

ORDINANCE NO. 2002 - 3

AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE NO. 95-9, RELATIVE TO MAJOR SUBDIVISION PROCEDURES/APPLICATION REQUIREMENTS, LOT CONFIGURATION, RESIDENTIAL SUBDIVISION ACCESS, STREET SIGNAGE, SIDEWALKS, STANDARDS, LANDSCAPING, AND STORMWATER MANAGEMENT.

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

- Article I. Section 305, **Major Subdivision and Land Development Procedure**, paragraph 2.A.(2) is revised to read as follows:
- (2) The application form shall be accompanied by the requisite fee as set forth in Section 302 of this Ordinance and by not less than four (4) copies of all required material and not less than seven (7) prints of the preliminary plans of the subdivision or development, or as amended by Township resolution from time to time, and thirteen (13) sets of the record plan reduced and presented on an 11" x 17" sheet. Reduced plan must be legible.
- Article II. Section 404, **Final Plan (Record)**, paragraph 1. is revised to read as follows:
1. Upon completion of all conditions of preliminary and final plan approval, applicants shall submit two (2) clear and legible blue or black line prints on mylar and five (5) 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 or compact disk of the record plan prepared on AutoCAD Version 14 or more recent edition.
- Article III. Section 504, **Blocks and Lots**, paragraph 2.D. is revised to read as follows:
- D. Lot lines intersecting street lines shall be substantially at right angles or radial to street lines from the street line to the rear lot line. "Substantially at right angles" shall mean an intersection angle of not less than 80°.
- Article IV. Section 505, **Streets – General**, paragraph 18. is added to read as follows:
18. All new residential subdivisions or land developments containing twenty five (25) dwelling units or more, or generating two hundred fifty (250) daily vehicle trips or more shall have a minimum of two public street accesses to/from existing public roadways. No residential subdivision or land development of 25 units or more shall be served only with a p-loop street, but shall include construction of a new through street.

- Article V. Section 506, **Street Standards**, paragraph 9. is added to read as follows:
9. Speed limit, no parking, and advisory signs shall be installed along new development streets in accordance with PennDOT Regulations, and as required by the Township.
- Article VI. Section 513, **Sidewalk**, paragraph 4. is revised to read as follows:
4. The minimum width of all sidewalk and pedestrian paths shall be four (4) feet wide for residential developments and six (6) feet wide for commercial/industrial areas.
- Article VII. Section 513, **Sidewalk**, paragraph 5. is revised to read as follows:
5. Sidewalks shall have a minimum depth of four (4) inches and shall be placed on a four inch thick bed of PennDOT 2B stone base. Concrete driveways, driveway aprons, and sidewalks that will provide access for vehicles shall have a minimum concrete depth of six (6) inches reinforced with wire mesh, and placed on a six (6) inch thick bed of PennDOT 2B stone base. All concrete shall be Class "AA", 3,750 psi, 28 day strength.
- Article VIII. Section 515, **Landscaping and Street Trees**, paragraph 1.G. is revised to remove *Acer plantanoides 'Erectum'* – Erect Norway Maple.
- Article IX. Section 516, **Stormwater Management**, paragraph 1.F. is revised to read as follows:
- F. Where a subdivision or land development is traversed by a natural watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse. The width of the easement shall be adequate to provide for unimpeded flow of stormwater runoff from the 100 year return storm event based upon existing topography. Terms of the easement shall prohibit excavation, the placing of fill or structures, and any alterations which may adversely affect the flow of stormwater runoff within any portion of the easement. Periodic maintenance of the easement to ensure proper runoff conveyance shall be required by the landowner.
- Article X. Section 516, **Stormwater Management**, paragraph 4. is added to read as follows:
4. HEC I and HEC II study shall be performed where it is necessary to determine the limits of the 100 year floodplain. Technical Paper No. 40, U.S. Department of Commerce, "Rainfall Frequency Atlas of the United States" and NOAA Technical Memorandum NWS Hydro-35 shall be used to establish rainfall intensities for HEC programs.
- Article XI. Section 517, **Excavation and Grading**, paragraph 16. is added to read as follows:
16. No area designated as open space shall be used for storage of construction materials, construction trailers, sales trailers, or parking; or to stockpile fill or topsoil material upon occupancy of 50% of the dwelling units within the development phase. Removal of such materials/construction items shall be designated within the construction staging plan.

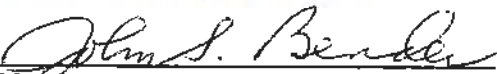
Article XII. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

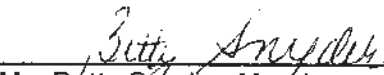
Article XIII. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, or part of this Ordinance.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

Article XIV. This Ordinance shall become effective five (5) days after its adoption.

ORDAINED AND ENACTED into an Ordinance this 25th day of November, A.D., 2002, by the Board of Supervisors of the Township of Hilltown in lawful session duly assembled.


Mr. Kenneth Bennington, Chairperson


Mr. John Bender, Vice Chairperson


Ms. Betty Snyder, Member

ATTEST:


Greg Lippincott, Township Manager