

## APPENDIX



**APPENDIX NO. 1**

**FULTON TOWNSHIP  
APPLICATION FOR CONSIDERATION OF A  
SUBDIVISION OR LAND DEVELOPMENT PLAN**

1. Date of Application \_\_\_\_\_
2. Type of Application:  Preliminary  Subdivision Plan  Land Development Plan  
 Final  Subdivision Plan  Land Development Plan  
 Improvement Construction Plan  
 Revised  Subdivision Plan  Land Development Plan  
 Lot Add-On Plan
3. Name of Development \_\_\_\_\_  
Plan no. \_\_\_\_\_ Date of Plan \_\_\_\_\_
4. Location of Development \_\_\_\_\_
5. Name of Landowner \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_
6. Name of Applicant (if not landowner) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_
7. Firm which prepared plan \_\_\_\_\_
8. Engineer, Surveyor or Landscape Architect \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_
9. Total Acreage \_\_\_\_\_ No of Units \_\_\_\_\_ Avg. Size/ Lot or Unit \_\_\_\_\_
10. Type of Water Supply \_\_\_\_\_
11. Type of Sewage Disposal \_\_\_\_\_
12. Proposed Use of Land \_\_\_\_\_
13. Acreage proposed for park or public use \_\_\_\_\_
14. Estimated acreage of subject tract of landowner \_\_\_\_\_
15. Lineal feet of new streets \_\_\_\_\_
16. Date plan application submitted to Lancaster County Planning Commission \_\_\_\_\_
17. Plans and material submitted (per Article III for appropriate type of application).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
18. Date Filing Fee submitted to Township: \_\_\_\_\_ Amount of Fee: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Received By

Date \_\_\_\_\_

**APPENDIX NO. 2**

CERTIFICATION OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Fulton Township Subdivision and Land Development Ordinance.

\_\_\_\_\_, 19\_\_\_\_ \* \_\_\_\_\_

\*\*

\*Signature of the design professional responsible for the preparation of the plan

\*\* Seal of the individual

**APPENDIX NO. 3**

STORM DRAINAGE PLAN CERTIFICATION

I hereby certify that, to the best of my knowledge, the storm water management facilities shown and described hereon are designed in conformance with the Fulton Township Storm Water Management Ordinance.

\_\_\_\_\_, 19\_\_\_\_ \* \_\_\_\_\_

\*\*

\*Signature of the design professional responsible for the preparation of the storm drainage plan.

\*\* Seal of the individual

APPENDIX NO. 4

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

(Landowner is an Individual)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_

who being duly sworn according to law, deposes and says that he is the  
\* \_\_\_\_\_ of the property shown on this plan, that the plan thereof was made at his direction, that he acknowledges the same to be his act and plan, that he desires the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled " NOT FOR DEDICATION") are hereby dedicated to the public use.

\*\* \_\_\_\_\_

\*\*\* \_\_\_\_\_

My Commission Expires \_\_\_\_\_, 19\_\_\_\_\_

- \* Identify ownership or equitable ownership
- \*\* Signature of the individual
- \*\*\* Signature and seal of notary public or other officer authorized to acknowledge deeds

APPENDIX NO. 4 (Continued)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

(Landowner is a Partnership)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_, being one of the firm of \_\_\_\_\_, who being duly sworn according to law, deposes and says that the copartnership is the \* \_\_\_\_\_ of the property shown on this plan, that the plan thereof was made at its direction, that it acknowledges the same to be its act and plan and desires the same to be recorded, and that all street and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

\*\* \_\_\_\_\_

\*\*\* \_\_\_\_\_

My Commission Expires \_\_\_\_\_, 19\_\_\_\_\_.

- \* Identify ownership or equitable ownership
- \*\* Signature of the individual
- \*\*\* Signature and seal of notary public or other officer authorized to acknowledge deeds

APPENDIX NO. 4 (Continued)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

(Landowner is a Corporation)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_, being \* \_\_\_\_\_ of \*\* \_\_\_\_\_, who being duly sworn according to law, deposes and says that the corporation is the \*\*\* \_\_\_\_\_ of the property shown on this plan, that he is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation further acknowledges, that all streets and other property identified as proposed public property are hereby dedicated to the public use - (excepting those areas labeled "NOT FOR DEDICATION").

\*\*\*\* \_\_\_\_\_

\*\*\*\*\*

\*\*\*\*\* \_\_\_\_\_

My Commission Expires \_\_\_\_\_, 19 \_\_\_\_\_

- \* Individual's title
- \*\* Name of corporation
- \*\*\* Identify ownership or equitable ownership
- \*\*\*\* Signature of individual
- \*\*\*\*\* Corporate seal
- \*\*\*\*\* Signature and seal of notary public or other officer authorized to acknowledge deeds

**APPENDIX NO. 5**

**CERTIFICATE FOR PRELIMINARY PLAN APPROVAL  
BY THE BOARD OF SUPERVISORS**

By resolution on this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, the  
Fulton Township Board of Supervisors granted Preliminary Plan Approval of this project,  
including the complete set of plans and information in Township File No. \_\_\_\_\_ .  
This plan may not be recorded in the office of the Lancaster County Recorder of Deeds, nor may  
and construction be initiated.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice-Chairman

**APPENDIX NO. 6**

**CERTIFICATE FOR IMPROVEMENT CONSTRUCTION PLAN APPROVAL  
BY THE BOARD OF SUPERVISORS**

By resolution on this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, the  
Fulton Township Board of Supervisors granted Improvement Construction Plan Approval of this  
project, including the complete set of plans and information in Township File No. \_\_\_\_\_ .  
This plan may not be recorded in the office of the Lancaster County Recorder of Deeds.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice-Chairman

**APPENDIX NO. 7**

**CERTIFICATE FOR FINAL PLAN APPROVAL  
BY THE BOARD OF SUPERVISORS**

By resolution on this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, the  
Fulton Township Board of Supervisors granted Final Plan Approval of this project, including the  
complete set of plans and information in Township File No. \_\_\_\_\_ .

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice-Chairman



**APPENDIX NO. 8**

LANCASTER COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE

The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, reviewed this plan on \_\_\_\_\_, 19 \_\_\_\_\_, and a copy of the review is on file at the office of the Lancaster County Planning Commission in LCPC File No. \_\_\_\_\_. This certificate does not indicate approval or disapproval of the plan by the Lancaster County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth, or the Federal government.

\* \_\_\_\_\_ \*

\*Signatures of Chairman and Vice Chairman or their designees

**APPENDIX NO. 9**

RECORDER OF DEEDS CERTIFICATE

Recorded in the office for Recording of Deeds, in and for Lancaster County, Pennsylvania, in Subdivision Plan Book \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_.  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_\_.

\_\_\_\_\_  
Recorder

**APPENDIX NO. 10**

**NOTICE OF APPROVAL OF NEW STREET NAMES**

Fulton Township Board of Supervisors  
777 Nottingham Road  
Peach Bottom, PA 17563

Date: \_\_\_\_\_

Plan Name: \_\_\_\_\_ (To be completed by Applicant)

Plan Date: \_\_\_\_\_ (To be completed by Applicant)

Plan Dwg. No.: \_\_\_\_\_ (To be completed by Applicant)

Lancaster County-Wide Communications has reviewed and approved the following new street names: (Applicant to provide on this form a list of all proposed new street names prior to submitting this form for approval. This form must bear the authorized signature from the Lancaster County-Wide Communications.)

\_\_\_\_\_  
Authorized Signature, Lancaster County-Wide Communications

APPENDIX NO. 11

IMPROVEMENTS AGREEMENT

Prior to the approval of the final plan of any subdivision or land development, a duplicate original of this Agreement must be filed with the Planning Commission. A signed copy of this agreement must be filed with the Board of Supervisors and must be accompanied by a performance guarantee in a form and amount satisfactory to the Board of Supervisors.

In Re: \_\_\_\_\_  
Name of Subdivision or Land Development \_\_\_\_\_ Location \_\_\_\_\_

The undersigned developer hereby agrees to provide throughout his development and as shown on the plat of \_\_\_\_\_ dated \_\_\_\_\_ 19\_\_, the following municipal improvements:

<u>Improvements</u>	<u>UNIT COST</u>	<u>UNIT</u>	<u>ESTIMATED CONSTRUCTION COST</u>
Street grading	_____	_____	_____
Street base	_____	_____	_____
Street	_____	_____	_____
Curbs	_____	_____	_____
Sidewalks	_____	_____	_____
Storm sewer facilities	_____	_____	_____
Sanitary sewers:			
Trunk lines	_____	_____	_____
Mains	_____	_____	_____
Laterals or house connections	_____	_____	_____
Force mains	_____	_____	_____
Pump stations	_____	_____	_____
Treatment plants	_____	_____	_____
On-site sewage facilities	_____	_____	_____
Water mains	_____	_____	_____
On-site water supply	_____	_____	_____
Fire hydrants	_____	_____	_____
Street monuments	_____	_____	_____
Street name signs	_____	_____	_____
Street lights	_____	_____	_____
Planting	_____	_____	_____
Other	_____	_____	_____

TOTAL ESTIMATED COST OF \_\_\_\_\_ \$ \_\_\_\_\_

**APPENDIX NO. 11 (Continued)**

The above improvements shall be constructed in accordance with all municipal requirements and specifications, and conformance with this provision shall be determined solely by the Board of Supervisors.

The developer intends to be legally bound hereby.

---

Signature of Developer  
(If corporation, to be signed by president and attested to by secretary, together with corporate seal)

Dated: \_\_\_\_\_, 19\_\_.

**ACCEPTANCE**

Approved by resolution of the Fulton Township Board of Supervisors at the meeting of \_\_\_\_\_, 19\_\_.

---

Chairman  
Fulton Township Board of Supervisors

**APPENDIX NO. 12**

PERFORMANCE GUARANTEE

A letter of credit is the most commonly used method of providing a performance guarantee for required improvements. The following is a sample format that includes the elements of such a guarantee which are important to the Township:

[BANK'S LETTERHEAD]\*\*

[DATE]\*\*

**IRREVOCABLE LETTER OF CREDIT**

Fulton Township Board of Supervisors  
777 Nottingham Road  
Peach Bottom, PA 17563

Re: No.: [NUMBER OF LETTER OF CREDIT]\*\*  
Amount: [AMOUNT OF LETTER OF CREDIT]\*\*  
Expiration Date: [EXPIRATION DATE OF  
LETTER OF CREDIT]\*\*

Gentlemen:

[NAME OF BANK]\*\* (hereinafter "Bank") hereby issues to Fulton Township, Lancaster County, Pennsylvania (hereinafter "Municipality") on behalf of [NAME AND ADDRESS OF DEVELOPER]\*\* (hereinafter "Developer"), Bank's irrevocable letter of credit (hereinafter "Letter") in the amount of [AMOUNT OF LETTER]\*\*.

This Letter is issued on behalf of Developer and is intended to secure the completion of the required improvements (including, but not limited to, streets, curbs, gutters, sidewalks, sewers, storm drains, water lines, grading, etc.) shown in Developer's plan prepared by [NAME OF PLAN PREPARER]\*\*, Drawing No. [NO. OF DRAWING]\*\*, dated [DATE OF PLAN]\*\* (hereinafter "Plan").

This Letter expires on [EXPIRATION DATE]\*\* at 5:00 p.m. or upon Bank's receipt of written notification from Municipality of its expiration, whichever shall occur first; provided, however, that the expiration date of this Letter shall be extended automatically for additional one (1) year periods beginning with the expiration date and upon each anniversary of such date, unless at least thirty (30) days prior to such expiration date or each anniversary of such date Bank notifies

Municipality in writing, by certified mail, return receipt requested, addressed to Municipality at 777 Nottingham Road, Peach Bottom, PA 17563, that Bank elects not to renew this Letter.

Payment under this Letter shall be available by the Municipality's written draft to Bank, which drafts shall be signed by a member of the Board of Supervisors of Municipality and shall state that Developer has failed to complete part or all of the public improvements set forth in the Plan in accordance with the Plan or the standards of Municipality. Partial drawings under this Letter are permitted, but the aggregate total shall not exceed the amount stated above. Drafts under this Letter shall be marked as follows: "Drawn under [*BANK NAME*]\*\* Letter of Credit No. [*NO. OF LETTER OF CREDIT*]\*\* dated [*DATE OF LETTER OF CREDIT*]\*\*. Payment under this Letter shall be made without determination of conditions or facts pertaining to related contractual agreements between Developer and Municipality.

Any correspondence to Bank regarding this Letter should be addressed to the following: [*NAME AND ADDRESS OF PERSON RESPONSIBLE FOR INQUIRIES REGARDING LETTER*]\*\*. Telephone inquiries to Bank regarding this Letter should be directed to the following: [*NAME AND PHONE NUMBER OF RESPONSIBLE INDIVIDUAL*]\*\*.

Unless otherwise specifically stated herein, this Letter is subject to the Uniform Commercial Code in effect in the Commonwealth of Pennsylvania on the date hereof and to the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce in effect on the date hereof, as may be appropriate.

Intending to be legally bound hereby, this Letter has been duly executed by the undersigned authorized officer of the undersigned Bank.

Very truly yours,

[*BANK'S NAME*]\*\*

By:

[*NAME OF AUTHORIZED SIGNATORY*]\*\*

APPENDIX NO. 13

NOTICE OF COMPLETION AND APPROVAL OF IMPROVEMENTS

Fulton Township Board of Supervisors  
777 Nottingham Road  
Peach Bottom, PA 17563

SUBJECT: Approval of Improvements

Gentlemen:

The developer of the project known as \_\_\_\_\_ has completed the installation of the following improvements in accordance with the approved plans:

- |  |   |
|--|---|
| <input type="checkbox"/> Street grading                | <input type="checkbox"/> Street base            |
| <input type="checkbox"/> Street                        | <input type="checkbox"/> Curbs                  |
| <input type="checkbox"/> Sidewalks                     | <input type="checkbox"/> Storm Sewer facilities |
| <input type="checkbox"/> Sanitary sewers:              |   |
| <input type="checkbox"/> Trunk lines                   | <input type="checkbox"/> Mains                  |
| <input type="checkbox"/> Laterals or house connections | <input type="checkbox"/> Force mains            |
| <input type="checkbox"/> Pump station                  | <input type="checkbox"/> Treatment plants       |
| <input type="checkbox"/> On-site sewage facilities     | <input type="checkbox"/> Water mains            |
| <input type="checkbox"/> On-site water supply          | <input type="checkbox"/> Fire hydrants          |
| <input type="checkbox"/> Street monuments              | <input type="checkbox"/> Street name signs      |
| <input type="checkbox"/> Street lights                 | <input type="checkbox"/> Planting               |
| <input type="checkbox"/> Other (specify)               |   |

\_\_\_\_\_  
Signature, Township Engineer

\_\_\_\_\_  
Print Full Name

**APPENDIX NO. 14**

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into by and between the following parties:

Fulton Township Board of Supervisors, hereinafter called "Board"

and

---

hereinafter called "Developer"

RECITALS

WHEREAS, the Developer has submitted to the Board, a plan and application for a Subdivision or Land Development Plan (hereinafter call "Plan") located \_\_\_\_\_ in Fulton Township and known and designated as \_\_\_\_\_; and

WHEREAS, the Board has required and the Developer has agreed that as a condition precedent to final approval of the Developer's Plan, all improvements shall be completed by the Developer and approved, or lieu of the completion of the improvements required, the Developer shall provide a performance guarantee or other security as required by the Fulton Township Subdivision and Land Development Ordinance (hereinafter call "Ordinance"); and

WHEREAS, the Board and the Developer desire to set forth their understanding concerning the Developer's agreement and responsibility to pay the cost involved in processing, inspecting and approving Developer's Plan;

NOW THEREFORE, intending to be legally bound hereby, the Board and the Developer agree as follows:

1. The Developer, at his own cost and expense, shall proceed to perform and complete all improvements required by the Developer's Plan, subject to the review and approval of the plans and specifications by the Township Engineer.
2. In lieu of the completion of the improvements required as a condition for the final approval of the Developer's Plan, the Developer shall provide for deposit with the Board financial security consistent with the requirements of the Ordinance in an amount sufficient to cover the costs of any improvements including, but not limited to, streets, storm water management facilities, utilities and other related facilities. Such financial security shall provide for, and secure to the public, the completion of the required improvements within the time constraints established in the Ordinance for completion of such improvements. The amount of financial security shall be equal to one hundred ten



percent (110%) of the cost of the required improvements for which financial security is to be posted. The cost of the improvements shall be established by submission to the Township Engineer of an estimate prepared by the Developer's Engineer, subject to review, comment, and approval by the Township Engineer.

3. The Township Engineer and the Developer shall agree upon a notification procedure and a schedule of field inspections to be made during construction and upon completion of all improvements and provide copy of same to the Board.
4. Upon completion of the improvements, the Developer shall give notice to the Township Engineer, in writing, to inspect the improvements. The Township Engineer shall inspect the improvements within ten (10) days and shall approve same if they are completed in accordance with the Plan and acceptable engineering practices. If the Township Engineer disapproves, the Township Engineer shall notify the Developer promptly. Both the Developer and the Township Engineer shall provide copies of all correspondence to the Board.
5. Developer agrees to reimburse the Township for engineering services necessitated by the review and approval of the Developer's Plan and necessitated by the review and inspection of all required improvements at the following rates: Township Engineer \$ \_\_\_ per hour; associated itemized expenses, where applicable, at actual cost of such expenses. It is agreed that engineering services shall be payable by Developer within ten (10) days after date of invoice and prior to final approval of Developer's Plan or release of financial security.
6. Where applicable Developer agrees to reimburse the Township for solicitor services necessitated by the review and approval of the Developer's plan and necessitated by the review of all required financial security. It is agreed the Township Solicitor's services shall be payable within ten (10) days after date of invoice and prior to final approval of Developer's Plan or release of financial security.
7. Developer, their heirs and assigns, agree to save harmless and indemnify the Board for any costs, damages, claims and expenses, including legal fees.

IN WITNESS WHEREOF, the parties hence caused this Memorandum of Understanding to be executed, DATED this \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

FULTON TOWNSHIP BOARD OF SUPERVISORS

\_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

(Notary Seal)

DEVELOPER

---

Chairman

Date: \_\_\_\_\_

**APPENDIX NO. 15**

**DECLARATION OF STORM WATER EASEMENTS  
AND MAINTENANCE PROVISIONS  
FOR NON-DEDICATED STORM WATER FACILITIES**

Declaration made this \_\_\_\_ day of \_\_\_\_\_, 19\_\_ by \_\_\_\_\_  
with a residence or place of business at \_\_\_\_\_  
(hereinafter referred to as "Declarant").

BACKGROUND. Declarant is the landowner of premises situate at \_\_\_\_\_  
\_\_\_\_\_, Fulton Township, Lancaster County, Pennsylvania,  
(hereinafter referred to as "Township") as more specifically set forth in a deed or deeds recorded  
in Deed Book \_\_\_\_, Volume \_\_\_\_, Page \_\_\_\_, and as shown on one or more plans prepared by  
\_\_\_\_\_, Drawing No. \_\_\_\_\_ dated \_\_\_\_\_,  
Sheet(s) No. \_\_\_\_\_ (hereinafter referred to as "Premises").

Prior to any major earth disturbance activity, Declarant is required, under the Fulton Township Subdivision and Land Development Ordinance of 1997 (hereinafter referred to as the "Ordinance"), to apply for and obtain approval for all storm water management facilities from the Township. Declarant is required under Section 607.01 of the Ordinance, to submit a Storm Water Management Plan (hereinafter referred to as the "Plan"), a written hydrologic and hydraulic report and an erosion and sedimentation control narrative, including, without limitation, a declaration of ownership and maintenance responsibility of storm water management facilities.

The purpose of this Declaration is to describe the ownership and maintenance responsibility for storm water management facilities and to impose that responsibility on successor landowners of the Premises.

NOW THEREFORE, intending to be legally bound and in consideration of the requested approval by the Township of a Plan, Declarant, for Declarant and the assigns and successors of Declarant, covenants and declares as follows:

1. The storm water management facilities shall be constructed in accordance with the Plan and be owned by Declarant, its successors and assigns.
2. All drainage courses, swales, storm water inlets, pipes, conduits, detention basins and other storm water management facilities not dedicated to the Township shall be maintained by Declarant, its successors and assigns, in a first-class condition in conformance with the Plan, as approved by the Board of Supervisors of Fulton Township, or its authorized representative, and in a manner sufficient to meet or

exceed the design standards and specifications set forth on the Plan. These responsibilities shall include, but not be limited to, the following:

- (a) Liming and fertilizing vegetated channels and other areas according to accepted standard maintenance practices.
- (b) Re-establishment of vegetation by seeding and mulching or sodding of scoured areas or areas where vegetation has not been successfully established.
- (c) Mowing as necessary to maintain adequate strands of grass and to control weeds. Chemical weed control may be used if applicable federal, state and local regulations are met. Selection of seed mixtures shall be subject to approval by the Township.
- (d) Removal of silt from all permanent structures which trap silt or sediment in order to keep the material from building up in grass waterways and thus reducing their capacity.
- (e) Regular inspection of the areas in question to assure proper maintenance and care.
- (f) All drainage courses, swales, storm water inlets, pipes, conduits, detention basins and other storm water management facilities shall be kept free of any debris, structures or other obstruction and shall be maintained in proper working order.

Declarant, its successors and assigns, shall be responsible for performing the foregoing maintenance.

- 3. Declarant, for itself, its successors and assigns, authorizes the Township, at any time and from time to time, by its authorized representatives, to enter upon the Premises to inspect the storm water management facilities.
- 4. Township may require Declarant, its successors or assigns, or any future owner or occupier of the Premises, to take such corrective measures as are reasonably necessary to bring the Premises into compliance with the Plan.
- 5. Township itself, through its authorized representatives, may take such corrective measures as are reasonably necessary to bring the Premises into compliance with the Plan and may charge the cost thereof to Declarant, its successors or assigns, or any landowner of the Premises, and, in default of such payment, may cause a lien to be imposed upon the Premises.

6. Declarant hereby imposes upon the Premises for the benefit of all present and future landowners of the Premises, or a part of the Premises, the Township and all other landowners affected by the storm water management facilities, the perpetual nonexclusive right, privilege and easement for the draining of storm water in and through the storm water detention basins, drainage courses, swales, storm water inlets, pipes, conduits, and other storm water management facilities depicted on the Plan submitted to Township or hereafter made of record and now or hereafter installed on or constructed upon the Premises, and, in addition, easements of access to such facilities.
7. This Declaration shall be binding upon Declarant, the successors and assigns of Declarant, and all present and future landowners of the Premises, and is intended to be recorded in order to give notice to future landowners of the Premises of their duties and responsibilities with respect to the storm water management facilities.
8. This Declaration may be amended only by written instrument signed on behalf of all landowners of the Premises and the Township. If one or more lots or interests in real estate included in the Premises are held in condominium form of ownership, the owner's association or similar entity shall be deemed the landowner of said lots or interests in real estate, and the joinder in the amendment of such association or similar entity shall be required in lieu of the joinder of the individual landowners of such lots or interests.
9. The provisions of this declaration shall constitute covenants running with the Premises. Concurrent with its execution, this declaration shall be recorded in the Recorder of Deeds office in and for Lancaster County, Pennsylvania. All deeds, documents, or other instruments conveying or transferring the Premises, or any part thereof, shall enumerate that such conveyance or transfer is under and subject to this declaration, and shall incorporate by reference this declaration and the record hereof, or enumerate this declaration in its entirety.

---

Declarant

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF LANCASTER )

On this, the \_\_\_ day of \_\_\_\_\_, 19\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_ known to me (or satisfactorily proven) to be the person/s whose name/s is /are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

Witness my hand and notarial seal.

---

Notary Public  
My Commission Expires:

## APPENDIX 16

### ILLUMINATION GUIDELINES FOR STREET, PARKING, AND PEDESTRIAN AREAS

Illumination of streets, parking areas, and pedestrian ways shall be provided as specified in the following table:

#### A.

#### Street Illumination

##### Area Classification

<u>Street Hierarchy</u>	<u>Commercial</u>		<u>Intermediate</u>		<u>Residential</u>	
	<u>Lux</u>	<u>Footcandles</u>	<u>Lux</u>	<u>Footcandles</u>	<u>Lux</u>	<u>Footcandles</u>
Collector	13	1.2	10	0.9	6	0.6
Local	6	0.6	4	0.4	4	0.4

#### B.

#### Parking Illumination (Open Parking Facilities)

##### Illumination Objective

<u>Level of Activity</u>	<u>Vehicular Traffic</u>		<u>Pedestrian Safety</u>		<u>Pedestrian Security</u>	
	<u>Lux</u>	<u>Footcandles</u>	<u>Lux</u>	<u>Footcandles</u>	<u>Lux</u>	<u>Footcandles</u>
Low activity	5	0.5	2	0.2	9	0.8
Medium activity	11	1.0	6	0.6	22	2.0
High activity	22	2.0	10	0.9	43	4.0

#### C.

#### Pedestrian Way Illumination

<u>Classification</u>	<u>Minimum Average Level</u>		<u>Average Levels for Special Pedestrian Security</u>			
	<u>Lux</u>	<u>Footcandles</u>	<u>Mounting Heights (9 to 15 feet)</u>		<u>Mounting Heights (15 to 30 feet)</u>	
	<u>Lux</u>	<u>Footcandles</u>	<u>Lux</u>	<u>Footcandles</u>	<u>Lux</u>	<u>Footcandles</u>
Walkways & Bikeways						
Sidewalks and bike lanes along streets						
Commercial areas	10	0.9	22	2.0	43	4.0
Intermediate	6	0.6	11	1.0	22	2.0
Residential areas	2	0.2	4	0.4	9	0.8
Walkways and bike paths distant from streets	5	0.5	6	0.6	11	1.0

## APPENDIX 16 (Continued)

Walkways & Bikeways <u>Classification</u>	<u>Minimum Average Level</u>		<u>Average Levels for Special Pedestrian Security</u>			
	<u>Lux</u>	<u>Footcandles</u>	<u>Mounting Heights</u> 3 to 5 meters (9 to 15 feet)		<u>Mounting Heights</u> 5 to 10 meters (15 to 30 feet)	
			<u>Lux</u>	<u>Footcandles</u>	<u>Lux</u>	<u>Footcandles</u>
Pedestrian tunnels	43	4.0	54	5.0	--	--
Pedestrian overpasses	3	0.3	4	0.4	--	--
Pedestrian stairways	6	0.6	9	0.8	--	--

### IES Lighting Handbook definitions:

1. Area classification:

- a. Commercial. That portion of a municipality in a business development where ordinarily there are large numbers of pedestrians during business hours.
- b. Intermediate. That portion of a municipality often characterized by a moderately heavy night time pedestrian activity such as in blocks having libraries, community recreation centers, large apartment buildings or neighborhood retail stores.
- c. Residential. A residential development, or a mixture of residential and commercial establishments, characterized by a few pedestrians at night. This definition includes areas with single family dwelling units, townhouses or small apartment buildings.

2. Activity level:

- a. High activity. Major league athletic events, major cultural or civic events, and major regional shopping centers.
- b. Medium activity. Fast food facilities, area shopping centers, hospital parking areas, transportation parking (airports, etc.), cultural, civic or recreational events, and residential complex parking.
- c. Low activity. Local merchant parking, industrial employee parking, educational facility parking.

**Source:** Illuminating Engineering Society of North America, IES Lighting Handbook (New York, NY: IES, 1981)



## APPENDIX 17

### CURB IMPROVEMENTS

#### Introduction.

All curbs must conform to the following specifications. The Plan shall note that the curbs will be constructed to these specifications.

#### Construction Method.

All curbs shall be provided in accordance with Section 602.05 of this Ordinance.

All curbs shall be of marble, granite, or concrete construction. All concrete used in construction of curbs shall be certified to develop a compressive stress of at least three thousand (3,000) P.S.I. at twenty-eight (28) days. Certification of the mix shall be furnished, if requested by the Board of Supervisors.

Concrete shall be placed in forms that are straight and securely braced, unless a curbing machine is used. Care shall be taken to control the water content to prevent separation of the aggregates. All concrete shall be thoroughly tamped into any forms, if used. After the concrete has set sufficiently, any forms if used, shall be removed and the exposed surface shall be rubbed to provide an even finish.

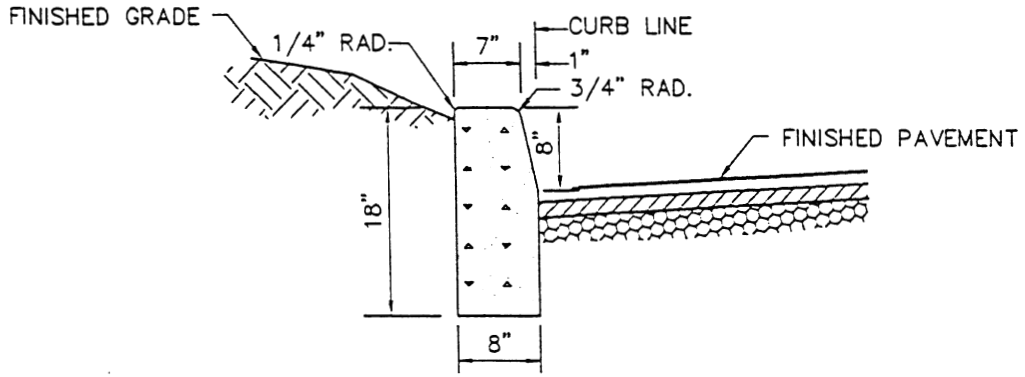
Vertical curbs shall be eighteen (18) inches deep, seven (7) inches wide at the top and eight (8) inches wide at the base. The distance from the top of the curb to flow line of the gutter shall be eight (8) inches.

Slant curb shall be sixteen (16) inches deep at the back, twelve (12) inches deep at the front and fourteen (14) inches wide at the base.

Curbs shall be built in ten (10) foot lengths; construction joints of asphalt impregnated paper of one-sixteenth (1/16) inch shall be provided at ten (10) foot intervals, and expansion joints of one-quarter (1/4) inch premoulded filler shall be placed at intervals of one hundred (100) feet.

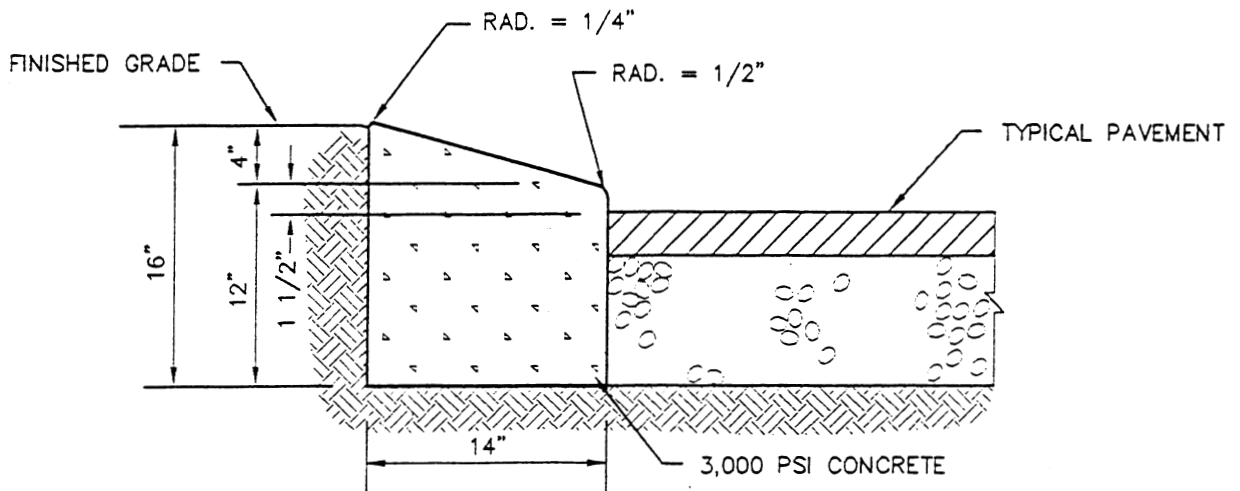
To provide for driveways, depressions in vertical curbs may be constructed and finished during the time of pouring.

**APPENDIX 17 (Continued)**



**VERTICAL CURB**

NTS



**SLANT CURB**

NTS

## APPENDIX 18

### SIDEWALK IMPROVEMENTS

#### Introduction.

All sidewalks must conform to the following specifications. The Plan shall note that the sidewalks will be constructed to these specifications.

#### Construction Method.

All sidewalks shall have a minimum width of four (4) feet; however, additional width may be required by the Board of Supervisors as provided for in Section 602.06 of the Ordinance.

Sidewalks shall be constructed so as to discharge drainage.

Sidewalks shall be constructed of concrete. Concrete used in sidewalk work shall be certified to develop a compressive stress of at least three thousand (3,000) P.S.I. at twenty-eight (28) days. Certification of the mix shall be furnished, if requested by the Board. Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. The concrete shall have a broom finish and the edge shall be finished with an edging tool.

All concrete sidewalks shall be constructed on a four (4) inch crushed stone or gravel base to insure proper drainage. The concrete shall be placed so that there is a separate joint every five (5) feet. There shall be one-half (1/2) inch premoulded expansion joints between every fifth section and between all points where the concrete sidewalk abuts a concrete curb.

All concrete sidewalks shall have a minimum thickness of four (4) inches, except where driveways cross sidewalks and for driveway apron areas. These areas shall have a minimum thickness of six (6) inches and shall contain one layer of No. 6 wire forming six (6) inch squares. The wire shall be installed so that it is not closer than one (1) inch from the top or bottom surface of the driveway.

## APPENDIX 19

### NON-MOTORIZED VEHICLE LANES

Non-motorized vehicle lanes shall be constructed to one of the following specifications:

1. Bicycle Lanes - Bicycle lanes shall be designed to one of the following standards:
  - a. A one-way bicycle lane on a curbed street shall have a minimum width of four (4) feet measured from the face of the curb. The paving material and construction shall be the same as the adjacent street.
  - b. A one-way bicycle lane next to a parking lane shall be located between the parking lane and the travel lane and have a minimum width of five (5) feet. The paving material and construction shall be the same as the adjacent parking lane.
  - c. A one-way bicycle lane on a street without a curb or gutter shall have a minimum width of four (4) feet. The shoulder can and should be used when possible. The shoulder shall be kept clear of any obstructions and clean to remove any excess gravel or other debris. The paving material and construction shall be the same as the shoulder. If the lane is being constructed on an existing street that has no shoulder or if the shoulder is in poor condition the lane shall be constructed to the standards set forth in Section 602.15 of the Ordinance.
2. Carriage Lanes - Carriage lanes shall be constructed to the following standards:
  - a. Carriage lanes shall be a minimum width of six (6) feet and shall not exceed a width of eight (8) feet.
  - b. The paving material and construction shall be the same as the adjacent shoulder or, if there is no shoulder, the adjacent street. The finished lane shall maintain a one-fourth (1/4) inch per foot slope draining toward the outside edge of the lane.
  - c. All carriage lanes shall be subject to the approval of the Board of Supervisors before occupancy is permitted.

## APPENDIX 20

### RUNOFF COEFFICIENTS "C" FOR RATIONAL FORMULA

Soil Group	A			B			C			D		
	<u>0-2%</u>	<u>2-6%</u>	<u>6%+</u>	<u>0-2%</u>	<u>2-6%</u>	<u>6%+</u>	<u>0.2%</u>	<u>2-6%</u>	<u>6%+</u>	<u>0.2%</u>	<u>2-6%</u>	<u>6%+</u>
<u>Land Use</u>												
Cultivated Land												
winter conditions	.14	.23	.34	.21	.32	.41	.27	.37	.48	.34	.45	.56
summer conditions	.10	.16	.22	.14	.20	.28	.19	.26	.33	.23	.29	.38
Fallow Fields												
poor conditions	.12	.19	.29	.17	.25	.34	.23	.33	.40	.27	.35	.45
good conditions	.08	.13	.16	.11	.15	.21	.14	.19	.26	.18	.23	.31
Forest/Woodland	.08	.11	.14	.10	.14	.18	.12	.16	.20	.15	.20	.25
Grass Areas												
good conditions	.10	.16	.20	.14	.19	.26	.18	.22	.30	.21	.25	.35
average conditions	.12	.18	.22	.16	.21	.28	.20	.25	.34	.24	.29	.41
poor conditions	.14	.21	.30	.18	.28	.37	.25	.35	.44	.30	.40	.50
Impervious Areas	.90	.91	.92	.91	.92	.93	.92	.93	.94	.93	.94	.95
Weighted Residential												
Lot size 1/8 acre	.29	.33	.36	.31	.35	.40	.34	.38	.44	.36	.41	.48
Lot size 1/4 acre	.26	.30	.34	.29	.33	.38	.32	.36	.42	.34	.38	.46
Lot size 1/3 acre	.24	.28	.31	.26	.32	.35	.29	.35	.40	.32	.36	.45
Lot size 1/2 acre	.21	.25	.28	.24	.27	.32	.27	.31	.37	.30	.34	.43
Lot size 1 acre	.18	.23	.26	.21	.24	.30	.24	.29	.36	.28	.32	.41

**APPENDIX NO. 21**

**RAINFALL INTENSITY-DURATION-FREQUENCY CHART**

**LANCASTER COUNTY, PENNSYLVANIA**

Storm Event	2 yrs.	10 yrs.	25 yrs.	50 yrs.	100 yrs.
Time of Concentration (minutes)					
			<u>Rainfall Intensity</u> (inches/hour)		
5	4.63	6.02	6.70	7.51	8.19
6	4.34	5.70	6.39	7.22	7.90
7	4.12	5.42	6.10	6.95	7.62
8	3.92	5.17	5.85	6.70	7.36
9	3.75	4.95	5.62	6.47	7.12
10	3.59	4.75	5.41	6.26	6.90
11	3.45	4.58	5.22	6.07	6.70
12	3.32	4.42	5.05	5.88	6.50
13	3.21	4.27	4.89	5.71	6.33
14	3.10	4.13	4.74	5.55	6.16
15	3.00	4.00	4.60	5.40	6.00
16	2.91	3.89	4.47	5.27	5.85
17	2.83	3.78	4.35	5.13	5.71
18	2.75	3.68	4.24	5.01	5.58
19	2.67	3.58	4.13	4.89	5.46
20	2.60	3.50	4.03	4.78	5.34
21	2.54	3.41	3.94	4.68	5.23
22	2.48	3.33	3.85	4.58	5.12
23	2.42	3.26	3.77	4.48	5.01
24	2.36	3.19	3.68	4.39	4.92
25	2.31	3.15	3.61	4.30	4.83
26	2.26	3.05	3.53	4.22	4.74
27	2.22	2.99	3.47	4.14	4.65
28	2.17	2.93	3.40	4.06	4.57
29	2.13	2.88	3.33	3.99	4.49
30	2.09	2.82	3.27	3.92	4.41
31	2.05	2.77	3.21	3.85	4.34
32	2.01	2.72	3.16	3.79	4.27
33	1.97	2.67	3.10	3.72	4.20
34	1.94	2.63	3.05	3.66	4.14
35	1.91	2.59	3.00	3.61	4.08
36	1.87	2.54	2.95	3.55	4.01
37	1.84	2.50	2.91	3.49	3.96
38	1.81	2.46	2.86	3.44	3.90

**APPENDIX NO. 21 (continued)**

Storm Event	2 yrs.	10 yrs.	25 yrs.	50 yrs.	100 yrs.
Time of Concentration <u>(minutes)</u>					
			<u>Rainfall Intensity</u> <u>(inches/hour)</u>		
39	1.78	2.43	2.82	3.39	3.84
40	1.76	2.39	2.78	3.34	3.79
41	1.73	2.35	2.73	3.29	3.74
42	1.70	2.32	2.70	3.25	3.69
43	1.68	2.29	2.66	3.20	3.64
44	1.66	2.26	2.62	3.16	3.59
45	1.63	2.22	2.58	3.12	3.54
46	1.61	2.19	2.55	3.08	3.50
47	1.59	2.16	2.52	3.04	3.46
48	1.57	2.14	2.48	3.00	3.41
49	1.55	2.11	2.45	2.96	3.37
50	1.53	2.08	2.42	2.92	3.33
51	1.51	2.06	2.39	2.89	3.29
52	1.49	2.03	2.36	2.85	3.26
53	1.47	2.01	2.33	2.82	3.22
54	1.45	1.99	2.30	2.78	3.18
55	1.43	1.96	2.28	2.75	3.15
56	1.41	1.94	2.25	2.72	3.11
57	1.40	1.91	2.22	2.69	3.08
58	1.38	1.89	2.20	2.66	3.05
59	1.37	1.87	2.17	2.63	3.01
60	1.35	1.85	2.15	2.60	2.98

## APPENDIX 22

### RUNOFF CURVE NUMBERS "CN" FOR SCS METHOD

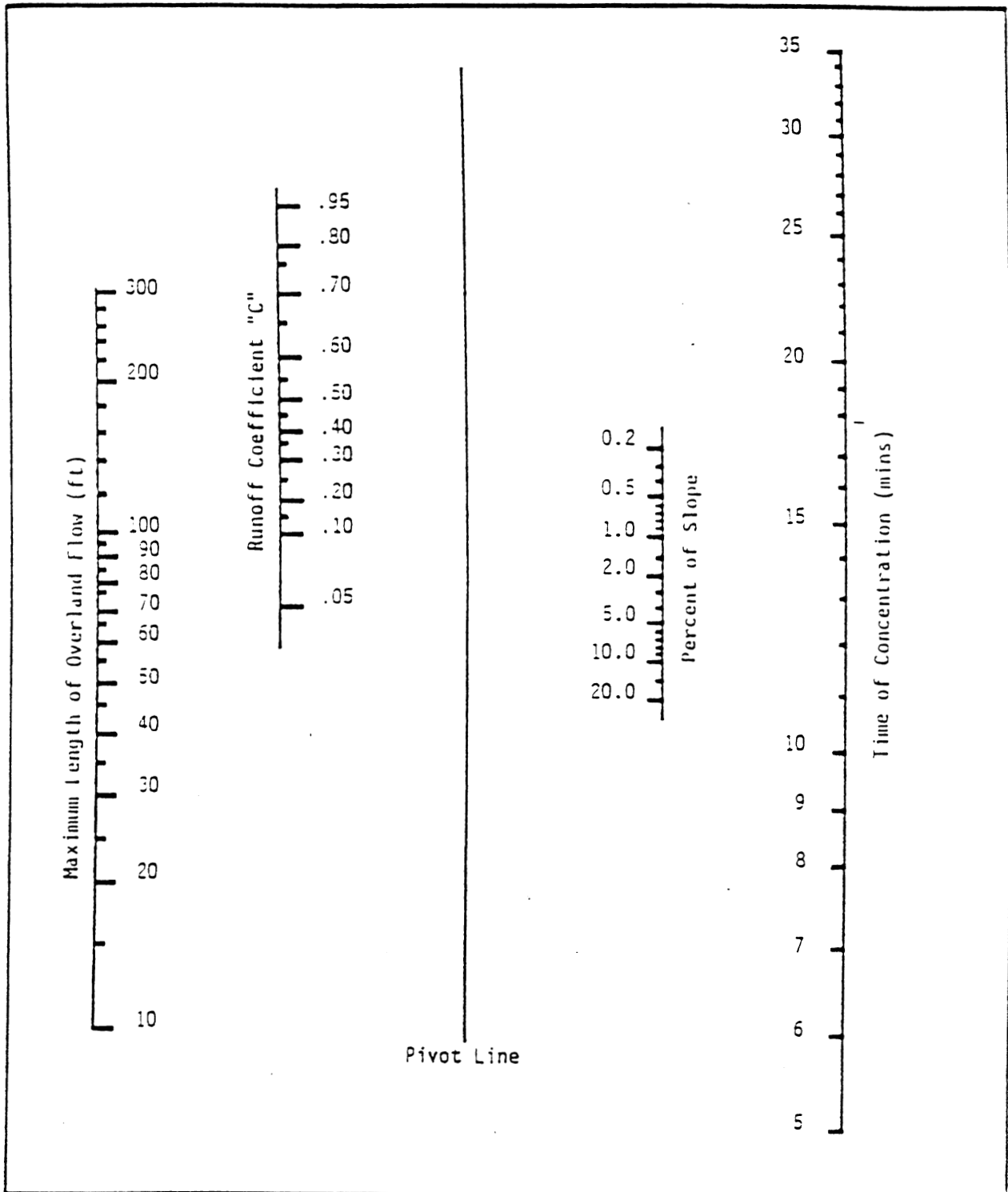
Soil Group	A			B			C			D		
	Slope	<u>0-2%</u>	<u>2-6%</u>	<u>6%+</u>	<u>0-2%</u>	<u>2-6%</u>	<u>6%+</u>	<u>0.2%</u>	<u>2-6%</u>	<u>6%+</u>	<u>0.2%</u>	<u>2-6%</u>
<u>Land Use</u>												
Cultivated Land												
winter conditions	48	60	75	62	73	82	68	78	90	77	88	95
summer conditions	35	54	58	48	55	65	57	65	73	64	69	79
Fallow Fields												
poor conditions	45	54	65	56	63	73	64	74	81	69	77	87
good conditions	30	44	48	43	48	55	48	54	63	56	60	68
Forest/Woodland												
	30	40	43	42	46	50	45	50	53	50	56	61
Grass Areas												
good conditions	35	51	53	48	54	63	56	59	73	62	63	79
average conditions	45	53	58	52	55	65	60	63	75	65	69	82
poor conditions	48	55	57	56	67	77	66	74	85	73	81	90
Impervious Areas												
	96	97	98	96	97	98	96	97	98	96	97	98
Weighted Residential												
Lot size 1/8 acre	71	75	78	74	76	82	78	80	87	81	83	90
Lot size 1/4 acre	62	67	71	66	69	76	67	69	76	75	78	88
Lot size 1/3 acre	59	65	69	64	66	74	65	66	75	75	77	87
Lot size 1/2 acre	57	63	68	62	64	73	63	65	73	72	76	86
Lot size 1 acre	55	62	67	61	63	72	61	64	72	71	75	85



APPENDIX NO. 23

TIME OF CONCENTRATION NOMOGRAPH

(for use with the Rational Method)



FEE & DEPOSIT SCHEDULE FOR

FULTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1997

RESOLUTION NO. 97-3, EFFECTIVE: DECEMBER 4, 1997

PLAN TYPE	RATE SCHEDULE		NO. OF LOTS OR ACRES	CALCULATIONS	
	ADMINISTRATIVE FEE	DEPOSIT ACCOUNT		ADMIN. FEE	DEPOSIT ACCOUNT
SKETCH	\$100	\$300			
SUBDIVISION	\$100+\$5/LOT	\$300+\$20/LOT			
LAND DEVELOPMENT RESIDENTIAL	\$100+\$5/D.U.	\$300+\$20/D.U.			
NON-RESIDENTIAL	\$100+\$5/ACRE	\$300+\$100/ACRE			
LOT ADD-ON	\$100	\$100			
WAIVER REQUESTS	\$50	\$50 EACH			
<b>TOTALS</b>					

NOTES:

1. The Administration Fee is non-refundable
2. If the cost incurred by the Township to review and process a plan is less than the Deposit Account, a refund for the difference will be issued to applicant upon completion of action by the Township.
3. If the Deposit Account falls below \$100.00, an additional \$200.00 will be required to be submitted by the applicant to cover any future costs pertaining to plan review and processing.
4. Subdivision and Land Development fees are applicable to each preliminary, final, improvement construction and revised plan application.