Lower Alsace Township, Berks County, Pennsylvania Subdivision and Land Development Ordinance of 2011

Table of Contents

Article 1:	General Provisions	
Section 101:	Preamble	1
Section 102:	Short Title	1
Section 103:	Purpose	1
Section 104:	Community Development Objectives	2
Section 105:	Application and Interpretation	2
Article 2:	Definitions	
Section 201:	General Interpretation	4
Section 202:	Specific Terms	4
Article 3:	Application Procedures	
Section 301:	General Procedures	24
Section 302:	Authority and Jurisdiction	24
Section 303:	Sketch Plan Application and Review	25
Section 304:	Preliminary Plan Application and Review	25
Section 305:	Final Plan Application and Review	28
Section 306:	Plans Exempted from Standard Procedures	31
Section 307:	Land Development Plans	33
Section 308:	Application Fees	33
Section 309:	Modifications	33
Section 310:	Municipal Improvements and Contributions	34
Section 311:	Municipal Approval and Recording of Plans	34
Section 312:	Appeals	34
Article 4:	Plan Requirements	
Section 401:	Statement of Intent	35
Section 402:	Sketch Plan	35
Section 403:	Preliminary Plan	36
Section 404:	Final Plan	40
Section 405:	Environment Impact Assessment	45
Section 406:	Community Facilities Impact Assessment	46
Section 407:	Traffic Impact Assessment	46
Section 408:	Utility Impact Assessment	49
Section 409:	As-Built Plan or Improvements Plan	49

Page

Page

Article 5: Design Standards and Specifications

Section 501:	Statement of Intent	52
Section 502:	Street Design Standards	53
Section 503:	Street Construction and Improvement Specifications	59
Section 504:	Street Names and Addresses	59
Section 505:	Street Signs and Lighting	59
Section 506:	Blocks, Lots and Parcel	60
Section 507:	Curbs, Sidewalks, Trails and Greenways	61
Section 508:	Monuments and Markers	62
Section 509:	Driveways and Access Lanes	63
Section 510:	Off-Street Parking and Loading	65
Section 511:	Easements and Rights-of-Way	65
Section 512:	Stormwater Management	66
Section 513:	Riparian Buffers	67
Section 514:	Erosion and Sedimentation Control	70
Section 515:	Sanitary Sewage Disposal	70
Section 516:	Water Supply	71
Section 517:	Well Head Protection	74
Section 518:	Utilities	74
Section 519:	Exterior Lighting	74
Section 520:	Landscaping	75
Section 521:	Woodland Extraction for Subdivision and Land Development	79
Section 522:	Tree Protection and Replacement	80
Section 523:	Community Facilities	81
Section 524:	Parks, Recreation and Open Space	81
Section 525:	Solid Waste Management	83

Article 6:

Contracts, Fees and Contributions

Section 601:	Statement of Intent	84
Section 602:	Improvement Guarantees and Contracts	84
Section 603:	Acceptance of Streets and Other Improvements	86
Section 604:	Maintenance Guarantee	86
Section 605:	Public Utilities and Municipal Authorities	86
Section 606:	Final Release from the Improvement Bond	86
Section 607:	Contributions and Fees	87

Article 7: Administration and Enforcement

Section 701:	Statement of Intent	88
Section 702:	Amendments	88
Section 703:	Records	89
Section 704:	Preventive Remedies	89
Section 705:	Opinions, Mediation and Appeals	89
Section 706:	Enforcement Remedies	89

Article 8:	Municipal Enactment	
Section 801:	Validity and Severability	90
Section 802:	Repealer	90
Section 803:	Effective Date	90
Section 804:	Municipal Adoption by Lower Alsace Township	91

Appendices

Appendix A:	Subdivision and Land Development Plan Application Form
Appendix B:	Model Formats for Municipal Approval and Recording
Appendix C:	Summary Chart of Street Design Standards and Specifications
	Minimum Sight Distance Requirements and Street Intersections

Page