

ORDINANCE NO. 2013 -

AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD SUPERVISORS AMENDING THE TOWNSHIP CODE OF ORDINANCES, CHAPTER 140, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, REQUIRING SUBMISSION OF AN AERIAL PHOTOGRAPHY PLAN WITH MAJOR SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS, REVISING NOTIFICATION REQUIREMENTS, REVISING STREET PAVEMENT AND CROSSWALK DESIGN REQUIREMENTS, AND REDUCING THE NUMBER OF MYLAR COPIES OF FINAL PLANS.

The Hilltown Township Board of Supervisors, upon review by the Bucks County Planning Commission and Hilltown Township Planning Commission, hereby enacts and ordains the following Ordinance:

- I. **Chapter 140, Section 140-17. Preliminary Plan: land developments and major subdivisions, Subsection L, is revised to and Subsection (5), as follows:**
 - (5). An aerial photography plan, showing the area of the site and surrounding parcels, roadways, and features within 200 feet of the site, drawn at a scale consistent with that used for preparation of the site plan. Source of aerial photography shall be referenced on the plan, and the most recent date of aerial photography shall be used. Site layout shall be superimposed on the aerial photography plan, to illustrate the location of lot lines and site improvements relative to existing features shown on the aerial photography plan.

- II. **Chapter 140, Section 140-17. Preliminary Plan: land developments and major subdivisions, Subsection M, Notice of Preliminary Plan is hereby revised to read as follows:**
 - M. Notice of Preliminary Plan. An applicant proposing a major subdivision or land development shall notify all abutting landowners of record including parcels across public roadways via certified United States First Class Mail, Return Receipt Requested. The notice shall state that a subdivision or land development plan has been filed for the site and include a narrative describing the proposed development. A list of the names and addresses to which notices have been sent, along with all the return receipt cards, shall be supplied to the Township at least ten (10) days prior to the first meeting of the Planning Commission at which the plans are to be discussed.

- III. **Chapter 140, Section 140-18. Final Plan (Record) Subsection A, is revised to read as follows:**
 - A. Upon completion of all conditions of preliminary and final plan approval, applicants shall submit one clear and legible blue or black line print on Mylar, and five paper prints of the record plan of subdivision and/or land development including all sheets of the plan set. Major subdivision plan applications shall include a disk of the record plan prepared on AutoCAD Version 14 or more recent edition.

- IV. **Chapter 140, Section 140-29, Street Classification and Design Standards, Subsection F, Pavement Design is revised to read as follows:**
 - F. Pavement Design.
 - (1) All work and materials involved in the construction of roadways shall be designed and constructed in accordance with Pennsylvania Department of Transportation Specifications, Form 408, as amended, and shall be noted as such on the plan.

- (2) The roadbed subgrade shall be prepared to the established subgrade elevation and compacted to not less than 100% of the determined dry-weight density as set forth in ASTM D 698. Preparation of the subgrade shall conform to PennDOT Form 408, as amended.
- (3) Subgrade drains shall be placed along proposed roadways to drain wet areas. Subgrade drains shall be constructed in accordance with PennDOT Form 408, as amended.
- (4) Utility trench construction (storm sewer, wastewater lines, water main, gas main, ect.) within existing streets shall be backfilled with 2A modified stone placed and compacted in eight (8) inch lifts. The trench shall be paved with bituminous concrete base course (5" compacted depth), bituminous binder course (Superpave) (2" compacted depth) and the entire cartway shall be paved with a full width overlayment (edge of road to edge of road) of bituminous wearing course (Superpave) (1 1/2") compacted depth). Fullwidth cartway overlay shall extend a minimum of ten (10) feet beyond the edge of the utility trench. Utility trenches within proposed street shall be backfilled with clean, dry, select material and compacted in eight (8) inch lifts to not less than one hundred (100) percent of the determined dry weight density of the backfill material. Trenches within easements shall be backfilled with clean, dry, select material and compacted in twelve (12) inch lifts to not less than one hundred (100) percent of the determined dry weight density of the backfill material as set forth in ASTM D 698 and PennDOT Form 1408, as amended. (Refer Appendix A)
- (5) All roadways covered by these specifications shall be constructed in accordance with the following standards and in accordance with specifications as found in PennDOT Form 408, as amended:
 - 1. Subbase – This work consists of construction of a compacted aggregate (PennDOT #3A) to a depth of six (6) inches on a prepared subgrade.
 - 2. Base Course – 25 mm bituminous Superpave concrete base course to a compacted minimum depth of five (5) inches.
 - 3. Binder Course – 19 mm bituminous Superpave concrete binder course to a compacted minimum depth of two (2) inches shall be provided for all arterial, collector, and primary streets and all non-residential streets. A bituminous tack coat shall be applied to the binder course prior to placement of the final wearing course.
 - 4. Wearing Course – 9.5 mm bituminous Superpave wearing course to a compacted depth of one and one-half (1 1/2) inches.

Bituminous paving mixtures shall not be placed when surfaces are wet or when the temperatures of either the air or the surface on which the mixture is to be placed is 40 degrees Fahrenheit or lower, or between October 31 and April 1 in any calendar year unless authorized by the Township Engineer.

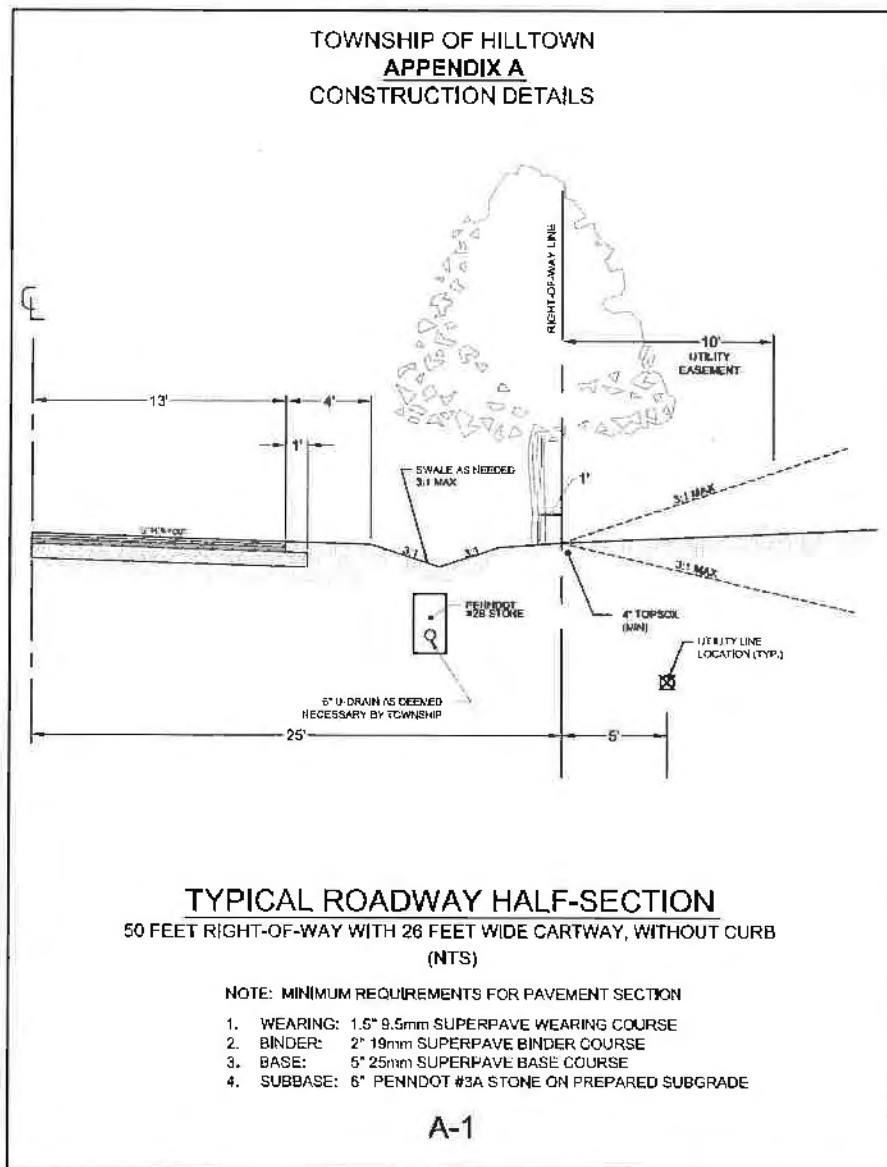
V. Chapter 140, Section 140-29. Street Classification and design standards Subsection L. is revised to read as follows:

- L. Stamped asphalt crosswalks shall be installed on major pedestrian routes and internally on new residential streets where determined necessary by the Township due to anticipated pedestrian traffic volume and for traffic calming. Stamped crosswalks shall conform to PennDot MS-0530-0024. Pattern and color shall be subject to approval by the Township

VI. Chapter 140, Section 140-55 Guaranties to complete improvements and financial security Subsection G. (2) is revised to read as follows:

(2) Maintain, at their own cost, said streets, curbs, sidewalks, drainage facilities, street signs, parks, monuments, fire hydrants, street lighting, capped sewers and other improvements, until the same are accepted or condemned by the Township for public use, and for a period of 18 months thereafter, to repair and reconstruct the same or any part of one of them when such repair or reconstruction shall be specified by the Board of Supervisors as necessary by reason of faulty construction, workmanship or materials and at or before acceptance of such improvements by the Township. Maintain weeds and grass within the development on future street right-of-way and individual lots at a height not to exceed twelve (12) inches and free of noxious weeds as defined by Section 140-26 Subsection D. of this Chapter until acceptance of dedication of public improvements by the Township.

VII. Appendix A, Construction Details, Typical Roadway Half-Section for 26 Feet Wide Cartway is revised to read as follows:



VII. Repealer

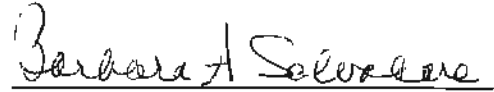
Any Ordinance or Ordinance provision of the Township inconsistent with any of the provisions of this Ordinance is hereby repealed to the extent of the inconsistency only.

VIII. Severability

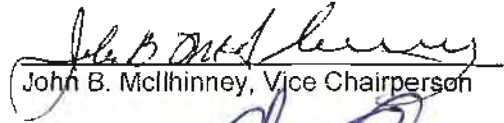
Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this Ordinance.

ENACTED and ORDAINED at a regular meeting of the Hilltown Township Board of Supervisors on the 25 day of Feb, 2013. This Ordinance shall take effect five days after the date of adoption.

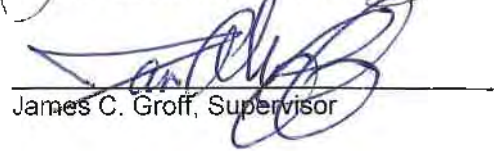
Hilltown Township Board of Supervisors:



Barbara A. Salvadore, Chairperson



John B. McIlhinney, Vice Chairperson



James C. Groff, Supervisor