the buffer areas except for driveway crossing and/or walkways. The Applicant shall establish that the buffer complies with the Design Standards set forth in Section 390-31.E "Landscaping/Screening," of the Exeter Township Zoning Ordinance and the buffer design shall be subject to Exeter Planning Commission approval. The buffer area can be included within the open area requirement of the FID.

§ 330B-18. Off-Street Parking

Any single parking area with twenty (20) or more spaces shall include parking area landscaping of an area within the lot that is equal to at least twelve percent (12%) of the area covered by parking spaces and aisle ways: said landscaped area shall be in addition to the open area requirement of the FID.

A. There shall be no more than fifteen (15) contiguous parking spaces without a planting island and the ends of parking rows shall be separated from drives by planting islands.

B. Planting islands shall be a minimum of ten (10') feet by twenty (20') feet in area. Each planting island shall contain at least one (1) shade tree and two (2) shrubs or

ornamental grasses and groundcover (with a maximum height of 18 inches at maturity) to cover the entire area at maturity. There can be two alternate approaches:

- (1) Flush curb shall enclose the island, and the island shall be slightly depressed to act as a bioswale to accept and infiltrate stormwater where appropriate.
- (2) Alternatively, based on the Stormwater Management Plan of the site, these islands shall be raised with a 6” tall curb and not act as a stormwater management facility, in accordance with the Stormwater Management Plan. 6” curbs may have scuppers (openings in curb that divert waterflow to desired location) to allow sheet flow of stormwater into planting beds.

C. Location of Parking. The site shall be designed to minimize the negative impact and appearance of the parking lots. Parking in the front of the building shall be minimized. Parking shall be concentrated to the side and rear of the building(s) and behind the building setback line.

§ 330B-19. Street (Shade) Trees

- A. The plan shall include the planting of one tree for every thirty (30’) feet of right-of-way, plus one tree per 10 spaces in the parking area. Trees planted along right-of-ways shall not be counted toward the number of trees required for the parking area. No more than one third of the required trees shall be of a single species.
- B. Generally, all trees shall be planted no less than 30 feet apart. Whenever possible, shade trees shall be planted alternately along both sides of all streets or driveways.

§ 330B-20. Site Landscaping

- A. All proposed land development plans shall incorporate plant materials as listed in Appendix A of the Exeter Township Tree Ordinance (Chapter 348 of the Exeter Township Code) in the landscaped areas.
- B. A perimeter planting area of a minimum of ten (10’) feet wide shall be provided along all lot lines and street right of-ways. The twenty (20’) foot buffer strip requirement as described in Section 330B-17 shall supersede this requirement when a side or rear lot adjoins land zoned for residential purposes.

§ 330B-21. Parking Area Lighting

Pole supported light fixtures for the illumination of parking areas or pedestrian ways shall be installed in planting beds or planting islands whenever possible and shall be placed on concrete footings that are no more than 6 inches high above the soil level. All other lighting requirements shall be in accordance with the provisions of the Exeter Township Outdoor Lighting Ordinance (Chapter 235 of the Exeter Township Code).

§ 330B-22. Shared Access and Cross-Access Easements

- A. In order to facilitate efficient internal traffic circulation and minimize road traffic for short trips, all parking areas shall connect directly to parking areas on adjacent lots. If a connection is not possible at the time of land development, site design provisions shall be made for a future connection to adjacent properties. Permanent cross-access easements between properties should be designed and constructed whenever possible. Shared or common driveways shall be designed whenever feasible.
 - (1) If a lot is developed or redeveloped, any new vehicular access point shall be located along a side lot line in order to create a shared driveway with the adjacent lot, whenever feasible.

§ 330B-23. Architectural and Site Design Standards

- I. Site Design Standards: The following design standards apply to the FID:
 - A. Building Orientation and Access.
 - (1) Buildings shall be designed with windows, public access points, and signage facing streets, sidewalks and pedestrian ways.
 - (2) Grade level exterior doors that swing onto a public walkway are prohibited.
 - B. The Primary Building Entrance:
 - (1) A primary pedestrian building entrance shall be located on one or more primary front facades facing the street and pedestrian way, rather than the rear or sides of the building, and shall be well articulated and visible from the street as described herein. Secondary access points may be located along other facades.
 - (a) In multiuse buildings, each building use and street level tenant space shall have at least one functional entrance directly visible and accessible from the street. Where tenant entrances are via common lobbies, lobby entrances shall create architectural emphasis through design features such as changes in plane, step-backs, fenestration patterns, balconies, towers, bays, or similar features.
 - (2) If the primary building entrance is not located along the primary front façade, the Applicant must demonstrate that the primary building entrance may not feasibly be located along the primary front façade. In such a situation, the primary building entrance shall be located to the side of the building in accordance with the following:

- (a) Buildings with the primary building entrance on the side shall make the side entrance visually emphasized such that the entry is visible from adjacent and nearby public roadways. Architectural emphasis shall be achieved through design features such as changes in plane, step backs, fenestration patterns, balconies, towers, building entries, bays, or similar features.
 - (b) Buildings with the main entry on the side shall be accessible by a public walkway connecting the sidewalk along the site's street frontage to the parking areas.
- C. Pedestrian Circulation. A safe and direct pedestrian access shall be provided from streets, parking lots and sidewalks to the building entrances and exits.

II. Architectural Design Standards

The architectural design standards are intended to ensure that the size, proportions, and design of new or substantially improved buildings create a pedestrian-friendly environment that is highly articulated as described herein. The visual mass of all buildings shall be de-emphasized through the use of architectural elements including form, architectural features, and materials, to reduce their apparent bulk and volume, enhance visual quality, and contribute to human scale development in accordance with the following:

- A. All structures proposed under the same land development application shall consist of a unified and coordinated architectural theme.
- B. Exterior Building Materials. The predominant material of all facades facing public streets shall be brick, stone, highly textured masonry block, curtain wall, metal panel systems with concealed fasteners, glazed panels, cement-board siding or wood. Stucco or dryvit may be utilized provided it is no more than twenty percent (20%) of non-window facades at the street floor level and no more than fifty percent (50%) of non-window facades above the street level.
 - (1) All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. The architectural treatment of the front facade shall be continuous in its major features around all visibly exposed sides of a building with the exception of parking structures or that portion of a building containing a parking structure. Blank wall or service area treatment of side and/or rear elevations visible to the public shall be prohibited.
 - (2) If approved by the Board of Supervisors, simulated brick or simulated stone may be used as the predominant material of all facades facing public streets.
- C. Vertical Articulation. Buildings are required to provide articulation on the exterior of any wall surface in order to provide architectural interest and variety to

the massing of a building and to relieve the effect of a single, long monotonous wall or roof. Blank facades, without windows or architectural elements to create interest, are prohibited.

- (1) The massing of any one building wall shall not exceed fifty feet (50') (horizontal dimension) without a vertical articulation along its entire height. Vertical articulation may include a change of façade plane or material. The depth of change in façade plane for vertical wall articulation shall be a minimum of two feet zero inches (2'-0"). Such articulation may consist of building wall offsets, recesses and projections such as bays, balconies, canopies, awnings, pilasters, columns and other similar features.

D. Horizontal Articulation. Horizontal articulation of the building facade, including changes to the horizontal building plane and/or materials, shall be used to break up the scale of the building facade. Such horizontal articulation may be provided by roof terraces, setbacks or other devices. Horizontal articulation shall emphasize the building base, body and roof/parapet edge.

- (1) Buildings greater than thirty feet (30') in height shall be designed utilizing a definition of the base, body and roof or parapet edge (or similar designations) as the primary method of defining and relating buildings to one another.
- (2) The base shall generally be considered the first story of the facade facing a public street, but can vary depending on the overall building height and range from ground plane to the floor line of the third floor in buildings of at least four stories in height. The design of the base should be emphasized through the design, quality and durability of its materials to create visual interest. The transition from the base of a building to the body may be expressed either horizontally, through a shift in the horizontal plane and/or through a change in building materials.
- (3) The top of a building greater than thirty feet (30') in height shall be architecturally distinguished by providing a visual termination to the facade and interest at the skyline by incorporation of highly detailed architectural elements that are visible from street level.
- (4) Any building measuring taller than fifty feet (50') in height shall provide an expression line on the wall plane, continuing around all sides of a building above the first or second floor. The expression line may consist of a projecting element, a minimum two inches (2") in depth, such as a belt course or cornice as well as a terrace that sets back the walls of the building above the expression line.

E. Roofs.

- (1) Rooflines shall be articulated vertically with a change in roof line every fifty feet (50'). This requirement does not apply to flat roofs.
- (2) On buildings with flat roofs, all visibly exposed walls shall have an articulated cornice that projects a minimum of four inches (4") horizontally from the top of the vertical building wall.
- (3) Fixed or retractable awnings are permitted at street floor level and on upper levels where appropriate, if they complement a building's architectural features. Metal or internally lit awnings are prohibited. In buildings with multiple storefronts, or on adjacent buildings, compatible awnings should be used as a means of unifying the structures.
- (4) All roof-top mechanical equipment, including antennas, shall be visually and acoustically screened from view of both the public right-of-way and adjacent properties. Screening may be accomplished by using parapets, walls or roof elements. Such screening shall be integral to the architectural design of the building.

F. Proportions of Walls to Openings for Street Level Facades.

- (1) A street level façade is the building wall or walls where there are primary and secondary customer entrances and where they are the prominent facades as viewed from streets or parking areas.
- (2) A wall to clear window/door ratio for the total square footage of the street level facade of between 2:1 and 4:1 is required. For street floor level commercial and retail uses, a wall to clear window ratio between 1:1 and 2:1 is required.
- (3) The maximum length of a blank wall between clear window/door openings shall be fifteen feet (15').
- (4) Elements such as pent eaves, pediments, or sills and lintels above and below windows and doors are required.

G. Windows.

- (1) Smoked, reflective, tinted or black glass in windows at street level is discouraged. Glazing shall have a minimum visible transmittance of 0.75.
- (2) Any street level facades with less than fifty percent (50%) of clear windows shall be articulated by two or more of the following:
 - (a) Articulation of facade plane, and/or changes in materials.

- (b) If the building is occupied by a commercial use at street level, recessed or projecting display window cases or simulated windows.

H. Signs.

- (1) Signs shall be an integral part of the architectural design for the building(s). Sign materials shall utilize the same, similar or complementary materials as utilized for the buildings. Sign dimensions and other standards shall be regulated in accordance with Section 390-69 “Signs,” of the Exeter Township Zoning Ordinance.
- (2) Directory signs for one or multiple tenants shall be consolidated and located within twenty feet (20’) of the driveway entrance.
- (3) An architectural lighting plan designed to highlight a building, landscape feature, façade or other feature shall be submitted and shall conform to the requirements of the Exeter Township Outdoor Lighting Ordinance (Chapter 235 of the Exeter Township Code) as amended.

ARTICLE VI

IMPROVEMENT SPECIFICATIONS

§ 330-49. General Requirements

- A. Physical improvements to the property being subdivided or developed shall be provided, constructed and installed as shown on the Record Plan, and all supplemental plans and drawings accompanying the approved Final Plan, in accordance with the requirements of the Township.
- B. The applicant shall agree with the Township as to the installation of all improvements shown on the Plan and required by this Chapter and shall execute the Subdivision Improvements Agreement.
- C. All improvements installed by the applicant shall be constructed in accordance with the applicable design specifications of the Township, or where none apply, as prepared by the Township Engineer. Where required, the specifications of the applicable State agency shall be used.
- D. Supervision of the installation of improvements required by §330-50 shall be the responsibility of the Township or the appropriate State regulatory agency.

§ 330-50. Improvements Required.

The following improvements shall be provided by the applicant:

§ 330-51. Street Grading.

All streets shall be graded at full right-of-way width.

§ 330-52. Cartway Paving.

All streets shall be paved to full cartway width.

§ 330-53. Curbs.

Curbs shall be installed along both sides of all streets, except where the minimum lot width (measured at the building setback line) is one hundred fifty feet (150') or larger, and except along service streets. Curbs shall meet all applicable Township construction standards. Where proposed curbing meets an existing public road without curbing, the curbing shall be held back six feet (6') from the existing cartway to provide a shoulder area. Curbs shall be installed whenever on-street parking is proposed.

§ 330-54. Sidewalks.

A. Sidewalks with a minimum width of four feet (4') shall be installed on both sides of all streets except that:

- (1) Sidewalks shall be required on only one (1) side of marginal access streets; and
- (2) No sidewalks shall be required along service streets; and
- (3) Except where required for the extension of existing sidewalks, no sidewalks shall be required along Local Roads where the minimum lot width (measured at the building setback line) is one hundred fifty feet (150') or greater, unless such streets are within the required walking distance area of a school or are near community facilities encouraging pedestrian traffic; and
- (4) Except where Open Space development regulations modify same as described in the Exeter Township Zoning Ordinance.

B. Whenever sidewalks are required, curbs shall also be required. Curbs shall be installed in accordance with all applicable Township construction standards. A four-foot (4') planting strip shall be installed between the sidewalk and the back of the curb.

§ 330-55. Storm Sewers.

Storm sewers and related facilities shall be installed consistent with acceptable design principles and the standards contained in § 330.39.

§ 330-56. Sanitary Sewage Disposal.

- A. Sanitary sewage disposal systems shall be provided consistent with the requirements contained in § 330-37 of this Chapter.
- B. Whenever individual on-site sanitary sewage disposal systems are utilized, the applicant shall either install such facilities or shall require (by deed restriction or otherwise) as a condition of the sale of each lot or parcel within the subdivision that such facilities shall be installed by the purchaser of such lot or parcel at the time that a principal building is constructed.
- C. If individual on-site systems are not used, the applicant shall provide a community or public sanitary sewage disposal system. The design and installation of public and community systems shall be subject to the approval of the Township. The design and installation of a community distribution system shall also be subject to the approval of DEP and such system shall be subject to satisfactory provisions for the maintenance thereof

§ 330-57. Water Supply

- A. Water supply system(s) shall be provided consistent with the requirements of § 330-38 of this Chapter.
- B. Where the applicant proposes that on-site water supply systems shall be utilized within the subdivision, the applicant shall either install such facilities or shall require (by deed restriction or otherwise) as a condition of the sale of each lot or parcel that the facilities shall be installed by the purchaser of such lot or parcel at the time that a principal building is constructed.
- C. If individual on-site water supply systems are not used, the applicant shall supply a community or public water distribution system. The design and installation of public water distribution systems shall be subject to the approval of the Township and the appropriate Authority; the design and installation of community water distribution systems shall be subject to the approval of DEP and the Township and such systems shall be further subject to satisfactory provisions for the maintenance thereof.

§ 330-58. Fire Hydrants.

- A. Wherever a public or community water distribution system is provided, fire hydrants shall be installed within six hundred feet (600') of all existing and proposed structures, measured by way of accessible streets. Fire hydrants shall be operational prior to any occupancy and shall not require fire hoses to cross collector or arterial streets.
- B. The threads shall be "Reading Standard Threads". All 2-1/2 outlets shall be 2.50 x 6 (6 threads per inch) male. The 4-1/2 inch outlet or "Steamer" shall be equipped with a 5" storz connection with cap. The operating lug nut design shall be a 1"

square and all “cap” covers shall be 1” square lug nut with the exception of the storz connector. (See Appendix V & V-A

§ 330-59. Monuments.

- A. Permanent stone or concrete monuments containing a metal marker shall be accurately placed on at least two (2) consecutive points of property lines forming angles or changes in the boundary of the subdivision or land development. Metal markers at least twenty-four (24) inches in length shall be placed at the intersection of all other property lines forming angles, in the boundary of a subdivision or land development, and at changes in direction of property lines in the boundary of the property. Survey shall be based off of existing monuments not elevations.
- B. All monuments and metal markers shall be placed so that their centers coincide exactly with the point of intersection of the lines being identified.
- C. Monuments shall be set with their top level with the finished grade of surrounding ground, except:
 - (1) Monuments which are placed within lines of existing or proposed sidewalks shall be so located (preferably beneath the sidewalks) that their tops will not be affected by lateral movement of the sidewalk.
 - (2) Where monuments are located beneath a sidewalk proper access shall be provided for their use.
- D. All streets shall be monumented by permanent stone or concrete monuments containing a metal marker on the right-of-way line or the five feet range at the following locations:
 - (1) At least one monument at each street intersection;
 - (2) At changes in direction of street lines, excluding arcs at intersections;
 - (3) At each end of each curved street line, excluding arcs at intersections;
 - (4) At intermediate points wherever topographical or other conditions make it impossible to sight between two (2) otherwise required monuments;
 - (5) At such other places along the line of streets as may be determined by the Township to be necessary so that any street may be readily defined in the future.

§ 330-60. Street, Traffic Signs, and Traffic Signals.

- A. Street name signs shall be installed at all street intersections. The design and placement of such signs shall be subject to approval by the Township. All street

and traffic signs shall be installed prior to any occupancy. All “no parking” signs shall be erected prior to selling any houses.

- B. Traffic Signals. All new and existing Traffic Signals must conform to the Township Standard specifications in the Exeter Township Traffic Signal Ordinance.

§330-61. Markers.

Metal markers shall be accurately placed at all lot corners following rough grading of the lot and prior to construction of the house foundation.

§ 330-62. Street Lights.

- A. In accordance with the conditions to be agreed upon by the applicant, the Township, and the appropriate public utility, streetlights meeting the standards of the Exeter Township Outdoor Lighting Ordinance (No. 626 or its successor) shall be installed in all subdivisions and land development projects.

§ 330-63. Erosion and Sediment Control Measures.

Installations necessary to implement the erosion and sediment control plan shall be made by the applicant as required improvements.

§330-64. Shade Trees

The applicant shall preserve existing shade trees within the tract being developed as prescribed in the Exeter Township Tree Ordinance. In addition, deciduous hardwood trees of a species approved by the Township shall be required along all streets in all new subdivisions and land developments in accordance with the provisions of the Exeter Township Tree Ordinance, as amended. The cost of said trees and installation charges are to be included in the Subdivision Improvements Agreement Form. Shade trees shall be installed [on] along the frontage of each lot prior to transfer of the property to the buyer and in parking lots in accordance with the provisions of the Exeter Township Tree Ordinance, as amended.

§ 330-65. Refuse Collection and Disposal.

A satisfactory refuse collection and disposal plan shall be provided in apartment, condominium, commercial and industrial type developments. The applicant or developer shall make satisfactory disposal of construction debris.

§ 330-66. House Numbers.

House numbers shall be affixed in accordance with Ordinance 292 or its successor, Buildings, Numbering of, prior to any occupancy.

§ 330-67. Fire Cisterns.

(See Exeter Township Fire Cistern Ordinance No. 328 or its successor)

§ 330-68. Warning Signs In Wetland Areas.

All wetlands areas and areas protected by a conservation easement or similar easement shall be posted along their entire boundaries warning of the presence of a protected area.

§ 330-69. Staking of Improvements.

All improvements intended for dedication to the Township, connecting to the Township road system, sanitary sewer system, or storm water management system, shall be staked out by a surveyor or engineer registered in the Commonwealth of Pennsylvania.

ARTICLE VII

ADMINISTRATION, AMENDMENT, SEVERABILITY

§ 330-70. Revisions and Amendments

- A. The Township Supervisors may, from time to time, by ordinance, revise, modify or amend this Chapter in order to increase its effectiveness or to expedite the approval of land subdivision and/or land development plans.
- B. Any revisions, modifications or amendments to this Chapter shall be made in accordance with the procedures established by law, after a public hearing on the proposed revisions, modifications, or amendments, held pursuant to public notice in accordance with the provision of Section 505 of Act 247, as amended, or any amendments thereto.
- C. In addition, in the case of amendments other than that prepared by the Township Planning Commission, the Township Supervisors shall submit each amendment to the Township Planning Commission and the County Planning Commission for recommendations at least thirty (30) days prior to the date fixed for the public hearing on such proposed amendment.
- D. Any ordinances, codes, resolutions or regulations referenced herein shall be construed to include any amendments thereto, to the extent permitted by law.

§ 330-71. Modifications

The provisions of this Chapter are intended as minimum standards for the protection of the public health, safety and welfare of the residents and inhabitants of the Township. The Township reserves the right, in unusual situations, to modify or to extend them conditionally in individual cases as may be necessary in the public interest, provided, however, that such variation shall not have the effect of nullifying the intent and purpose of these regulations. The list of such modifications and the reasons for them shall be

entered in the minutes of the Township Planning Commission or Township Supervisors, and a copy of this entry shall be transmitted to the Township Planning Commission Secretary. Modifications shall be clearly defined and entered on the Record Plan and signed by the Township Supervisors.

§ 330-72. Appeals and Challenges

All appeals and challenges shall conform to the requirements and procedures as outlined in the Pennsylvania Municipalities Planning Code, as amended.

§ 330-73. Fees

- A. The Township Supervisors shall establish, by resolution, a collection procedure and Schedule of Fees to be paid by the Applicant or Developer at the time of filing a Sketch, Preliminary and Final Plan.
- B. The Schedule of Fees shall be available in the municipal office, upon request.
- C. In the event the applicant or developer is required to pay additional fees at the filing of the Final Plan, such fees shall be collected by the Township Planning Commission Secretary prior to distributing the Final Plan. There shall be no refund or credit of any portion of the fee should the applicant or developer fail to apply for final approval within the required period of time or if the Final Plan covers only a section of the subdivision or land development for which Preliminary Approval has been obtained.
- D. No Final Plan shall be signed and sealed by the Township until all fees and charges have been paid in full.

§ 330-74. Violations and Penalties

- A. No person, partnership or corporation shall subdivide any lot, tract or parcel of land, lay out, construct, open or dedicate any street, sanitary sewer, storm sewer or water main or other improvements for public use or travel or for the common use of occupants for buildings abutting thereon, sell, lease, transfer or agree or enter into an agreement to sell any land in a subdivision or erect any building in a subdivision until (a) a Record Plan of such subdivision shall has been approved and properly recorded, (b) improvements have been either constructed or guaranteed and all the provisions of this Chapter have been met compliance.
- B. Any person, partnership or corporation who or which has violated any provision of this Chapter shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than \$1,000.00 plus all court costs, including reasonable attorney's fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by a district justice. If the violator neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to applicable rules of civil procedures. Each day

that a violation continues shall constitute a separate violation, unless the district justice in determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of each violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney's fees collected for the violation of this Chapter shall be paid over to the Township. The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgment.

- C. In addition to other remedies, the Township may institute and maintain appropriate actions by law on in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages, to prevent illegal occupancy of a building, structure or premises and to set aside and invalidate any unlawful conveyances of land. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferee from such penalties or from the remedies herein provided.

- D. The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Chapter. Such refusal shall apply to any of the following applicants:
 - (1) The owner of record at the time of such violation.
 - (2) The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
 - (3) The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
 - (4) The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

- E. Nothing herein shall prevent the Township from taking such other action as is necessary to prevent or remedy any violation.

§ 330-75. Keeping of Records

The Township Planning Commission and the Township Supervisors shall keep a record of their findings, decisions and recommendations relative to all subdivision and land development plans filed for review. Such records shall be made available to the public for review.

§ 330-76. Responsibility

The applicant shall be responsible for observing the procedures established in this Chapter and for submitting all plans and documents as may be required.

§ 330-77. Conflicts

- A. Whenever there is a difference between the minimum standards specified herein and those included in other official Township regulations the more stringent requirements shall apply and are not hereby repealed.
- B. All Ordinances or parts of Ordinances conflicting with any provision of this Chapter are hereby repealed insofar as the same affects this Chapter (except as noted in Subsection A).

§ 330-77.1 Severability

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

ARTICLE VIII

DEFINITIONS

§ 330-78. Purpose

Article VIII attempts to clarify by DEFINITION terminology used within and in relationship to this Subdivision and Land Development Ordinance.

§ 330-79. Word Usage

- A. Words in the singular include the plural and those in the plural include the singular.
- B. Words used in the present tense include the future tense.

- C. The words “person “applicant”, “owner” and “developer” include a corporation, incorporated association and a partnership, or other legal entity, as well as an individual.
- D. The word “building” includes structures and shall be construed as if followed by the phrase “or part thereof.”
- E. The word “watercourse” includes swale, channel, creek, ditch, dry run, spring, stream and river.
- F. The words “should” and “may” are permissive; the words “shall”, “must” and “will” are mandatory and directive.
- G. Other terms or words used herein shall be interpreted or defined as follows:

§ 330-80. Definitions

Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations, have the meaning indicated:

Alley A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties which is not the primary means of access to the properties.

Applicant Any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development.

Approved Private Street A right-of-way which provides the primary vehicular access to a lot, not dedicated or deeded to the Township, but approved by the Township Supervisors and shown on a recorded subdivision plan.

Block An area bounded by three (3) or more streets.

Board of Supervisors The Board of Supervisors of the Township of Exeter, Berks County, Pennsylvania.

Building A structure enclosed within exterior walls or fire walls, built, erected and framed of component structural parts, designed for housing, shelter, enclosure and support of individuals, animals or property of any kind.

Building Setback Line The line within a property establishing the minimum required distance between any building or structure or portions thereof to be erected or altered and a street right-of-way (except the rights-of-way of a service street). The distance shall be measured at right angles or radial from the street right-of-way line which abuts the property and the building setback line shall be parallel to said right-of-way line. A building setback line may be established farther from a street right-of-way line than the minimum building setback established for a zoning district.

Cartway (Roadway) The portion of a street right-of-way, paved or unpaved, intended for vehicular use.

Clear Sight Triangle An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street center lines.

Commission The Planning Commission of the Township of Exeter.

County The County of Berks, Commonwealth of Pennsylvania.

Crosswalk A publicly or privately owned right-of-way for pedestrian use extending from a street into a block or across a block to another street.

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

Dwelling Unit A building or structure or portion thereof providing one (1) or more rooms arranged for the use of one (1) or more individuals living together as a single housekeeping unit, and having no cooking or sanitary facilities in common with any other dwelling unit. A dwelling unit may have multiple bathrooms, but no more than one kitchen.

Easement A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose, and within which the owner of the property shall not erect any permanent structure, but shall have the right to make any other use of the land which is not inconsistent with the rights of the grantee.

Endorsement The application of the County Planning Commission's appropriate stamp and the signature of the Executive Director to the final plan. The application of the signatures of at least a majority of the Township Supervisors and the Township Seal to the plan.

Engineer A licensed professional engineer registered by the Commonwealth of Pennsylvania.

Governing Body The Exeter Township Board of Supervisors, Berks County, Pennsylvania

Grade The inclination from the horizontal of a road, unimproved land, etc., which is generally expressed by stating the vertical rise or fall as a percentage of the horizontal distance.

Highway Frontage The lot dimension measured along the right-of-way line of any one street or highway abutting a lot.

Improvements Those physical additions and changes to the land that may be necessary to produce usable and desirable lots.

Land Development -

- A. Any man-made change to improved or unimproved land, including the improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

- (1) A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single non-residential building on a lot or lots regardless of the number of occupants or tenure;
- (2) The division or allocation of land and/or space, whether initially or cumulatively, between or along two (2) or more existing or prospective occupants by means of, or for the purposes of streets, common areas, leaseholds, condominium, building groups or other features;
- (3) A subdivision of land.

B. Land developments are subject to all regulations and requirements set forth in this Chapter as well as Act 247 as amended.

Landowner The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition). A lessee, if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purpose of this Chapter.

Lot A tract or parcel of land, regardless of size, intended for transfer or ownership, use, lease, or improvements or for development, regardless of how it is conveyed. Lot shall also mean parcel, plot, site or any similar term.

Lot Area The area contained within the property lines of a lot (as shown on the plan) excluding space within all street rights-of-way.

Maintenance Guarantee A guarantee by the applicant that he shall maintain all improvements in good condition for a period of one year after completion of construction and installation of all such improvements in the form of a corporate bond, or other financial security acceptable to the Township in an amount sufficient to cover the costs of improvements which may be required, which financial security may include among others, a lending institution letter of credit or a restrictive or escrow account in a lending institution. Such bond, or other security, shall provide for, and secure to the public, the completion of any improvements which may be required.

Marker A metal pipe or pin of at least three-quarter inch (3/4") in diameter and at least 24" in length.

Mobile Home/Manufactured Housing A transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations.

Mobile Home/Manufactured Housing Park A parcel of land under single ownership which has been planned and improved for the placement of two or more mobile homes/manufactured homes for non-transient use.

Monument A stone or concrete monument with a flat top of at least four inches (4”) in diameter or square, at least 24” in length, and containing a metal marker and a 1/4” drill hole. It is recommended that the bottom sides or radius be at least two inches (2”) greater than on top, to minimize movements caused by frost.

Multiple Dwelling Buildings A building providing separate dwelling units for three or more families.

Municipality Township of Exeter, Berks County, Pennsylvania.

Performance Guarantee A corporate bond, or other financial security, acceptable to the Township in an amount sufficient to cover the costs of improvements which may be required, which financial security may include among others, a lending institution letter of credit or a restrictive or escrow amount in a lending institution. Such bond, or other security, shall provide for, and secure to the public, the completion of any improvements which may be required.

Plan, Final A complete and exact subdivision or land development plan (including all required supplementary data), prepared for official recording to define property rights and proposed streets and other improvements.

Plan, Official The Comprehensive Development Plan and/or Master Plan and/or Future Land Use Plan and/or Ultimate Right-of-Way Plan and/or Official Map and/or Topographical Survey and/or other such plans, or portions thereof, as may have been adopted pursuant to statute.

Plan, Preliminary A tentative subdivision or land development plan (including all required supplementary data), in lesser detail than a final plan, showing, among other things, topographical data and approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan.

Plan, Record The copy of the Final Plan, which contains the original endorsements of the County Planning Commission and the Township Supervisors and which is intended to be recorded with the County Recorder of Deeds.

Plan, Sketch An informal plan indicating salient existing features of a tract and the general layout of a proposed subdivision or land development.

Planning Commission Exeter Township Planning Commission.

Plat A map or plan of a subdivision or land development, whether preliminary or final.

Public Notice Notice published once a week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall be not more than thirty days or less than seven days from the date of the hearing.

Public Open Space Area(s) Unoccupied areas of space, including land and/or a body or bodies of water, set aside for public open space preservation or recreation, provided, however, the same shall not refer to those unoccupied areas of space utilized for temporary storage of storm waters.

Reserve Strip A parcel of ground in separate ownership separating a street from other adjacent properties, or from another street, either proposed or existing.

Resubdivision Any replatting of land, including changes to recorded subdivision or land development plans. See also Subdivision.

Reverse Frontage Lot A lot extending between and having frontage on two generally parallel streets, excluding service streets, with vehicular access solely from one street.

Right-of-Way The total width of any land reserved or dedicated as a street, road, lane, alley, crosswalk or for other public or semi-public purposes.

Sanitary Sewage System, Community A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a temporary central treatment and disposal plant, generally serving a neighborhood area.

Sanitary Sewage Disposal, On-Site Any structure designed to treat sanitary sewage within the boundaries of an individual lot.

Sanitary Sewage System, Public A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant, generally not confined to one neighborhood.

Septic Tank A watertight receptacle which receives sewage or industrial waste and is designed and constructed to provide for sludge storage and decomposition and to separate solids from the liquid, through a period of detention, before allowing the liquid to be discharged.

Sight Distance The required length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. Sight distance measurement shall be made from a point 4.5 feet above the centerline of the road surface to a point 0.5 feet above the centerline of the road surface.

Single Access Development A subdivision or land development, whether existing or proposed, that ultimately has only one street intersection with a public through street regardless of the internal street system or vehicular circulation patterns.

Single Access Street A Street intersecting a public through street and said intersection provides the sole access to abutting properties within any subdivision or land development whether existing or proposed.

Street, Through A Street that provides independent connectivity to the Township street network in both directions.

Street A strip of land, including the entire right-of-way (i.e., not limited to the cartway) intended to be used by vehicular traffic or pedestrians. The word "street" includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. Streets are

further classified according to the function they perform. The Exeter Township roadway system and the classification of the streets therein is contained in Appendix VIII:

A. ARTERIALS

(1) PRINCIPAL ARTERIALS

- (a) Serves major centers of activity and carries high proportion of area travel even though it constitutes a relatively small percentage of the total roadway network.
- (b) Integrated both internally and between major rural connections.
- (c) Carries most trips entering and leaving the area and serves intraarea travel.
- (d) Provides continuity for rural arterials.
- (e) Spacing related to trip-end density characteristics.

(2) MINOR ARTERIALS

- (a) Interconnects with and augments principal arterials.
- (b) Accommodates trips of moderate length.
- (c) Distributes travel to areas smaller than identified with higher systems.
 - [1.] Places emphasis on land access and offers lower traffic mobility.
 - [2.] Spacing normally not more than 2 km (1 mile).

B. COLLECT

- (1) Provides both land access services and traffic circulation.
- (2) Distributes trips from arterials through residential neighborhoods to ultimate destination.
- (3) Collects traffic from local streets and channels traffic to arterials.

C. INTERSTATE AND OTHER LIMITED ACCESS FREEWAYS Provides limited access facilities.

D. LOCAL ROADS Comprises all facilities not in one of the higher systems. Permits direct access to abutting lands and connects to higher systems. Discourages through-traffic movement.

- (1) **CUL-DE-SAC STREET** A local road intersecting another street at one end, and terminating in a vehicular turnaround at the other end.
- (2) **HALF (PARTIAL) STREET** A Street, generally parallel and adjacent to a property line, having a lesser right-of-way width than normally required for improvement and use of the street.
- (3) **MARGINAL ACCESS STREET** A local road parallel and adjacent to an arterial street but separated from it by a reserve strip, which provides access to abutting properties and control of intersections with the arterial street.
- (4) **SERVICE STREET (ALLEY)** A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties which is not the primary means of access to the properties.
- (5) **SINGLE ACCESS STREET** A Street intersecting only one through street and said intersection provides the sole access to abutting properties within any subdivision or land development whether existing or proposed.

Structure Any material or a combination of materials which are constructed or erected, the use of which requires location on the ground, or attached to something located on the ground, including, but not limited to, buildings, factories, sheds, dwelling houses, garages, piers and walls.

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 or 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. The term subdivision shall refer, as appropriate in this Ordinance, to the process of subdividing land or to the land proposed to be subdivided. The enumerating of lots shall include the residue portion of the tract as a lot. The term subdivision includes resubdivision as well as all other applicable provisions found in Act 247 as amended.

Supervisors Board of Supervisors of the Township of Exeter.

Surveyor A licensed surveyor registered by the Commonwealth of Pennsylvania.

Tile Disposal Field A system of open jointed or perforated pipes laid in the upper strata of the soil to distribute sewage effluent into the soil for absorption and vaporization.

Township The Township of Exeter, Berks County, Pennsylvania.

Township Planning Commission Secretary The person designated by the Township Supervisors to perform the duties of the Secretary as set forth in the Second Class Township Code, or his duly authorized representative.

Township Supervisors Board of Supervisors of the Township of Exeter.

Water Distribution System, Community A system for supplying and distributing water from a common source to ten (10) or more dwellings and/or other buildings within a single neighborhood, and which additionally shall comply with all other local and State Ordinances and Regulations incidental to the use thereof

Water Distribution System, On-Site A system for supplying and distributing water to a single dwelling or other building from a source located on the same lot.

Water Distribution System, Public A system for supplying and distributing water from a common source to ten (10) or more dwellings and/or other buildings but not confined to one neighborhood, and which additionally shall comply with all other local and State Ordinances and Regulations incidental to the use thereof.

APPENDIX I

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

The following certification, in the wording shown, must be labeled and completed in all subdivisions and land developments:

Commonwealth of Pennsylvania :
: ss:
County of Berks :

On this ____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, who, being duly sworn according to law, deposes and says that he is the ⁽¹⁾ _____ of the property shown on this plan, that the subdivision plan thereof was made at his/its direction, that he acknowledges the same to be his/its act and plan ⁽²⁾ _____, and that all streets ⁽³⁾ _____ shown and not heretofore dedicated are hereby dedicated to the public use ⁽⁴⁾ _____.

⁽⁵⁾ _____ ⁽⁶⁾ _____

⁽⁷⁾ _____ ⁽⁸⁾ _____

⁽⁹⁾My commission expires _____, _____.

- (1) insert either: owner
equitable owner
president of the (name of corporation) which is the owner
- (2) whenever applicable, insert: and desires the same to be recorded as such according to law
- (3) whenever applicable, insert: and open spaces contained in lots
- (4) if necessary, insert: except those labeled "not for dedication" (and any other restrictions or reservations)
- (5) where necessary, signature of secretary of corporation
- (6) signature of individual or partners, or of president of corporation

- (7) if necessary, corporate seal
- (8) signature and (9) seal of notary public or other officer

APPENDIX II

CERTIFICATE OF ACCURACY

The following certification, in the wording shown, must be labeled and completed on all Subdivisions and Land Development Plans.

I hereby certify that the plan shown and described hereon is true and correct to the accuracy required by the Subdivision and Land Development Ordinance of the Township of Exeter and that all monuments and metal markers have been placed as required by §330-14C(7) and §330-59.

_____ , _____

(1) _____ (2)

- (1) signature of the registered engineer or surveyor responsible for the preparation of the plan
- (2) seal of the engineer or surveyor

APPENDIX III

CERTIFICATE OF MUNICIPAL APPROVAL

The approval of the Subdivision or Land Development Plan must be indicated on the Record Plan, in substantially the following form:

At a meeting held on _____, _____, the Board of Supervisors of the Township of Exeter, by ⁽¹⁾ _____, duly enacted, approved the Subdivision or Land Development Plan of the Property of ⁽²⁾ _____, as shown hereon (plan dated _____).

_____ ⁽³⁾

_____ ⁽⁴⁾

(1) insert either a Resolution or Ordinance #

(2) insert name of property owner

(3) signature of the Township Supervisors

(4) municipal seal

APPENDIX III-A

CERTIFICATE OF MUNICIPAL APPROVAL

The approval of the Subdivision or Land Development Plan must be indicated on the Record Plan, in substantially the following form:

At a meeting held on _____, _____, the Planning Commission of the Township of Exeter, approved the subdivision or land development plan of the property of ⁽¹⁾ _____, as shown hereon (plan dated _____).

_____ (2)

(3)

(1) insert name of property owner

(2) signature of the Township Planning Commission members

(3) municipal seal

FIRE ACCESS AND WATER SERVICE NOTE

The following note shall be placed on the plan:

This plan has been reviewed for conformance with the requirements of the Township of Exeter for fire department access to and within the site, and for compliance with the requirements for fire water service on the site or to the building if required. This review does not include nor approve any fire protection systems within the building(s) or structures(s).

APPENDIX IV

DETERMINATION OF FLOOD PLAINS

For all subdivisions and land developments to be reviewed according to the procedures set forth in this Ordinance, all flood plain areas shall be shown on all subdivision and land development plans. Flood plain areas shall be as defined by the FEMA Flood Insurance Rate Map(s) or as determined using the methods set forth below. All delineations and/or calculations are subject to the review and approval of the Township Engineer.

A. Hydrologic Criteria for Estimating Peak Rates of Runoff

(1) Drainage Area Less Than One and One Half (1-1/2) Square Miles

- (a) For streams whose drainage area at the point(s) in question is less than one and one-half (1-1/2) square miles, the Rational Method shall be used for estimating peak rates of runoff (Refer to Manual of Engineering Practice No. 37, American Society of Civil Engineers, Chapter IV, for a discussion of the Rational Method.) The design flood frequency shall be one hundred (100) years.

(2) Drainage Areas between one and one-half (1-1/2) and one hundred fifty (150) square miles.

- (a) For streams whose drainage area at the point(s) in question is between one and one-half (1-1/2) and one hundred fifty (150) square miles, the method which shall be used is that set forth in Chapter 12, Section 24 of the Pennsylvania Department of Transportation Design Manual, Part 12, Highway Design.
- (b) The return period established as a design criterion is one hundred (100) years.
- (c) The risk factor to be used is 0.67.
- (d) If runoff estimates are made for watersheds with man-made controls such as diversion or storage reservoirs or for watersheds with extensive lakes, swamps or excessive flood plain storage, etc., an adjustment to the estimates of flood discharges is required and the Township Engineer shall be consulted as to what adjustments are necessary.

(3) Drainage Areas Larger Than One Hundred Fifty (150) Square Miles

- (a) For streams whose drainage area at the point(s) in question is larger than one hundred fifty (150) square miles, the method to be used in estimating peak rates of runoff is that outlined in Pennsylvania Department of Transportation Design Manual Part 2, Chapter 12, Section 25. The

recurrence interval to be used is one hundred (100) years. The safety factor to be applied is 1.67.

B. Hydraulics of Flow

- (1) The flood plain shall be determined by using the Manning Formula to calculate the waterway area required to convey the design flow. (Refer to Manual of Engineering Practice No. 37, American Society of Civil Engineers, Chapter V).

APPENDIX V-A

WATER SUPPLY / HYDRANT INFORMATION

- 1) **COMMERCIAL BUILDINGS - REQUIRED FIRE FLOW:** The minimum fire flow and flow duration shall be as specified in Table B 105.1 using IFC, Appendix B.
- 2) **SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW:** The minimum available fire flow for single family dwellings and duplexes served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to IFC Appendix B.
- 3) **RURAL BUILDINGS - REQUIRED FIRE FLOW:** Required fire flow for rural and suburban areas in which adequate and reliable water supply systems do not exist may be calculated in accordance with National Fire Protection Association Standard 1142, 2001 Edition, when approved by the fire code official.
- 4) **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. This distance may be increased to buildings equipped throughout with an approved automatic sprinkler system.

- 24) **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C 105.1.

TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a,b,c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^d
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof

Considerations for placing fire hydrants may be as follows:

Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants.

Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.

Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. In heavily traveled collector streets only as approved by the fire code official.

Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.

- 5) FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than fifteen feet (15') from an approved fire apparatus access roadway.

6) REFLECTIVE HYDRANT MARKERS: Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be spring loaded and colored blue. They shall be located on the hydrant.

7) FIRE HYDRANTS THREADS: All hydrants shall have a 5-inch STORTZ (steamer) connection and two 2-1/2 inch connections with “READING” threads.

8) FIRE HYDRANT/FIRE DEPARTMENT CONNECTION: A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDC’s shall be located on the same side of the fire apparatus access roadway. FDCs shall normally be remote except when approved by the fire code official.

9) ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION: Approved fire apparatus access roadways and fire fighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site.

APPENDIX VI

FLOOD PLAIN REGULATIONS

All flood plain areas shall be subject to the regulations specified in the Exeter Township Flood Plain Ordinance.

The following additional regulations shall apply to those flood plain areas that are calculated using the methods contained in Appendix IV of this Chapter:

1. Not more than five percent (5%) of the designated flood plain area shall be covered with impervious surfaces.
2. Adjacent stream neighbors shall not be unreasonably affected by any use of the flood plain areas.
3. The cross-sectional profile of watercourses and flood plain areas shall not be substantially altered unless approved by the Township Supervisors and, where applicable, the appropriate State agencies.
4. No outside storage of materials is permitted within flood plain areas.
5. Fills shall not be located within flood plain areas unless permitted by the Township Supervisors.
6. Fences or similar items which may impede, retard or change the direction of the flow of flood waters, or that will catch or collect debris carried by flood waters, or that are placed where the natural flow of the stream would carry the same downstream, are not permitted to be constructed.
7. Any structure constructed shall be firmly anchored to prevent the structure from floating away during time of flooding.
8. Where any excavation or grading is proposed or where any existing trees, shrubs or other vegetative cover are proposed to be removed, approval shall first be granted by the Township Supervisors.
9. No hazardous materials shall be placed or stored in a flood plain area.

APPENDIX VII

**EXETER TOWNSHIP
STREET CLASSIFICATIONS**

NAME	FROM STREET	TO STREET	TYPE
Benjamin Franklin Hwy	W. BAUMSTOWN RD	TWP. LINE	MAJOR ARTERIAL
Bingaman St	TWP. LINE	BUTTER LN.	MAJOR COLLECTOR
Boyertown Pike	SHELBOURNE RD.	TWP LINE	MINOR ARTERIAL
Butter Ln	BINGAMAN ST.	TWP. LINE	MAJOR COLLECTOR
Butter Ln	TWP. LINE	BINGAMAN ST.	MINOR COLLECTOR
Church Lane Rd	OLEY TURNPIKE RD	WEGMAN RD	MINOR COLLECTOR
Circle Ave	W NEVERSINK RD	E. NEVERSINK RD	MINOR COLLECTOR
Daniel Boone Rd	SCHOFFERS RD.	DANL.BOONE RD.(STATE)	MINOR COLLECTOR
Daniel Boone Rd(STATE	E. BAUMSTOWN RD	TWP LINE	MAJOR COLLECTOR
Dautrich Rd	BUTTER LN.	CHURCH LANE RD.	MINOR COLLECTOR
Dunham Dr	GIBRALTAR RD.	END	MINOR COLLECTOR
E Baumstown Rd	S. CENTER RD.	TWP. LINE	MAJOR ARTERIAL
E Neversink Rd	SR 0422	W. NEVERSINK RD.	MAJOR COLLECTOR
E Neversink Rd	SR 0422	PERKIOMEN AVE	MINOR ARTERIAL
Exeter Rd	TWP. LINE	BUTTER LN.	MINOR COLLECTOR
Fairview Chapel Rd	PERKIOMEN AVE	LINCOLN RD	MINOR COLLECTOR
Farming Ridge Blvd	RITTERS RD	BOYERTOWN PIKE	MINOR COLLECTOR
Gibraltar Rd	W. 47TH ST	SHELBOURNE RD.	MAJOR COLLECTOR
Gibraltar Rd	TWP LINE	W. 47TH ST	MINOR ARTERIAL
Hartman Rd	WEGMAN RD.	LIMEKILN RD	MINOR COLLECTOR
Harvey Ave	TWP. LINE	BINGAMAN ST.	MINOR COLLECTOR
Hearthstone Dr	E. NEVERSINK RD.	W. NEVERSINK RD.	MINOR COLLECTOR
Heidelberg St	TWP LINE	BUTTER LN.	MINOR COLLECTOR
Hunters Run Blvd	SHELBOURNE RD.	LYNN AVE.	MINOR COLLECTOR
Limekiln Rd	TWP LINE	TWP LINE	MAJOR COLLECTOR
Lorane Rd	PERKIOMEN AVE	LINCOLN RD	MAJOR COLLECTOR
Lynn Ave	HUNTERS RUN BLVD	TWP. LINE	MINOR COLLECTOR
Old Friedensburg Rd	TWP. LINE	LIMEKILN RD	MAJOR COLLECTOR
Old Tulpehocken Rd	SR0562	TWP LINE	MINOR COLLECTOR
Oley Line Rd	BOYERTOWN PIKE	LIMEKILN RD	MINOR COLLECTOR
Oley Turnpike Rd	BOYERTOWN PIKE	LIMEKILN RD	MAJOR COLLECTOR
Painted Sky Rd	E. NEVERSINK RD.	LORANE RD	MAJOR COLLECTOR
Pennsylvania Ave	SHELBOURNE RD.	SCHOFFERS RD	MINOR COLLECTOR
Perkiomen Ave	TWP LINE	W BAUMSTOWN RD	MAJOR ARTERIAL
Pineland Rd	PERKIOMEN AVE	DANIEL BOONE RD.	MINOR COLLECTOR
Prospect St	TWP. LINE	TWP LINE	MINOR COLLECTOR
Red Ln	PERKIOMEN AVE	LINCOLN RD	MINOR COLLECTOR
Ritters Rd	WEGMAN RD.	BOYERTOWN PIKE	MINOR COLLECTOR
Rugby Rd	STONETOWN RD	SCHOFFERS RD	MAJOR COLLECTOR
Rugby Rd	SHELBOURNE RD.	STONETOWN RD	MINOR COLLECTOR
S Center Rd	TWP LINE	BENJAMIN FRANKLIN HWY	MINOR ARTERIAL
Schoffers Rd	BOYERTOWN PIKE	RUGBY RD	MAJOR COLLECTOR
Schoffers Rd	RUGBY RD.	BOYERTOWN PIKE	MINOR COLLECTOR

Shelbourne Rd	PERKIOMEN AVE	BOYERTOWN PIKE	MINOR ARTERIAL
St Lawrence Ave	TWP. LINE	SHELBORNE RD.	MINOR ARTERIAL
Stonetown Rd	PERKIOMEN AVE	RUGBY RD	MAJOR COLLECTOR
Valley Dr	RUGBY RD.	PENNSYLVANIA AVE.	MINOR COLLECTOR
W 47th St	PERKIOMEN AVE	GIBRALTAR RD.	MINOR ARTERIAL
W Baumstown Rd	PERKIOMEN AVE	S. CENTER RD.	MAJOR ARTERIAL
W Neversink Rd	PERKIOMEN AVE	E. NEVERSINK RD	MAJOR COLLECTOR
Wegman Rd	LIMEKILN RD	OLD FRIEDENSBURG RD	MINOR COLLECTOR
West Shore Bypass	TWP LINE	PERKIOMEN AVE	LIMITED ACCESS FREEWAY