

Upper Bern Township Subdivision and Land Development Ordinance of 2008

Table of Contents

		Page
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
Section 106:	Severability	3
Section 107:	Repealer	3
Section 108:	Effective Date	3
Article 2:	Definitions	
Section 201:	General Interpretation	4
Section 202:	Specific Terms	4
Article 3:	Application Procedures	
Section 301:	General Procedures	23
Section 302:	Authority and Jurisdiction	23
Section 303:	Sketch Plan Application and Review	24
Section 304:	Preliminary Plan Application and Review	24
Section 305:	Final Plan Application and Review	27
Section 306:	Plans Exempted from Standard Procedures	30
Section 307:	Land Development Plans	31
Section 308:	Application Fees	32
Section 309:	Modifications	32
Section 310:	Municipal Improvements and Contributions	32
Section 311:	Municipal Approval and Recording of Plans	32
Section 312:	Appeals	33
Article 4:	Plan Requirements	
Section 401:	Statement of Intent	34
Section 402:	Sketch Plan	34
Section 403:	Preliminary Plan	35
Section 404:	Final Plan	39
Section 405:	Environment Impact Assessment	44
Section 406:	Community Facilities Impact Assessment	45
Section 407:	Traffic Impact Assessment	45
Section 408:	Utility Impact Assessment	47
Section 409:	As-Built Plan or Improvements Plan	48

Article 5:	Design Standards and Specifications	
Section 501:	Statement of Intent	50
Section 502:	Street Design Standards	51
Section 503:	Street Construction and Improvement Specifications	56
Section 504:	Street Names and Addresses	56
Section 505:	Street Signs and Lighting	56
Section 506:	Blocks, Lots and Parcel	57
Section 507:	Curbs, Sidewalks, Trails and Greenways	58
Section 508:	Monuments and Markers	59
Section 509:	Driveways and Access Lanes	59
Section 510:	Off-Street Parking and Loading	61
Section 511:	Easements and Rights-of-Way	61
Section 512:	Stormwater Management	62
Section 513:	Riparian Buffers	63
Section 514:	Erosion and Sedimentation Control	65
Section 515:	Sanitary Sewage Disposal	66
Section 516:	Water Supply	67
Section 517:	Well Head Protection	69
Section 518:	Utilities	70
Section 519:	Landscaping	70
Section 520:	Tree Protection and Replacement	70
Section 521:	Community Facilities	71
Section 522:	Parks, Recreation and Open Space	71
Article 6:	Contracts, Fees and Contributions	
Section 601:	Statement of Intent	72
Section 602:	Improvement Guarantees and Contracts	72
Section 603:	Acceptance of Streets and Other Improvements	74
Section 604:	Maintenance Guarantee	74
Section 605:	Public Utilities and Municipal Authorities	74
Section 606:	Final Release from the Improvement Bond	74
Section 607:	Contributions and Fees	75
Article 7:	Administration and Enforcement	
Section 701:	Statement of Intent	76
Section 702:	Amendments	76
Section 703:	Records	77
Section 704:	Preventive Remedies	77
Section 705:	Appeals	77
Section 706:	Enforcement Remedies	77
Article 8:	Municipal Enactment	
Section 801:	Municipal Adoption by the Board of Supervisors	78
Section 802:	Effective Date	78

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
- Appendix D: Stormwater Management Regulations
- Appendix E: Standard Construction and Materials Specifications
- Appendix F: Sanitary Sewer Specifications: