

# Franklin Township Subdivision and Land Development Ordinance

## ARTICLE II DEFINITIONS

For the purpose of this Ordinance, the following words and phrases shall have the meaning as given in the Article.

Words in the present tense include the future.

The singular includes the plural.

The words "will" and "shall" are mandatory and the word "may" is optional.

The word "person" means an individual, corporation, partnership, firm, association, company, or any other similar entity.

All definitions contained in the Franklin Township Zoning Ordinance are hereby incorporated into this Ordinance.

Definitions associated with Traffic Impact Studies are located in Article IV, Traffic Impact Studies Section.

Definitions associated with Mobile Homes and Mobile Home Parks are located in Article IX.

**ACCESS DRIVE** - Every entrance or exit used by vehicular traffic to or from properties abutting a public road. The term includes proposed streets, driveways, private streets, lanes, alleys, courts, and ways.

**ADVERSE CONDITION** - Any condition that limits, restricts, or otherwise inhibits the use, enjoyment, or functionality of a particular facility, tract, or feature.

**AGRICULTURAL PURPOSE** - The use of a tract of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce and equipment and for housing and feeding livestock and for housing equipment. The use of land solely for a dwelling site is not an agricultural purpose.

**AUTHORITY** - A body politic and corporate created pursuant to the act of May 2, 1945 (P.L.382, No. 164) known as the "Municipality Authorities Act of 1945, as amended from time to time."

**BLOCK** - An area bounded by streets.

**BORROW AREA** – An area, usually but not limited to, being located offsite, which serves as a source for obtaining topsoil, fill, or other earthen material for which there is a deficit elsewhere on the project site.

**CARTWAY** - The surface of a street or road which is improved, designated, or intended for vehicular use.

**CLEAR SIGHT TRIANGLE** - An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of the street center lines.

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**COVERAGE** - That portion or percentage of a parcel in which the direct infiltration of stormwater runoff into the earth, as covered, is or will be modified and inhibited by materials, structures, facilities, etc.

**CROSSWALK** - A publicly or privately owned right-of-way for pedestrian use extending from a street into a block or across a block to another street.

**CUL-DE-SAC** – A street with access closed at one end, provided with a vehicular turn-around area at the closed end.

**DRAINAGE** – The flow of surface water runoff and the methods of directing such flow which include but are not limited to: a) the removal of surface water or groundwater from land by drains, grading, or other means which includes runoff controls to minimize erosion and sedimentation during and after construction and; b) the means for preserving the water supply and; c) the prevention or alleviation of flooding.

**EASEMENT** – A nonpossessory right, privilege, or liberty which one has in land owned by another. It is a right to a limited use in another's land for some special and definite purpose.

**EASEMENT, UTILITY** - A right-of-way granted for the limited use of land for public or quasi-public placement, installation, maintenance, repair, or replacement of utilities; also the land to which such right(s) pertain.

**EGRESS** - The exit of vehicular traffic from abutting properties to streets, lanes, alleys, courts, and ways.

**ENGINEERING SPECIFICATIONS** - The written specifications of the municipality as prepared by a registered professional engineer, regulating the installation of any required improvement or for any facility installed by any owner, subject to public use, and as approved by the Board of Supervisors from time to time.

**EROSION** - The removal of surface materials by the action of natural elements.

**EXCAVATION** - Any act by which earth, sand, gravel, rock, or any other similar material is dug into, cut, carried, uncovered, removed, displaced, relocated, or bulldozed. It shall include the conditions resulting therefrom.

**GOVERNING BODY** - The Board of Supervisors of Franklin Township, York County, Pennsylvania.

**HYDRIC SOILS** – Soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part.

**IMPROVEMENT** - Physical additions and changes to land, such as grading, paving, curbing, fire hydrants, water mains, sanitary sewers, capped sewers, storm sewers, storm drains, catch basins, culverts, sidewalks, monuments, crosswalks, bridges, earthworks, street lights, street trees, other plantings, and other structures

**INGRESS** - The entrance of vehicular traffic from streets, lanes, alleys, courts, and ways to abutting properties.

**LOOP ROAD** – A street with one end open for public vehicular and pedestrian access and the other end looping around to intersect itself.

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LOT, REVERSE FRONTAGE - A lot extending between and having frontage on an arterial street and a minor street with vehicular access solely from the latter.

MEDIATION - A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating in a written agreement which the parties themselves create and consider acceptable.

MUNICIPAL AUTHORITY - A body politic and corporate created pursuant to the act of May 2, 1945 (P.L.382, No. 164), known as the "Municipal Authorities Act of 1945, as amended from time to time."

MUNICIPAL ENGINEER - A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency, or joint planning commission.

PLAN, AS-BUILT – A plan prepared and certified by a registered engineer or surveyor illustrating the physical location, dimensions and topographical features of improvements in relation to property boundaries, other features and improvements and any other specifications of the Township for any approved development plan. As-built plans shall be prepared at a scale of not less than one inch equals fifty feet or a scale approved by the Township.

PLAN, CONSTRUCTION – A final plan prepared by a registered engineer or surveyor showing the construction details of streets, drawings, sewers, bridges, culverts, and other improvements as required by this ordinance.

PLAN, SKETCH - An informal plan, not necessarily to exact scale, indicating existing features of a tract, its surroundings, and the general layout of a proposed subdivision or land development.

PLAN, PRELIMINARY - A tentative subdivision or land development plan, in lesser detail than the final plan, indicating the approximate proposed layout of a subdivision as a basis for consideration prior to preparation of the final plan.

PLAN, FINAL - A complete and exact subdivision or land development plan prepared for official recording as required by statute.

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

PROFESSIONAL CONSULTANT – Person or firm who may provide expert or professional advice, including, but not limited to, architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects, or planners.

PUBLIC GROUND(S) – Includes:

1. Parks, playgrounds, trails, paths, and other recreational areas and other public areas;
2. sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and
3. publicly owned or operated scenic and historic sights.

PUBLIC MEETING - A forum held pursuant to notice under 65 Pa.C.S. Ch. 7 (relating to open meetings), as amended from time to time.

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**RE-SUBDIVISION** - Any replatting or resubdivision of land limited to change in lot lines on an approved final plan or recorded plan. This definition shall include reverse/add-on subdivisions.

**RUNOFF** - The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off of the surface of the land.

**SEDIMENTATION** - The process by which mineral or organic matter is accumulated or deposited by moving wind, water, or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "sediment".

**SIGHT DISTANCE** - The length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic.

**SLOPE** - The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per one hundred (100) feet of horizontal distance.

**STOPPING SIGHT DISTANCE (SSD)** – Is calculated as the sum of (1) the distance a vehicle travels from the instant a driver sees an object necessitating a stop until the instant the brakes are applied, and (2) the distance required to actually stop the vehicle once the brakes are applied. In roadway design, the SSD is used to determine if drivers will have sufficient time to stop. Specifically, SSD is affected by both horizontal and vertical curves in a roadway's alignment.

**SUBSTANTIALLY COMPLETED** – Where, in the judgment of the Township Engineer, at least 90% (based on the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied, or operated for its intended use.

**SURFACE DRAINAGE AREA** - A plan showing all present and proposed grades and facilities for storm water drainage.

**TOP SOIL** - Surface soils and subsurface soils which presumably are fertile soils and soil material ordinarily rich in organic matter or humus debris. Top soil is usually found in the uppermost soil layer called the "A" Horizon.

**UNDEVELOPED LAND** - Any lot, tract, or parcel of land which has not been graded or in any other manner improved or prepared for subdivision or land development or the construction of a building.

**WATER SURVEY** - An inventory of the source, quantity, yield, and use of groundwater and surface-water resources within a municipality.

**WETLAND** - Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. The term includes but is not limited to wetland areas listed in the State Water Plan, the United States Forest Service Wetlands Inventory of Pennsylvania, the Pennsylvania Coastal Zone Management Plan, and any wetland area designated by a river basin commission.