

Dallastown Subdivision Regulations

Dallastown, Pa.

1. The first part of the document is a list of the names of the persons who have been appointed to the various offices of the city of New York. The names are listed in alphabetical order, and each name is followed by the name of the office to which he or she has been appointed. The list is as follows:

Name	Office
John A. B. C.	Mayor
John D. E. F.	Comptroller
John G. H. I.	Police Commissioner
John J. K. L.	Police Commissioner
John M. N. O.	Police Commissioner
John P. Q. R.	Police Commissioner
John S. T. U.	Police Commissioner
John V. W. X.	Police Commissioner
John Y. Z. A.	Police Commissioner
John B. C. D.	Police Commissioner
John E. F. G.	Police Commissioner
John H. I. J.	Police Commissioner
John K. L. M.	Police Commissioner
John N. O. P.	Police Commissioner
John Q. R. S.	Police Commissioner
John T. U. V.	Police Commissioner
John W. X. Y.	Police Commissioner
John Z. A. B.	Police Commissioner
John C. D. E.	Police Commissioner
John F. G. H.	Police Commissioner
John I. J. K.	Police Commissioner
John L. M. N.	Police Commissioner
John O. P. Q.	Police Commissioner
John R. S. T.	Police Commissioner
John U. V. W.	Police Commissioner
John X. Y. Z.	Police Commissioner
John A. B. C.	Police Commissioner
John D. E. F.	Police Commissioner
John G. H. I.	Police Commissioner
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John I. J. K.	Police Commissioner
John L. M. N.	Police Commissioner
John O. P. Q.	Police Commissioner
John R. S. T.	Police Commissioner
John U. V. W.	Police Commissioner
John X. Y. Z.	Police Commissioner

SUBDIVISION REGULATIONS

FOR

DALLASTOWN BOROUGH

Enacted by the Dallastown Borough Council

May 9, 1966

The preparation of this document was financially aided through a Federal grant from the Urban Renewal Administration of the Housing and Home Finance Agency, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended...under the supervision of the Bureau of Community Development, Pennsylvania Department of Commerce.

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PART 1 -- PURPOSE AND JURISDICTION

s. 1. Purpose of Regulations: The purpose of these subdivision regulations is to provide for the harmonious development of Dallastown Borough by --

- a. assisting in the orderly and efficient integration of subdivisions within Dallastown Borough.
- b. ensuring conformance of subdivision plans with public improvement plans.
- c. ensuring coordination of inter-municipal public improvement plans and programs.
- d. securing the protection of water resources and drainageways.
- e. facilitating the efficient movement of traffic.
- f. securing equitable handling of all subdivision plans by providing uniform standards and procedures.
- g. in general promoting the greater health, safety, morals, and welfare of the citizens of Dallastown Borough.
- h. securing adequate sites for recreation, conservation, scenic and other open space purposes.

s. 2. Authority and Jurisdiction of Borough Council: The Borough Council is empowered by the Borough Code of 1947 as amended, Article XVI, Section 1671, to adopt by Ordinance, land subdivision regulations. The Borough Council, under Section 1675 and 1676, holds the power of approval or rejection of each subdivision application. Under Section 1675, the power to approve or reject the plans of subdivisions wherein lots abut existing improved streets of sufficient width, may be delegated to a committee appointed by the Borough Council.

s. 3. Authority and Jurisdiction of the Borough Planning Commission: All subdivision plans shall be submitted to the Borough Planning Commission as set forth in Part II. The Borough Planning Commission shall review all subdivision plans and ascertain their compliance with these subdivision regulations. The authority of the Borough Planning Commission shall be as follows:

- a. The Borough Planning Commission shall have the power to approve or disapprove the plans of any subdivision wherein lots abut existing streets of sufficient width. Any person aggrieved by the decision of the Borough Planning Commission may appeal to the Borough Council, and such appeal shall be considered by the Council at its next regular meeting. The decision of the Council shall be final.
- b. Plans of subdivisions wherein lots abut existing streets of insufficient width, or streets proposed to be laid out through unimproved land, shall be subject to final approval or rejection by the Borough Council. The Council shall receive and consider the recommendations of the Borough Planning Commission before approving or rejecting the plans for such subdivisions. In the event such a plan is disapproved, the reasons therefor shall be set forth in writing and given to the applicant.
- c. Any party aggrieved by the decision of the Borough Council may appeal to the Court of Quarter Sessions of the County.

s. 4. Authority and Jurisdiction of County Planning Commission: The York County Planning Commission is empowered under Section 2008 of the County Code of 1955 as amended, to review and report upon each subdivision request before approval by the Borough and before recording, as required by law. The submission of subdivision plans to the York County Planning Commission for review and report shall take place at the preliminary plan stage or its equivalent. After consideration of the report, the Borough may proceed to final action on the plans. However, if a report is not received by Borough within 20 days after submission, or within such further time as may have been agreed upon, the Borough may proceed without the report.

PART II -- ADMINISTRATION

A. PROCEDURE

1. Preliminary Plan Procedure

s.100. Submission of Preliminary Plan: The Subdivider shall prepare a Preliminary Plan, as meeting the requirements of s.200 and submit it to the Planning Commission for review and conditional approval.

For consideration at the next meeting of the Planning Commission, the Subdivider shall file four copies of the Preliminary Plan with the Planning Commission not less than 15 days in advance of the meeting date, at which his plans will be discussed. The Planning Commission and the Borough Engineer shall have viewed the site and be familiar with the plans.

s.101. Planning Commission Review and Referrals: The Planning Commission shall review the Preliminary Plan for conformance with these subdivision regulations. When the Preliminary Plan meets the approval of the Borough Planning Commission, it shall be referred to the following officials:

- a. York County Planning Commission - for review and report of all county subdivisions as required by law.
- b. Local office of the Pennsylvania Department of Health - for a report on the suitability of the land for subdivision from the public health standpoint and a review of the report on sewage and water facilities as required in s.102.
- c. Pennsylvania Department of Highways where the subdivision will front on an existing or proposed State Highway or has a proposed street entering on such a highway.

Upon completion of review by the appropriate foregoing officials and continued approval of the Planning Commission, the Preliminary Plan shall be signed by the Chairman of the Commission and the President of the Borough Council and it shall bind the developer to the general scheme of subdivisions shown.

s.102. Report on Sewage and Water Facilities: The Subdivider shall submit a feasibility report on the acceptability of the soil for an on-lot sewage disposal system, prepared by a registered professional engineer. The report shall be submitted to the Pennsylvania Department of Health for review and recommendation.

a. Soil absorption tests are to be performed in accordance with requirements of the Pennsylvania Department of Health, and shall be observed by a sanitarian of the Pennsylvania Department of Health.

b. All lots shall connect to a public water system and a sewage disposal system approved by the Borough.

If public sewage and water facilities are available, adequate and mutually agreed upon among the Subdivider, Planning Commission and Pennsylvania Department of Health, the requirement for a feasibility report may be waived by the Planning Commission.

s.103. Joint Review of Preliminary Plan by Subdivider & Planning Commission:

After its own review, the Planning Commission at a scheduled public meeting shall discuss the Preliminary Plan with the Subdivider as to -

- a. its conformity with these subdivision regulations and the comprehensive plan.
- b. changes considered advisable.
- c. the kind and extent of improvements to be made by the subdivider.
- d. the amount and location of land to be dedicated or reserved for public use by the subdivider, if applicable.

s.104. Decision of Planning Commission: Within 40 days after the public meeting unless the Subdivider withdraws his Preliminary Plan, the Planning Commission shall decide whether to conditionally approve the Preliminary Plan submitted or as modified. Within the same 40 days the Planning Commission shall notify, in writing, the Subdivider of its decision, and --

- a. if conditionally approved, specifying what changes or additions, if any, are required before review of the Final Plan.
- b. if disapproved, stating the reasons for its disapproval.

Any modification of the Preliminary Plan required as prerequisite to approval shall be noted on 3 copies of the Preliminary Plan Site Map. The first copy shall be returned to the Subdivider; the second copy retained by the Planning Commission; and the third copy filed with the County Planning Commission.

s.105. Effect of Conditional Approval: Approval of the Preliminary Plan by the Planning Commission constitutes conditional approval of the subdivision as to the character and intensity of development, general layout, and the ap-

proximate dimensions of streets, lots, and other planned features. The approval binds the Subdivider to the general scheme of subdivision shown; it permits the Subdivider to proceed --

- a. with the installation of site improvements, subject to obtaining work permits from the Borough.
- b. with preparation of the Final Plan.

It does not constitute approval of the Final Plan and accordingly, does not authorize the sale of lots nor the recording of the Preliminary Plan.

s.106. Revocation of Conditional Approval of Preliminary Plan: The conditional approval of the Preliminary Plan or any time extension thereof, may be revoked upon written notice after public notice and hearing by the Planning Commission, where the Planning Commission finds that a material change in conditions has occurred affecting the proposed subdivision, including new information regarding the physical conditions of the site or proposed public works, which would adversely affect to a substantial degree public health, safety or welfare.

2. Final Plan Procedure

s.150. Time Limitation: Within 2 years after the conditional approval of the Preliminary Plan, the Subdivider shall submit a Final Plan. If the Subdivider does not submit a Final Plan within the 2-year period and has not received a one-year extension of time by the Planning Commission as provided in s.151, the conditional approval of the Preliminary Plan is voided.

s.151. Request for an Extension of Time for Final Plan Submission: Before expiration of the 2-year period, the Subdivider may request in writing an extension of time for Final Plan submission. Where the Planning Commission finds a reason for extending the 2-year period, it may grant 1 or more 1-year extensions. The decision to grant an extension shall be received and communicated to the Subdivider in writing before the original expiration date.

When the Final Plan is submitted after the Planning Commission has previously granted an extension of time for the Final Plan, the Planning Commission shall:

- a. Find that the conditions on which its approval of the Preliminary Plan was based have not changed substantially, or
- b. Require changes in the Plan before final approval, reflecting any substantial changes on the subdivision site or in its surroundings that have taken place since the grant of conditional approval.

s.152. Resubmission: Where the 2-year period or any 1-year extension thereof has expired, the subdivider may resubmit the Preliminary Plan for reapproval providing such copies in addition to those originally submitted as the Planning Commission may require for review.

s.153. Submission of Final Plan: The Final Plan shall conform to the general scheme of the Preliminary Plan as approved and shall contain the information as specified in s.200. The Final Plan may be a portion of the entire subdivision shown on the Preliminary Plan. For consideration at the next meeting of the Planning Commission, the Subdivider shall file 5 copies of the Final Plan with the Planning Commission not less than 15 days in advance of the meeting date, one copy of which shall be referred to the County Planning Commission prior to the meeting date.

s.154. Improvements:

- a. Before requesting Final Plan approval, the Subdivider shall -
 - 1) install all the improvements required in Part IV at the standards required, or
 - 2) file with the Borough Secretary a performance guarantee to insure installation and construction of all required improvements at the standards required. (See Part IV)

b. At the time each improvement is to be installed and upon its completion, the Subdivider shall notify the Borough Engineer to this effect so that adequate inspections can be made. The Borough Engineer shall determine whether the Final Plan conforms to this ordinance, and whether it follows that portion of the Preliminary Plan to which it refers.

s.155. Performance Guarantee

a. Posting: The Borough Engineer shall determine the amount of performance bond the Subdivider shall file with the Borough Secretary before the Final Plan shall be approved. It shall --

- 1) be a bond, certified check, or other satisfactory security.
- 2) be payable to Dallastown Borough.
- 3) be in an amount sufficient to complete the improvements in compliance with these regulations.
- 4) in the case of cash or its equivalent, be held in an escrow fund.
- 5) specify a satisfactory completion date for the improvements.

- b. Return: When the improvements have been completed and approved for conformity with these regulations by the Borough Engineer, the guarantee shall be released and returned. When any of the required improvements have been completed and approved, as above, a portion of the security commensurate with the cost of these improvements shall be released and returned.
- c. Default: In the event the Subdivider fails to install the required improvements in accordance with the Final Plan, the performance guarantee shall be forfeited to Dallas-town Borough to be used for completion of the improvements.

s.156. Action on Improvements or Performance Guarantee: The Planning Commission shall check to see --

- a. that the required improvements have been installed, or
- b. that security has been posted to insure proper construction of the improvements.

s.157. Fees

- a. The Final Plan shall be accompanied by a fee to cover a portion of the cost of administration in the amount of \$10 plus \$1 for each lot. This fee is not returnable unless the Planning Commission or Borough Council fails to review the Plan.
- b. To cover inspection costs, the Subdivider shall pay an additional fee to Dallastown Borough in an amount of one and one-half percent of the cost of the required improvements. Any unused portion of the inspection fee shall be returned to the Subdivider.

c. All fees shall be in the form of a check or money order made payable to Dallastown Borough.

s.158. Action on Final Plan: Within 45 days from the submission of the Final Plan, the Planning Commission and Borough Council shall act on the Plan and notify the Subdivider of its action in writing. Otherwise the Final Plan is automatically approved. Where modification of the Final Plan is requested or the Final Plan is disapproved, the grounds for these actions shall be stated in the notifications and should be so noted in Planning Commission and Dallastown Borough records. These grounds shall include the refusal or failure of the Subdivider to furnish documents to the Borough Council or Planning Commission as required pursuant to these regulations, or to comply with improvements required to be installed. The Planning Commission and Borough Council shall indicate their approval of the Final Plan by signing the Final Plan Site Map to be recorded. The Final Plan Site Map shall be retained by the Planning Commission until a written request to have the Final Plan Site Map forwarded to the Recorder of Deeds for recording is received from the Subdivider.

Before the Subdivider can proceed with the sale of lots or construction of buildings or structures, the Final Plan Site Map shall have been recorded.

s.159. Recording: Within 90 days after approval by the Borough Council the subdivider may request the Planning Commission to forward the Final Plan Site Map to the office of the Recorder of Deeds for recording subject to such other approvals as may be required by law. Should the Subdivider fail to request the forwarding of the Final Plan Site Map to the office of the Recorder of Deeds, and fail to record the Final Plan Site Map within this period, the approval of the Borough Council shall be voided unless within

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this same period --

- a. an extension of time is requested by the subdivider in writing,
and
- b. is granted in writing by the Borough Council.

C. DEDICATIONS & RESERVATIONS

s.210. Improvements: The final responsibility for the installation of the improvements required in Part IV at the standards imposed, rests with the Subdivider. Upon installation of these improvements in accordance with the specifications of Dallastown Borough, the Subdivider shall take the final steps to dedicate the improvements and have them accepted.

s.211. Effect of Recording: Recording the Final Plan after approval of the Dallastown Borough Council has the effect of an irrevocable offer to--

- a. dedicate all streets and other public ways to public use,
- b. dedicate all other public areas to public use.
- c. reserve for possible future public acquisition such additional areas as may be required by the Borough.

s.212. Effect of Offers of Dedication: The offer to dedicate streets, parks, or other areas or portions of them, does not impose any duty upon the County or Borough concerning maintenance or improvement until the proper authorities of the County or Borough have made actual appropriation by ordinance or resolution, by entry or improvement. If land is dedicated for a public site and its use for this purpose is not imminent, the Subdivider may be permitted to dedicate the land with the privilege of using the surface rights until the County or Borough is ready to use the land. Such dedication with the temporary privilege of use must be noted on the Final Plan.

s.213. Effect of Land Reservation: On sites reserved for eventual public acquisition no building development is permitted during the period of reservation. The Borough may require the reservation of such sites in addition to or in lieu of land to be dedicated for public use. The reservation period shall not be longer than 18 months unless with the consent of the Subdivider. Land so reserved must be indicated on the Final Plan.

B. PLAN REQUIREMENTS, S.200

A.	All Maps	Preliminary Plan	Final Plan
B.	Site Maps	<p>1) Title, scale, north point and date must be shown.</p> <p>1) The Preliminary Plan must follow the suggested standard format of the York County Planning Commission.</p> <p>2) Sheet size: 22" x 36" Scale: 1" = 50' or 100'</p> <p>3) Location and dimensions of:</p> <p>a) Existing, planned and proposed streets, roads, public facilities or land, easements, and other such features. Facilities or land to be dedicated or reserved for public, semi-public or community use should be indicated. Where this Site Plan covers only part of Subdivider's entire holding, the proposed street system for such other land must be submitted.</p> <p>b) Existing or proposed lot lines in and within 200' of subdivision (only approximate dimensions need be given).</p> <p>c) Proposed building setback lines and existing buildings.</p> <p>d) Subdivision boundaries.</p> <p>e) Location of tree masses and other large size or prominent physical features.</p> <p>4) Location of:</p> <p>a) Contour Lines: 2-foot interval for average slope of 5% or less. 5-foot interval for average slope of 5 - 10%. 10-foot interval for average slope of over 10%.</p> <p>b) Location and elevation of datum to which contour lines are referred, using direction line and description of details of datum site if outside subdivision.</p> <p>c) Clear sight triangles as required in s.530.</p> <p>d) Percolation test sites on at least two copies.</p>	<p>1) Title, scale, north point and date must be shown.</p> <p>1) The Final Plan must follow the suggested standard format of the York County Planning Commission.</p> <p>2) Must be drawn on tracing cloth or be a transparent reproduction of the Final Plan with black line on cloth or stable plastic base film. It must be at same sheet size and scale as Preliminary Plan. If Final Plan is drawn in two or more sections, it must be consecutively numbered and accompanied by key map showing location of the several sections.</p> <p>3) Corrected and finalized data from Preliminary Plan Site Map except as modified below:</p> <p>a) For all street rights-of-way and property lines within subdivision, the following must be shown:</p> <p>(i) accurate dimensions, bearings or deflection angles of all straight lines: error of closure may not exceed 1 foot in 10,000 for slopes of 10% and under, 2 feet in 10,000 for slopes over 10%; and</p> <p>(ii) radii, arcs, and central angles of all curves.</p> <p>b) For other rights-of-way and easements, the name, bearings, and width are required.</p> <p>4) Survey data: Primary control points, or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data on map are referred.</p>

B Cont.	<p>5) Identifying names or numbers of:</p> <ol style="list-style-type: none"> Owners of adjoining land. Adjoining existing and proposed subdivisions. Proposed subdivision. Proposed streets. Blocks, where desired, and lots in consecutive order. 	
C Location Neighborhood And Slope Maps	<p>1) <u>Neighborhood Map</u>: Must have:</p> <ol style="list-style-type: none"> Subdivision location and boundaries. Location of (i) adjoining large-size properties or subdivisions, existing or proposed; and (ii) existing and planned streets, roads, public facilities; and land, water courses, easements, and other such features on or within 400 feet of any part of the subdivision and in adjacent existing or proposed subdivisions. Scale of 800 feet to the inch. <p>2) <u>Slope Map</u>: If the subdivision area has a substantial amount of land with a slope of 15% or more, the Planning Commission may require preparation of a Slope Map Overlay at the same scale as the Site Map, showing areas of 15% or more in slope.</p>	<p>1) <u>Neighborhood Map</u>: Corrected and updated Preliminary Plan Neighborhood Map.</p> <p>2) <u>Slope Map</u>: If the subdivision area has a substantial amount of land with a slope of 15% or more, the Planning Commission may require preparation of a slope map overlay at the same scale as the Site Map showing areas of 15% or more in slope.</p>
D Development Data	<ol style="list-style-type: none"> Land characteristics of the site Feasibility report on sewage and water facilities (s.102). Timetable of proposed sequence of development. Zoning classification, land use and minimum lot sizes within and adjacent to the subdivision. Total acreage of subdivision and number of lots proposed. Detailed drawings: <ol style="list-style-type: none"> Streets: tentative cross-sections and center-line profiles for each proposed street. Bridges and Culverts: preliminary designs of any bridge or culverts which may be required. Storm Water Drainage: a drawing of all present and proposed grades and facilities for storm water drainage. 	<p>1) Corrected and updated development data from Preliminary Plan.</p> <p>2) Detailed drawings and specifications for:</p> <ol style="list-style-type: none"> All improvements in Preliminary Plan detailed drawings. Sanitary sewerage disposal system. Water supply system.

E. Legal Data

- 1) Name and address of subdivider.
- 2) Draft of restrictions of all types which will run with the land and become covenants in the deeds and lots shown on the Final Plan Site Map.
- 3) Offers of dedication and reservation with conditions attached.
- 4) Letter from postmaster of area where subdivision is located stating that proposed subdivision street names do not duplicate names now in use.

- 1) Corrected and updated legal data from Preliminary Plan.
- 2) Certificates:
 - a) From registered engineer employed by Planning Commission; certification with seal that (i) survey data and map are correct; and (ii) Subdivider has installed all improvements to meet these regulations and Planning Commission's conditional approval of Preliminary Plan; or has posted bond or certified check in amount sufficient to assure completion of all required improvements.
 - b) From Subdivider: (i) notarized statement that subdivision shown on Site Map is his act and deed, is owned by him and will be recorded as shown; and (ii) assurance acceptable to Planning Commission that all required improvements have been or will be installed.
 - c) From Planning Commission; certification of approval.
 - d) From State Agencies: certification of approval by State authorities as required by the Planning Commission, including certificates approving subdivision's water supply and sanitary sewer system.
 - e) Other certificates as may be required.

s.214 Drainageways: Where a subdivision is traversed by a water course, stream, channel, or other drainageway, the Subdivider shall provide a drainage easement conforming substantially with the line of the drainageway. The easement shall be of a width adequate to --

- a. preserve the unimpeded flow of natural drainage.
- b. widen, deepen, relocate, improve, or protect the drainageway.
- c. install a storm water sewer.

Any change in an existing drainageway shall be approved by the Pennsylvania Water and Power Resources Board.

D. CHANGES

s.220. Resubdivision: For any replatting or resubdivision of land, the same procedures and regulations apply as prescribed for an original subdivision except as following. Lot sizes shall be varied on an approved plan after recording only if --

- a. no lot or tract of land created or sold is smaller than the size as shown on the approved plan.
- b. drainage easements or rights-of-way are not changed.
- c. street alignments and block sizes are not changed.
- d. the property lines between the backs of the lots are not changed.
- e. the rear portion of lots are not subdivided from the front part.
- f. the character of the area is maintained.

s.221. Modifications: These subdivision regulations are the minimum standards for the protection of the public welfare. Where special circumstances warrant, the Borough shall impose stricter standards.

s.222. Variances: Where a regulation would cause unique and undue hardship as it applies to a particular Subdivider's property, the Borough may grant the Subdivider a variance from the strict application of the regulation, if the variation will not nullify the objectives of these subdivision regulations. In granting a variance, the Borough may impose conditions that will substantially secure the objectives of the regulation that is varied.

s.223. If, for any reason, a clause, sentence, paragraph, section or other part of these regulations should be declared by a court of competent jurisdiction to be invalid, such judgment shall not affect the validity of these regulations as a whole, or any part thereof, other than the part so held invalid.

s.224. Amendments: The Borough Council may on its own motion amend, supplement, or repeal any of these regulations after public notice and hearing.

E. PENALTIES, RECORDS

s.230. Penalties: A Subdivider who sells, transfers, or agrees to sell any land by reference to, exhibition of, or by any other use of a plan before the Final Plan has been approved by the Borough Council shall be subject to the penalties following for each lot or parcel so transferred or sold or agreed to be sold:

a. a fine of not less than \$50 nor more than \$1,000 and the cost of prosecution, or

b. imprisonment for a term of not more than 2 years.

The description of any lot or parcel by metes and bounds in the instrument of transfer, or other document used in the process of selling or transferring, does not exempt the transaction from these penalties or remedies. In addition to the penalties above, any transfer or sale or agreement as above may also be enjoined and invalidated by action brought in a court of equity.

s.231. Records: The Planning Commission shall maintain an accurate public record of all the plans, findings, decisions, and recommendations of the Planning Commission and Borough Council in relation to these plans.

PART III -- SITE -- LOCATION & DESIGN

A. LOCATION OF SITE

1. Natural Features & Areas

s.300. Zoning: The use of land in the subdivision shall conform to any applicable Borough or County zoning ordinance.

s.301. Hazardous Areas: Land subject to hazards to life, health, or property as may arise from fire, floods, disease, excessive noise, falling aircraft or considered to be uninhabitable for other reasons, shall not be subdivided for building purposes, unless --

a. the hazard has been eliminated, or

b. the plans show adequate safeguards against them.

This land shall be set aside for uses that will not be endangered by such adverse influences.

s.302. Nearby Developments: A subdivision shall be coordinated with existing nearby developments or neighborhoods so that the area as a whole may be developed harmoniously.

s.310. Hillside Subdivisions: Where a subdivision is on a site with an average slope of more than 15%, the Borough --

a. may require larger lot sizes than those imposed by the Borough Zoning Ordinance.

b. where larger lot sizes are required under a. above, may permit lesser setbacks than required by the Zoning Ordinance.

c. may permit divided cartways.

2. Street System

s.320. General Location Principles: The streets shall be properly located and built with regard to --

- a. existing and planned streets.
- b. topographical conditions.
- c. public convenience and safety including facilitating fire protection and pedestrian traffic.
- d. the proposed uses of the land to be served by the streets.
- e. probable volumes of traffic.
- f. further subdivision possibilities.
- g. providing suitable access to abutting properties.
- h. proposed traffic functions, including the minimizing of through-traffic on minor streets and the protection of major street capacities from excessive marginal access.

s.321. Coordination with Plans & Existing Streets: The arrangement, character, extent, width, grade, and location of all streets and highways shall conform to the Borough comprehensive plan or official street map.

s.330. Sites that May be Further Subdivided: Where the lots in the subdivision are large enough for resubdivision, or where a portion of the tract is not subdivided, suitable access and openings for these eventualities shall be provided in accordance with s.321.

3. Blocks

s.400. Block length shall not exceed 1600 feet nor be less than 500 feet. Except where reverse frontage lots border a major thoroughfare, double frontage lots shall be avoided.

s.401. Commercial Areas: In commercial areas, the block layout shall be designed with consideration of site conditions --

- a. to permit the best possible layout to serve the buying public.
- b. to permit good traffic circulation and the parking of cars.
- c. to make delivery and pickup efficient.
- d. to reinforce the best design of the units in the commercial area.

s.402. Industrial Areas: In industrial areas, the block layout shall be governed by --

- a. the most efficient arrangement of space for present use and future expansion.
- b. provision of adequate and safe space for worker and customer access and parking.

4. Lots and Buildings

s.451. Lot Dimensions: The dimensions of the lots shall conform to the Borough's zoning ordinance.

The Planning Commission, in conjunction with the Pennsylvania Department of Health, shall analyze the results of the soil percolation tests performed on the subdivision in accordance with s.102. On the basis of this analysis, the Commission may increase the minimum lot sizes and widths required by the Zoning Ordinance. Dwelling types other than 1 or 2-family dwellings may be built only where public water and public sewer is available. For these dwellings, the Planning Commission shall set a minimum lot size, width, and depth.

s.452. Corner Lots: Corner residential lots shall have enough extra width to permit appropriate setbacks from both streets.

s.453. Layout of Lots: All lots shall abut a public street by their full frontage. Side lot lines should be substantially at right angles or radial to street lines.

s.454. Building Setback Lines: The Building setback lines shall conform to the Borough's zoning ordinance.

PART IV -- IMPROVEMENTS

STREETS

1. Street Design

s. 500. Standards: Except as otherwise authorized herein, street standards shall conform to those listed below:

	<u>Streets & Cul-De-Sacs</u>
Minimum Right-of-way Width	50'
Minimum Cartway Width	32'
Maximum Grade	12%
Minimum Grade	0.5%
Minimum Radius of Curve at Center Line (i.e., deflection of more than 10% between street lines)	150'
Minimum Tangent Length Between Curves	100'
Minimum Sight Distance	200'

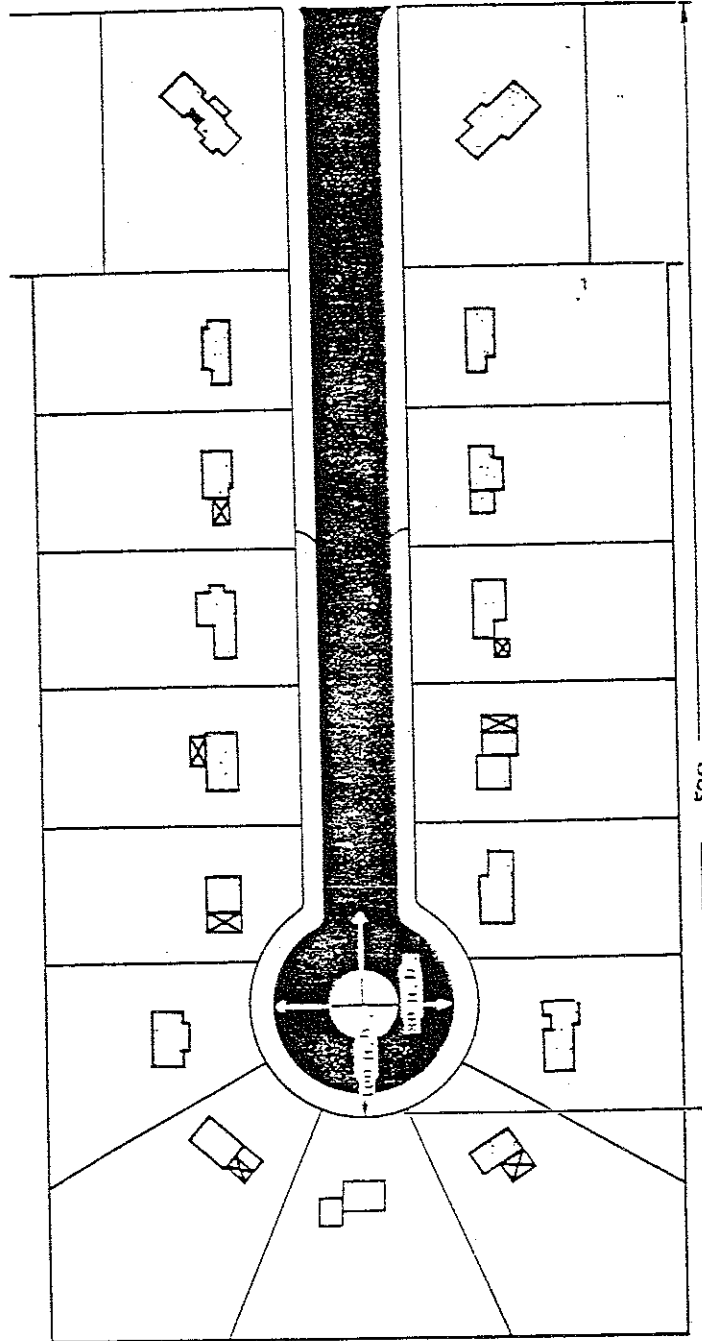
s. 501. Existing Streets: Where an existing street traverses or abuts the subdivision, the entire right-of-way required by these regulations, or as much as is possible within the subdivision shall be provided.

s. 502. Cul-de-sac Streets: Dead end or cul-de-sac streets in general shall not exceed 500 feet in length and shall be provided with a paved turn-around with a minimum diameter of eighty (80) feet to the outside curb and one hundred (100) feet to the legal right-of-way.

s. 503. Slope of Earth: The slope of earth to be used in the construction of the street center line shall conform to:

a. 3 to 1 for fills

b. 2 to 1 for cuts



CUL-DE-SACS Dead-end or Cul-de-sac Streets in general shall not exceed five hundred (500) feet in length and must be provided with a paved turnaround with a minimum diameter of eighty (80) feet to the outside curb and one hundred (100) feet to the legal right-of-way.

2. Intersection Design Standards

s.530. Standards for the design and construction of intersections shall conform to those listed below:

Maximum number of intersecting streets at each junction.

2

Minimum distance between center lines of intersections

125'

Angle of Intersection of street center lines.

75° - 105°

Length and grade of approaches to intersections where general grade is 7% or more.

50'/4%

Minimum radius of curbs

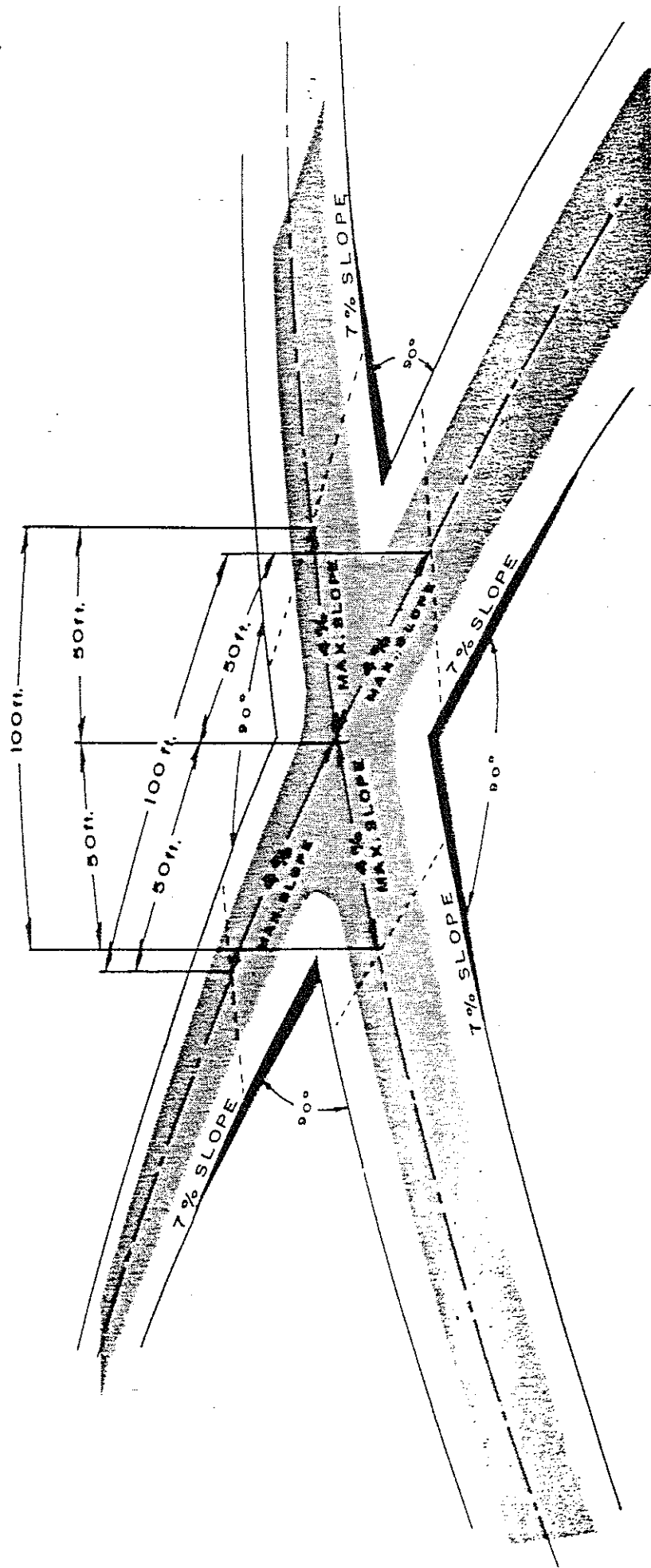
20'

Minimum intersection sight distance along center line.

75'

Minimum separation of center lines for streets not in alignment

125'



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

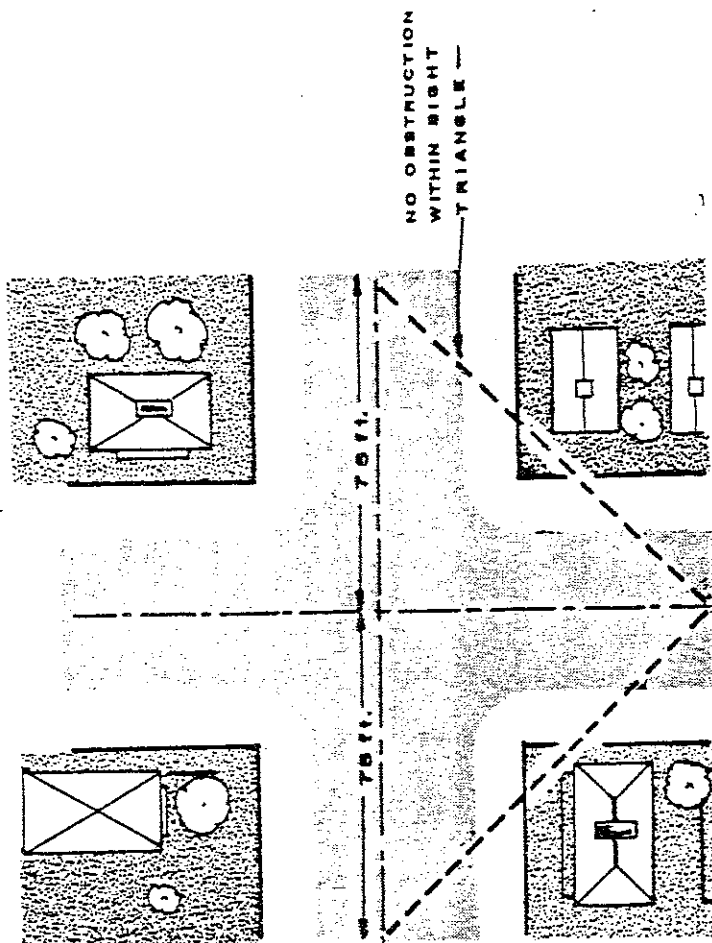
3. Street Surfacing

s.550. Pavements: Streets shall be surfaced to the grades and dimensions drawn on plans, profiles and cross-sections submitted by the Subdivider and approved by the Borough Planning Commission. Before paving the street surface, the Subdivider shall install the required utilities and provide, where necessary, adequate subsurface drainage for the streets, as acceptable to the Borough Planning Commission. The pavement base and wearing surface shall be constructed according to the following specifications:

- a. Streets: The base course shall consist of 8 inches of crushed stone constructed according to the specifications as set forth in Sec. 4.2, Crushed Stone Base Course, in the Pennsylvania Department of Highways Specifications, 1960, or as amended.

Construction of the surface course shall comply with the specifications as set forth in Sec. 5.21, Bituminous Surface Course CP-2 or equivalent surface course, of the Pennsylvania Department of Highways Specifications, 1960, or as amended.

s.551. Curbs: In all subdivisions vertical type concrete curbs shall be installed. Curbs shall be constructed according to Sec. 7.15, Plain Cement Concrete Curb, Types A & B, of the Pennsylvania Department of Highways Specifications, 1960, or as amended.



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

Street Verge

s.600. Sidewalks

- a. Required: Sidewalks shall be installed on both sides of the street, except on streets which bound the subdivision.
- b. Location: The sidewalk shall commence 5 feet from the curb line and be 6 feet in width.
- c. Construction: The sidewalk shall be constructed of 3,000 lb. Portland cement concrete, be at least 4" thick, and be underlain by 4" of crushed stone.

s.601. Crosswalks: Where considered necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other facilities, pedestrian crosswalks shall be provided. They shall be not less than 10 feet wide. Lots adjacent to crosswalks shall be 10 feet greater in width than the average width of all other lots on the same side of the block.

s.602. Street Lights: For the safety, convenience, and attractiveness of the subdivision, on-site or public street lights shall be installed.

s.603. Street Signs: Street name signs shall be placed at all intersections. Their design shall be approved by the Planning Commission.

s.604. Street Names: No street name may be used which will duplicate or be confused with the name of an existing street. Streets that are extensions, or obviously in alignment with existing named streets, shall bear the names of these streets. Street names shall be approved by the Planning Commission.

5. Other Street Provisions

s.650. Alleys

- a. Where Required: Dedication of alleys shall be required only where special circumstances, such as severe topography, warrant. The Planning Commission shall discourage the dedication of new residential alleys. The Planning Commission may waive this alley requirement.
- b. Size: Alleys shall be at least 22 feet wide, with a pavement width of at least 16 feet. Where alleys dead-end, they shall be provided with a turn-around having a radius of not less than 40 feet or a paved "Y" turn-around of sufficient size.

s.652. Where No Street Standards: Where standards for required street improvements are not set forth in these regulations or specified by the Borough under these regulations, the applicable standards or requirements of the Pennsylvania Department of Highways govern: all work shall be performed in the manner prescribed in the standard specifications for road construction of the Pennsylvania Department of Highways.

s.653. Driveways:

- a. Width: Within 10 feet of a street right-of-way line, driveway shall not exceed 35 feet in width.
- b. Number: The number of driveways shall not exceed 2 per lot on any one street frontage.
- c. Offsets: Driveways shall not enter a public street:
 - 1) within 40 feet of the right-of-way line of an intersecting street.
 - 2) within 5 feet of a fire hydrant.
 - 3) within 25 feet of another access drive on the same property.

- d. Sight Distances; Slope; Cuts: A driveway shall be located in safe relationship to sight distance and barriers to vision. The drive shall not exceed a slope of 7% within 15 feet of the street right-of-way line. Where a drive enters a bank through a cut, the shoulders of the cut shall not exceed 50% in slope within 25 feet of the point the drive intersects the street right-of-way.

B. UTILITIES

1. Water Supply

s.700. System Plan: The plan for the installation of the mains of a water supply system shall be prepared for the subdivision with the cooperation of the appropriate water utility company and approved by its engineer. Upon the completion of the water supply system, 1 copy of the plan for the system as built shall be filed with the Planning Commission.

s.701. Fire Hydrants: Fire hydrants shall be installed as an integral part of any public water supply system. No lot shall be further than 600 feet from a fire hydrant.

2. Sanitary Sewerage

s.730. System Plan: The plan for the installation of a sanitary sewer system shall be prepared for the subdivision and approved by the engineer of the sewerage system to which it will be connected and the Pennsylvania Department of Health. The engineer of the sewerage system shall inspect the sewer line before it is covered over. Upon completion of the sanitary sewer installation a copy of the plan for the system as built shall be filed with the Planning Commission.

s.731. Sewer Pipe: Any sewer pipe main shall be at least 8 inches in diameter and any sewer lateral shall be at least 4 inches. Storm sewers shall not be connected with sanitary sewers.

3. Storm Drainage

s.750. General Requirements: Storm sewers, culverts, and related facilities shall be provided, as necessary, to --

- a. permit the unimpeded flow of natural water courses.
- b. ensure the drainage of all low points along the streets.
- c. intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area drained.
- d. provide positive drainage away from on-site sewage disposal facilities.

Storm drainage facilities shall be designed not only to handle the anticipated peak discharge from the property being subdivided, but also the anticipated increase in runoff that will occur when all the property at a higher elevation in the same drainage basin is fully developed.

s.751. Nearby Existing Facilities: Where adequate existing storm sewers are readily accessible, the Subdivider shall connect his storm water facilities to these existing sewers.

s.752. Abutting Properties: In the design of storm drainage facilities, special consideration shall be given to preventing excess runoff onto adjacent developed or undeveloped properties. When a storm drainage outlet will abut another property, the Subdivider shall secure the approval in writing of adjoining affected owners. In no case shall a change be made in the existing topography which would --

- a. within a distance of 20 feet from a property line, result in increasing any portion of the slope to more than 70%.
- b. result in a slope which exceeds the normal angle of slippage of the material involved.

All slopes shall be protected against erosion.

s.753. Drainage on Streets: A street shall be designed so as to provide for the discharge of surface water from its right-of-way. The slope of the crown on a street shall not be less than 1/8 of an inch per foot and not more than 1/3 of an inch per foot. Adequate facilities shall be provided at low points along a street and other points where necessary to intercept runoff.

4. Utility Easements

s.800. Width; Location: When easements are required for utilities, they shall be a minimum of 15 feet wide and must, to the fullest extent possible, be adjacent to, or centered on, rear or side lot lines. Electric and telephone lines shall be along rear lot lines wherever possible. Electric, telephone and all other utility facilities shall be installed underground unless, in the opinion of the Planning Commission, special conditions require otherwise.

s.801. Natural Gas Lines: All natural gas lines shall be installed in compliance with the ASA Code B31, 80 1958 as amended. The minimum distance from a natural gas line to a dwelling unit shall be as required by the applicable transmission or distributing company.

s.802. Petroleum Lines: Between a proposed dwelling unit and the center line of a petroleum or petroleum products transmission line which may traverse the subdivision, there shall be a minimum distance of 100 feet measured in the shortest distance. Where topographic conditions decrease the hazards involved, or where it would cause undue hardship in the efficient layout of the subdivision, the Planning Commission may reduce this requirement.

s.803. Street Lighting Installations: The Subdivider shall provide an easement for any street lights installed or for future street lighting installations. Before installation, he shall consult with the public service company involved.

C. MONUMENTS & MARKERS

s.850. Construction; Size: Monuments and markers shall be constructed as follows:

	<u>Construction</u>	<u>Minimum Size</u>
Monument	Concrete or stone	6" x 6" x 30"
Marker	Iron pipes or iron or steel bars	15" x 3/4" (diameter)

s.851. Placement; Marking: Monuments and markers shall be so placed that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They shall be set so that the top of the monument or marker is level with the surface of the surrounding ground. Monuments shall be marked on top with a copper or brass dowel.

s.852. Monuments -- Location of: Monuments shall be set --

a. at the intersection of lines forming angles in the boundaries of the subdivision.

b. at the intersection of street lines.

s.853. Markers -- Location of: Markers shall be set --

a. at all corners.

s.854. Removal: Any monuments or markers that are removed shall be replaced by a registered engineer or surveyor at the expense of the person removing them.

PART V -- INTERPRETATION

s.900. Definitions

a. General Interpretation: In these regulations when not inconsistent with the context --

- 1) the word "lot" includes the word "plot" or "parcel".
- 2) words in the present tense imply also the future tense.
- 3) the singular includes the plural.
- 4) the male gender includes the female gender.
- 5) the word "person" includes a partnership or corporation as well as an individual.

b. Specific Words & Phrases:

1) People

- a) Subdivider: A person, partnership, or corporation who is the owner of land to be subdivided or his authorized agent.
- b) Borough: Dallastown Borough as represented by the Borough Council or their officially recognized agents, as appropriate under the Borough code.
- c) Planning Commission: Dallastown Borough Planning Commission.
- d) State Department of Health: Local office of the Pennsylvania State Department of Health.

2) Plans

- a) Preliminary Plan: A tentative subdivision plan, in lesser detail than the final plan, indicating the approximate proposed layout of a subdivision as a basis for consideration prior to preparation of the final plan.
- b) Final Plan: A complete and exact subdivision plan prepared for official recording as required by statute.

3) Site Terms

- a) Clear Sight Triangle: An area of unobstructed vision at street intersections. It is defined by lines of sight between points at a given distance from the intersection of the street center lines.
- b) Easement: A right-of-way granted for a limited use of land for a public or quasi-public purpose.
- c) Setback: The horizontal distance between a structure and a street or property line.
- d) Subdivision: The division of a parcel of land into 2 or more lots or parcels for the purpose of transfer of ownership or building development. However, a division of land for agricultural purposes into lots or parcels of 10 acres or more and not involving a new street is not a subdivision. The term includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land subdivided.

4) Lot Terms

- a) Lot: A parcel of land intended as a unit for transfer of ownership, use, improvement, or dedication.

c) Lot Area: The area contained within the property lines of a lot as shown on a subdivision plan, excluding space within any street or right-of-way, but including the area of any easement.

d) Double frontage lot: A lot with front and rear street frontage.

d) Lot Width: The width of a lot measured at the building setback line.

5) Streets & Walks

a) Marginal access street: A minor street which is parallel to and adjacent to an arterial street or highway and which provides access to abutting properties and protection from through traffic.

b) Service drive or alley: A minor street which is used primarily for vehicle service access to the back or the side of properties otherwise abutting on a street.

c) Cul-de-sac: A street intersecting another street at one end and terminating at the other in a vehicular turn-around.

Other definitions

d) Cartway: The surface of a street or alley available for vehicular traffic.

e) Street line: The property line or limit of a right-of-way.

f) Crosswalk: A right-of-way, municipally or privately owned, intended to furnish access to pedestrians.

6) Dwelling Terms

a) Dwelling: A building designed for permanent living quarters and containing only dwelling or housing units, but not including hotels, rooming houses or other accommodations used for transient occupancy.

- b) Dwelling Unit: A building or portion of a building designed to provide complete living facilities, including eating and plumbing facilities, for a family or a single person.
- c) Dwelling, 1-family: A building containing 1 dwelling unit only.
- d) Dwelling, 2-family: A building containing 2 dwelling units only with 1 unit above the other.
- e) Dwelling, 1-family Semi-detached: A building containing only 1 dwelling unit which has a party wall with another such building.
- f) Dwelling, Row: A series of 3 or more 1-family dwellings having a common roof and separated by party or common walls except for the end walls.
- g) Dwelling, Multi-family: A building or portion of a building containing 3 or more dwelling units which are designed or intended for use as apartments, including a 2-family semi-detached dwelling.

May 9, 1966

The meeting of the Dallastown Borough Council was opened with a prayer by Chaplain Withers.

President Wagman presided with these in attendance; Councilmen Deller, Smeltzer, Withers, Tome, V.K. Waltmyer, C. Waltmyer, Solicitor Stein, Mayor Orwig, Street Commissioner Elsen-Smith and Engineer W. Laugherty.

The minutes of the previous meeting were read and approved as read.

Moved by Smeltzer and seconded by C. Waltmyer that council adopt the resolution of Met Ed to place a Street Light at Conway Ave. and Cherry Lane.

Motion carried.

Secretary instructed to write a letter to Mr. Marlot Geesey instructing him to remove a hedge 6' from curb on the Borough right-of way.

The new petition for property owners of W. Chestnut St read by Solicitor Stein as ready for signatures.

Moved by Smeltzer and seconded by Deller that the following treasurers report be accepted and bills be paid:

Bal.	4/66	8472.51
Receipts		7547.04
		<hr/>
		16019.55
Expenses		5175.04
		<hr/>
Balance		10844.51

Motion carried.

Council agreed to send check for \$100.00 to Recreation commission, ask them to keep check on building when they are leaving as it has not been locked or windows closed, etc. on various occasions.

Council desires to order 2 fire plugs from Careva Co. (Darling Fire plug) Secretary to contact same.

Moved by Tome and seconded by Smeltzer that council accept the low bids for all road materials as recommended by the Borough Engineer.

Motion carried

Secretary to write to the Pa. Dept. of Highways informing them of the condition on inlets along Main St. that were not raised to street level after the paving project.

Moved by Tome and seconded by Deller that the price of \$800.00 by Curvin Lentz for storm sewer along N. Cedar St. be accepted.

Motion carried

Police report given by May or Orwig

Council decided to participate in Memorial Day Parade by rigging in cars

Moved by Smeltzer and seconded by C. Waltmyer that The Centennial committee be allowed to erect a banner over Main St. At headquarters, 26 E. Main designating said building as the headquarters.

Motion carried

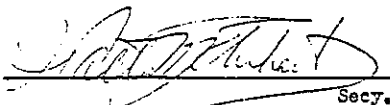
The problem of all night parking at rear of engine house discussed and turned over to the proper committee for study.

Police committee reported 2 applicants for full time job as 3rd policeman. Committee deferring action until a meeting held with Mayor and police chief.

Mr. Gary Stout of the York Co. Planning commission presented subdivision regulations Moved by V.K. Waltmyer and seconded by C. Waltmyer that the same be accepted as recommended by the Dallastown Planning commission and same be advertised. Motion carried.

Moved by Smeltzer and seconded by K. Waltmyer that the meeting be adjourned.

Motion carried.


Secy.

Pres.