

# Milford Township Subdivision and Land Development Ordinance

## Article IV - Design Standards

### § 100-23. Application.

The design standards and requirements set forth in this Article shall be observed as minimums by the developer in the design of each subdivision or land development within Milford Township. The Township may require more restrictive standards where necessary to protect health, safety and welfare of the public, and where circumstances unique to the property so dictate.

#### **General Site Requirements.**

- A. Those areas which are subject to such hazards of life, health, or property as may arise from fire, flood or noise, or are considered to be uninhabitable for other reasons, may not be developed for building purposes unless the hazards have been eliminated or the plans show adequate safeguards correcting the hazards.
- B. The Township, in determining and evaluating potential hazards, shall rely upon information contained in its Wastewater Facilities Plan, its Comprehensive Plan or any regional and county plans in which it has participated, including stormwater and solid wastes management plans. It shall also use historical records, soil evaluations, engineering studies, expert opinions, established standards used by licensed insurance companies or in professional practice, and Federal, State, or local policies as may be applicable.
- C. All portions of a tract being developed or subdivided shall be taken up in lots, streets, designated open spaces, or other proposed uses, so that remnants and landlocked areas shall not be created. All land developments shall also be planned with consideration of impacts on adjacent properties and neighborhoods, including traffic, stormwater drainage, off-street parking, noise, odors, vibrations, landscaping and aesthetics, nuisance activities and other impacts as well as snow storage as this may lead to temporary loss of parking and added stormwater concerns.

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- D. Care shall be taken with all land developments to preserve natural features such as trees, water courses, views, and historical features which will add attractiveness and value to the remainder of the land. Where a subdivision or land development is proposed on a site that has a slope of more than 15% the Township may require larger lot sizes than the minimum standards set forth herein.
- E. Damming, filling, relocating or other interference with the natural flow of surface water along any surface water drainage channel or natural water course shall not be permitted except with the approval of the Township and, where appropriate, the Pennsylvania Department of Environmental Protection.
- F. Wherever possible, lot lines shall follow municipal and county boundary lines rather than cross them, and reserve strips controlling access to lots, public rights-of-way, public lands or adjacent private lands are prohibited.

### **§ 100-25. Blocks and Lots.**

- A. Blocks shall ordinarily not exceed 1,600 feet in length (1,000 feet for commercial).
- B. Pedestrian interior walks may be required, where necessary to assist circulation or provide access to community facilities. Such walks shall have a width of not less than 10 feet and be all-weather-surfaced for not less than 4 feet in width.
- C. Blocks shall be of sufficient width to permit two tiers of lots of appropriate depth, except where an interior street parallels a major street, or where it backs up to a railroad, creek, or other natural barrier.
- D. Where a subdivision adjoins a major state highway (one which is designated and marked for two lanes or more and carries at least 100 vehicles per day), the greater dimension of the block shall front along said highway, and interior or marginal access streets may be required to minimize the number of points of access. Such streets may be required whenever topographic conditions, traffic density or lack of proper sight distance dictate for reasons

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of health and safety. Any subdivision of five lots or more with frontages averaging less than 300 feet along the highway shall be subject to this requirement, if the Township Board of Supervisors determines, after inspection, that such is necessary for the above stated reasons.

- E. Cul-de-sac streets, permanently designed as such, shall not exceed sixteen hundred (1,600) feet in length and shall furnish access to not more than 24 dwelling units. All lots fronting on the cul-de-sac turnaround shall have a minimum lot frontage of fifty (50) feet. Flag lots shall not be permitted on cul-de-sac streets. Cul-de-sac streets shall have, at the closed end, a turnaround with the right-of-way having minimum outside diameter of not less than 125 feet and shall be paved to a diameter of not less than 100 feet. Drainage of cul-de-sacs shall preferably be toward the open end.
- F. All side lines of lots shall be at approximate right angles to straight street lines and approximately radial to curved street lines, except where a variation to this rule will provide a safer or more practical layout.
- G. Double frontage lots shall ordinarily not be platted, except as specifically provided herein. In that event, a planting strip of at least 20 feet in width may be required along the back of the lot.
- H. If remnants of land exist after subdividing, they shall be incorporated in existing or proposed lots, unless designated as common area.
- I. All lots shall front on a public or private street (existing or proposed) and the right-of-way of the principal access to any subdivision shall be a minimum of fifty (50) feet in width. No subdivision will be approved where the width of the existing right-of-way is less than 50 feet unless the subdivider is able to secure such additional right-of-way as may be required to achieve this width. However, the Township may, to reduce the number of entrances to the public highway and encourage development in and around existing hamlets and villages, grant waivers and modifications from this and other street requirements of this Ordinance to accommodate flag lots and others accessed by private driveways. Flag lots that are not accessed from shared driveways shall not be permitted. The standards applicable to such driveways may be found in § 100-30(Q) of this Ordinance.

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- J. Dimension standards applicable to all new lots are found in the Milford Township Zoning Ordinance.
- K. Lot Monuments and Markers.
- (1) Monuments shall be set at all corners and angle points of the boundary of the parent tract to be subdivided, except where permanent monuments meeting the requirements of this section already exist. Monuments shall be of the following type:
    - (a) 2"x 36" galvanized iron pipe filled with concrete and extending 30" below ground or to rock.
    - (b) Railroad rail 36" in length and extending 30" below ground or to rock.
    - (c) Brass pin ¾" grouted into rock.
  - (2) Markers shall be set at all corners of each proposed lot and shall be ¾" rebar extending 30" below ground or to rock.

### § 100-26. Common Open Space/Recreation Areas.

- A. Such portion of the development as may be required by the Township Zoning Ordinance, but not less than 10% of the gross area of any subdivision or land development, shall be designated as common open space for the enjoyment of and be freely and safely accessible to all residents of that subdivision which portion shall be a minimum of one acre. This requirement may be waived or reduced at the discretion of the Board of Supervisors, in instances where less than five (5) lots are involved.
- B. Common open space shall consist of contiguous land areas of no less than one acre in area, shall be freely and safely accessible to all residents of the development, and shall not be used to fulfill open space requirements or

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provide recreational areas for residents of other subdivisions, land developments, or other sections of this subdivision. Open space shall not include acreage used for improvements unless such improvements are part of the recreational facilities. Storm drainage facilities and sewage disposal areas are considered improvements.

- C. The applicant shall provide, prior to the granting of any Final Plan approval, to the satisfaction of the Township and its Solicitor, documentation for the perpetual preservation and maintenance of the open space and also for the use and enjoyment of the recreation area/facilities by lot owners/residents of the units being approved.
- D. A minimum of fifty (50%) percent or one acre, whichever is greater, of the required open space area shall be suitable for active recreation facilities such as ballfields, pavilions, playgrounds, pools, basketball courts, etc. Said area shall not include wetlands or floodplains, and have average slopes less than 15% in grade. The Township may require evidence of such suitability in the form of soil tests, slope analyses and similar measures.
- E. On-site community recreation amenities shall be provided for the use of residents, applying the "Park, Recreation Open Space and Greenway Guidelines" from the National Park and Recreation Association as general criteria for planning purposes. Specific amenities and facilities shall be designed in accordance with approved national standards for that sport, for example, the USTA, the USGA, Little League Baseball, Amateur Softball Association of America, USA Swimming, US Soccer Federation, etc. Said recreation facility plans shall be reviewed by the Township Engineer, Recreation Consultant, Recreation Commission, and/or any other township professional or commission deemed appropriate. All recreational improvements within each phase shall be installed or financially guaranteed prior to final approval of that phase.
- F. Open Space/Recreation Areas shall not be deemed to be dedicated to or accepted by the Township unless and until the Township has taken formal action with regard to same.

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### § 100-27. Water Supply.

- A. Where an existing public water supply is available within 1,000 feet of a proposed subdivision or land development of twenty (20) lots or more, the Township Board of Supervisors may require the subdivider to construct a system of water mains, tied to such system and provide a connection for each lot. Regardless of this requirement, all subdivisions and land developments shall be served with an adequate water supply and meet requirements of the Milford Township Fire Protection Ordinance.
- B. Plans and specifications for offsite water systems (extension of an existing system or a proposed new facility) shall be prepared by a Professional Engineer and conform to accepted engineering practices and fire protection requirements. The system shall, where necessary, include fire hydrants and water storage meeting the specifications of the Association of Fire Underwriters, the applicable Fire Department and the Milford Township Fire Protection Ordinance. Suitable agreements shall also be established for the ownership and maintenance of such distribution system.
- C. The applicant must demonstrate ability to provide a minimum 400 gallons per day (GPD) for each residential dwelling unit to be serviced. Service to industrial or commercial establishments shall meet standards established by the American Water Works Association or insurance industry underwriting standards.
- D. New central or community water supply wells shall be sited, drilled, and tested under the direct supervision of a Registered Professional Engineer or a professional groundwater geologist. Tests shall include analyses of impacts on neighboring wells. Wells shall be so located that no potential pollution sources can exist within a 100 foot radius or such other radius as may be specified under Milford Township Source Water Protection Regulations, the Township Zoning Ordinance or, in the alternative be recommended by the Pennsylvania DEP.
- E. Where individual water wells are proposed, the application shall indicate the proposed locations of all proposed well sites to ensure that isolation distance requirements can be met.

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### § 100-28. Sewage Disposal.

- A. When a public sewage disposal system is located within 1,000 feet of a proposed subdivision or land development of twenty (20) lots or more, the Township Board of Supervisors may require the subdivider to provide a system of collection lines to connect to said system. Regardless of this requirement, all subdivision and land developments shall be provided with an adequate sewage disposal system(s).
- B. All lots shall contain suitable areas for on-lot sewage disposal systems or be served by an approved central or community sewage disposal system. Plans and specifications, including a Planning Module for Land Development complete with all appropriate components as required by the Pennsylvania Department of Environmental Protection (to revise or supplement the Township Official Plan), shall be submitted with all preliminary subdivision or land development plans (or final plans where Preliminary Plans are waived). Following preliminary plan approval, the Township will submit copies of the module and necessary documentation to the Commonwealth for review. Commonwealth approval of the module and the Township's revision or supplement to its Official Plan shall be required prior to final approval.
- C. Central or community sewage disposal systems are required for all residential lots and non-residential developments where the Township SEO (Sewage Enforcement Officer) or DEP determine that on-site soil conditions are unsuitable for on-lot subsurface sewage disposal systems.
- D. Design standards, materials and specifications shall meet Pennsylvania Department of Environmental Protection requirements.
- E. Where connection to a central or community sewage system is not required, on-site systems shall be provided in accordance with criteria set forth by the Pennsylvania Department of Environmental Protection. The Township Sewage Enforcement Officer's site and soils evaluation by the test pit method and favorable report is required prior to preliminary plan approval. The Sewage Enforcement Officer shall determine the number and location of test pits and soil percolation tests necessary to determine the general

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suitability of soils throughout the subdivision or land development for on-lot subsurface sewage disposal.

- F. Sanitary sewers shall be designed and constructed in strict accordance with Pennsylvania Department of Environmental Protection standards and Township standards. Sanitary sewers shall not be used to carry storm water.
- G. Where individual on-site sewage disposal systems are proposed, the application shall indicate the proposed locations of all proposed system sites to ensure isolation distance requirements can be met.
- H. No community on-lot disposal system shall be located in such topographical position that is likely to be flooded or otherwise impacted by storm drainage.

### **§ 100-29. Erosion and Sedimentation.**

In the event any developer shall intend to make land changes by grading, filling, excavating or the removal or destruction of the natural topsoil or vegetative covering thereon in accordance with a subdivision or land development plan submitted to the Township, the same shall only be approved and accomplished after the developer has submitted plans for erosion and sedimentation control measures to the Pike County Conservation District for review and approval and otherwise complied with Commonwealth regulations respecting such plans. A copy of this plan shall be provided to the Township along with evidence of its approval. Plan submissions shall comply with District information requirements.

### **§ 100-30. Storm Water Management.**

- A. A Storm Water Management Plan ("SWM") shall be provided for all subdivisions and land developments involving earth disturbance. SWM submissions shall comply with DEP requirements. The standards of this Ordinance shall be presumed to have been met in the case of any land disturbance where a NPDES permit from the Pennsylvania DEP has been secured. Such permits shall be maintained as one the responsibilities of the developer or legal successor thereof and notice of transfer of such responsibility shall be provided to the Township and Pike County Conservation District.



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- B. No activities regulated under the Clean Streams Law shall commence until the municipality has received; (1) a SWM site plan prepared by a qualified professional, certifying such plan meets the standards and criteria of this Ordinance subject to such modifications as are consistent with best management practices, or (2) an NPDES permit from Pennsylvania DEP. The Township may have any SWM site plan reviewed by the Township Engineer for recommendations. Township approval, where required, shall be granted or denied in conjunction with review and action on any subdivision, site or building plans submitted for approval and relating to the same activity.
- C. Plans approved by the Township or DEP, as the case may be, shall be on site throughout the duration of any regulated activity.
- D. The Township may, after consultation with DEP or the Township Engineer, approve methods for meeting the state water quality requirements other than those in this Ordinance, provided they do not conflict with state law, including but not limited to the Clean Streams Law. The standards contained herein shall, however, simply be considered guidelines in the instances of existing non-conforming lots and buildings or where the best management practice, for instance, is to get stormwater to an adjoining stream before flooding occurs. Projects involving less than 2,500 square feet of impervious area shall be wholly exempt from application and review hereunder, provided the change will not alter drainage patterns.
- E. The general performance standard shall be that the amount of uncontrolled stormwater leaving the site along any property line after development shall not exceed that estimated for the site prior to development. In instances where stormwater facilities are impractical for engineering reasons the Township may, subject to DEP limitations, modify this standard as it applies to a particular project but shall provide for the maximum practical reduction in flow which can be achieved under the circumstances. The developer shall provide full information, prepared by a registered engineer, regarding the predevelopment stormwater flows and estimates at the time of application.

The following additional requirements shall apply:

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- (1) Lots shall be laid out and graded to prevent cross-lot drainage away from proposed building areas. Natural drainage courses shall be maintained.
- (2) The existing points of natural drainage discharge onto adjacent property shall not be altered, nor shall the rate of water runoff be increased because of development, without the written approval of all affected land owners.
- (3) Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such watercourse, drainage way, channel or stream, and of such width as will be adequate to preserve the unimpeded flow of natural drainage, or for the purpose of widening, deepening, relocating, improving or protecting such drainage facilities. Any changes in the existing drainage way shall be subject to the approval of DEP.
- (4) Whenever storm drains are required by the Township, such storm sewer systems shall be separate from any sanitary sewer system. Storm drains or storm sewer facilities may be required in any development situation where the Township Supervisors determine that surface drainage facilities are inadequate to prevent excessive erosion and lot or road maintenance problems.
- (5) Drainage systems shall be designed in accordance with such design standards as may be promulgated by the Pennsylvania DEP or the Pennsylvania Department of Transportation, using hydraulic computations to show effects of the flow of water. Pursuant to Section 1517 of the Pennsylvania Second Class Township Code, no drainage pipe of less than 15" in diameter shall be used underneath a street or driveway. All dams, lakes, ponds or stream encroachments shall be designed in accordance with the design standards of DEP. No stormwater management facilities shall be designed for less than a 10-year storm and all stormwater detention facilities shall, at a minimum, be designed to pass a 100 year storm without facilities failure.

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- (6) All drainage systems and structures shall be subject to the approval of the Township Engineer, Township Supervisors or any such other qualified person as may be appointed for this purpose by the Township Supervisors.
- F. Easements shall also be provided for all stormwater drainage ditches or sewers and water courses. All easements shall be shown on the final plan and the Township or its agents (to include the Planning Commission or other official representatives) shall have the right enforce the easements in the event the developer and/or lot owner's association fail or are unable to enforce them. They shall further have free access to all developments and lots at all times for the purpose of inspection and enforcement.
- G. Any SWM shall, to the extent permitted under the Clean Streams Law, and DEP regulations, comply with Sections 407.13 and 414.3 of the Milford Township Zoning Ordinance.
- H. Maintenance of Stormwater Management Facilities.
- (1) Maintenance of stormwater management facilities shall be the responsibility of the owner of said facilities. A legally binding agreement shall be executed between the owner and the Township to provide for such maintenance and further providing for inspections by the Township.
  - (2) In cases where a property owners association is created for the ownership, operation and maintenance of common facilities such property owners association shall be responsible for the maintenance of stormwater management facilities and such maintenance shall be established in the deed covenants and restrictions.
  - (3) When stormwater management control facilities are located on an individual lot, and when such facilities are the responsibility of that landowner to maintain, a description of the facility or system and the terms of the required maintenance shall be incorporated as part of the deed to the property. When individual responsibility is evidenced by a DEP and NPDES permit, the Township should receive copies of all

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transfers at the time that individual is subject to NPDES permits are transferred.

- (4) If the Township determines at any time that any permanent stormwater management facility has been eliminated, altered or improperly maintained, the owner of the stormwater management facility shall be advised of corrective measures required and given a reasonable period of time to take necessary action. If such action is not taken by the property owner, the municipality may cause the work to be done and lien all costs against the property.
- (5) The Township may also require a financial guarantee be supplied to ensure the maintenance of all stormwater management facilities. Such guarantee, if required, shall be equal to the Township estimated annualized costs of such maintenance plus 15% as a contingency and shall be part of the agreement referenced in sub-section (1) immediately above.

### **§ 100-31. Street Requirements.**

- A. The arrangement, character, extent, width, grade and location of all streets shall conform to the provisions found herein. Every subdivision shall have access to a public right-of-way.
- B. Design and Arrangement.
  - (1) In general, all streets shall be continuous and in alignment with existing streets and shall compose a convenient system to insure circulation of vehicular and pedestrian traffic, with the exception that minor streets shall be laid out including the use of loop streets and cul-de-sacs, so that their use by through traffic will be discouraged.
  - (2) Where a subdivision abuts or contains an existing or proposed major street, marginal access streets may be required, in order to protect residential areas from heavy traffic and also to provide separation between local and through traffic.

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- (3) Streets shall be logically related to the topography so as to produce usable lots and reasonable grades as required by this and other Township Ordinances.
- (4) New half or partial streets will not be permitted. Wherever a tract to be subdivided borders an existing half or partial street, the remaining portion of the street shall be platted within such tract.
- (5) Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts, or when designed as cul-de-sacs. Temporary cul-de-sacs shall be provided in the case of the former and permanent cul-de-sacs shall comply with Section 100-24.E hereof.
- (6) Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the extension of streets.
- (7) Streets shall be laid out to intersect as nearly as possible at right angles; in any event, no street shall intersect another at less than seventy-five (75) degrees. Intersections of more than two streets shall be avoided. Streets entering opposite sides of another street shall be laid out directly opposite one another or offset a minimum of one hundred-fifty feet (150') in the case of minor streets and four-hundred (400) feet in the case of collector and major streets.
- (8) Street and driveway intersections with major streets shall not be so numerous, nor so close to each other, as to impede the flow of traffic.
- (9) Clear sight triangles shall be provided at all street intersections. Within such triangles, no structure or vision-obstructing object other than utility poles, street lights, street signs, or traffic signs shall be permitted which obscures vision above the height of thirty-six (36) inches and below ten (10) feet measured from the centerline grade of intersecting streets. Such triangles shall be established from a distance of eighty-five (85) feet from the point of intersection of the centerlines (125 feet in the case of collector streets and 200 feet in the case of major streets).

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(10) Whenever, in connection with a subdivision, the principal access (whether public or private) to such subdivision, by virtue of bridge weight limits of less than twenty (20) tons or other comparable limitations, would restrict access to the property by emergency vehicles or school buses, the subdivider shall be required to upgrade the bridge to accommodate a weight limit of at least twenty (20) tons.

C. Alleys may be permitted in residential areas under special circumstances, but in no case shall an alley provide the only means of access to a lot. Alleys are required on the rear of all commercial and industrial lots, if no other provisions are made for adequate service access or for parking.

D. Street Grades.

(1) Profiles: No street grade shall be less than 1/2 percent or exceed the following, with due allowances for reasonable vertical curves:

Major Traffic Streets	8% (up to 10% for 500 feet)
Collector Streets	8% (up to 10% for 500 feet)
Minor Streets	10% (up to 12% for 500 feet)

Higher grades permitted above for distances of five-hundred (500) feet may be repeated when separated by no less than five-hundred (500) feet of street meeting the basic standard. Streets shall have a grade not to exceed three (3) percent for a distance within fifty (50) feet of the street right-of-way line of any intersecting street.

(2) Cross Section: The gradients of streets shall be not less than 0.5%. On streets where curbs, gutters, and sidewalks are not required, there shall be a shoulder graded to the same slope.

(3) Minimum Sight Distance, measured at a height of 3.75 feet, from a vehicle ten (10) feet back of the pavement edge) for intersections connected with new street construction, driveways and accesses to new land developments (PennDOT standards applicable along state routes):

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Posted Speed/Classification By Township (If None Posted)	Sight Distance to Left	Sight Distance to Right
55 mph (Major Streets)	845 feet	875 feet
45 mph (Major Streets)	635 feet	570 feet
35 mph (Collector Streets)	440 feet	350 feet
25 mph (Minor Streets )	250 feet	195 feet

### E. Street and Alley Width.

- (1) The width of all major thoroughfares shall conform to the width designated on the Township's official map, if one shall exist.
- (2) The minimum right-of-way widths for streets and alleys, excluding slope, drainage and utility easements, are as follows:

Major Streets	60 feet
Collector Streets	50 feet
Minor Streets	50 feet
Alley	25 feet
Crosswalks	10 feet

Where the proposed subdivision fronts on an existing public right-of-way of less than the required width as specified above, the subdivider shall provide additional right-of-way as may be required to conform with these standards. Where the proposed subdivision fronts on only side of such a road, the entire additional width required shall be provided on that side.

- F. On all dead-end roads a turnabout area with a one-hundred-twenty-five (125) foot diameter right-of-way and one-hundred (100) foot diameter traveled portion shall be provided.
- G. The entire width of the travelway of each street in a proposed subdivision shall be graded and suitably prepared for installation of paving, drainage structures, curbs and gutters, in accordance with the appropriate standards

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for the class of street. The subgrade shall be free of sod, vegetative matter, or other similar material. Where poor subsurface drainage conditions exist, adequate drainage shall be installed. The subgrade construction shall conform to minimum standards found in Subsection H (2) below.

### H. Pavement.

- (1) The width of pavement required shall vary, depending upon the character of the development served and the amount of traffic expected to utilize the street. The following are minimum street pavement widths:

Type of Street	Minimum Clearance Beyond Each Shoulder	Minimum Shoulder Width (Each)	Minimum Cartway Pavement Width	Minimum Travelway Width
Major	4 feet	10 feet	24 feet	44 feet
Collector	4 feet	8 feet	22 feet	38 feet
Minor	N/A	6 feet	20 feet	32 feet

- (2) The pavement shall be constructed in accordance with the following specifications:
- (a) All stumps, roots and vegetation shall be removed from the entire graded portion of the road.
  - (b) Materials shall be suitable to form a firm, unyielding surface.
  - (c) All rocks exceeding six (6) inches in maximum dimension shall be broken off or removed so that no part of any rock is less than six (6) inches from the finished surface.
  - (d) All streets shall be well drained and the minimum size pipe shall be fifteen (15) inches.
  - (e) Subgrade shall be thoroughly compacted by at least a ten (10) ton roller, or equal.



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- (f) All travelways shall be constructed to Pennsylvania Department of Transportation specifications with respect to material utilized. Material not meeting these specifications may be approved by the Township Roadmaster and Township Engineer on a case by case basis where circumstances indicate small amounts of traffic will be involved or site conditions warrant use of different material. Shoulders shall be also be constructed to a compacted depth of six (6) inches of the same material as the base.

### I. Shoulders and Embankments.

- (1) Street shoulders shall be constructed with materials approved by the Township Engineer and consistent with the requirements herein. The entire shoulder area shall be uniformly and thoroughly compacted by rolling and must be level with the top of the road paving, or as directed by the Township Engineer.
- (2) Embankments at the sides of streets and cross-sections of drainage ditches shall not exceed a maximum slope of two (2) feet horizontally to one (1) foot vertically in a cut or fill section. In special cases, the Township Engineer may require more rigid standards.

### J. Curbs and Gutters.

- (1) Curbs shall be required for public safety purposes In the case of commercial developments and other instances where intensive uses exist or are anticipated along a major or collector street.
- (2) Where curbs exist on abutting properties, their extension will ordinarily be required throughout the proposed subdivision.
- (3) Curbs shall not be constructed where pavements are less than 20 feet in width, the public street is not paved or the lot fronts on a private street. Where curbs are not required, adequate gutters shall be graded and protected by seeding, or appropriate surfacing.

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- (4) Curbs may be of the wall type or may be combined with gutters built of concrete. Curbs, combined curbs and gutters, and graded gutters shall be constructed in accordance with standard engineering practice.
- K. Walls, Slopes and Traffic Guards.
- (1) Where the grade of the street is above or below the grade of the adjacent land, walls or slopes shall be constructed in a manner satisfactory to the Township, and shall be sufficient to support the street or the adjacent land, as the case may be.
  - (2) Where the adjoining embankment has a slope exceeding three (3) feet horizontally to one (1) foot vertically and the grade of the street is two (2) feet or more above the grade of the adjacent land, guardrails shall be built to protect travel, if required by the Township Engineer.
- L. All streets, including cul-de-sacs and alleys, shall be constructed as shown on the Preliminary Plan approved by the Supervisors and in conformity with the street requirements contained herein. Where such Ordinance does not provide a clear standard, the Township may rely upon the standards promulgated by the Pennsylvania Department of Transportation for local streets. These standards may also be modified wherever necessary to preserve shade, address aesthetic concerns or otherwise avoid unnecessary earth disturbance, provided the construction standards applicable to the road base are not modified and the full right-of-way is obtained as required.
- M. Four-way street name signs of a design approved by the Board of Supervisors shall be installed at each street intersection by the subdivider at his own expense. Streets that are extensions of, or obviously in alignment with, existing streets shall bear the name of existing streets. Street names shall not be repeated within the Township and shall be subject to Township approval.
- N. Street lighting is the responsibility of the applicant to provide, and the lot owners to maintain and operate. The Township Engineer will determine when and if street lighting is necessary, evaluating need on the basis of

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safety considerations and commonly accepted standards of lighting. Whether or not street lights are initially installed, the developer shall be responsible for providing utility easements for future street lighting installation, upon consultation with the public service utility company involved. All utility easements shall be a minimum of ten (10 feet) feet in width.

- O. The subdivider shall preserve existing shade trees along any proposed street right-of-way unless their removal is clearly required for safety of construction and use.
- P. Requirement for Road Occupancy and Other Permits.
  - (1) No driveway, street or drainage facility or structure shall be constructed or altered within a state right-of-way, and no drainage facility of the Pennsylvania Department of Transportation shall be altered or connected onto without first obtaining a permit from PennDOT.
  - (2) No driveway, local road or drainage facility or structure shall be constructed or altered within a township right-of-way, and no drainage facility of Milford Township shall be altered or connected onto without first obtaining a permit from the Milford Township Supervisors.
- Q. Private driveways may be used to access a maximum of two (2) single-family dwellings. Accesses to multi-family dwelling projects shall not be considered private driveways but, rather, be subject to the requirements herein pertaining to streets. The following standards shall apply to private driveways:
  - (1) Individual driveways serving only one single-family dwelling shall not be subject to any of the street design or improvement requirements of this Section 100-30.Q or this Ordinance, but shall be subject to any Township driveway specifications.
  - (2) Standards of construction for shared driveways servicing up to two (2) single-family dwellings may be modified provided the deed for each lot

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(a copy of which shall be submitted) shall contain appropriate restrictive covenants;

- (a) setting forth the manner in which the costs of repairs, upgrade and maintenance shall be apportioned between the owners,
- (b) restricting each parcel from further subdivision, and
- (c) documenting that the parties understand the driveway is the not the responsibility of the Township and that they have no recourse to the Township for repairs, upgrades or maintenance.

(3) The driveway shall meet the following minimum design standards:

Minimum Right-of-Way	24 feet
Minimum Pavement Width	12 feet
Minimum Shoulder Width	3 feet
Maximum Grade	16%
Minimum Sight Distance	150 feet

A negative slope of not less than two percent (2%), for a minimum distance of twenty feet (20') from the intersecting road right-of-way, shall be provided on the private street to prevent stormwater run-off from flowing onto the intersecting roadway. A leveling area not exceeding four percent (4%) in grade and not less than forty feet (40') in length shall be provided where the private street intersects with the right-of-way of the adjoining street.

- (4) Pavement shall consist of an all-weather surface, and
- (5) Applicants proposing driveways of this nature shall not be required to submit detailed engineering data (e.g. profiles, grade analyses, etc.) in conjunction with the submission but driveways shall be subject to inspection by Township representatives to determine that improvements have been constructed to comply with these standards. Private street entrances or aprons within the adjoining street right-of-way and the private street shall be installed or guaranteed by the

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Developer and/or Subdivider as required in this Ordinance prior to final subdivision approval. Private drives shall, not under any circumstances, be dedicated to the Township as municipal streets.

- R. All lots intended for single-family residential use shall be of sufficient size and design to allow for a minimum of two (2) off-street parking spaces per residence. The Township Planning Commission may require prospective sites for such parking areas or other improvements be designated on Final Subdivision Plans. Parking areas for other land developments shall be provided and depicted in accordance with the applicable standards for those developments (see Article VII).
- S. Subdivisions, or expansions of subdivisions, that result in total of twenty-five (25) or more dwelling units shall provide off-street school bus stopping and parking areas, including areas for student waiting and parent parking, sufficient to accommodate the needs of the subdivision, but no less than one student and one parking space for each five dwelling units proposed, plus one bus parking area for each twenty-five (25) dwelling units. Location and design shall be subject to review by the Delaware Valley School District. The Township may modify these requirements where projects are of such scope or occupancy as to demand less parking. Such area shall also be used to locate all mailboxes associated with such subdivisions. Location and design shall be subject to U.S. Postal Service standards. No individual on-lot mailboxes shall be permitted in these circumstances.
- T. All subdivisions and land developments shall provide access suitable for fire protection purposes and review of all plans by the fire company servicing the project shall be required for all major subdivisions.
- U. Complete final construction (as built) plans, certified by a Professional Engineer licensed to practice in Pennsylvania, shall be provided for all other street improvements proposed on the Final Plan. Prior to Final Approval, all street improvements shall also be inspected by the Milford Township Engineer for conformance with the standards of this Ordinance. Such inspections shall, if deemed necessary by the Township Engineer, be scheduled throughout the construction period and applicants shall be required to coordinate with the Township Engineer in scheduling such

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inspections. The Township Engineer shall use inspection data as a basis for recommending any changes or additional improvements that may be required prior to issuance of Final Approval by the Board of Supervisors. Such recommendations shall not, however, be a substitute for the project engineer's certification of the as-built construction plans.