

ORDINANCE NO. 198

AN ORDINANCE OF THE TOWNSHIP OF SOUTH HEIDELBERG, BERKS COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 129, ADOPTED APRIL 9, 1999, AS AMENDED BY ORDINANCE NO. 166, ADOPTED DECEMBER 9, 1999, AS AMENDED BY ORDINANCE NO. 173, ADOPTED JANUARY 25, 2001, THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF SOUTH HEIDELBERG, AMENDING PROVISIONS REGARDING SKETCH PLAN REQUIREMENTS; AMENDING PROVISIONS REGARDING PRELIMINARY PLAN REQUIREMENTS; AMENDING PROVISIONS REGARDING FINAL PLAN REQUIREMENTS; AND AMENDING PROVISIONS REGARDING DESIGN STANDARDS.

WHEREAS, on April 9, 1992, the Board of Supervisors of the Township enacted Ordinance No. 129, The Subdivision and Land Development Ordinance of the Township of South Heidelberg (the "SALDO"), as amended by Ordinance No. 166 enacted December 9, 1999, as amended by Ordinance No. 173, enacted January 25, 2001; and

WHEREAS, the Board of Supervisors of the Township desires to further amend the SALDO.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of South Heidelberg, Berks County, Pennsylvania, and it is hereby ENACTED AND ORDAINED by the authority of the same that the SALDO is amended and supplemented as follows:

1. Article IV, "Sketch Plan Requirements", Section 401, "General Requirements" is amended and supplemented to read as follows:

"Section 401 General Requirements

Sketch Plans shall comply with the requirements of Section 405. If it is found that the Sketch Plan does not meet the submission requirements of Section 402, the Township Planning Commission may decline to accept the Plan for review until the deficiencies are corrected and the Plan is resubmitted per the requirements of this Section.

401.1 Pre-Application Meeting

A pre-application meeting is encouraged between the applicant, the site designer, and the Planning Commission (and/or its planning consultant), to

introduce the applicant to the municipality's zoning and subdivision regulations and procedures, to discuss the applicant's objectives, and to schedule site inspections, meetings and plan submissions as described below. Applicants are also encouraged to present the Existing Resources and Site Analysis Plan (see Preliminary Plan requirements) at this meeting.

401.2 Existing Resources and Site Analysis Plan

Applicants shall submit an Existing Resources and Site Analysis Plan prepared in accordance with the requirements contained in Section 506. The purpose of this key submission is to familiarize officials with existing conditions on the applicant's tract and within its immediate vicinity, and to provide a complete and factual reference for them in making a site inspection. This Plan shall be provided prior to or at the site inspection, and shall form the basis for the development design as shown on the Sketch Plan.

401.3 Site Inspection

After preparing the Existing Resources and Site Analysis Plan, applicants shall arrange for a site inspection of the property by the Planning Commission and other municipal officials, and shall distribute copies of said site analysis plan at that on-site meeting. Applicants, their site designers, and the landowner are encouraged to accompany the Planning Commission.

The purpose of the visit is to familiarize local officials with the property's existing conditions and special features, to identify potential site design issues, and to provide an informal opportunity to discuss site design concepts, including the general layout of designated Greenway lands (if applicable), and potential locations for proposed buildings and street alignments. Comments made by municipal officials or their staff and consultants shall be interpreted as being only suggestive. It shall be understood by all parties that no formal recommendations can be offered, and no official decisions can be made, at the Site Inspection.

401.4 Pre-Sketch Conference

Following the site inspection and prior to the submission of a sketch plan, the applicant shall meet with the Planning Commission to discuss the findings of the site inspection and to develop a mutual understanding on the general approach for subdividing and/or developing the tract in accordance with the four-step design procedure described in this ordinance, where applicable. At the discretion of the Commission, this conference may be combined with the site inspection.”

2. Section 405.1.8 relating to Sketch Plan Requirements concerning topographical and physical features is amended to read as follows:

“405.1.8 Significant existing topographical and physical features (i.e., elevation contours, water bodies, quarries, flood plains (including special flood hazard areas established by the Federal Insurance Administration), tree masses, railroad tracks, buildings, absorption areas, wells, etc. Fields, pastures, meadows, trees with a diameter of 15” or more, hedgerows and other significant vegetation on the tract, steep slopes (over 25%), rock outcrops, ditches, drains, dumps, storage tanks, streams within two hundred (200) feet of the tract, and existing rights-of-way and easements, and cultural features such as all structures, foundations, walls, wells, trails, and abandoned roads.”

3. Section 405.1.9 relating to Sketch Plan Requirements concerning general street and lot layout is amended to read as follows:

“405.1.9 Proposed general street and lot layout. A general concept for land conservation, Greenway lands, house sites, and land disturbance.”

4. Section 506.3.18, “Site Context Map” is amended and supplemented as follows:

“506.3.18 Site Context Map. A map showing the location of the proposed subdivision within its neighborhood context shall be submitted. For sites under 100 acres in area, such maps shall be at a scale not less than 1"= 200', and shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. For sites of 100 acres or more, the scale shall be 1" = 400', and shall show the above relationships within 2,000 feet of the site. The features that shall be shown on Site Context Maps include topography (from U.S.G.S. maps), stream valleys, wetland complexes (from maps published by the U.S. Fish & Wildlife Service or the U.S.D.A. Natural Resources Conservation Service), woodlands over one-half acre in area (from aerial photographs), ridge lines, public roads and trails, utility easements and rights of way, public land, and land protected under conservation easements.”

5. Section 506.3.19 relating to aerial photography is added as follows:

“506.3.19 An aerial photograph enlarged to a scale not less detailed than 1” = 400’, with the site boundaries clearly marked.”

