

Chapter 130

SUBDIVISION AND LAND DEVELOPMENT

[HISTORY: Adopted by the Board of Supervisors of the Township of North Londonderry as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Streets and sidewalks — See Ch. 126.

Zoning — See Ch. 150.

ARTICLE I

Geodetic Control Requirement for Land Development Plans

[Adopted 2-9-1993 by Ord. No. 94 (Ch. 87, Art. I, of the 1991 Code)]

§ 130-1. Plat requirements for major subdivisions and land development.

- A. Any landowner or other person having a proprietary interest in land, when planning a major subdivision or land development as defined by the Lebanon County Subdivision and Land Development Ordinance, shall be required to provide to the Township, prior to final approval of any major subdivision or land development plan, the following: The plat boundary shall be field tied to the nearest North Londonderry Township monument, which is based upon the State Plane Coordinate Systems NAD83, in accordance with one (1) of the two (2) methods outlined below:
- (1) Self-closing (looped) traverse(s) shall be conducted between two (2) North Londonderry Township monuments and the plat boundary with a minimum precision of no less than one (1) part in ten thousand (10,000) before adjustment.
 - (2) Self-closing (looped) traverse(s) shall be conducted between one (1) North Londonderry Township monument, the plat boundary and a line whose azimuth has been determined by astronomic observation or Global Position System (GPS) with a minimum precision of no less than one (1) part in ten thousand (10,000) before adjustment. Astronomic or GPS observation shall be performed in accordance with third order, Class II requirements set forth in Standards and Specifications for Geodetic Control Networks, Federal Geodetic Control Committee, September 1984 or as subsequently amended.
- B. Geodetic control points that are used shall be shown on the plat by graphically identifying their location, name and number. The final adjusted direct tie (bearing and distance) shall be shown between those geodetic control points and specific point(s) on plat boundary. If only one (1) North Londonderry Township monument was used as in the method in Subsection A(2) above, a bearing diagram shall be shown on the plat relating the bearing structure shown on the plat to grid north.

§ 130-2. Certified copy of electronic data file to be submitted to Township.

A certified copy of the associated electronic data file shall be given to North Londonderry Township in order to expedite entering the subdivision or land development into the Township's records.

ARTICLE II
Traffic Signs in Major Subdivisions
[Adopted 12-14-1993 by Ord. No. 99 (Ch. 87, Art. II, of the 1991 Code)]

§ 130-3. Purpose.

This article is designed to insure the accurate and proper placement of all traffic control devices, traffic and regulatory signs on public streets in new major subdivisions in North Londonderry Township, to be consistent with Chapter 67 of the Pennsylvania Department of Transportation Rules and Regulations.

§ 130-4. Definitions.

- A. Unless otherwise specified, words and phrases used in this article shall have the meanings ascribed to them in the Vehicle Code of the Commonwealth of Pennsylvania,¹ as now in force, or as hereafter amended, enacted or reenacted, except where the context clearly indicates a different meaning.
- B. The following words or phrases, when used in this article, shall have the following definitions:

APPLICANT — A landowner or developer who has filed an application for development, including his or her heirs, successors and assigns.

COUNTY — Lebanon County, Pennsylvania.

DEVELOPER — Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development.

ENGINEERING AND TRAFFIC STUDY — An orderly examination and analysis by a registered professional engineer, of physical features and traffic conditions conforming to generally accepted engineering standards and practices as specified by the Pennsylvania Department of Transportation for the purpose of ascertaining the need or lack of need for a particular traffic sign, signal or regulatory sign.

FINAL PLAN — A complete and exact subdivision or land development plan prepared for recording as required by statute, to define property rights, proposed streets and other improvement; a final plat.

GOVERNING BODY — The North Londonderry Township Board of Supervisors.

HIGHWAY — The entire width between the boundary lines of every publicly maintained way when any part of it is open to the use of the public for purposes of vehicular travel; the term includes roadways, streets and cartways.

1. Editor's Note: See 75 Pa.C.S.A. § 101 et seq.

IMPROVEMENTS — Physical additions and changes to the land necessary to produce usable and desirable lots.

LAND DEVELOPMENT — The subdivision of land, or the improvement of one (1) lot or two (2) or more lots, tracts or parcels of land for any purpose involving a group of two (2) or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or involving the division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

LANDOWNER — The legal or beneficial owner or owners of land, including the holder of an option or contract to purchase, a lessee if he or she is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in the land.

LOT — A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

MAJOR SUBDIVISION — Any subdivision or land development involving more than five (5) lots or dwelling units; or any subdivision or land development on a property after five (5) or more lots or dwelling units have previously been subdivided from that property; or any subdivision or land development proposing the opening, widening, or extension or improvement of a street shall be deemed to be a major subdivision or land development; multifamily, mobile home park, commercial and industrial development, regardless of the number of lots or units created.

MUNICIPALITY — City, borough or Township.

PLAT — The map or plan of a subdivision or land development, whether preliminary or final.

TOWNSHIP — The governmental jurisdiction and legal entity of North Londonderry Township, Lebanon County, Pennsylvania.

TRAFFIC SIGNS — Official traffic control devices, including but not limited to signs, signals, markings and other devices authorized by the Pennsylvania Department of Transportation, consistent with the basic rules of the road as established by the Pennsylvania Vehicle Code, which are placed or erected for the purpose of regulating, warning or guiding traffic by authority of the governing body of the municipality or other official having jurisdiction over the highway.

§ 130-5. Engineering and traffic study.

Applicants, when submitting major subdivision or land development plans, shall include engineering and traffic study data for each proposed traffic sign. The study shall conform to the guidelines set forth in Title 67 of the Pennsylvania Department of Transportation Rules and Regulations.

§ 130-6. Placement of signs.

Details regarding the placement of traffic signs shall be shown on all plans submitted for review. Placement specifications shall coincide with the engineering and traffic study data, as well as Title 67 of the Pennsylvania Department of Transportation Rules and Regulations.

ARTICLE III

Lebanon County Subdivision and Land Development Ordinance

[The Township operates under the Lebanon County Subdivision and Land Development Ordinance. This ordinance, adopted by Lebanon County 7-20-1989 as Ordinance Number 13 (Ch. 87, Art. III, of the 1991 Code), and any subsequent amendments thereto, are on file in the Township offices.]