

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF GETTYSBURG, ADAMS COUNTY, PENNSYLVANIA, TO BE ENACTED FOR THE PURPOSE OF AMENDING CHAPTER 22 OF THE CODE OF ORDINANCES OF THE BOROUGH OF GETTYSBURG RELATIVE TO THE REGULATION OF THE SUBDIVISION OF LOTS AND THE DEVELOPMENT OF LAND IN THE BOROUGH OF GETTYSBURG.

The Borough Council of the Borough of Gettysburg, Adams County, Pennsylvania, hereby enacts, adopts and ordains this Ordinance, amending Chapter 22 of the Code of Ordinances of the Borough of Gettysburg, Adams County, Pennsylvania, as follows:

**Chapter 22
Subdivision and Land Development**

Part 1

GENERAL PROVISIONS

SECTION 1: Chapter 22, Part 1, section 22-102 shall be amended to read as follows:

§22-102. Short Title.

This Chapter shall be known and may be cited as the "Gettysburg Borough Subdivision and Land Development Ordinance."

Part 2

DEFINITIONS

SECTION 2. Chapter 22, Part 2, section 22-202 shall be amended by relocating several definitions from Part 11, regulating Landscaping, to this Part and Section, by revising the definition of "Street" and by adding new definitions for "Mobile Home," "Mobile Home Park" and "Zoning Ordinance" (in alphabetical order), to be set forth as follows:

§22-202. Definitions.

DECIDUOUS PLANT

A woody perennial which loses its foliage at the end of each growing season.

DENSE SCREEN

A series of vegetative plantings which provide essentially an opaque screen.

EVERGREEN PLANT

A woody perennial which retains its foliage for more than one growing season.

GROUND COVER

A low perennial with a mature height of three inches to 18 inches, excluding crown vetch, annuals and turf grasses.

LANDSCAPED DIVIDER STRIP

A landscaped island separating and running the length of two rows of contiguous parking spaces within a parking lot and which provides opportunities for landscaping and traffic circulation control.

LANDSCAPING

The addition of trees, plants and other natural and decorative features to the land.

MIDROW LANDSCAPED ISLAND

A landscaped island located within a row of contiguous parking spaces in a parking lot and which provides for landscaping opportunities within parking lots.

MOBILE HOME

A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

MOBILE HOME PARK

A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

PARKING AREA

That area within an off-street parking lot, including any paved surface providing vehicular access to and from parking spaces, but excluding streets.

PLANTING UNIT (PU)

A unit of measure used to determine the quantity of plantings required in a residential, commercial, industrial or other development project. For the purposes of this Part, one planting unit (PU) equals one major deciduous tree, two minor deciduous trees, two evergreen trees, five shrubs or 500 square feet of ground cover, exclusive of residential yard area.

SHRUB

A low, multistemmed woody plant with a mature height of between 18 inches and 10 feet.

STREET (MPC)

Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private.

TERMINAL LANDSCAPED ISLAND

A landscaped island located on either end of rows of parking spaces within a parking lot which provides opportunities for landscaping and which defines the ends of parking aisles, thus contributing to traffic circulation control.

TREE, EVERGREEN

An evergreen plant with a mature height exceeding 15 feet and having a height at the time of planting of between five and six feet.

TREE, MAJOR DECIDUOUS

A canopy tree with a mature height exceeding 25 feet and having a minimum caliper at the time of planting in excess of two inches.

TREE, MINOR DECIDUOUS

A tree with a mature height of between 10 feet and 25 feet and having a minimum caliper at the time of planting of between one inch and two inches.

ZONING ORDINANCE

The Gettysburg Borough Zoning Ordinance codified as Chapter 27 of the Code of Ordinances of the Borough of Gettysburg, Adams County, Pennsylvania.

Part 5
PRELIMINARY PLAN

SECTION 3. Chapter 22, Part 5, section 22-502, subsections 1.B.(3), 2.A., 2.B.(2) and 2.C.(6) shall be amended and new subsection 6.E. shall be added to read as follows:

§22-502. Submission and Review Procedure.

1. Preliminary Plan Submission Required.

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B. A preliminary plan submission is not required for:

* * *

(3) A land development that involves only one principal residential building.

2. Required Submission.

A. The applicant shall file with the Plans Administrator at least 14 calendar days prior to a regular monthly Planning Commission meeting (not including a workshop meeting) the required fee(s) and the required number of copies of plans and materials as follows:

1. Borough application, review fee(s) and escrow.
2. Two copies of the completed application.
3. Two copies of the plan checklist.
4. Up to ten printed copies of the complete set of plans on standard-sized sheets (such as 18 inches by 24 inches or larger).
5. Two printed copies of any and all supporting documentation such as a traffic impact study or stormwater management report.
6. One electronic copy of the complete set of plans and of any and all supporting documentation such as a traffic impact study or a stormwater management report.

7. One reduced-size set of plans on sheets of 11 inches by 17 inches.

- B. The Borough Planning Department shall forward applicable plans to the following agencies to seek their comments prior to preliminary plan approval:

* * *

- (2) Borough Fire Chief (layout and utility plan if deemed appropriate by the Planning Commission or the Borough Planning Department).

* * *

- C. Applicant's Distribution. The applicant is fully responsible for the following:

* * *

- (6) Providing a copy of the set of plans to the Adams County Office of Planning and Development after authorization by the Borough and the appropriate application review form is completed with signature of the Plans Administrator.

* * *

6. Decision by the Commission.

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- E. When a Preliminary Plan is approved with reasonable conditions that must be met prior to recordation of the plan the applicant shall address the conditions of approval within 90 days from the date of the conditional approval of the preliminary plan by the Commission. Failure to complete the conditions of approval within 90 days of the conditional approval shall cause the preliminary plan being deemed as disapproved unless the time period for meeting such condition or conditions has been otherwise extended by the Planning Commission.

SECTION 4. Chapter 22, Part 5, section 22-503 shall be amended to read as follows:

§22-503. Preliminary Plan Requirements.

1. All of the following information and materials listed in this Section are required as part of all preliminary plans for any land development or any major subdivision.

A. Drafting Requirements. All information shall be legibly and accurately presented.

- (1) Plans drawn to scale of 1 inch = 50 feet or other scale preapproved by the Borough Engineer or Plans Administrator.
- (2) All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds. Up to ten printed copies of the complete plans on standard-sized sheet (such as 18 inches by 24 inches or larger).
- (3) Differentiation between existing and proposed features.
- (4) Boundary line of the lot or parcel, shown as a heavy boundary line.
- (5) If layout plans involve two or more sheets of paper, a map of the layout of the entire project at an appropriate scale on one sheet, and a key map showing how the sheets connect.
- (6) If a lot or parcel crosses a municipal boundary, a map showing both the portions in the Borough and in the other municipality, in sufficient detail in order to determine how the parts will interrelate.
- (7) Required profiles shown at a scale of 1 inch = 50 feet horizontal and 1 inch = 5 feet vertical or other scale preapproved by the Borough Engineer or the Plans Administrator.
- (8) All sheets numbered and listed on one page.
- (9) Words "preliminary plan" and sheet title (such as "layout plan") on each sheet.

B. General Information.

- (1) Name of project on each sheet.
- (2) Name of landowner and developer (with addresses).
- (3) Names and addresses of abutting property owners.
- (4) Lot lines of adjacent lots, and approximate locations of any buildings, common open spaces, detention basins or drainage channels existing or approved within 200 feet of the boundaries of the proposed project.
- (5) Notarized owners statement (See Attachment 1).
- (6) Surveyor and plan preparer's statement (See Attachment 1).
- (7) Approval/review signature blocks for: Borough Planning Commission and Adams County Office of Planning and Development (See Attachment 1).

- (8) Location map at a standard scale (preferably 1 inch = 400 feet or 1 inch = 200 feet) showing the location of the project in relation to the following features within 1,000 feet of the boundaries of the lot or parcel: existing and proposed streets and municipal boundaries.
 - (9) North arrow, graphic scale and written scale.
 - (10) Date of plan and all subsequent revision dates (especially noting if a revision of a previously approved plan) with space for noting future revision dates and general type of revisions.
 - (11) Deed or Record Book volume and page number from Adams County land records.
 - (12) Tax map number and block and lot for the tract being subdivided.
 - (13) A statement on the plan of proposed principal uses that are intended for each lot.
- C. Natural Features.
- (1) Existing contour lines shown at the same scale as the layout plan, as follows:
 - a. Shall be based on a field survey or photogrammetric procedure that was completed at a scale of 1 inch = 100 feet or larger. Contours shall be based upon U.S.G.S. datum, with an established bench mark.
 - b. The contour interval shall be sufficient to determine compliance with Borough ordinances. An interval of 2 feet for slopes of less than 15% and 5 feet for slopes of 15% or greater is generally recommended.
 - c. Note: Contours are not required to be shown within areas of lots of ten acres or more that are clearly not intended to be altered as a result of this proposed subdivision or land development, unless needed to determine adequacy of stormwater management.
 - (2) Identification of any slopes of 15% to 25% and greater than 25%.
 - (3) Watercourses (with any name), natural springs, lakes and wetlands.
 - a. A wetland delineation is not required prior to preliminary plan approval, however, the applicant is not required to have completed all Federal and State applications prior to preliminary plan approval.
 - b. Detailed delineations by a qualified professional of wetlands are required with a metes and bounds description and shall be dimensioned from lot lines, unless:

- i. The plan states that no alteration, buildings, earthmoving, driveways or septic systems will occur within 200 feet of any areas that could be reasonably suspected of being wetlands.
- (4) Rock outcrops, stone fields and sinkholes.
- (5) Location of any areas within the 100-year floodplain (with differentiation between floodway and flood fringe if available from official Federal floodplain maps).
- D. Manmade Features (with existing features graphically differentiated from proposed features).
 - (1) Existing and proposed lot lines.
 - a. The boundaries of lots (other than a residual lot of at least ten acres) shall be determined by accurate field survey, closed with an error not to exceed 1 in 10,000 and balanced.
 - b. The boundaries of any residual lot which is ten acres or more may be determined by deed. (Any residual lot of less than ten acres shall fully comply with this Chapter.)
 - (2) Location of existing monuments.
 - (3) Sufficient measurements of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground.
 - (4) Buildings estimated to be 80 years or older that could be impacted by the project, with name and description.
 - (5) Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-way are proposed for dedication to the municipality).
 - (6) Existing and proposed (if known) building locations.
 - (7) Overhead electric high-voltage lines, rights-of-way and easements.

E. Zoning Requirements.

- (1) Applicable zoning district and required minimum lot area.
- (2) Minimum setback requirements shown for each lot.
- (3) Area and location of any proposed common open space.
- (4) Statement of type of water and sewer service proposed (such as "public water and public sewer").
- (5) Required and proposed building coverage and impervious coverage.

F. Proposed Layout.

- (1) Total acreage of site and total proposed number of lots and dwelling units.
- (2) Identification number for each lot (and for each building if more than one building per lot).
- (3) Lot width (at minimum building setback line) and lot area for each lot.
- (4) Dimensions of each lot in feet.
- (5) Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 200 feet of the boundaries of each lot.
- (6) Proposed rights-of-way and cartway widths and locations of existing and proposed streets, including streets within other projects within 200 feet of the boundaries of each lot.
- (7) Street centerline information, including bearings and distances for any street or extension.
- (8) Horizontal curve data, including radius, tangent, or length and delta, cord bearing and distance. Such information may be listed in a table, using reference numbers on a plan; provided, that sufficient information is provided along each course (such as radius and arc length) such that each course can be reproduced in the field.

- (9) Right-of-way and curb lines with horizontal curve radii at intersections.
- (10) Beginning and end of proposed street construction.
- (11) Street improvements proposed by the applicant, including any acceleration/deceleration lanes, traffic signal, street realignment or widening of abutting streets.
- (12) Any proposed curbing (place "NA" in "Not Submitted" column if not proposed).
- (13) Any proposed sidewalks (place "NA" in "Not Submitted" column if not proposed), with any proposed handicapped ramps at intersections.
- (14) Names of existing streets and initial proposed names of new streets.
- (15) Designation which streets are proposed to be dedicated to the Borough or to remain private.
- (16) Evidence that any proposed or intensified new street or driveway entrance onto a State road or highway will meet PennDOT sight distance requirements, unless a highway occupancy permit has already been approved for the use.
- (17) Sight distance triangles meeting Borough requirements.

G. Utility Plan.

- (1) Central Sewage Service.
 - a. Proposed contour lines on same sheet as utility layout.
 - b. Location and size of mains and laterals, with locations corresponding to stationing on the profile.
 - c. Locations of manholes, with invert elevation of flow line and grade at top of each manhole.
 - d. Proposed lot lines and any proposed easements or rights-of-way needed for the utilities.

- e. Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines.
- f. Type, size, length and grade of sewer lines.

(2) Central Water Service.

- a. Location and size of existing and proposed water lines.
- b. Existing and proposed fire hydrant locations.
- c. Distance noted that water lines will have to be extended to reach existing lines (if not already abutting the lot or parcel).

(3) Any existing and proposed underground natural gas, electrical, telephone, cable TV or other utility lines, with any easements shown that will affect development.

(4) List of contacts for all underground utilities in the area, with phone numbers stated on the grading plans as required by the Pennsylvania Underground Utility Line Protection Law (73 P.S. § 176 et seq.).

H. Grading and Stormwater Management Plan.

- (1) Existing and proposed storm drainage facilities or structures, including detention basins (with capacity), swales, pipes (with sizes), culverts and inlets.
- (2) Capacity, depth, dimensions and locations of detention basins.
- (3) Pre-development and post development watershed areas for each detention basin or major drainage channel or point of concentration.
- (4) Locations of any proposed or existing stormwater easements.
- (5) Intended design year standards for culverts, bridge structures and/or other stormwater facilities.
- (6) Schematic location of all underground utilities.
- (7) Entity responsible to maintain/own any detention basin.

- (8) Any additional information needed under The Gettysburg Borough Stormwater Management Ordinance, Chapter 17 of the Borough Code of Ordinances, as referenced in § 22-1008 of this Chapter.
 - (9) Existing and proposed contour lines (see description under "Natural Features").
 - (10) See also stormwater basins under "Construction Details."
- I. For Uses Other than Single-Family Detached or Semidetached Dwellings.
- (1) For townhouses or apartments, evidence that the project meets the density requirements of the Zoning Ordinance.
 - (2) Evidence that the project will meet the off-street parking requirements of the Zoning Ordinance.
 - (3) Arrangement of off-street parking spaces, parking aisles, off-street loading areas and extent of areas to be covered by gravel or asphalt.
 - (4) For townhouses, any proposed methods to ensure privacy between outdoor semiprivate areas (such as fences or walls or plantings between rear yards).
 - (5) Illustrative sketches of exteriors of proposed buildings (encouraged, but not required, except as required by the Historic District regulations).
 - (6) Number, sign area, height and location of proposed signs.
 - (7) Major types, heights and locations of outdoor lighting.
 - (8) Location of any proposed outdoor storage areas.
 - (9) Note stating total square feet of paved area, including any gravel areas.
- J. Landscape Plan.
- (1) Scaled plan showing dimensions, distances and locations of all major manmade and natural features and proposed locations of planting units and materials.

- (2) Delineation of existing and proposed parking spaces or other vehicular areas, access aisles, driveways, building footprints and similar features.
 - (3) Table of information detailing area of preservation areas, vegetation to be planted or preserved and types of plant material to be used.
 - (4) Location of all existing and proposed fences.
- K. Erosion and Sedimentation Plan. (May be submitted at the final plan stage if the applicant provides a written and signed statement that earth or ground will not be disturbed until after final plan approval.)
 - (1) Drawings showing locations and types of proposed erosion and sedimentation control measures, complying with the regulations and standards of the Adams County Conservation District and DEP.
 - (2) Narrative describing proposed soil erosion and sedimentation control methods.
- L. Road Plan Profiles (with profile drawings on same sheet as plan drawings).
 - (1) Profile of existing and proposed ground surface along centerline of street.
 - (2) Proposed centerline grade with percent on tangents and elevations at 50 feet intervals.
 - (3) All vertical curve data, including length, elevations and minimum sight distance as required by Part 10 of this Chapter.
- M. Water Main, Sanitary Sewer and Storm Drain Plan Profiles (with profile drawings on same sheet as plan drawings).
 - (1) Profile of proposed ground surface with elevations at top of manholes or inlets.
 - (2) Profiles of water main, storm sewer and sanitary sewer lines, corresponding to stationing of any street.
 - (3) All line crossings of other utilities.

N. Construction Details.

- (1) Detailed plan and cross-sectional drawings for detention or retention basins.

O. Supporting Documents and Additional Information.

- (1) Residual Lands Sketch. If the submitted plans do not include all undeveloped or underdeveloped adjacent or abutting lands owned by the same landowner or under control of the same developer (or closely related corporations), then a sketch shall be submitted at an appropriate approximate scale, on one sheet, covering all such land holdings, together with a sketch of a reasonable future potential street system. Such sketch shall demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of residual lands.
- (2) Sewage Module. If applicable, four copies of the DEP sewage planning module application and supportive information as completed by the applicant, together with evidence that the application has been forwarded to the proper review agencies (these agency reviews are not required to be fully completed prior to preliminary plan approval).
- (3) Central Water. If central water service is proposed by an existing water company or authority, the applicant shall provide a letter from such water company or authority which states that the company or authority expects to be able to adequately serve the development, that the proposed water system is generally acceptable and that references standard conditions or specifications required by the company or authority for the provision of services.
- (4) Public Sewage. If service is proposed by an existing sewage authority, the developer shall submit a copy of a letter from the authority which states that the company or authority can adequately serve the subdivision, that the proposed sanitary sewage system is generally acceptable and that references standard conditions or specifications required by the company or authority for connection to the system.
- (5) Access to State Roads. If access is proposed to a State highway: (i) copy of any information submitted to PennDOT and any correspondence from PennDOT regarding the proposed access to State roads (this requirement applies throughout

the entire approval process); and (ii) evidence that the proposed access will meet PennDOT sight distance requirements.

- (6) Floodplain. If the project would include any area within the 100-year floodplain or any watercourse, a statement from the Zoning Officer indicating that the proposed subdivision or land development would be in compliance with the floodplain regulations of the Borough.
- (7) Method of ensuring maintenance of any private street.
- (8) List of any modifications or waivers requested to this Chapter.
- (9) Copies of the decisions of any zoning variances that are relevant to the proposal.
- (10) Preliminary stormwater calculations, in sufficient detail to show that any proposed stormwater facilities would be sufficient in size. See the requirements of The Gettysburg Borough Stormwater Management Ordinance, Chapter 17 of the Borough Code of Ordinances, as referenced in § 22-1008 of this Chapter.
- (11) For industrial operations or industrial storage: A written description of the proposed use in sufficient detail to indicate (i) any noise, glare, smoke and fumes nuisances; (ii) to allow a general determination of possible fire, explosive, toxic, genetic, public health or other hazards; and (iii) to estimate the amount, direction and times of any tractor-trailer truck traffic that is expected.

Part 6 FINAL PLAN

SECTION 5. Chapter 22, Part 6, section 22-602, subsections 3.A. and 3.B and subsection 7.D. shall be amended to read as follows:

§22-602. Submission and Review Procedure.

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3. Filing and Distribution.

- A. The applicant shall file with the Plans Administrator at least 14 days prior to a regular monthly Planning Commission meeting (not including workshop meetings) the following:

1. Borough application, review fee(s) and escrow.
2. Two copies of the completed application.
3. Two copies of the plan checklist.
4. Up to ten printed copies of the complete set of plans on standard-sized sheets (such as 18 inches by 24 inches or larger).
5. Two printed copies of any and all supporting documentation such as a traffic impact study or stormwater management report.
6. One electronic copy of the complete set of plans and of any and all supporting documentation such as a traffic impact study or stormwater management report.
7. One reduced-size set of plans on sheets of 11 inches by 17 inches.

B. The Borough Planning Department shall forward applicable plans to the following agencies to seek their comments prior to final plan approval:

- (1) The Gettysburg Municipal Authority.
- (2) The Adams County Office of Planning and Development.
- (3) The Borough Fire Chief (layout and utility plan, if not reviewed at the preliminary plan level and if deemed appropriate by the Planning Commission or the Borough Planning Department).
- (4) The appropriate Borough staff (including one official "file" copy of all materials submitted by the applicant).
- (5) The Planning Commission (including copies of the application form, at least one copy of the preliminary plan checklist, seven copies of the preliminary plan and at least one copy of the supporting documents), with such information provided to or at the first regularly scheduled monthly Planning Commission meeting after a proper submission.

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7. Decision by the Commission.

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D. Conditions. The Commission may attach reasonable conditions to an approval to ensure the

carrying out of the comprehensive plan, this Chapter, other Borough ordinances and State laws and regulations. When a final plan is approved with reasonable conditions that must be met prior to recordation of the plan the applicant shall address the conditions of approval within 90 days from the date of the conditional approval of the final plan by the Commission. Failure to complete the conditions of approval within 90 days of the conditional approval shall cause the final plan to be deemed as disapproved unless the time period for meeting such condition or conditions has been otherwise extended by the Planning Commission.

SECTION 6. Chapter 22, Part 6, section 22-603 shall be amended to read as follows:

§22-603. Final Plan Requirements.

1. All of the information and materials listed in this Section are required as part of all final plans for: (i) a major subdivision; or (ii) a land development.
 - A. Drafting Requirements. All information shall be legibly and accurately presented.
 - (1) Plans drawn at a scale of 1 inch = 50 feet or other scale pre-approved by the Borough Engineer or Plans Administrator.
 - (2) All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
 - (3) Differentiation between existing and proposed features.
 - (4) Boundary line of the lot or parcel, shown as a heavy boundary line.
 - (5) If layout plans involve more than one sheet of paper, a map of the layout of the entire project at an appropriate scale on one sheet, with a key map showing how the layout sheets connect.
 - (6) If a lot or parcel crosses a municipal boundary, a map showing both the portions in the Borough and in the other municipality, in sufficient detail to determine how the parts will interrelate.
 - (7) Required profiles shown at a scale of 1 inch = 50 feet horizontal and 1 inch = 5 feet vertical, or other scale preapproved by the Borough Engineer, the Plans Administrator or the Borough Planning Department.

- (8) All sheets numbered and listed on one page.
- (9) Words "final plan" and sheet title (such as "layout plan") on each sheet.

B. General Information.

- (1) Name of project on each sheet.
- (2) Name of landowner and developer (with addresses).
- (3) Names and addresses of abutting property owners.
- (4) Lot lines of adjacent lots, and approximate locations of any buildings, common open spaces, detention basins or drainage channels existing or approved within 200 feet of the boundaries of the proposed project.
- (5) Notarized owners statement (See Attachment 1).
- (6) Surveyor and plan preparer's statement (See Attachment 1).
- (7) Approval/review signature blocks for: Borough Planning Commission and Adams County Office of Planning and Development (See Attachment 1).
- (8) Location map at a standard scale (preferably 1 inch = 400 feet or 1 inch = 200 feet) showing the location of the project in relation to the following features within 1,000 feet of the boundaries of the lot: existing and proposed streets and municipal boundaries.
- (9) North arrow, graphic scale and written scale.
- (10) Date of plan and all subsequent revision dates (especially noting if a revision of a previously approved plan) with space for future revision dates and notations of general type of revisions.
- (11) Deed or Record Book volume and page number from Adams County land records.
- (12) Existing tax map, block and lot number for the lot or parcel being subdivided or developed.

(13) A statement on the plan of proposed principal uses that are intended on each lot.

C. Natural Features.

(1) Existing contour lines shown at the same scale as the layout plan as follows:

- a. Shall be based on a field survey or photogrammetric procedure that was done at a scale of 1 inch = 100 feet or larger, with an established bench mark.
- b. The contour interval shall be sufficient to determine compliance with Borough ordinances.

(2) Identification of any slopes of 15% to 25% and greater than 25%.

(3) Watercourses (with any name), natural springs, lakes.

(4) Wetlands. Detailed delineations by a qualified professional of wetlands are required with a metes and bounds description and shall be dimensioned from lot lines, unless the plan states that no alteration, buildings, earthmoving, driveways or septic systems will occur within 200 feet of any areas that could be reasonably suspected of being wetlands.

- a. The applicant may be granted final plan approval conditioned upon receipt of all required Federal and State wetland permits.
- b. The locations of areas that can reasonably be suspected of being wetlands and that are not delineated by metes and bounds descriptions shall still be shown on the plans.
- c. See the "supporting documentation" portion of this Section regarding wetland studies.

(5) Location of any areas within the 100 year floodplain (with differentiation between floodway and flood fringe if available from official Federal floodplain maps). Wetlands. Detailed delineations by a qualified professional of wetlands are required with a metes and bounds description and shall be dimensioned from lot lines, unless the plan states that no alteration, buildings, earthmoving, driveways or septic systems will occur within 200 feet of any areas that could be reasonably suspected of being wetlands.

D. Manmade Features.

- (1) Existing and proposed lot lines. The boundaries of lots (other than a residual lot of at least ten acres) shall be determined by accurate field survey, closed with an error not to exceed 1 in 10,000 and balanced. The boundaries of any residual lot which is ten acres or more may be determined by deed. Any residual lot of less than ten acres shall fully comply with this Chapter.
- (2) Location of existing monuments.
- (3) Sufficient measurements of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground.
- (4) Buildings other than sheds estimated to be 80 years or older that are proposed to be impacted by the project, with name and description.
- (5) Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-way proposed for dedication to the municipality).
- (6) Existing and proposed (if known) building locations and land uses.
- (7) Overhead electrical high-voltage lines and rights-of-way and easements.

E. Zoning Requirements.

- (1) Applicable zoning district and required minimum lot area.
- (2) Minimum setback requirements shown for each lot.
- (3) Area and location of any proposed common open space (if none proposed, place "NA" in "Not Submitted" column).
- (4) If any common open space proposed: method of ownership and entity proposed to be responsible for maintenance.

- (5) Statement of type of water and sewer service proposed (such as "public water and public sewer").
- (6) Required and proposed building coverage and impervious coverage.

F. Proposed Layout.

- (1) Total acreage of site and total proposed number of lots and dwelling units.
- (2) Identification number for each lot (and for each building if more than one building per lot).
- (3) Lot width (at minimum building setback line) and lot area for each lot.
- (4) Dimensions of each lot in feet.
- (5) Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 200 feet of boundaries of each lot.
- (6) Proposed rights-of-way and cartway widths and locations of existing and proposed streets, including streets proposed as part of other projects within 200 feet of the boundaries of each lot.
- (7) Street centerline information, including bearings and distances for any new street or extension.
- (8) Horizontal curve data, including radius, tangent, cord bearing and distance, arc length and delta. Such information may be listed in a table using reference numbers on the plan; provided, that sufficient information is listed for each course to reproduce it in the field.
- (9) Right-of-way and curb lines.
- (10) Beginning and end of proposed street construction.
- (11) Street improvements proposed by the applicant (such as including any acceleration/deceleration lanes, traffic signal, street realignment or construction improvement).

- (12) Any proposed curbing (place "NA" in "Not Submitted" column if not proposed).
- (13) Any proposed sidewalks (place "NA" in "Not Submitted" column if not proposed), with any proposed handicapped ramps at intersections.
- (14) Names of existing streets and initial proposed names of new streets.
- (15) Designation of streets proposed to be dedicated to the Borough or to remain private.
- (16) Evidence that a proposed new street or driveway entrance to a State road or highway will meet PennDOT sight distance requirements, unless a valid highway occupancy permit has already been issued.

G. Utility Plan.

- (1) Central Sewage Service.
 - a. Proposed contour lines on same sheet as utility layout.
 - b. Location and size of lines and laterals, with locations corresponding to stations on the profile.
 - c. Locations of manholes, with invert elevation of flow line and grade at top of each manhole.
 - d. Proposed lot lines and any proposed easements or rights-of-way needed for the utilities.
 - e. Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines.
 - f. Type, size, length and grade of sewer lines.
- (2) Central Water Service.
 - a. Location and size of existing and proposed water lines.
 - b. Existing and proposed fire hydrant locations.

c. Distance noted that water lines will have to be extended to reach existing lines (if not already abutting the lot or parcel).

- (3) As applicable, existing and proposed underground natural gas, electrical, telephone, cable TV and any other utility lines, with any easements shown that will affect development.
- (4) List of contacts for underground utilities in the area, with phone numbers stated on the grading plans, as required by Pennsylvania Underground Utility Line Protection Law (73 P.S. § 176 et seq.).

H. Grading and Stormwater Management Plan.

- (1) Locations of existing and proposed storm drainage facilities or structures, including detention basins (with capacity), swales, pipes (with sizes), culverts and inlets.
- (2) Capacity, depth, dimensions and locations of detention basins.
- (3) Watershed areas for each drainage structure or swale (for pre and post development) or point of concentration.
- (4) Locations of any proposed or existing stormwater easements.
- (5) Intended design year standards for culverts, bridge structures and/or other stormwater facilities.
- (6) Schematic location of all underground utilities.
- (7) Entity responsible to maintain/own any detention basin.
- (8) See also requirements of The Gettysburg Borough Stormwater Management Ordinance, Chapter 17 of the Borough Code of Ordinances, as referenced in § 22-1008 of this Chapter.
- (9) Existing and proposed contour lines (see description under "Natural Features").

- (10) Where cuts or fills extend beyond the right-of-way, cross sections at 50 feet intervals shall be required unless waived by the Borough Engineer.

I. For Uses Other than Single-Family Detached or Semidetached Dwellings.

- (1) For townhouses or apartments, evidence that the project meets the density requirements of the Zoning Ordinance.
- (2) Evidence that the project will meet the off-street parking requirements of the Zoning Ordinance.
- (3) Arrangement of off-street parking spaces, parking aisles, paved areas and off-street loading areas.
- (4) For townhouses, any proposed methods to ensure privacy between outdoor semiprivate areas (such as fences between rear yard).
- (5) Illustrative sketches of proposed buildings (encouraged, not required, except as required by the Historic District regulations).
- (6) Number, sign area, height and location of proposed signs.
- (7) Major types and locations of outdoor lighting.
- (8) Location of any proposed outdoor storage areas.
- (9) Note stating total square feet of paved area including any gravel areas.

J. Landscape Plan.

- (1) Scaled plan showing dimensions, distances and locations of all major manmade and natural features and proposed locations of planting units and materials.
- (2) Delineation of existing and proposed parking spaces or other vehicular areas, access aisles, driveways, building footprints and similar features.
- (3) Table of information detailing area of preservation areas, vegetation to be planted or preserved and types of plant material to be used.

- (4) Location of all existing and proposed fences.
- K. Erosion and Sedimentation Plan (unless approved at preliminary plan stage and will be unchanged).
 - (1) Drawings showing locations and types of proposed measures, complying with the regulations and standards of the Adams County Conservation District and DEP.
 - (2) Narrative describing proposed soil erosion and sedimentation control methods.
- L. Road Plan Profiles (with profile drawings on same sheet as plan drawings).
 - (1) Profile of existing and proposed ground surface along centerline of street.
 - (2) Proposed centerline grade with percent on tangents and elevations at 50 feet intervals.
 - (3) All vertical curve data, including length, elevations and minimum sight distance as required by Part 10.
 - (4) Cross sections at 50 feet intervals if required by Borough Engineer.
- M. Water Main, Sanitary Sewer and Storm Drain Plan Profiles (with profile drawings on same sheet as plan drawings).
 - (1) Profile of proposed ground surface with elevations at top of manholes or inlets.
 - (2) Profile of water main, storm sewer and sanitary sewer lines, corresponding to stations.
 - (3) All line crossings of other utilities.
 - (4) Invert elevations along flow lines.
- N. Additional Final Plan Requirements.
 - (1) Protective covenants shall be placed on the land providing for:
 - a. Clear sight triangle easements (see §§ 22-1004.8 and 1012.1.B.(4)).

- b. All needed utility, drainage, maintenance, pedestrian, open space or other easements.
- (2) Required Plan Notations. The following wording shall be required to be placed on any final subdivision or land development plan, as applicable:
 - a. If access will be provided onto a State highway and a required PennDOT highway occupancy permit has not been granted then the following or closely similar wording shall be stated:

"NOTICE — A PennDOT highway occupancy permit for Lot No(s). _____ is required pursuant to § 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before driveway access to a State highway is permitted. Access to the State highway shall be only as authorized by a PennDOT highway occupancy permit. No building permits, zoning permits or certificates of occupancy shall be issued for said lot until such time as a PennDOT highway occupancy permit has been secured and filed with the Borough. The Borough shall not be held liable for damages to persons or property arising out of issuance or denial of a highway occupancy permit by the Pennsylvania Department of Transportation, pursuant to § 508 of the Pennsylvania Municipalities Planning Code."
 - b. Notations stating that the property owner responsible for maintenance of drainage swales.
 - c. Notations stating that wetland permits may be required from the Army Corps of Engineers or Pennsylvania DEP.
- (3) Street Lighting.
 - a. Existing street lighting.
 - b. Any proposed street lighting (or notation stating none is proposed), including types of poles, spacing of poles and intensity of lamps.
- (4) Proposed monument locations.
- O. Construction Details. (Following any applicable Borough improvement standards).

- (1) Typical cross section and specifications for street construction as required by § 22-1004 of this Chapter.
 - (2) Drainage swale cross section and materials.
 - (3) Pipe bedding details.
 - (4) Storm drainage structures details, including cross sectional drawings, any detention basin outfall structure and spillway.
 - (5) Sanitary sewer structures.
 - (6) Curb and sidewalk details.
 - (7) Street tree details.
 - (8) Erosion and sedimentation details.
 - (9) Centralized water details.
- P. Supporting Documents and Additional Information. Supporting written and data reports submitted at the time of the preliminary plan are not required to be resubmitted unless the same need to be revised to reflect changes between the preliminary and the final plans.
- (1) A copy of any "supporting documentation and additional information" that was required for the preliminary plan and that needed to be adjusted or revised to reflect changes between the preliminary and the final plan.
 - (2) If the subdivision or land development was not required to submit a preliminary plan, a copy of any supporting information listed in § 22-503 of this Chapter that is applicable to this project.
 - (3) List of modifications or waivers requested to this Chapter that are needed but have not yet been granted.
 - (4) Deed Restrictions. All private deed restrictions, homeowner or condominium association agreements or covenants already imposed or to be imposed as a

condition to sale that may affect the subdivision or land development plan. Any homeowner or condominium association agreement regarding maintenance of utilities and common facilities may be subject to review by the Borough solicitor and acceptance by the Commission.

- (5) Dedicated Improvements. The developer shall provide a deed of dedication together with an 8 1/2 inches by 11 inches plan of each such improvement.
- (6) Nondedicated Streets Agreement. Agreement for any street not offered for dedication stating who is responsible for the improvement and maintenance of such streets. The developer shall be responsible for such maintenance until the condominium or homeowners' association is established and operational.
- (7) Open Space Agreement. A formal contract providing for the maintenance of open space and the method of management, together with all offers of dedication and covenants governing the reservation and maintenance of undedicated open space. This agreement is subject to the review of the Borough solicitor and acceptance by the Commission.
- (8) Storm Drainage Calculations. All calculations relating to facilities appearing on the grading and storm drainage plan and the erosion and sedimentation plan shall be submitted for review by the Borough Engineer (see The Gettysburg Borough Stormwater Management Ordinance, Chapter 17 of Borough Code of Ordinances, referenced in § 22-1008 of this Chapter).
- (9) Development Schedule. A statement indicating the approximate date when construction can be expected to begin and be completed.
- (10) State Highway Reviews. The applicant shall submit to the Borough a copy of the application to PennDOT for any needed occupancy permit to have access onto a State Highway and shall also submit any review comments received from PennDOT within five days of receiving such comments. If a needed permit is not issued prior to final approval, such permit shall automatically be a condition of final plan approval.
- (11) Water Certification. If water service is proposed by means other than by private individual wells owned by the owner of each lot, the applicant shall present evidence to the Borough that the service will be provided by a certified public

utility, a bona fide cooperative association of property owners or by a municipal corporation, authority or utility, as permitted by the Borough.

- a. This evidence shall include a copy of one or more of the following, as appropriate: (i) the certificate of public convenience from the Pennsylvania Public Utility Commission; (ii) a copy of an application submitted for such certificate or a cooperative agreement; or (iii) a commitment or agreement to serve the area in question.

(12) Wetland Statement. The applicant shall provide a signed statement of whether areas of the tract proposed to be altered, disturbed or developed includes "wetlands" under the applicable Federal and/or State definitions.

- a. See also the "Natural Features" portion of this Section.

(13) If applicable, copy of the wetland study, and qualifications of person who prepared the study.

Q. Materials Required Prior to Recording. The following are not required at the time of final plan submission but are required prior to recording of the final plan and prior to the construction of any buildings.

(1) Utilities Agreements and Permits.

- a. All signed agreements or contracts with utility companies, water companies or authorities or sewage companies or authorities for the provision of services to the project.
- b. Approval letters from all appropriate Federal and State agencies of any private central water supply system or private central sewage disposal system.
- c. Approved DEP sewage planning module, if applicable.
- d. DEP water quality management permit, if applicable.

(2) See "record plan" requirements in § 22-902 of this Chapter.

- S. Plot and Grading Plan for Each Lot. A plot and grading plan is required for each lot prior to granting of a building permit.

Part 7
MINOR SUBDIVISIONS AND LOT LINE ADJUSTMENTS

SECTION 7. Chapter 22, Part 7, section 22-702, subsection 2.A. shall be amended and new subsection 7.D. shall be added to read as follows:

§22-702. Submission and Review Procedure.

2. Required Submission.
- A. The applicant shall file to the Borough Planning Department, at least 14 days prior to a regularly scheduled monthly Planning Commission meeting, the required fee(s) and the required number of copies of plans and materials as follows:
 1. Borough application, review fee(s) and escrow.
 2. Two copies of the completed application.
 3. Two copies of the plan checklist.
 4. Up to ten printed copies of the complete set of plans on standard-sized sheets (such as 18 inches x 24 inches or larger).
 5. Two printed copies of all supporting documentation such as a traffic impact study or a stormwater management report.
 6. One electronic copy of the complete set of plans and all supporting documentation such as a traffic impact study or a stormwater management report.
 7. One reduced-size set of plans on sheets of 11 inches by 17 inches.

* * *

7. Decision by the Commission.

* * *

- D. When a minor subdivision plan is approved with reasonable conditions that must be met prior to recordation of the plan the applicant shall address the conditions of approval within 90 days from the date of the conditional approval of the preliminary plan by the Commission. Failure to complete the conditions of approval within 90 days of the conditional approval cause the minor subdivision plan being deemed as disapproved unless the time period for meeting such condition or conditions has been otherwise extended by the Planning Commission.

SECTION 8. Chapter 22, Part 7, section 22-703 shall be amended to read as follows:

§22-703. Minor Subdivision Final Plan Requirements.

1. All of the following information and materials listed in this Section are required as part of all minor subdivision submissions, other than lot line adjustments or submittals under § 22-704 of this Part.
 - A. Drafting Requirements. All information shall be legibly and accurately presented.
 - (1) Plans drawn at a scale of one-inch equals 50 feet or other scale pre-approved by the Borough Engineer or Plans Administrator.
 - (2) All dimensions set in feet and decimal parts thereof and bearings in degrees, minutes and seconds.
 - (3) Differentiation between existing and proposed features.
 - (4) Boundary line of the lot or parcel, shown as a heavy boundary line.
 - B. General Information.
 - (1) Name and location of project (such as the "Smith Subdivision No. 2").
 - (2) Name of landowner and developer (with addresses).
 - (3) Names and addresses of abutting property owners, with abutting lot lines.
 - (4) Notarized owners statement of intent (See Attachment 1).

- (5) Name, address, signature, and seal of the plan surveyor and plan preparer (See Attachment 1).
- (6) Approval/review signature blocks for: (See Attachment 1) Borough Planning Commission and Adams County Office of Planning and Development.
- (7) Location map at a standard scale (preferably 1 inch = 400 feet or 1 inch = 200 feet) showing the location of the project.
- (8) North arrow, graphic scale and written scale.
- (9) Date of plan and all subsequent revision dates (especially noting if a revision of a previously approved plan).
- (10) Deed or Record Book volume and page number from Adams County land records.
- (11) Tax map, block and lot number for the lot or parcel being subdivided or developed.

C. Natural Features.

- (1) Contour lines shall be:
 - a. Based on a field survey or photogrametric procedure at an interval of two feet (or other interval preapproved by the Borough Engineer, the Plans Administrator or the Borough Planning Department) at a scale of one inch = 100 feet or larger.
 - b. Note: contours are not required to be shown within areas of lots of ten acres or more that are clearly not intended to be altered as a result of this proposed subdivision, unless needed for stormwater management.
- (2) Identification of any slopes of 15% to 25% and greater than 25%.
- (3) Areas within the 100-year floodplain, with a notation that there are none if that is the case.
- (4) Watercourses (with any name), natural springs, lakes and wetlands. Detailed delineations with courses and distances of wetlands are not required if there is clearly no alteration, buildings, earthmoving, driveways or septic systems proposed

within 200 feet of any area that could be reasonably suspected of being wetlands; however, such areas suspected of being wetlands shall be shown on the plans.

- (5) Areas of existing mature woods, with areas noted that are proposed to be preserved or removed.

D. Manmade Features.

- (1) Existing and proposed lot lines.
 - a. The boundaries of lots (other than a residual lot of at least ten acres) shall be determined by accurate field survey, closed with an error not to exceed one in 10,000 and balanced.
 - b. The boundaries of any residual lot or parcel which is greater than ten acres may be determined by deed.
- (2) Location of existing and proposed monuments.
- (3) Sufficient measurements of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground.
- (4) Buildings estimated to be 80 years or older that are proposed to be impacted by the subdivision, with name and description.
- (5) Sewer lines, stormwater facilities, water lines, bridges and culverts.
- (6) Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-way proposed for dedication to the municipality).
- (7) Proposed (if known) and existing nonresidential building locations and land uses.

E. Zoning Requirements.

- (1) Applicable zoning district and minimum lot area.
- (2) Minimum setback requirements shown for each lot.

F. Proposed Layout.

- (1) Total acreage of site and total proposed number of lots.
- (2) Identification number for each lot.
- (3) Lot width (at minimum building setback line) and lot area for each lot.
- (4) Existing and proposed storm drainage facilities or structures.

G. Additional Information. The Planning Commission may require the submission of any additional information that would be required for the final plan of a major subdivision under § 22-603, if needed to determine compliance with this Chapter.

- (1) Residual Lands Sketch. If the submitted plans do not include all undeveloped or underdeveloped adjacent or abutting lands owned by the same landowner or under control of the same developer (or closely related corporations or limited liability companies), then a sketch shall be submitted at an appropriate scale, on one sheet, covering all such land holdings, together with a sketch of a reasonable future road system to demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of residual lands.
- (2) Copy of the DEP sewage planning module application, if applicable, as completed by the applicant, with evidence that the application has been forwarded to the proper review agencies for comments
- (3) Copy of current deed for property.

SECTION 9. Chapter 22, Part 7, section 22-704 shall be amended to read as follows:

§22-704. Lot Line Adjustments, Annexations and Minor Revisions of Approved Plans.

1. The reduced submission requirements listed in this Section shall apply, together with the procedural requirements of § 22-702 of this Part, if either of the following apply:
 - A. The proposal will meet the definition of a "lot line adjustment."

- B. In the determination of the Plans Administrator, which may be based upon the advice of the Borough Engineer, the proposal will involve revisions to a previously approved plan and those revisions only involve changes in the supporting documentation or engineering details or to correct erroneous data or minor omissions concerning a plan previously granted final plan approval.
- C. All of the following information and materials listed in this Section are required as part of all lot line adjustments.
- (1) Plans drawn at a scale of 1-inch equals 50 feet or other standard scale.
 - (2) All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
 - (3) Differentiation between existing and proposed features.
 - (4) Boundary line of the lot or parcel, shown as a heavy line.
 - (5) Words "final plan" and name of project on each sheet.
 - (6) Notarized owners statement (See Attachment 1).
 - (7) Plan preparer's statement (See Attachment 1).
 - (8) Approval/review signature blocks for: Borough Planning Commission and the Adams County Office of Planning and Development (See Attachment 1).
 - (9) Location map at a standard scale (preferably 1 inch = 400 feet or 1 inch = 200 feet) showing the location of the project.
 - (10) North arrow, graphic scale and written scale.
 - (11) Date of plan and all subsequent revision dates and submission dates (especially noting if a revision of a previously approved plan) with space for future revision dates.
 - (12) Existing and proposed lot lines and street rights-of-way.

- (13) Existing building locations and type of land uses.
 - (14) Applicable zoning district and required minimum lot area.
 - (15) Minimum setback requirements shown for each lot.
 - (16) Note stating type of water and sewer service proposed (such as "public central").
 - (17) Lot width (at minimum building setback line) and lot area for each lot.
 - (18) Dimensions of each lot in feet.
 - (19) List of any modifications or waivers requested to this Chapter.
- D. Additional Information. The Planning Commission may require that a plan under this Section include the submission of specific additional information that would be required if the plan would be a final minor subdivision plan, if such specific information is necessary to determine compliance with this Chapter.
- E. An annexation under this Section shall be made part of the same lot with the same deed.

Part 8 IMPROVEMENT GUARANTEES

SECTION 10. Chapter 22, Part 8, section 22-803, Development Agreement, subsection 3.A. shall be amended to substitute "Attachment 1" for "Appendix B."

Part 9 RECORDING OF THE PLAN

SECTION 11. Chapter 22, Part 9 shall be amended to add new section 22-904 to read as follows:

§22-904. Plan Submission.

1. As-built record plans, sealed by an engineer or surveyor registered in the Commonwealth of Pennsylvania, shall be submitted to the Borough following inspection and approval of the improvements by the Borough, which may occur at various stages of plan development.

2. In addition to the hard copy of the as-built plans, a digital copy shall be provided in CAD and .PDF format.
3. Coordinates shall be given for monuments placed in new subdivisions using the NAD 1983 State Plane Coordinate System. The coordinates must be based on the network of monuments set through Adams County for its use in the GIS System.

Part 10

DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

SECTION 12. Chapter 22, Part 10, section 22-1004, Streets, shall be amended to delete subsection 9. All remaining subsections shall be renumbered consecutively as subsections 9 through 12.

SECTION 13. Chapter 22, Part 10, section 22-1008 shall be amended to read as follows:

§22-1008. Stormwater Management.

Subdivisions and land development regulations shall comply with the regulations set forth in The Gettysburg Borough Stormwater Management Ordinance, Chapter 17 of the Borough Code of Ordinances (Ord. 1402-12), as that ordinance may be amended from time to time. The Gettysburg Borough Stormwater Management Ordinance has been adopted in accordance with the adopted Pennsylvania Stormwater Management Act 167 Plan.

SECTION 14. Chapter 22, Part 10, section 22-1012, subsection 1. shall be amended to read as follows:

§22-1012. Access Drives and Driveways.

1. Design Standards for Access Drives
 - A. Service Drives or Alleys. Service drives and alleys are encouraged to be used where appropriate. If proposed for public dedication, they shall meet all requirements for liquid fuels funding.
 - B. Driveways.
 - (1) A lot may have no more than one driveway for each lot frontage. Each lot shall have a maximum of two driveways.

- (2) When a lot has frontage on more than one street, principle access shall be from the street or lesser classification or the street that provides the safest ingress and egress.
- (3) Driveways shall be set back the following minimum distances:
 - (a) Forty feet from the right-of-way line of an intersecting street on the same side of the road.
 - (b) Three feet from all property lines unless it is a shared drive.
 - (c) Five feet from a fire hydrant.
- (4) Driveways shall not be located within the clear sight triangle of an adjacent intersection.
- (5) Driveways shall comply with the sight distance requirements of PA Code Title 67, Chapter 441.
- (6) A driveway that intersects with a State-owned roadway shall require PennDOT Highway Occupancy Permit.
- (7) The minimum angle between the centerline of the driveway and street shall not be less than 80 degrees nor more than 100 degrees.
- (8) Where a driveway enters a bank through a cut, the shoulders of the cut may not exceed a 2:1 slope.
- (9) The portion of any driveway located in the street right-of-way shall be constructed in accordance with the Borough Construction and Material Specifications and shall be paved to keep stones and other driveway materials off the street.
- (10) If a drainage pipe is placed under a driveway along any Borough street, it shall be a sufficient size to convey stormwater.
- (11) Driveways for single-family dwellings.
 - (a) Driveways shall be at least ten feet in width and shall not exceed 15 feet in width at the right-of-way line.
 - (b) Driveways shall not exceed eight percent (8%) slope within 25 feet of the right-of-way line.
 - (c) Shared driveways are permitted.

(d) A clear sight triangle shall be provided at each driveway with points located on the street 75 feet from the intersection of the centerlines and on the driveway five feet behind the right-of-way line.

(12) Driveways for multi-family dwellings and non-residential uses.

(a) Driveways shall be at least 12 feet in width for each lane of traffic. The maximum width of a driveway at the right-of-way line shall be 35 feet.

(b) Where multiple adjacent uses will require access to an arterial or collector street, the Borough may require the use of a shared driveway or driveways to reduce traffic hazards and congestion.

(c) Driveways shall not exceed eight percent (8%) slope within 40 feet of the right-of-way line.

(d) A clear sight triangle shall be provided at each driveway with points located on the street 75 feet from the intersection of the centerlines and on the driveway five feet behind the right-of-way line.

SECTION 15. Chapter 22, Part 10, section 22-1014 shall be amended to read as follows:

§22-1014. Sidewalks, Pathways and Driveway Aprons.

1. Sidewalks shall be required for safe pedestrian movement and they shall be built to Borough specifications.
2. Location and Width of Sidewalks.
 - A. Sidewalks shall be located within the street right-of-way or other locations approved by the Borough.
 - B. Any required sidewalks shall be built in accordance with the Borough Street and Sidewalk Ordinance.
 - C. Sidewalks shall be required to allow direct access from the sidewalk located in the public right-of-way to the front entrance of the principal structure.
3. Construction.
 - A. Sidewalks shall be constructed in accordance with the Borough Construction and Material Specifications.

4. Handicapped Access. All sidewalks and curbs at the intersection of two or more public streets shall include a sloped curb cut suitable for use by wheelchairs.
5. Maintenance. It shall be the responsibility of adjacent landowners to maintain, plow snow and remove ice off of and repair sidewalks.

Part 11 LANDSCAPING

SECTION 16. Chapter 22, Part 11, section 22-1101, Definitions, shall be deleted. All remaining sections of Part 11 shall be renumbered consecutively as sections 22-1101 through 22-1104. Landscaping definitions have been incorporated into Part 2, section 22-202, Definitions.

SECTION 17. Chapter 22, Part 11, renumbered section 22-1101 shall be amended in part to revise subsection 1. Existing subsections 1.A. through F. shall remain as written. Amended subsection 1. shall read as follows:

§22-1101. Purpose: Application: Landscape Plans.

1. Purpose. It is the purpose of this Part to establish minimum standards for the provision, installation and maintenance of landscape plantings, including buffers and screens, in order to achieve a healthy, beautiful and safe community. Furthermore, it is the purpose and intent of this Part to:

* * *

SECTION 18. Chapter 22, Part 11, renumbered section 22-1102 shall be amended to revise the section heading, to revise subsection 3.A.(2), to add new subsection 3.D., to revise subsection 4.A.(2), to delete subsection 4.A.(3), to renumber the remaining subsection, to add new subsection 4.B.(4) and to revise subsection 5. The amended section heading and amended or added subsections shall read as follows:

§22-1102. Landscaping Requirements for Specific Projects.

3. Nonresidential Development. For all nonresidential development, the following landscaping standards shall be applied:

A. Quantity of Landscaping. The following quantities of landscaping shall be provided:

* * *

(2) A minimum of two planting units shall be provided for every 1,000 square feet or fraction thereof of building coverage.

* * *

D. Under unusual circumstances a waiver may be granted by the Planning Commission to allow a donation in lieu of planting units to the Borough Shade Tree Committee. The amount shall be based upon the Borough Engineer's financial security estimate.

* * *

4. Parking Lots. Parking lots shall be designed to conform with the following:

A. Landscaping within the parking area of all off-street parking lots containing nine or more parking spaces shall have:

* * *

(2) One mid-row landscaped island for each ten contiguous spaces, where rows contain more than ten spaces. The mid-row islands shall have minimum measurements as provided for terminal islands above. Each such island shall contain at least one major deciduous tree or two minor deciduous trees, with the remainder of the island landscaped with appropriate ground cover or grass.

* * *

B. All parking lots shall be surrounded by a perimeter landscaping strip which meets the following requirements:

* * *

(4) A paved pedestrian walkway through the perimeter landscaping shall be provided to allow direct access from the public right-of-way to the front entrance of the principal structure.

5. Dumpster and Trash Storage Areas. All areas proposed for the location of large trash containers, such as dumpsters, or for trash storage pending pickup from more than one residential unit, shall be screened with a fence of no less than five feet or with plant material

that will form a dense screen and which contains materials reasonably expected to attain a height of five feet within three years of planting. Refer to Borough Zoning Ordinance Screens and Buffers.

SECTION 19. Chapter 22, Part 11, renumbered section 22-1103, Installation Standards, subsection 7. shall be amended to substitute "Borough Planning Department" for "Borough Code Enforcement Officer."

SECTION 20. Chapter 22, Part 11, renumbered section 22-1104, Financial Security, subsection 2. shall be amended to substitute "Borough Planning Department" for "Code Enforcement Officer."

SECTION 21: The provisions of this Ordinance are severable, and if any section, clause, part or provision hereof shall be held to be illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Borough Council of the Borough of Gettysburg that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included in this Ordinance.

SECTION 22: All remaining provisions of Chapter 22 shall remain in full force and effect. All other ordinances, or parts of ordinances, conflicting with this Ordinance be and the same are hereby repealed insofar as the same affect this Ordinance.

SECTION 23: This Ordinance shall take effect upon enactment.

THIS ORDINANCE DULY ENACTED AND ORDAINED according to law on this _____ day of _____, 2018, at a duly advertised monthly general business meeting of the Borough Council of the Borough of Gettysburg, Adams County, Pennsylvania.

BOROUGH OF GETTYSBURG

By: _____
Susan C. Naugle
President of Borough Council

ATTEST:

By: _____
Sara L. Stull, Secretary

APPROVED this _____ day of _____, 2018.

By: _____
Theodore H. Streeter, Mayor