

LONDON GROVE TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 205

AN ORDINANCE OF THE TOWNSHIP OF LONDON GROVE, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA AMENDING THE LONDON GROVE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1990, AS AMENDED, BY AMENDING SECTIONS 612 ENTITLED "STREETS" AND 613 ENTITLED "CURBS AND SIDEWALKS" AND DELETING AND REPLACING APPENDIX H ENTITLED "CURB DETAIL".

The Board of Supervisors of the Township of London Grove, County of Chester, Commonwealth of Pennsylvania does hereby enact and ordain that:

Section 1. Article VI of the London Grove Township Subdivision and Land Development Ordinance of 1990, as amended, is amended as follows

a. Section 612 is hereby amended by deleting Subsection 2.A. and replacing it with the following:

2. Right-of-way and Paving Widths for Streets.

A. New streets within the Township shall have right-of-way width of at least 50 feet and a cartway width of at least 26 feet, except under the following conditions:

(1) For major collector and arterial streets, both existing and proposed and all State roads, a 60-foot minimum right-of-way and 26-foot minimum cartway shall be required.

(2) No parking shall be permitted along any street.

(3) Additional right-of-way and cartway widths may be required by the Board of Supervisors if necessary to promote public safety and convenience, or if necessary to accommodate special topographic circumstances which result in cut-and-fill slopes extending the standard right-of-way.

(4) All boulevard streets shall have a minimum right-of-way of 80 feet with two 20 foot minimum cartways and a 6-foot minimum width landscaped island. The island shall be surrounded by a vertical curb. Additional width to the cartway, island or adverse topography may cause the right-of-way to be increased.

b. Section 612 is hereby amended by deleting subsection 7 and replacing it with the following:

7. Single Access Streets and Single Access Residential Developments

A. *Single access streets shall function as local access streets. All standards applicable to local access streets shall apply to single access streets in addition to the standards of this Subsection.*

B. *A single access street shall not have more than 600 linear feet nor less than 250 linear feet of cartway and shall not have a tangent exceeding 400 feet.*

C. *A single access street shall not furnish access to more than 20 dwelling units.*

D. *Residential developments having more than 25 dwelling units shall be provided with two separate fire apparatus access roads. The need for emergency access only driveways and fulltime access roads shall be determined by the Fire Marshal and the Board of Supervisors.*

E. *Cul-de-sacs and Dead End Streets.*

(1) *Dead-end streets are prohibited unless designed as a permanent cul-de-sac, or when approved by the Board as a temporary cul-de-sac for future access to adjoining properties.*

(2) *Any street dead-end for access to an adjoining property or because of authorized phased development shall be provided with a temporary, all-weather circular turnaround within the subdivision. The use of the turnaround shall be guaranteed to the public until such time as the street is extended. The street right-of-way shall be extended to the tract boundary in such cases.*

(3) *A cul-de-sac providing access for more than two dwelling units shall have a circular vehicular turnaround with a minimum paved radius of 40 feet, and in all cases the right-of-way shall extend no less than 10 feet beyond the pavement edge.*

(4) *There shall be a maximum of four lots containing accesses along the turnaround portion of a cul-de-sac.*

(5) *A snow storage easement shall be provided in all cul-de-sacs in a location approved by the London Grove Township Public Works Department. The easement shall be a minimum of 30' wide and 15 deep from the right of way. A curb cut shall be provided for the full width of the snow removal easement.*

c. Section 612 is hereby amended by deleting subsection 9 and replacing it with the following:

9. *Street Signage.*

Street signs shall be installed with breakaway posts, as per Township specifications and in accordance with the latest edition of the Federal Highway Administration Publication, "Manual on Uniform Traffic Control Devices".

d. Section 612 is hereby amended by deleting subsection 10 and replacing it with the following:

10. *Other Street Design Standards. In addition to the design standards in §22-613.1 through 613.9, the following shall apply:*

A. Deceleration lanes shall be constructed for any new development. The length of such lanes shall be subject to the recommendation of the Township Engineer.

B. Street intersections shall be upgraded for any new development to improve such intersections, and to create safe sight distance and safe vehicular traffic movements. Intersection improvements shall be created at existing intersections abutting the tract at the discretion of the Board of Supervisors.

C. Road embankments shall be graded so that all such embankments are mowable.

All other subsections of Section 612 shall remain in full force and effect.

e. Section 613 is hereby amended by deleting subsection 1 and replacing it with the following:

1. Curbs shall be provided along all streets and at all intersections of streets.

f. Section 613 is hereby amended by deleting subsection 2 in its entirety and renumbering the remaining subsections accordingly.

g. Section 613 is hereby amended by deleting new subsection 3 and replacing it with the following:

3. Curbs shall be of vertical design, as illustrated in Appendix H of this Chapter.

h. Section 613 is hereby amended by deleting new subsection 8 and replacing it with the following:

8. Sidewalks

A. Sidewalks shall be required along all streets. Sidewalks shall be placed within the street right-of-way parallel to and 3 feet minimum, from the street line. A grass planting strip shall be provided between the sidewalk and street line. Sidewalk placement shall be reviewed by the Township for acceptability.

B. All pedestrian facilities shall be constructed to comply with the latest requirements of the Americans with Disabilities Act (ADA).

C. Concrete sidewalks should not be less than 4 feet in width and 4 inches in thickness, except for crossing driveways where the minimum thickness shall be 6 inches.

D. The base material shall be 4 inches in depth for the full width of the sidewalk, except at driveway crossings where the depth shall be 6 inches.

E. Sidewalks shall be designed as a logical extension of the existing sidewalk system.

All other subsections of Section 613 shall remain in full force and effect.

i. Appendix H shall be deleted in its entirety and replaced with the Appendix H attached hereto and incorporated herein.

Section 2. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof.

Section 3. All ordinances or parts thereof inconsistent herewith are repealed, rescinded, canceled and annulled.

Section 4. This Ordinance shall take effect five (5) days after its enactment.

ENACTED AND ORDAINED this _____ day of _____, A.D., 2016.

BOARD OF SUPERVISORS
LONDON GROVE TOWNSHIP

BY: _____
Richard Scott-Harper, Chairman

David Connors, Vice Chairman

Michael Pickel

Robert Weer

Raymond Schoen

ATTEST:

Secretary