

ORDINANCE NO. 2006-01

An Ordinance revising the Snyder County Subdivision and Land Development Ordinance of 1980, providing street design standards for subdivisions and land developments with public or private streets.

**WHEREAS**, The Snyder County Planning Commission has requested an amendment to the Snyder County Subdivision and Land Development Ordinance of 1980, as amended; and

**WHEREAS**, The Snyder County Planning Commission has requested the adoption of various minimum road design standards which shall apply to subdivisions or land developments that propose streets or roads intended to either be dedicated to a municipality as a public facility or kept private; and

**WHEREAS**, The Snyder County Planning Department has provided a draft of the minimum street or road design standards, as recommended by the Snyder County Planning Commission; and

**WHEREAS**, The Snyder County Board of Commissioners does desire to adopt and implement the minimum street design criteria as recommended by the Snyder County Planning Commission and drafted by the Snyder County Planning Department.

**NOW, THEREFORE, BE IT ORDAINED** that the Snyder County Board of Commissioners hereby revise, append and alter the Snyder County Subdivision and Land Development Ordinance of 1980, as amended, as detailed in "ATTACHMENT A" of this Ordinance.

Adopted by unanimous vote on this day of our Lord, 14 February, 2006.

*Steven D. Bilger*

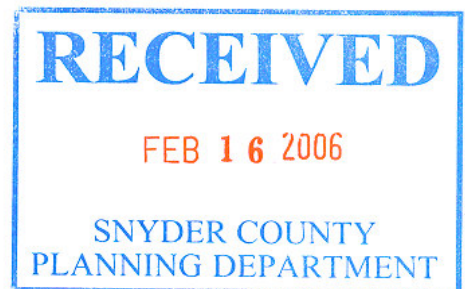
Steven D. Bilger  
Chairman

*Rick L. Bailey*

Rick L. Bailey  
Vice Chairman

*Richard W. Bickhart*

Richard W. Bickhart  
Secretary



**SNYDER COUNTY ORDINANCE 2006-01  
ATTACHMENT A**

1. Delete previous Section 5.2106
2. Delete previous Section 5.2106-A
3. Delete previous Section 5.2106-B
4. Delete previous Section 5.2107
5. Delete Appendix VI, Suggested Road Design
6. Insert new Section 5.2106 as follows:

**5.2106 Private Streets** shall be permitted, providing the following conditions are satisfied:

**5.21061** For subdivisions of 2-4 lots, cumulative since May 18, 1970, the following shall apply:

- a. Private streets shall be clearly indicated on the plan as such; and
- b. The private street shall be designed in accordance with Section 5 requirements of the Snyder County Subdivision and Land Development Ordinance of 1980, as amended, and Appendices VI, VI-B, AND VI-A1; and
- c. A "Homeowners Association Agreement" or the equivalent, for the maintenance of the street shall be submitted with the proposed subdivision/land development plan for review and approval by the Snyder County Planning Commission.

**5.21062** For subdivisions of 5-9 lots, cumulative since May 18, 1970, the following shall apply:

- a. Private streets shall be clearly indicated on the plan as such; and
- b. The private street shall be designed in accordance with Section 5 requirements of the Snyder County Subdivision and Land Development Ordinance of 1980, as amended, and Appendices VI, VI-C, and VI-A1; and
- c. A "Homeowners Association Agreement" or the equivalent, for the maintenance of the street shall be submitted with the proposed subdivision/land development plan for review and approval by the Snyder County Planning Commission.

**5.21063** For subdivisions of ten (10) lots and more, cumulative since May 18, 1970, the following requirements shall apply:

- a. Private streets shall be clearly indicated on the plan as such; and
- b. The private street shall be designed in accordance with Section 5 requirements of the Snyder County Subdivision and Land Development Ordinance of 1980, as amended, and Appendices VI, VI-D, AND VI-A1.

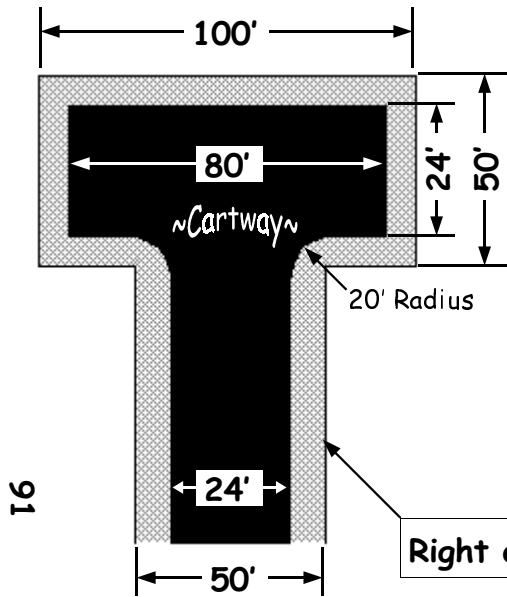
7. Insert new Section 5.2107 as follows:

**5.2107** The street base shall conform to the grade and profiles drawn on plans submitted by the subdivider and approved by the Planning Commission according to standards set forth in Appendix VI, **REVISED, VI-A, VI-A1, VI-B, BI-C, and/or VI-D**. In addition, the subdivider shall provide necessary utility easements, if any, and necessary subsurface drainage facilities according to the provisions set forth in Section 5.5 (Easements).

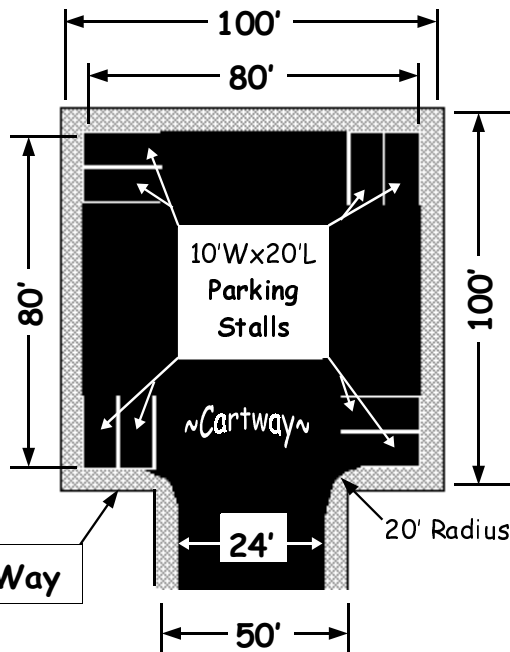
**SNYDER COUNTY ORDINANCE 2006-01**  
**ATTACHMENT A, continued**

8. Insert Appendix VI - REVISED ~ROAD DESIGN~.
9. Insert Appendix VI -A, Snyder County S&LDO, ROADWAY CONSTRUCTION SPECIFICATIONS, TYPICAL ROADWAY CROSS SECTION, ROAD TO BE DEDICATED.
10. Insert Appendix VI-A1, Snyder County S&LDO, Roadway Construction, Typical Roadway Cross-Section And Specifications, All Roads, Private or to be Dedicated.
11. Insert Appendix VI-B, Snyder County S&LDO, Roadway Construction Specifications, Typical Roadway Cross-Section, Private Road to Serve 2-4 Lots, NOT to be Dedicated.
12. Insert Appendix VI-C, Snyder County S&LDO, Roadway Construction Specifications, Typical Roadway Cross-Section, Private Road to Serve 5-9 Lots, NOT to be Dedicated.
13. Insert Appendix VI-D, Snyder County S&LDO, Roadway Construction Specifications, Typical Roadway Cross-Section, Road to Serve 10 or More Lots, NOT to be Dedicated.

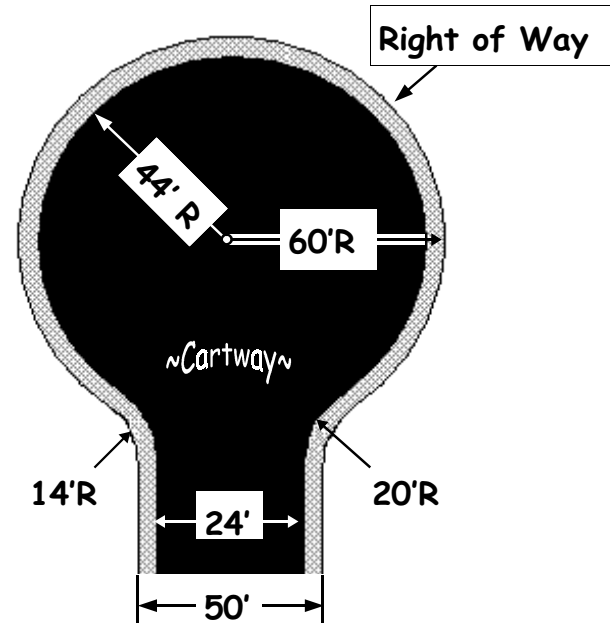
APPENDIX VI - REVISED  
 ~ ROAD DESIGN ~



"T" Cul-de-sac  
 - No Parking -

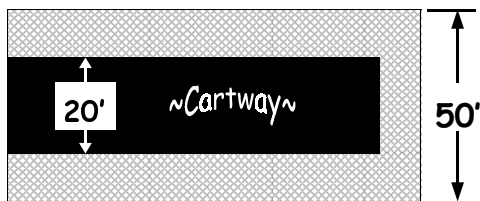


Box Cul-de-sac  
 - with Parking -



Round Cul-de-sac  
 - No Parking -

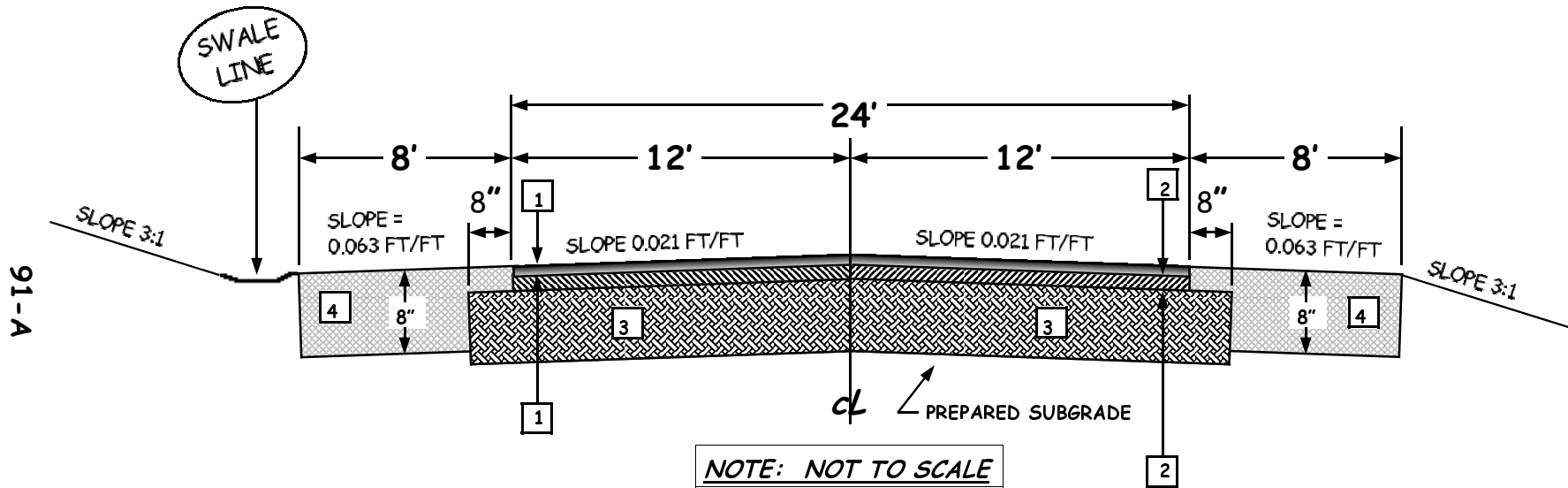
16



Stab Turn-Around  
Alternative  
 2-4 Lot Subdivision Only

NOTE: Not to Scale

**SNYDER COUNTY S&LDO**  
**ROADWAY CONSTRUCTION SPECIFICATIONS**  
 - Typical Roadway Cross-Section -  
Road to be Dedicated



**SPECIFICATIONS**

- |       |  |   |
|-------|--|---|
| [ 1 ] | 1-1/2 inch Depth Superpave 9.5 mm Wearing Course                             | ■ |
| [ 2 ] | 2-1/2 inch Depth Superpave 19 mm Binder Course                               | ▨ |
| [ 3 ] | 8 inch Depth 2A Subbase  | ▩ |
| [ 4 ] | Modified Type 3 Paved Shoulders Left and Right over 8 inch Depth 2A Subbase* | ▧ |

**ALTERNATIVE SPECIFICATIONS**

- |       |  |
|-------|--|
| [ 1 ] | 1-1/2 inch Depth Superpave 9.5 mm Wearing Course                             |
| [ 2 ] | 2-1/2 inch Depth Superpave 19 mm Binder Course                               |
| [ 3 ] | 6 inch Depth 2A Subbase  |
| [ 4 ] | Modified Type 3 Paved Shoulders Left and Right over 8 inch Depth 2A Subbase* |

\* If design vertical grade (slope) is 6% or greater, then use a bituminous paved shoulder with rolled bituminous curbs (Type 1-I), 2-1/2 inch Depth

**SNYDER COUNTY S&LDO  
ROADWAY CONSTRUCTION  
- Typical Roadway Cross-Section And Specifications -  
All Roads, Private or to be Dedicated**

91-B

	<b>PA. D. O. T. <u>PUB. 408 SECTION</u></b>
<b><u>SPECIFICATIONS:</u></b>	
SUPERPAVE WEARING COURSE	409
SUPERPAVE BINDER COURSE	409
MODIFIED TYPE 3 SHOULDERS	651
2A SUBBASE	350
BITUMINOUS PRIME COAT	461
PREPARED SUBGRADE	210
BITUMINOUS SURFACE TREATMENT	480
<b><u>ALTERNATE SPECIFICATIONS:</u></b>	
SUPERPAVE WEARING COURSE	409
SUPERPAVE BINDER COURSE BCBC	409
MODIFIED TYPE 3 SHOULDERS	651
2A SUBBASE	350
BITUMINOUS PRIME COAT	461
CLEAN SHALE DEPTH MINIMUM	206
PREPARED SUBGRADE	210

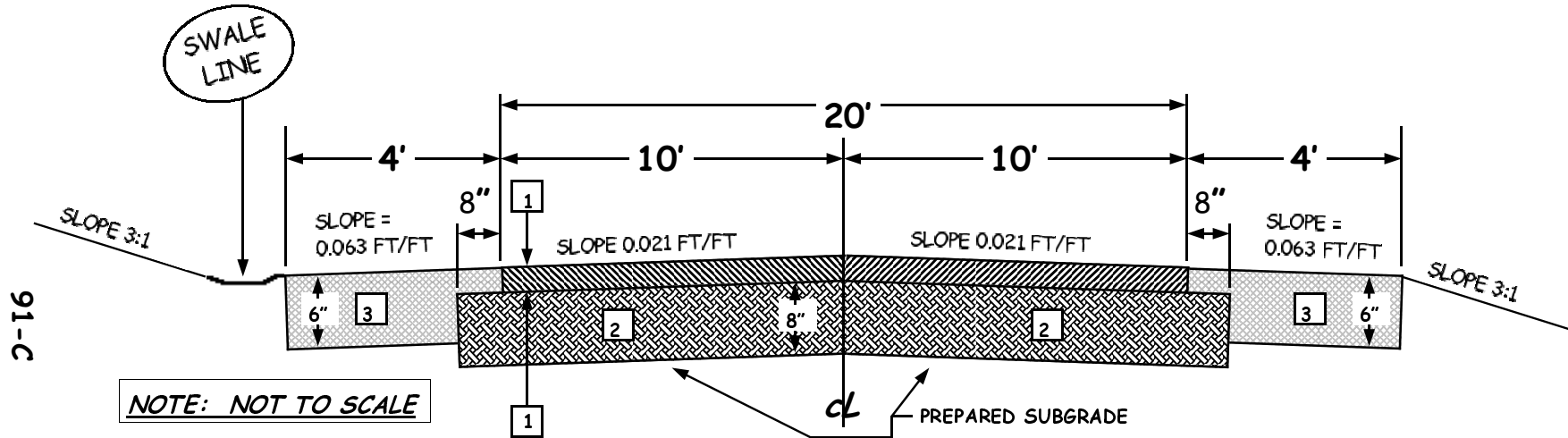
**NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PA. DEPT. OF TRANSPORTATION CURRENT SPECIFICATIONS PUBLICATION 408.
2. 2A SUBBASE MATERIAL SHALL EXTEND FROM OUTSIDE EDGE OF SHOULDER TO OUTSIDE EDGE OF SHOULDER.
3. UNSTABLE CUT AND FILL AREAS SHALL BE UNDERCUT AND BACKFILLED WITH CLEAN SHALE TO A DEPTH AS REQUIRED TO STABILIZE.
4. STABILIZED SHOULDER TREATMENT (STABILIZED WITH MC - 30 OIL AND BITUMINOUS SURFACE TREATMENT RIGHT AND LEFT. THIS IS A MODIFIED TYPE 3 SHOULDER WITH A BITUMINOUS SURFACE TREATMENT. FIRST APPLICATION ONLY AS PER SECTION 480

ROADWAY CONSTRUCTION SPECIFICATIONS

- Typical Roadway Cross-Section -

Private Road to Serve 2-4 Lots, NOT to be Dedicated



NOTE: NOT TO SCALE

91-C

TYPICAL CROSS-SECTION SPECIFICATIONS

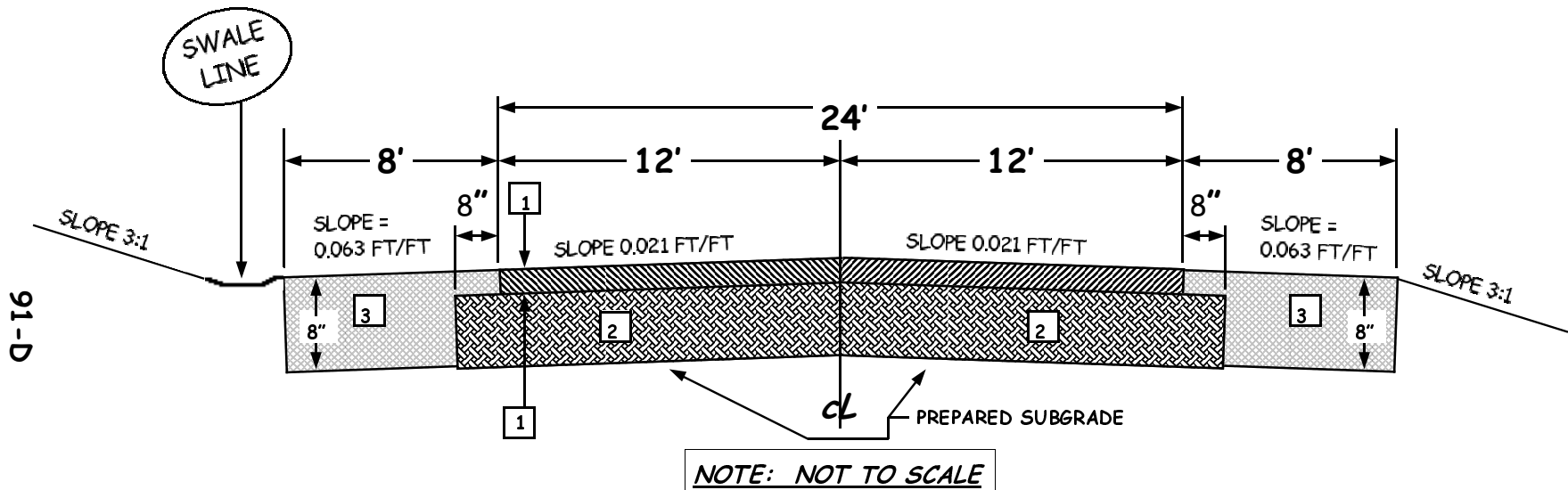
- 1 2-1/2 inch Depth Superpave 19 mm Binder Course
- 2 8 inch Depth 2A Subbase
- 3 Modified Type 3 Paved Shoulders Left and Right over 6 inch Depth 2A Subbase\*




\* If design vertical grade (slope) is 6% or greater, then use a bituminous paved shoulder with rolled bituminous curbs (Type 1-I), 2-1/2 inch Depth Superpave 19 MM Binder Course.

TYPICAL ALTERNATIVE CROSS-SECTION SPECIFICATIONS

- 1 Bituminous Surface Treatment
  - a.) 1 (one) application of MC-30 oil over surface of subbase at the rate of 0.20 to 0.50 gal. Per sq. yd.; and
  - b.) 1 (one) application of E-2 oil over surface of subbase at the rate of 0.25 to 0.50 gal. Per sq. yd.; and
  - c.) 1 (one) application of Coarse Aggregate Type 8 and 67 at the rate of 25 (twenty-five) to 45 (fourty-five) lbs. per sq. yd., immediately over the E-2 oil; and
  - d.) Repeat steps b. and c. within 1 (one) year (12 months) from first application of oil and stone using 15 (fifteen) - 30 (thirty) lbs. per sq. yd. of Type 8 Coarse Aggregate
- 2 8 inch Depth 2A Subbase
- 3 Modified Type 3 Paved Shoulders Left and Right over 6 inch Depth 2A Subbase\*

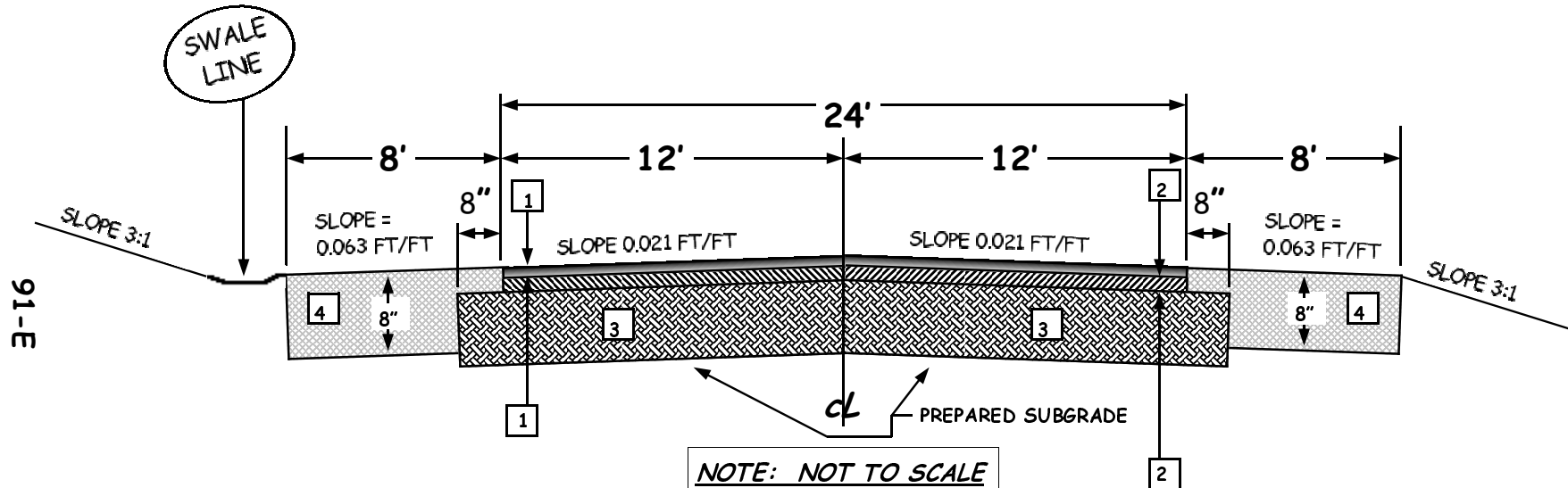
**SNYDER COUNTY S&LDO**  
**ROADWAY CONSTRUCTION SPECIFICATIONS**  
 - Typical Roadway Cross-Section -  
Private Road to Serve 5-9 Lots, NOT to be Dedicated







TYPICAL CROSS-SECTION SPECIFICATIONS		
1	2-1/2 inch Depth 19mm Superpave Binder Course	
2	8 inch Depth 2A Subbase	
3	Modified Type 3 Paved Shoulders Left and Right over 8 inch Depth 2A Subbase	

**SNYDER COUNTY S&LDO**  
**ROADWAY CONSTRUCTION SPECIFICATIONS**  
 - Typical Roadway Cross-Section -  
Road to Serve 10 or More Lots, NOT to be Dedicated

APPENDIX VI-D



**TYPICAL CROSS-SECTION SPECIFICATIONS**

- |  |   |
|--|---|
| <p><b>1</b> 1-1/2 inch Depth 9.5 mm Fine Graded<br/>or 9.5 mm Wearing Course</p> <p><b>2</b> 2-1/2 inch Depth Superpave 19 mm Binder<br/>Course</p> <p><b>3</b> 8 inch Depth 2A Subbase</p> <p><b>4</b> Modified Type 3 Paved Shoulders L and R over<br/>8 inch Depth 2A Subbase</p> | <p></p> <p></p> <p></p> <p></p> |
|--|---|

**5.2106 Private Streets** shall be permitted, providing the following conditions are satisfied:

- 5.21061** For subdivisions of 2-4 lots, cumulative since May 18, 1970, the following shall apply:
- a. Private streets shall be clearly indicated on the plan as such; and
  - b. The private street shall be designed in accordance with Section 5 requirements of the Snyder County Subdivision and Land Development Ordinance of 1980, as amended, and Appendices VI, VI-B, AND VI-A1; and
  - c. A "Homeowners Association Agreement" or the equivalent, for the maintenance of the street shall be submitted with the proposed subdivision/land development plan for review and approval by the Snyder County Planning Commission.

- 5.21062** For subdivisions of 5-9 lots, cumulative since May 18, 1970, the following shall apply:
- a. Private streets shall be clearly indicated on the plan as such; and
  - b. The private street shall be designed in accordance with Section 5 requirements of the Snyder County Subdivision and Land Development Ordinance of 1980, as amended, and Appendices VI, VI-C, and VI-A1; and
  - c. A "Homeowners Association Agreement" or the equivalent, for the maintenance of the street shall be submitted with the proposed subdivision/land development plan for review and approval by the Snyder County Planning Commission.

- 5.21063** For subdivisions of ten (10) lots and more, cumulative since May 18, 1970, the following requirements shall apply:
- a. Private streets shall be clearly indicated on the plan as such; and
  - b. The private street shall be designed in accordance with Section 5 requirements of the Snyder County Subdivision and Land Development Ordinance of 1980, as amended, and Appendices VI, VI-D, AND VI-A1.

**5.2107** The street base shall conform to the grade and profiles drawn on plans submitted by the subdivider and approved by the Planning Commission according to standards set forth in Appendix VI, **REVISED, VI-A, VI-A1, VI-B, BI-C, and/or VI-D**. In addition, the subdivider shall provide necessary utility easements, if any, and necessary subsurface drainage facilities according to the provisions set forth in Section 5.5 (Easements).

**5.2108** Where a subdivision is proposed along public streets or roads, the subdivider shall be required to repair any damage incurred during the construction of subdivision improvements to the existing public streets and shall be required to install all needed subdivision improvements within the public street right-of-way.

**5.2109** All streets shall be so designed as to provide for the discharge of surface water from their cartway (see Section 5.83, Storm Water Management).

**5.2110** New half or partial streets will not be permitted except where it is essential to a reasonable subdivision of a tract in conformance with the other requirements and standards of these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the tract can be obtained.

**5.2111** The subdivider shall provide the entire required right-of-way, as specified by Section 5.31, or as much thereof as is possible within his property, along all existing streets which traverse or abut his property.

**5.3 STREETS: ENGINEERING STANDARDS**

5.31 Street Widths: Minimum Street right-of-way and cartway (pavement) widths shall be as shown on official maps of Snyder County, or of the municipality, or as shown in the Snyder County Comprehensive Plan, or, if not shown on such plan, shall be as follows:

<b>Street Type</b>	<b>Width</b>
<b>Major Streets</b>	
Arterial Street or Road	
Right-of-Way	(a)
Cartway	(b)
Collector Street or Road (b)	
Right-of-Way	60'
Cartway	24'
<b>Minor Streets</b>	
Local Street or Road	
Right-of-Way	50'
Cartway	24'
Permanent cul-de-sac (b)	
Right-of-Way	60'
Cartway (d) (b)	24'
Marginal Access Street (b)	
Right-of-Way	33'
Cartway	24'
Service Street (b)	
Right-of-Way	24'
Cartway	24'
(See also Section 5.3751, Recorded Accesses)	

**Notes:**

- (a) As determined after consulting with the municipality and the Pennsylvania Dept. of Transportation.
- (b) No on-street parking. If parking is desired in the street, these minimum right-of-way and cartway widths shall be increased by ten (10) feet for each land of parking. Additional right-of-way and cartway widths may be recommended and/or required by the Planning Commission for the purpose of promoting the public safety and convenience, or to provide parking in commercial and industrial areas and in areas of high density residential development.
- (c) Minimum turn-around right-of-way radius is sixty (60) feet (REVISED).