

equitable interest in any lot requiring a highway occupancy permit to be issued by the Pennsylvania Department of Transportation (this shall not be interpreted to preclude the entry into an unrecorded contract of sale provided any and all amount of down payment is held in escrow by an attorney or a licensed real estate broker) until a highway occupancy permit for the lot in question has been obtained and the Township has executed a writing authorizing the sale of such lot.

- J. The existing uniform parcel identifier number for each existing tract or separate lot which is not being created by the plan, including but not limited to the parent tract which is being subdivided.
- K. On the first page of the plan, or, in the event of a plan creating or identifying a large number of lots, at such place on the plan as can be readily located, a table identifying each lot number being created or identified by lot number, with a column identified for the placement of the uniform parcel identifier number for each lot, to be assigned by the Tax Map Office.
- L. If development rights are being transferred, the applicant shall provide a copy of the deed of transfer containing a parcel history for both the sending and receiving parcels in a form satisfactory to the Township Solicitor.
[Added by Ord. No. 2-2018, 6/7/2018]
- M. If lots are being consolidated or if lot lines of existing lots are being changed, copies of conveyance deeds and confirmatory deeds shall be provided for review and approval by the Township Solicitor.
[Added by Ord. No. 2-2018, 6/7/2018]
- N. If the plan is or will be subject to a homeowners' association or condominium association, copies of any declaration and related documents shall be provided for review and approval by the Township Solicitor.
[Added by Ord. No. 2-2018, 6/7/2018]
- O. The applicant shall include a development and financial security agreement in a form satisfactory to the Township Solicitor. The Board of Supervisors reserves the right to request revisions to said agreement at any time prior to approval of the final plan.
[Added by Ord. No. 2-2018, 6/7/2018]
- P. The applicant shall include a stormwater maintenance and monitoring agreement in a form satisfactory to the Township Solicitor. The Board of Supervisors reserves the right to request revisions to said agreement at any time prior to approval of the final plan.
[Added by Ord. No. 2-2018, 6/7/2018]

§ 22-406 Subdivision of Land for Agricultural Purposes.

[Ord. 5/6/1974; as added by Ord. 12/4/1980, § XXIV; and as amended by Ord. 1996-1, 1/2/1996, § XIV; and by Ord. 2002-2, 2/7/2002, § 9]

1. Where a parcel of land is being subdivided and it is not intended that buildings other than farm buildings (a farm dwelling is not a farm building) be placed or constructed on any of the lots created by the subdivision, the plan submitted shall contain in a conspicuous manner the following language: This subdivision is not intended for development purposes. No buildings, other than farm buildings, may be constructed or placed on any of the lots or parcels shown on this plan without first submitting a subdivision plan meeting the then Township subdivision requirements.
2. Five copies of such plan shall be submitted.
3. The plan shall contain the notarized signatures of the owner or owners and signature blocks for three Supervisors, three members of the Planning Commission, and the York County Planning Commission.

- 22-503A(2)
- (a) There are five or fewer lots in this subdivision. (For purposes of this clause the "subdivision" shall be considered to consist of all contiguous land owned on June 20, 1974 (the effective date of the Hopewell Township Zoning Ordinance [Chapter 27]) by the same landowner as lands owned by the applicant proposed for subdivision or land development. Land shall be considered contiguous even though separated by public or private roads. After five lots have been created in any subdivision (regardless of whether any or all of them have road frontage of the type required by Subsection 1A(1) of this section as set forth above) no additional lots will be approved unless all roads providing frontage for lots in the subdivision not currently maintained by the Township or by the Commonwealth of Pennsylvania are improved in accordance with the requirements of §§ 22-602 and 22-603 of this Chapter, and the Construction and Materials Specifications for Subdivision and Land Development Manual adopted by the Board of Supervisors by resolution, as amended from time to time by the Board of Supervisors, by resolution.
 - (b) No more than three dwellings may be served by any private road not improved in accordance with the provisions of §§ 22-602 and 22-603 of this Chapter; providing, however, that notwithstanding the above, every property in independent ownership as of June 20, 1974 (the effective date of the Hopewell Township Zoning Ordinance [Chapter 27]) shall be entitled to at least one dwelling.
 - (c) The plan sets forth in a conspicuous manner that the road or street which has not been improved in accordance with the provisions of §§ 22-602 and 22-603 of this Chapter will remain a private road and will not be adopted or maintained by the Township.
 - (d) Private roads shall be designed and constructed pursuant to the standards set forth in the Construction and Materials Specifications for Subdivision and Land Development Manual of Hopewell Township, as may be amended from time to time.
 - (e) If two or more lots are to be served by a private road, then, prior to or as part of the subdivision approval, the owners of all lots to be served by the private road shall enter into an agreement setting forth the specific rights and obligations of the owners or users of each lot addressing the use and maintenance of the private street.

§ 22-504 Street Systems; General.

[Ord. 5/6/1974; as amended by Ord. 1998-4, 6/14/1998, § 1; and by Ord. 2002-2, 2/7/2002, § 3]

1. All streets proposed to be constructed within the Township shall conform to the following general design requirements:
 - A. Proposed streets shall be planned with regard to the existing street system, public convenience in terms of fire protection and pedestrian traffic, probable volumes of traffic, existing and proposed use of land on abutting properties and future development extensions of the street system.
 - B. Residential streets shall be so laid out as to discourage through traffic; however, the arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped tracts suitable for future development.
 - C. Proposed streets, which are aligned with existing streets, shall bear the name of the existing street. In the event a proposed street is not aligned with an existing street, it shall not bear a name similar to any existing street located within the Township and/or the same postal service area irrespective of the suffix street, avenue, boulevard, drive, place, court, etc.

existing streets to accommodate anticipated future traffic loads. (B) A right-of-way established to provide future access to or through undeveloped land.

Grade—the slope expressed in a percent which indicates the rate of change of elevation in feet per hundred feet.

Gutter—that portion of a right-of-way carrying surface drainage.

Improvements—pavements, curbs, gutters, sidewalks, watermain, sanitary sewers, storm sewers, grading, street signs and plantings, and other items required for the welfare of the property owners and the public.

Land development—any of the following activities:

A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

(1) A group of two 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 tenants.

(2) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups or other features.

(3) A subdivision of land.

B. Land development shall not include:

(1) The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium.

(2) The addition of an accessory building not to be used exclusively in connection with the agricultural use of the property containing less than 1,000 square feet of ground floor area or the addition of a building to be used exclusively in connection with the agricultural use of the property containing less than 5,000 square feet of ground floor area, which accessory building is subordinate to an existing principal building.

[Ord. 1996-1]

Landowner—the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land.

Location map—a map showing the site with relation to adjoining areas.

Lot—a plat or parcel of land which is, or in the future, may be offered for sale, lease conveyance, transfer or improvement as one unit, regardless of the method or methods in which title was acquired. It may be vacant, devoted to a certain use, occupied by a structure or occupied by a group of structures that are united by a common interest or use.

Lot area—the area contained within the property lines of individual lots of land, including any area within a street right-of-way and including the area of any easement.

[Ord. 4/4/1985]

Lot width—the width of a lot measured parallel to and, in the Agricultural