

APPENDICES

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CERTIFICATION OF PLAN ACCURACY

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

_____, 20__ *

- * Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the plan.

CERTIFICATION OF SURVEY ACCURACY

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

_____, 20__ *

- * Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the plan.

STORM DRAINAGE PLAN CERTIFICATION

I hereby certify that, to the best of my knowledge, the storm drainage facilities shown and described hereon are designed in conformance with the Paradise Township Subdivision and Land Development Ordinance.

_____, 20__ *

- Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the storm drainage plan.

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

(INDIVIDUAL)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the ____ day of _____, 20__, 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 _____, 20

- * Identify Ownership or Equitable Ownership
- ** Signature of the Individual
- *** Signature and Seal of Notary Public or Other Authorized to Acknowledge Deeds.

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN,
AND OFFER OF DEDICATION**

(COPARTNERSHIP)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the ____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, being the members 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 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 _____, 20

- * Identify Ownership or Equitable Ownership
- ** Signature of the Individual
- *** Signature and Seal of Notary Public or Other Officer Authorized to Acknowledge Deeds.

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN,
AND OFFER OF DEDICATION**

(CORPORATE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the ____ day of _____, 20__, 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 (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

My Commission Expires _____, 20

- * 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

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
PRELIMINARY PLAN APPROVAL CERTIFICATE**

At a meeting on _____, 20____, the Paradise Township Board of Supervisors granted PRELIMINARY PLAN APPROVAL of this project, including the complete set of plans marked sheet(s) _____ through _____ which form a part of the application dated _____, last revised _____, and bearing Paradise Township File No. _____. This plan may not be recorded in the office of the Lancaster County Recorder of Deeds, nor may any construction be initiated.

*

* Signature of the Chairman or Vice Chairman or their designee.

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
IMPROVEMENT CONSTRUCTION PLAN APPROVAL
CERTIFICATE**

At a meeting on _____, 20____, the Paradise Township Board of Supervisors granted IMPROVEMENT CONSTRUCTION PLAN APPROVAL of this plan, bearing Paradise Township File No. _____. When combined with the necessary Township and/or Commonwealth approvals and permits, this approval grants the authority to install the improvements required by the Paradise Township Subdivision and Land Development Ordinance. This plan may not be recorded in the office of the Lancaster County Recorder of Deeds.

*

* Signature of the Chairman or Vice Chairman or their designee.

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
FINAL PLAN APPROVAL CERTIFICATE**

At a meeting held on _____, 20____, the Paradise Township Board of Supervisors approved this project including the complete set of plans and information which are filed with the Supervisors in File No. _____, based upon its conformity with the standards of the Paradise Township Subdivision and Land Development Ordinance.

*

* Signature of the Chairman or Vice Chairman or their designee.

**PARADISE TOWNSHIP BOARD OF SUPERVISORS
APPROVAL CERTIFICATE FOR A LOT ADD-ON PLAN**

This lot add-on plan, bearing Paradise Township File No. ____, approved by the Paradise Township Board of Supervisors this ____day of _____, 20 ____.

*

* Signature of the Chairman or Vice Chairman or their designee.

**PARADISE TOWNSHIP ENGINEER
REVIEW CERTIFICATE**

Reviewed by the Paradise Township Engineer this _____ day of _____, 20____.

*

* Signature of the Paradise Township Engineer.

**PARADISE TOWNSHIP PLANNING COMMISSION
REVIEW CERTIFICATE**

At a meeting held on _____, 20____, the Paradise Township Planning Commission reviewed this plan and a copy of the review comments is on file in the Township office.

* _____ *

* Signatures of the Chairman or Vice Chairman or their designee.

**LANCASTER COUNTY PLANNING COMMISSION
REVIEW CERTIFICATE**

The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on _____, 20 ____, and a copy of the review is on file at the office of the 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 the Chairman or Vice Chairman or their designee.

**APPLICATION FOR CONSIDERATION FOR A SUBDIVISION
AND/OR LAND DEVELOPMENT PLAN**

PT FILE NO.

**DATE OF RECEIPT/FILING
(FOR TOWNSHIP USE ONLY)**

The undersigned hereby applies for approval under the Paradise Township Subdivision and Land Development Ordinance of 2000 for the (Subdivision) (Land Development) Plan submitted herewith and described below:

1. Plan Name _____ Plan No. _____ Plan Date _____
2. Project Location _____
3. Name of Applicant (if other than owner) _____
Address _____ Phone No. _____
4. Name of Property Owner(s) _____
Address _____ Phone No. _____
5. Land Use and Number of Lots and/or Units (indicate answer by number):

___ Single-Family (Detached)	___ Commercial
___ Multi-Family (Attached-Sale)	___ Industrial
___ Multi-Family (Attached-Rent)	___ Institutional
6. Total Acreage _____
7. Application Classification: (Check One)

___ Preliminary Plan	___ Final Plan
___ Lot Add-On Plan for processing In accordance with Section 308 of the Ordinance.	___ Revised Subdivision and/or Land Development Plan for processing In accordance with Section 308 of the Ordinance.
___ Minor Plan	___ Improvement Construction Plan

8. Firm That Prepared Plan
 Address _____ Phone No. _____
 Person Responsible for Plan _____
9. Have all zoning approvals been obtained? ___Y ___N Please specify approvals: _____
10. Type of water supply proposed: _____Public _____Community _____Individual
11. Type of sanitary sewer disposal proposed: _____Public _____Live _____Community
 _____Capped _____Individual
12. Lineal feet of new street _____
 Identify all street(s) not proposed for dedication: _____
13. Acreage proposed for park or other public use: _____
14. Have plans been submitted to the Lancaster County Planning Commission? ___ Y ___ N
15. Have plans been submitted to the Lancaster County Conservation District? ___ Y ___ N
16. Have plans been submitted to the PA Department of Environmental Protection? ___ Y ___ N
17. Have plans been submitted to any other review agency? ___ Y ___ N. If so, please specify? _____

I am aware that I cannot commence development of the property and cannot commence excavation, earthmoving, grading, or construction until a plan has been recorded in the office of the Recorder of Deeds or until an Improvement Construction Plan has been approved by the Board of Supervisors of the Township of Paradise. By signing this application, I certify that all facts in the application and all accompanying documentation are true and correct. This application is being made by me to induce official action on the part of Paradise Township, and I understand that any false statements made herein are being made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

In accordance with the provisions of this Ordinance, the undersigned is hereby aware of the requirement to reimburse Paradise Township for the engineering review and inspection, recording, and reasonable attorney fees incurred by Paradise Township resulting from this application.

 Date

 Signature of Landowner or Applicant

NOTICE OF ACCEPTANCE OF AN IMPROVEMENT GUARANTEE

DATE:

Paradise Township Board of Supervisors
196 Blackhorse Road
Paradise, PA 17562

SUBJECT: Acceptance of Improvement Guarantee

Dear Supervisors:

The developer of the project known as _____ has provided an improvement guarantee in the form of a _____ to assure the proper installation of the following improvements:

Roadway Improvements Storm Sewer Facilities
 Sanitary Sewer Facilities Water Supply Facilities Fire Hydrants

This form of improvement guarantee was accepted by formal action of the Board of Supervisors at a meeting on _____, 20____.

Authorized Signature

REQUIRED IMPROVEMENTS COST ESTIMATE

Plan Name: _____

The following form is to be used to prepare the Improvements Cost Estimate as required per Article V. Attach additional sheets if necessary:

<u>Improvements</u>	<u>Quantity</u>	<u>Units</u>	<u>Price Per Unit</u>	<u>Construction Cost</u>
Street Grading	_____	_____	_____	
Street Subbase	_____	_____	_____	
Street Binder Course	_____	_____	_____	_____
Street Wearing Course	_____	_____	_____	
Street Signs	_____	_____	_____	
Traffic Control Signs	_____	_____	_____	
Curbs	_____	_____	_____	
Sidewalks	_____	_____	_____	_____
Storm Sewer Facilities	_____	_____	_____	
Sanitary Sewer Facilities	_____	_____	_____	
Water Supply Facilities	_____	_____	_____	
Fire Hydrants	_____	_____	_____	
Survey Monuments	_____	_____	_____	
Buffer Planting	_____	_____	_____	
Street Trees	_____	_____	_____	
Other (specify)	_____	_____	_____	

ESTIMATED COST:	\$
CONTINGENCIES (10%):	\$
INSPECTION FEE DEPOSIT (5%):	\$
REQUIRED ESCROW:	\$

SIGNATURE OF ENGINEER _____

Seal

DATE _____

NOTICE OF COMPLETION AND APPROVAL OF IMPROVEMENTS

DATE:

Paradise Township Board of Supervisors
196 Blackhorse Road
Paradise, PA 17562

SUBJECT: Approval of Improvements

Dear Supervisors:

The developer of the project known as _____ has completed the installation of the following improvements in accordance with the improvement construction plan:

Roadway Improvements Storm Sewer Facilities
 Sanitary Sewer Facilities Water Supply Facilities Fire Hydrant
 Other (specify) _____

_____ Authorized Signature
_____ Print Full Name
_____ Title
_____ Authority of Utility
_____ Address
_____ Phone No.

APPLICATION FOR CONSIDERATION OF A MODIFICATION

PT FILE NO.

**DATE OF RECEIPT/FILING
(FOR TOWNSHIP USE ONLY)**

The undersigned hereby applies for approval of modification, submitted herewith and described below:

1. Name _____ of _____ Project
2. Project _____ Location
3. Name(s) of Applicant (if other than owner)
Address
Phone No.
4. Name of Property Owner(s)
Address
Phone No.
4. Specify section(s) of the Paradise Township Subdivision and Land Development Ordinance for which modification is requested
6. The proposed alternative to the requirement
7. Justification for the waiver:
8. Identification of plans, reports or supplementary data which is part of the application:

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.

Date

Signature

PARADISE TOWNSHIP
ACCESSORY DWELLING GUIDELINES
(Resolution 2000-04)

PURPOSE

The Paradise Township Board of Supervisors desires to develop a policy, procedure, and guidelines to assist agricultural landowners with providing accessory dwellings units for immediate family members or farm help, and to provide other landowners with the ability to provide assisted living arrangements for immediate family members in accordance with the provisions of the Zoning Ordinance.

BACKGROUND

The use of accessory dwellings for on-farm use and assisted living continues to increase within Paradise Township. These dwellings generally take the form of a separate dwelling constructed on the site, a mobile home placed on the site, or an addition to an existing dwelling which effectively creates a two-family dwelling. Generally speaking, this process requires some type of approval under the applicable subdivision and land development ordinance.

The Paradise Township Board of Supervisors believe that compliance with all of the requirements of the Paradise Township Subdivision and Land Development Ordinance for the purpose of providing accessory dwellings can be a timely and expensive process as these projects typically have a minimal impact or be of a temporary nature.

The Paradise Township Board of Supervisors hereby adopts these guidelines, by resolution and as may be revised from time to time as deemed necessary by the Township, for inclusion within the Appendix of the Paradise Township Subdivision and Land Development Ordinance.

PROCEDURE

Accessory Dwelling Units shall be processed in accordance with the following procedure:

1. The applicant shall prepare a sketch plan and a narrative explaining the proposed use. The plan and narrative needs to be detailed enough to demonstrate compliance with the applicable provisions of the Zoning Ordinance and these guidelines.
2. The applicant shall submit the plan and narrative along with a plan preparation modification request in accordance with Sections 309 and 802 of the Paradise Township Subdivision and Land Development Ordinance.
3. The modification request shall processed in accordance with the procedures outlined in Sections 309 and 802 of the Paradise Township Subdivision and Land Development Ordinance.
4. If deemed appropriate, and at the sole discretion of the Township, the modification request shall be approved subject to the continued compliance with these guidelines and any other conditions the Planning Commission or Board of Supervisors deems necessary to carry out the intent of the Township's ordinances.

5. The Township and the landowner shall enter into a mutually beneficial Agreement, as provided for by the Township, that sets forth the purpose of the accessory dwelling unit, the limitations on the re-use of the accessory dwelling, and the level of and types of approvals necessary for the construction or installation of the accessory dwelling.
6. The Agreement shall be recorded in the office of the Recorder of Deeds. Upon proof of recordation of the Agreement, the applicant shall have the necessary approvals under the Paradise Township Subdivision and Land Development Ordinance for the placement of an accessory dwelling unit.

ACCESSORY DWELLING GUIDELINES

Accessory Dwelling Units shall be subject to the following guidelines:

1. The accessory dwelling shall comply with the use, lot, area, and setback requirements of the Zoning Ordinance;
2. The proposed dwelling shall be provided with safe and suitable access and parking that complies with the requirements of applicable Township ordinances;
3. The proposed dwelling shall be served by an adequate water source;
4. The Township Sewage Enforcement Officer shall submit a written report approving the method of sewage disposal;
5. The accessory dwelling shall be subject to yearly reviews to insure compliance with the approvals;
6. The landowner shall enter into an agreement with the Township, which shall be recorded, that sets forth the understandings and limitations of the accessory dwelling unit;
7. It shall be the responsibility of the applicant, or any subsequent landowner, to notify the Township when the accessory dwelling unit has been vacated by the approved occupant; and,
8. The change in use of the accessory dwelling to any use not specifically approved by the Township shall require additional approvals by the Township, including, but not limited to approval under the Paradise Township Subdivision and Land Development Ordinance.

SAMPLE LEGAL DOCUMENTS

Exhibit A - Improvement Guarantee Agreement - Letter of Credit (Example)

Exhibit B - Improvement Guarantee Agreement - Cash (Example)

Exhibit C - Irrevocable Letter of Credit (Example)

Exhibit D - Demand for Payment (Example)

EXHIBIT A
IMPROVEMENT GUARANTEE AGREEMENT - LETTER OF CREDIT

THIS AGREEMENT is made this _____ day of _____ 20____, by and among **Paradise Township**, 196 Blackhorse Road, Paradise, Lancaster County, Pennsylvania, a political subdivision of the Commonwealth of Pennsylvania, hereinafter called "Township"; and _____ of _____, Pennsylvania 17____, hereinafter collectively called "Owner".

WITNESSETH:

WHEREAS, Owner is required to build certain improvements according to the Final Plan prepared by _____, known as _____ Plan for _____, Plan No. _____, dated _____, 20____, and last revised _____, 20____, hereinafter called "Plan"; and

WHEREAS, Township requires that security be established to ensure construction in compliance with Township ordinances and resolutions; and

WHEREAS, Bank is willing to provide letter of credit for the funds required to complete construction in compliance with Township's ordinances and resolutions.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained therein, the parties do agree as follows:

ARTICLE I: Owner will obtain from Bank a letter of credit in order to provide funds in the amount of _____ Dollars and _____ Cents (\$ _____) to insure the improvements set forth in the engineer's certification of costs marked Exhibit "A", attached hereto and made a part hereof are completed in a accordance with the Township's specifications.

ARTICLE II: If Owner defaults or abandons the construction of the improvements required by the Plan or if the Bank sends Township a notice of Bank's intention not to renew the Letter of Credit, Township may draw on the Letter of Credit securing the construction of the improvements. The Letter of Credit shall be in the form attached to this Agreement, marked as Exhibit "B" and is incorporated by reference herein.

ARTICLE III: Township, by its Engineer or other designated person, will observe the construction of the improvements at progressive stages of completion as deemed necessary by the Township.

ARTICLE IV: In the event there is a difference of opinion as to the quality of the work completed, or as to the completion of the work to meet Township's specifications, the decision of Township's representative shall control and Owner's obligation to maintain the Letter of Credit shall continue until the work is in compliance with Township's specifications.

ARTICLE V: It is intended that all improvements built pursuant to the Plan shall be private until offered for dedication and formally accepted by the Township pursuant to Article V.

ARTICLE VI: Upon satisfactory completion of the improvements under this Agreement, Township agrees to make a final observation and release Owner from any obligation to maintain the Letter of Credit if the improvements meet Township's specifications. Despite final observation, all improvements shall be deemed to be private improvements until such time as the same have been offered for dedication and formally accepted by the Township by ordinance, resolution, deed or other formal document.

ARTICLE VII: Legal, engineering, observation, and administration costs incurred by Township under this Agreement in regard to the improvements set forth in Exhibit "A" shall be paid by Owner. All said fees must be paid in full before the Letter of Credit is released.

ARTICLE VIII: All improvements as specified herein shall be completed on or before one (1) year from the date hereof. Should said improvements not be completed, then and in the event Township's Engineer may notify the Township that the Owner has defaulted. Upon written application, the Supervisors, at their discretion, may extend from time to time the one year period by not more than two additional years by formal resolution.

ARTICLE IX: The specifications for the various improvements are those set forth on the Plan. All improvements are to be constructed in compliance with the ordinance, resolutions, and regulations of the Township, all of which are by reference are made a part hereof.

ARTICLE X: Township will, prior to the final release at the time of completion and final review by the Engineer, require a maintenance guarantee in the amount of fifteen (15) percent of the estimated costs of the improvements specified herein, for a period of eighteen (18) months.

ARTICLE XI: Owner agrees to pay all costs involved in establishing and servicing the Letter of Credit with the Bank.

ARTICLE XII: This Agreement shall be construed, performed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

ARTICLE XIII: This Agreement is not transferable, without the consent of the Township, which consent shall not be unreasonably withheld.

ARTICLE XIV: This Agreement sets forth the entire Agreement and understanding among the parties as to the subject matter thereof and may be amended subsequent to the date hereof in writing and signed by the party to be bound hereby.

IN WITNESS THEREOF, and intending to be legally bound thereby, the parties hereto have caused these presents to be executed and their corporate seals thereunto affixed, the day and year first written above.

PARADISE TOWNSHIP

BY:

BY:

BY:

(Owner)

EXHIBIT B
IMPROVEMENT GUARANTEE AGREEMENT - CASH

THIS AGREEMENT is made this _____ day of _____ 20____, by and among **Paradise Township**, 196 Blackhorse Road, Paradise, Lancaster County, Pennsylvania, a political subdivision of the Commonwealth of Pennsylvania, hereinafter called "Township"; and _____ of _____, Pennsylvania 17____, hereinafter collectively called "Owner".

WITNESSETH:

WHEREAS, Owner is required to build certain improvements according to the Final Plan prepared by _____, known as _____ Plan for _____, Plan No. _____, dated _____, 20____, and last revised _____, 20____, hereinafter called "Plan"; and

WHEREAS, Township requires that security be established to ensure construction in compliance with Paradise Township ordinances and resolutions; and

WHEREAS, Owner is willing to provide cash security for the funds required to complete construction in compliance with Township's ordinances and resolutions.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained therein, the parties do agree as follows:

ARTICLE I: Owner will deposit with Township cash in the amount of _____ Dollars and _____ Cents (\$ _____) to be held by Township in an interest bearing account using Owner's Social Security Number or Tax Identification Number, as security for owner's obligation to properly construct the improvements set forth on the Plan to Township's satisfaction and to reimburse Township for its observation and administration expenses. Attached hereto and marked Exhibit "B" is a copy of the estimated costs of the improvements prepared by the Owner and approved by the Township's Engineer.

ARTICLE II: If Owner defaults or abandons the construction of the said improvements set forth in the Plan, the Township may complete the said improvements using the escrowed funds hereinbefore mentioned to pay for said improvements.

ARTICLE III: Township, by its Engineer or other designated person, will observe the construction of the improvements at progressive stages of completion as deemed necessary by the Township.

ARTICLE IV: In the event there is a difference of opinion as to the quality of the work completed, or as to the completion of the work to meet Township's specifications, the decision of Township's representative shall control and Owner's obligation to provide the cash security shall continue until the work is in compliance with Township's specifications.

ARTICLE V: It is intended that all improvements built pursuant to the Plan shall be private until offered for dedication and formally accepted by the Township pursuant to Article V.

ARTICLE VI: Upon satisfactory completion of the improvements under this Agreement, Township agrees to make a final observation and release Owner from any obligation to maintain the Letter of Credit if the improvements meet Township's specifications. Despite final observation, all improvements shall be deemed to be private improvements until such time as the same have been offered for dedication and formally accepted by the Township by ordinance, resolution, deed or other formal document.

ARTICLE VII: Legal, engineering, observation, and administration costs incurred by Township under this Agreement in regard to the improvements set forth in Exhibit "A" shall be paid by Owner. All said fees must be paid in full before the Letter of Credit is released.

ARTICLE VIII: All improvements as specified herein shall be completed on or before one (1) year from the date hereof. Should said improvements not be completed, then and in the event Township's Engineer may notify the Township that the Owner has defaulted. Upon written application, the Supervisors, at their discretion, may extend from time to time the one year period by not more than two additional years by formal resolution.

ARTICLE IX: The specifications for the various improvements are those set forth on the Plan last revised and any accompanying documents and shall be constructed in compliance with the ordinances, resolutions, and regulations of Township, all of which are by reference made a part hereof.

ARTICLE X: Township will, prior to the final release at the time of completion and final review by its Engineer, require a maintenance guarantee in the amount of fifteen (15%) percent of the estimated costs of the improvements specified herein, for a period of eighteen (18) months.

ARTICLE XI: Owner agrees to pay all costs involved in establishing and servicing the Letter of Credit with the Bank.

ARTICLE XII: This Agreement shall be construed, performed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

ARTICLE XIII: This Agreement is not transferable, without the consent of Township, which consent shall not be unreasonably withheld.

ARTICLE XIV: This Agreement sets forth the entire Agreement and understanding among the parties as to the subject matter thereof and may be amended subsequent to the date hereof in writing and signed by the party to be bound hereby.

IN WITNESS WHEREOF, and intending to be legally bound thereby, the parties hereto have caused these presents to be executed and their corporate seals thereunto affixed, the day and year first above written.

PARADISE TOWNSHIP

BY:

BY:

BY:

(Owner)

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EXHIBIT C
IRREVOCABLE LETTER OF CREDIT

TO: TOWNSHIP OF PARADISE

DATE: _____

196 Blackhorse Road

L/C #: _____

Paradise, PA 17562

AMOUNT: _____

FROM: _____

EXPIRATION DATE: _____

PHONE: _____

ON BEHALF OF: _____

Name of developer

Address

Phone

_____ (hereinafter called "Bank") hereby issues to the Township of Paradise (hereinafter called "Municipality") on behalf of _____ (hereinafter called "Developer"), its irrevocable letter of credit (hereinafter called "Letter") in the amount of _____ (\$_____).

This Letter is issued on behalf of Developer and is intended to secure the completion of the public improvements shown in the final plan and related documents submitted by developer prepared by _____, dated _____, Project No. _____ and intended for immediate recording (hereinafter called "Final Plan").

This Letter shall expire _____ (not prior to one year after its date) and shall thereafter be automatically renewed, without amendment being issued, for successive one year period(s) upon such date and each anniversary of such date, unless at least 30 days prior to such date or each anniversary of such date, Bank notifies Municipality in writing by certified mail to the address stated above that Bank elects not to renew this Letter.

For each one-year period that this Letter of Credit is automatically extended beyond the expiration date, the amount of this Letter of Credit shall be increased by an additional ten percent (10%) for each one-year period beyond the first anniversary date from the posting of this Letter of Credit.

Payment under this Letter will be available by your draft accompanied by your certification, in writing, signed by Municipality, any member of your governing body, any of your officers or your authorized representative, that developer has failed to complete the public improvements set forth in the Final Plan in accordance with your standards.

Partial drawings are permitted but the aggregate total may not exceed the amount stated above.

Drafts under this Letter should be marked: “drawn under Letter of Credit No. _____dated _____ from the _____ (Name of Bank).”

This credit is subject to the “Uniform Customs and Practice for Documentary Credits (1983 revision), International Chamber of commercial Publication No. 400.”

Yours truly,

Name of lender

BY: _____
Authorized signature

BY: _____
Authorized signature

EXHIBIT D
DEMAND FOR FINAL PAYMENT

TO: _____ Bank

Attention:

We hereby demand payment to the Paradise Township Supervisors the sum of _____ Dollars and _____ Cents (\$ _____) and certify that this demand is due to failure of _____ to complete to our satisfaction improvements on _____, Drawing No. _____, dated _____, 20____, for development known as _____, recorded in _____.

ATTEST:

PARADISE TOWNSHIP SUPERVISORS

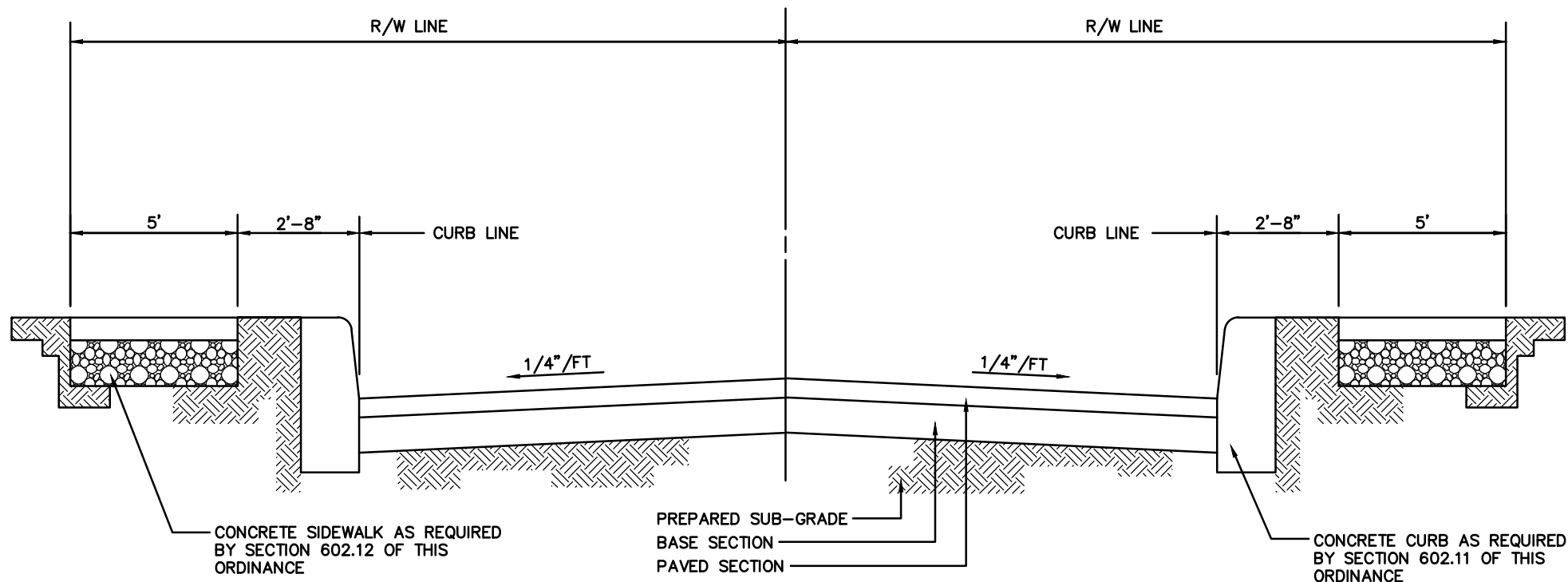
BY: _____

BY:

BY:

BY:

DATE:



TYPICAL LOCAL STREET CROSS SECTION

NOT TO SCALE

STREET CONSTRUCTION MATERIALS

BASE COURSE	PAVED SURFACE
6" 2A STONE, SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.

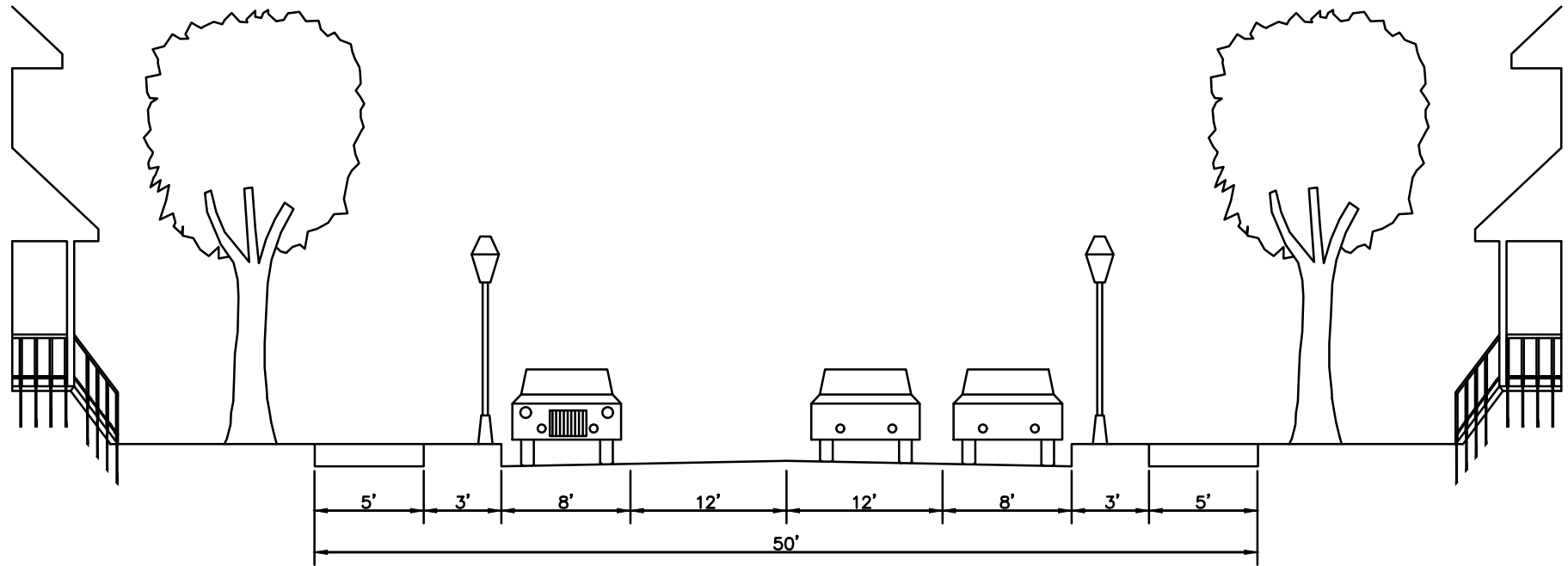
NOTES:

1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG64-22 FOR A DISTANCE OF FOUR (4) INCHES FROM THE CURBS, INLET, MANHOLE COVERS, ETC.
2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PennDOT PUBL. 408, CURRENT VERSION.
4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
5. STORM SEWER INLETS SHALL BE PennDOT TYPE-C IN ALL VERTICAL CURBED STREETS.
6. STREET CONSTRUCTION MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 602.6.A OF THIS ORDINANCE.

Paradise Township



PROJ: # 011132027



STREET SECTION FOR LOCAL STREET

NOT TO SCALE

STREET CONSTRUCTION MATERIALS

BASE COURSE	PAVED SURFACE
6" 2A STONE, SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.

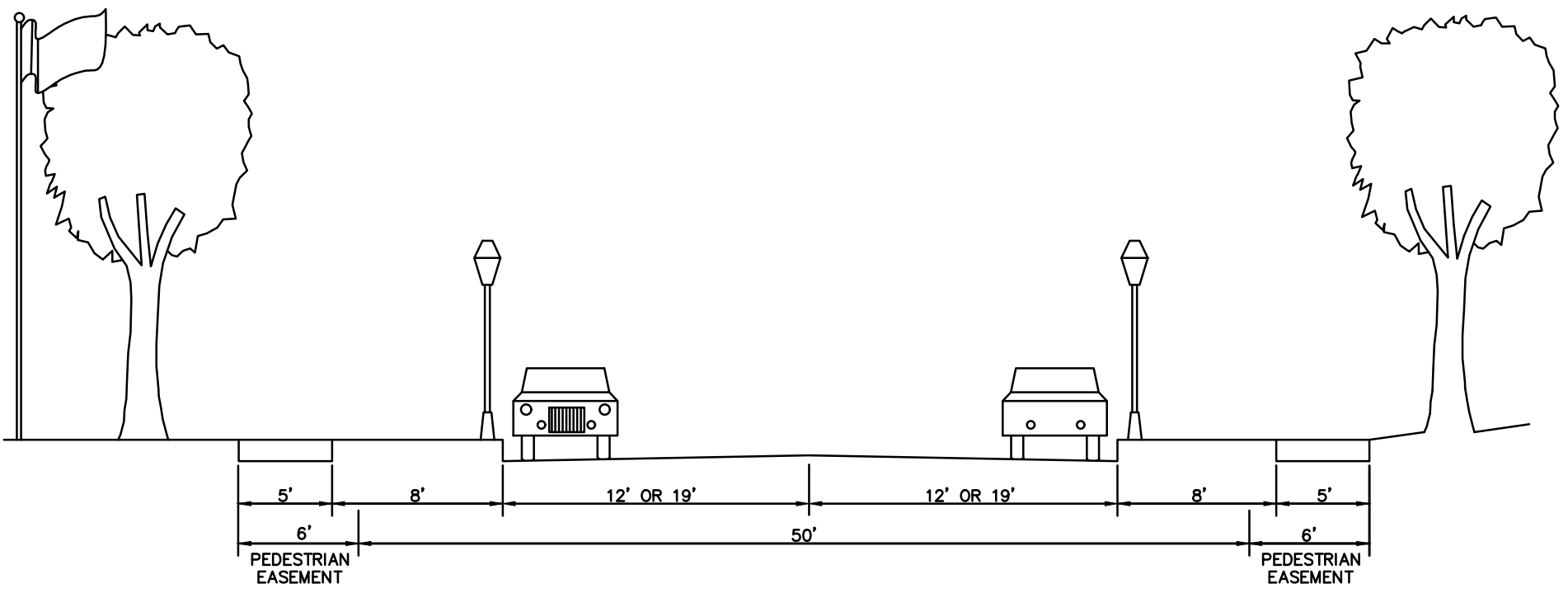
NOTES:

1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG64-22 FOR A DISTANCE OF FOUR (4) INCHES FROM THE CURBS, INLET, MANHOLE COVERS, ETC.
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3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PennDOT PUBL. 408, CURRENT VERSION.
4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
5. STORM SEWER INLETS SHALL BE PennDOT TYPE-C IN ALL VERTICAL CURBED STREETS.
6. STREET CONSTRUCTION MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 602.6.A OF THIS ORDINANCE.
7. THE MINIMUM CARTWAY AND RIGHT-OF-WAY WIDTH SHALL BE IN ACCORDANCE WITH SECTION 602.7.A OF THIS ORDINANCE.

Paradise Township



PROJ: # 011132027



STREET SECTION FOR COLLECTOR ROAD

NOT TO SCALE

STREET CONSTRUCTION MATERIALS

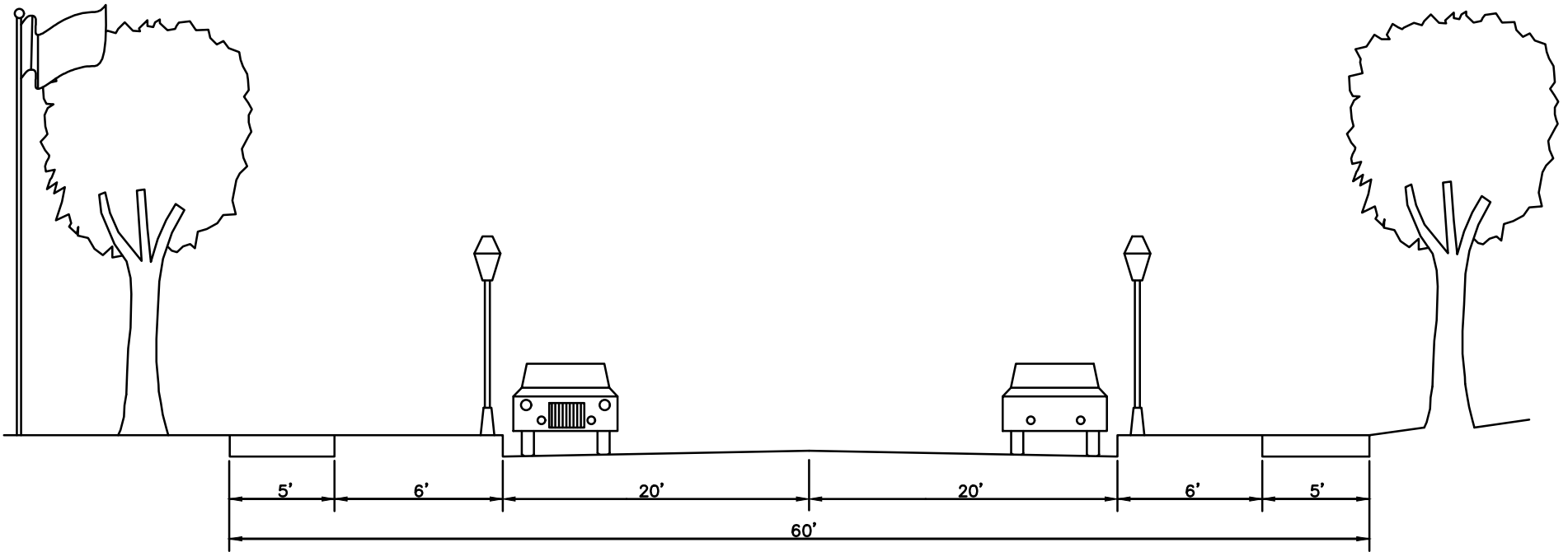
BASE COURSE	PAVED SURFACE
6" 2A STONE, SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.

NOTES:

1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG64-22 FOR A DISTANCE OF FOUR (4) INCHES FROM THE CURBS, INLET, MANHOLE COVERS, ETC.
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3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PennDOT PUBL. 408, CURRENT VERSION.
4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
5. STORM SEWER INLETS SHALL BE PennDOT TYPE-C IN ALL VERTICAL CURBED STREETS.
6. STREET CONSTRUCTION MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 602.6.A OF THIS ORDINANCE.
7. THE MINIMUM CARTWAY AND RIGHT-OF-WAY WIDTH SHALL BE IN ACCORDANCE WITH SECTION 602.7.A OF THIS ORDINANCE.

<h1 style="margin: 0;">Paradise Township</h1>	
	PROJ: # 011132027



STREET SECTION FOR ARTERIAL ROAD (HIGHWAY)

NOT TO SCALE


STREET CONSTRUCTION MATERIALS

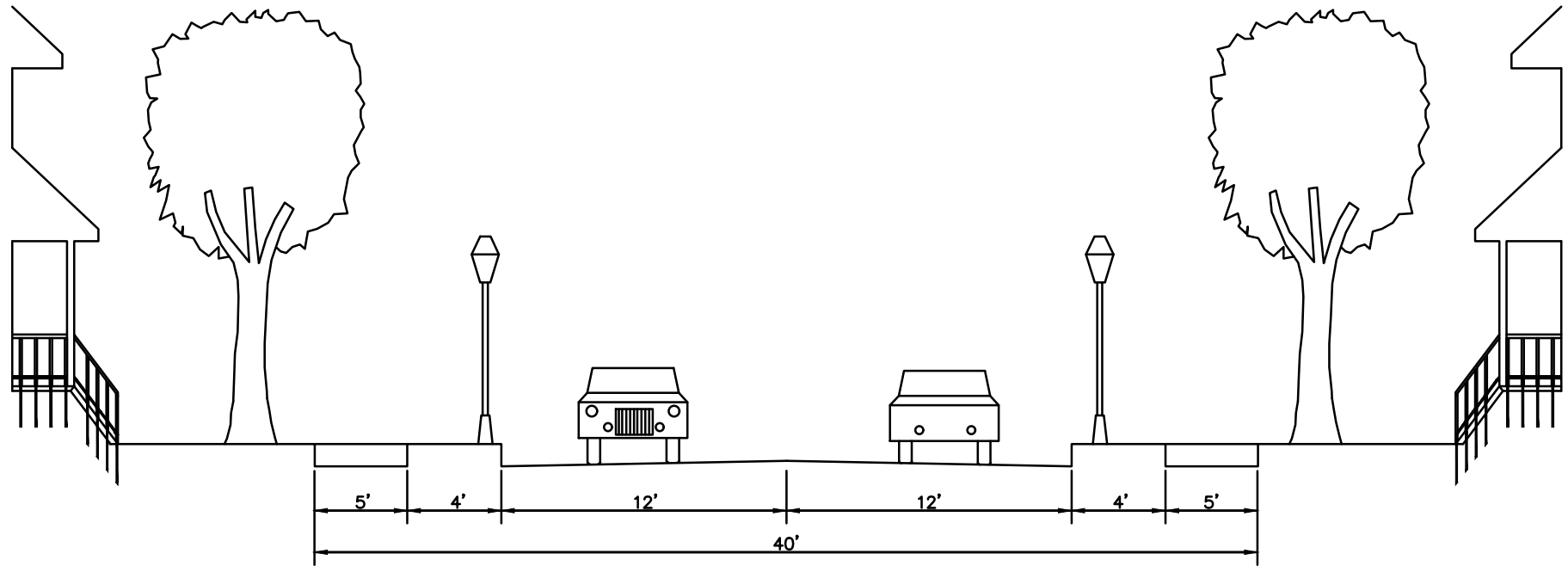
BASE COURSE	PAVED SURFACE
6" 2A STONE, SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.

NOTES:

1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG64-22 FOR A DISTANCE OF FOUR (4) INCHES FROM THE CURBS, INLET, MANHOLE COVERS, ETC.
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3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PennDOT PUBL. 408, CURRENT VERSION.
4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
5. STORM SEWER INLETS SHALL BE PennDOT TYPE-C IN ALL VERTICAL CURBED STREETS.
6. STREET CONSTRUCTION MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 602.6.A OF THIS ORDINANCE.
7. THE MINIMUM CARTWAY AND RIGHT-OF-WAY WIDTH SHALL BE IN ACCORDANCE WITH SECTION 602.7.A OF THIS ORDINANCE.

Paradise Township	
	PROJ: # 011132027



STREET SECTION FOR LOCAL ACCESS

NOT TO SCALE

STREET CONSTRUCTION MATERIALS

BASE COURSE	PAVED SURFACE
6" 2A STONE, SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT
COMPACTED MATERIAL DEPTH.

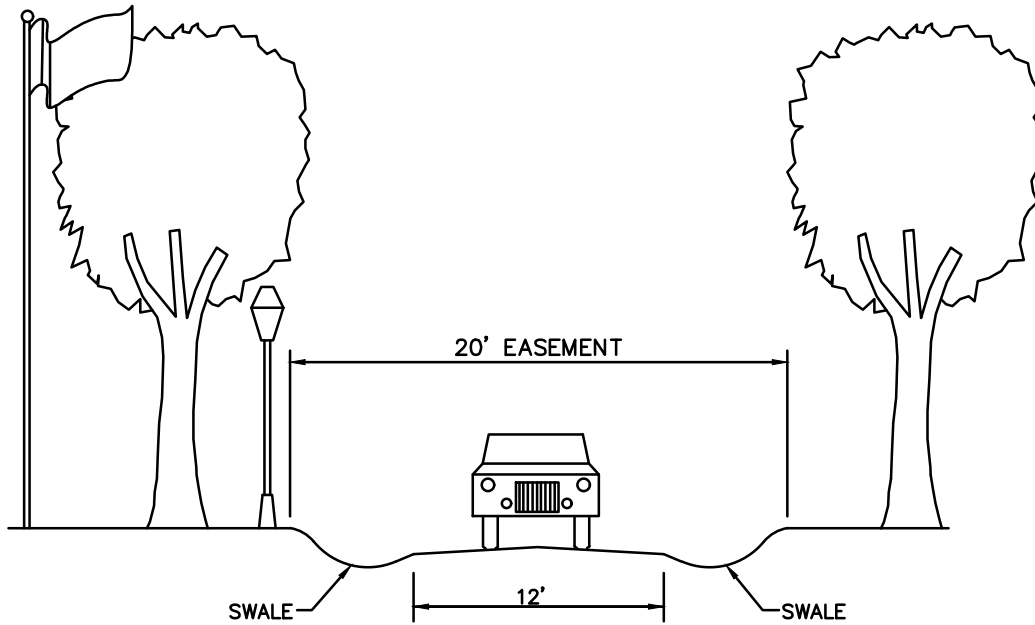
NOTES:

1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG64-22 FOR A DISTANCE OF FOUR (4) INCHES FROM THE CURBS, INLET, MANHOLE COVERS, ETC.
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3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PennDOT PUBL. 408, CURRENT VERSION.
4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
5. STORM SEWER INLETS SHALL BE PennDOT TYPE-C IN ALL VERTICAL CURBED STREETS.
6. STREET CONSTRUCTION MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 602.6.A OF THIS ORDINANCE.
7. THE MINIMUM CARTWAY AND RIGHT-OF-WAY WIDTH SHALL BE IN ACCORDANCE WITH SECTION 602.7.A OF THIS ORDINANCE.

Paradise Township

RETTEW
ASSOCIATES, INC.

PROJ: # 011132027



STREET SECTION FOR ALLEY
(SERVICE, OR MARGINAL ACCESS STREET)

NOT TO SCALE


STREET CONSTRUCTION MATERIALS

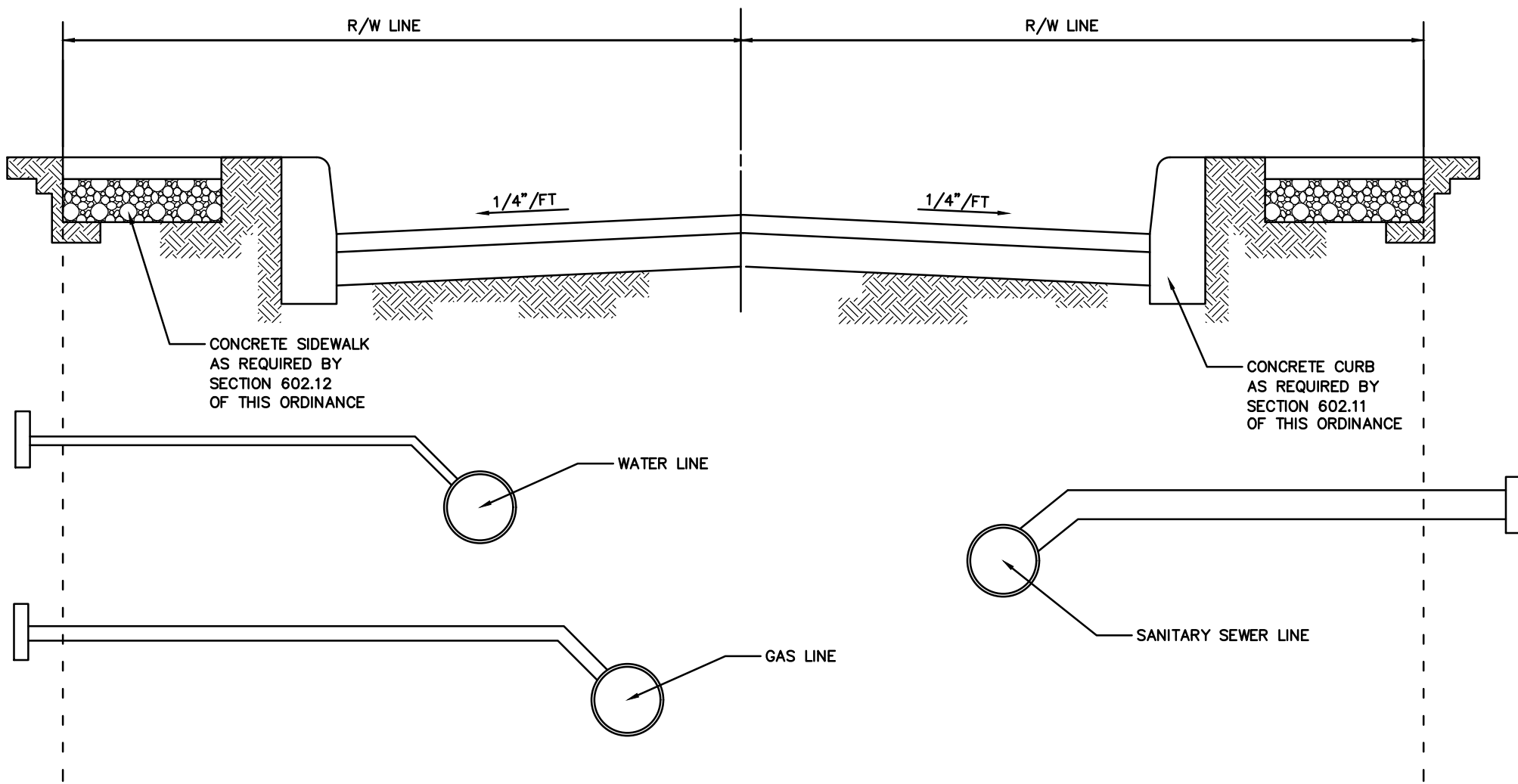
BASE COURSE	PAVED SURFACE
6" 2A STONE, SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm OR 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT
 COMPACTED MATERIAL DEPTH.

NOTES:

1. ALL AREAS ADJACENT TO INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG64-22 FOR A DISTANCE OF FOUR (4) INCHES FROM THE INLET, MANHOLE COVERS, ETC.
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6. STREET CONSTRUCTION MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 602.6.A OF THIS ORDINANCE.
7. THE MINIMUM CARTWAY AND RIGHT-OF-WAY WIDTH SHALL BE IN ACCORDANCE WITH SECTION 602.7.A OF THIS ORDINANCE.

Paradise Township	
	PROJ: # 011132027

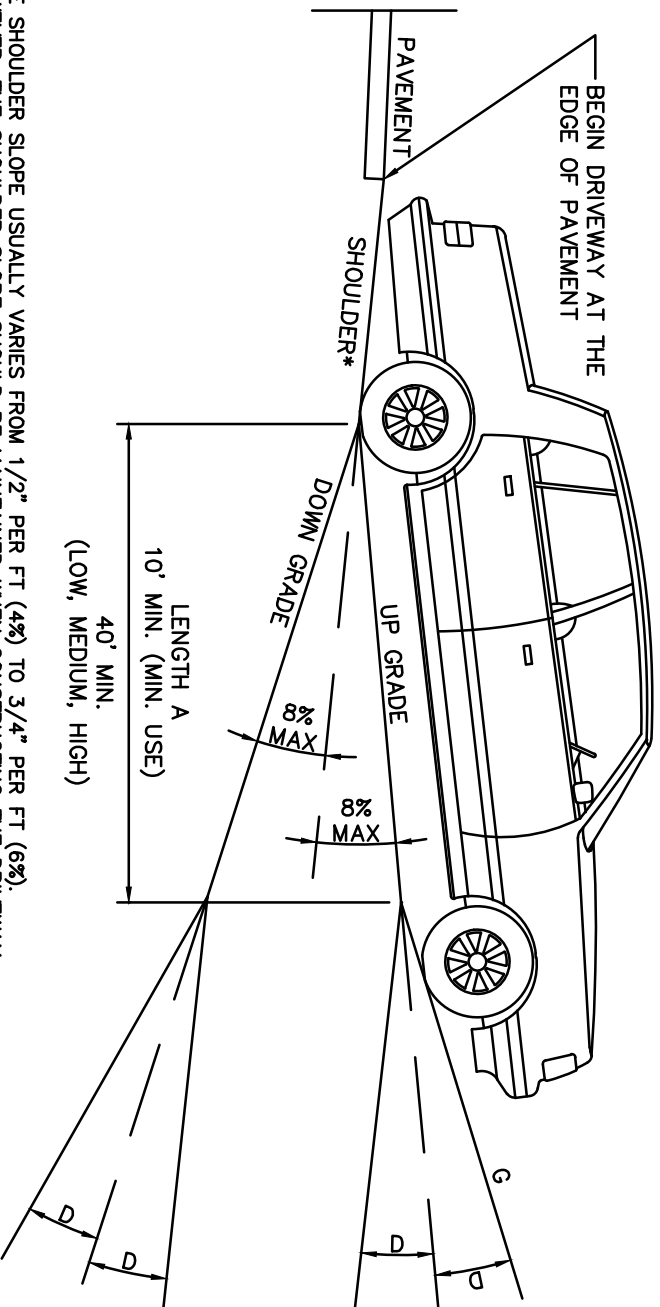
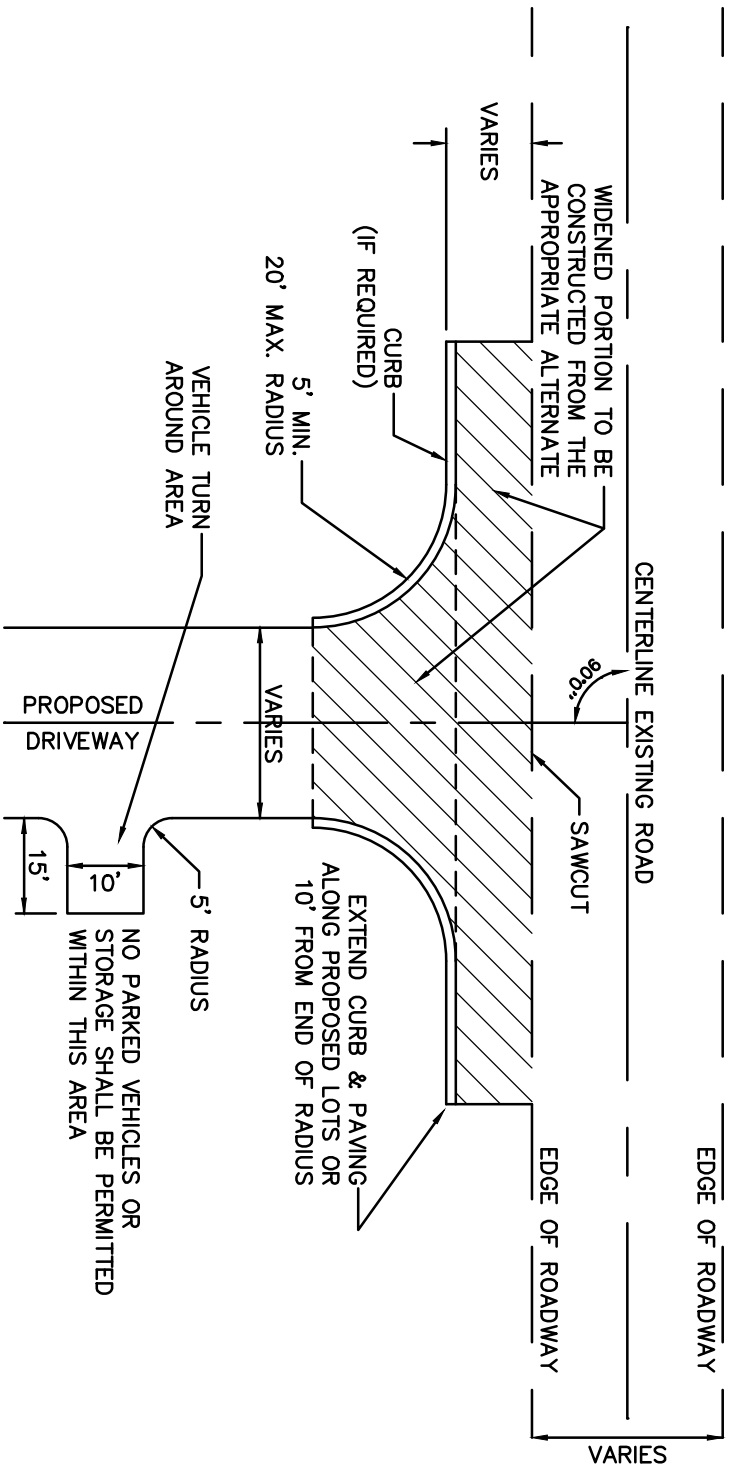


TYPICAL UTILITY INSTALLATION

NOT TO SCALE

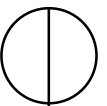
Paradise Township	
RETTEW ASSOCIATES, INC.	PROJ: # 011132027

- NOTES:
1. ALL UTILITY LATERALS TO EXTEND BEYOND RIGHT-OF-WAY.



*THE SHOULDER SLOPE USUALLY VARIES FROM 1/2" PER FT (4%) TO 3/4" PER FT (6%). HOWEVER, THE SHOULDER SLOPE SHOULD BE MAINTAINED WHEN CONSTRUCTING THE DRIVEWAY. FOR GRADE CHANGES GREATER THAN THOSE SHOWN ABOVE, VERTICAL CURVES AT LEAST 10 FEET LONG SHALL BE CONSTRUCTED AND LENGTH "A" SHALL BE INCREASED.

GRADES (G) SHALL BE LIMITED TO 15% FOR MINIMUM USE OF DRIVEWAYS AND FROM FIVE PERCENT TO EIGHT PERCENT FOR LOW, MEDIUM OR HIGH VOLUME DRIVEWAYS WITHIN THE RIGHT-OF-WAY.



TYPICAL DRIVEWAY

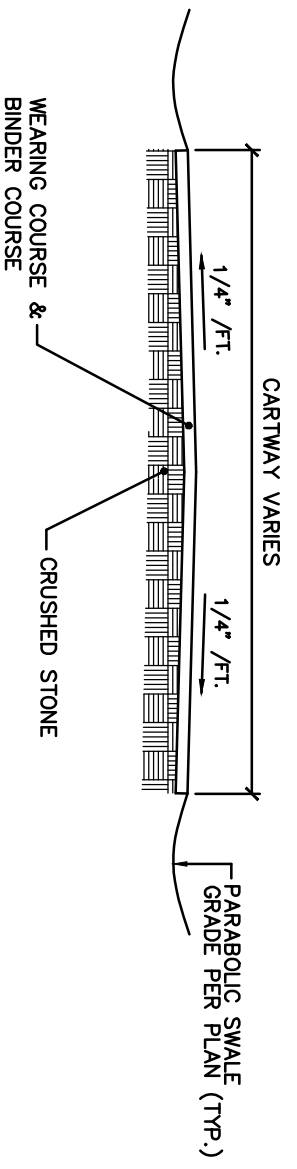
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REV:

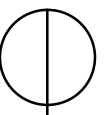
Paradise Township

PROJ: # 011132027

MAXIMUM GRADE CHANGE (D)	DESIRABLE	MAXIMUM
HIGH VOLUME DRIVEWAY	0%	±3%
MEDIUM VOLUME DRIVEWAY	±3%	±6%
LOW VOLUME DRIVEWAY	±6%	CONTROLLED BY VEHICLE CLEARANCE



TYPICAL DRIVEWAY
CROSS SECTION



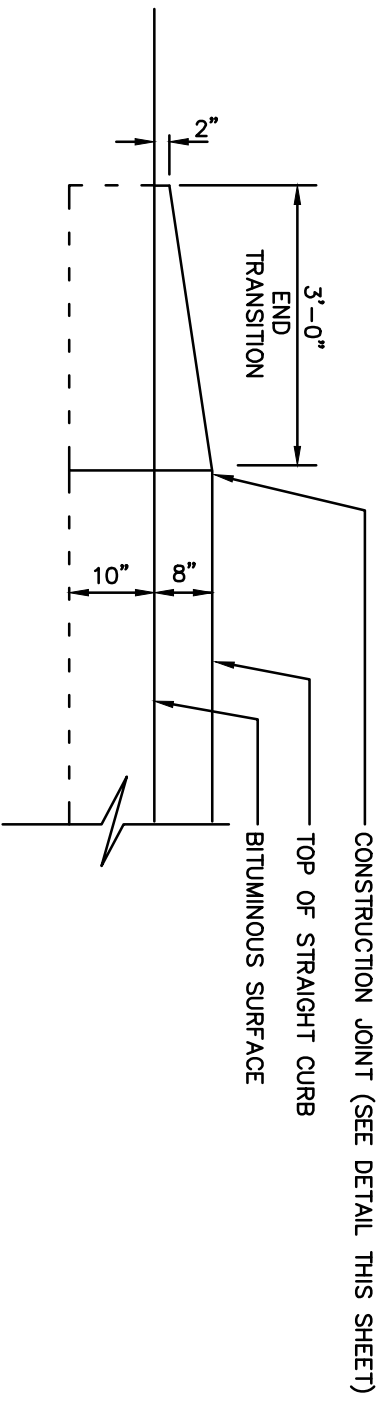
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REV:

Paradise Township

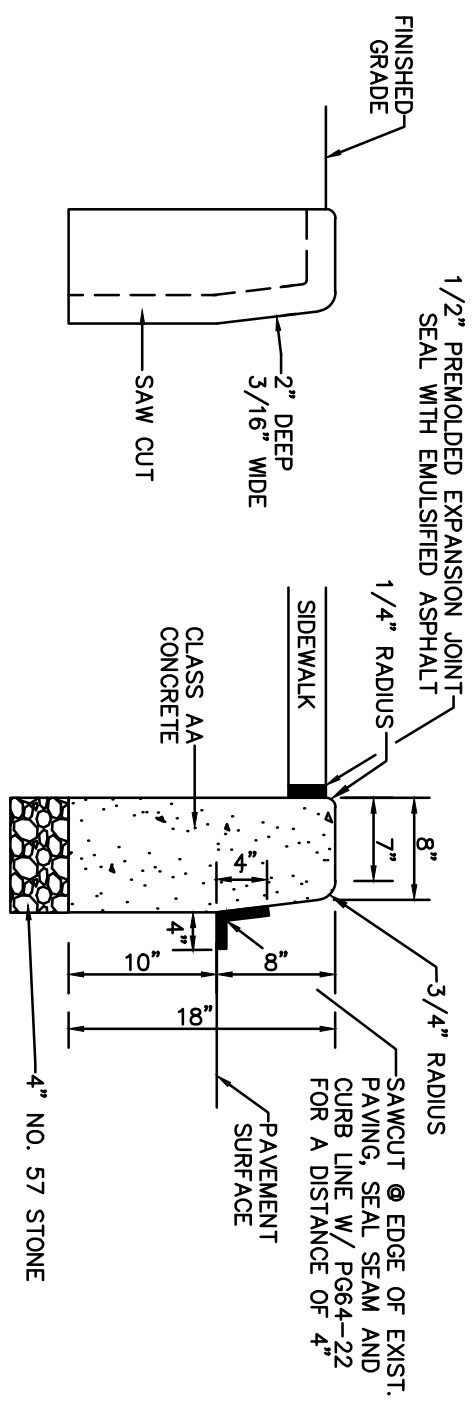


PROJ: # 011132027

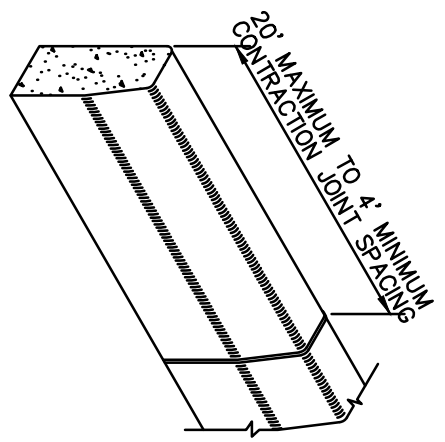


TYPICAL CURB END
NOT TO SCALE

REV:



CONTRACTION JOINT TYPICAL CROSS SECTION



PLAIN CEMENT CONCRETE CURB

TYPICAL VERTICAL CURB DETAIL
NOT TO SCALE

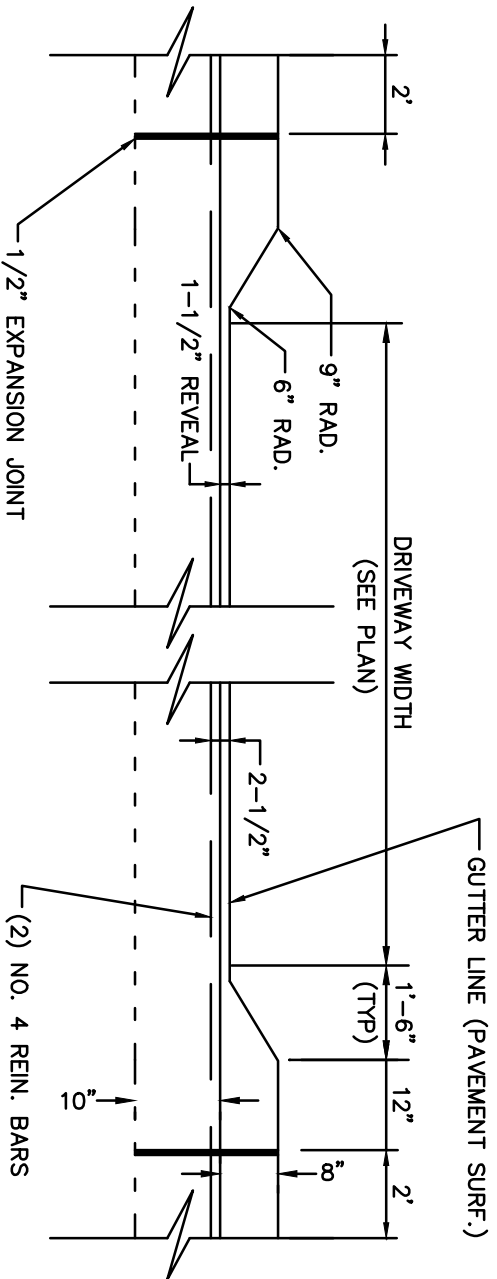
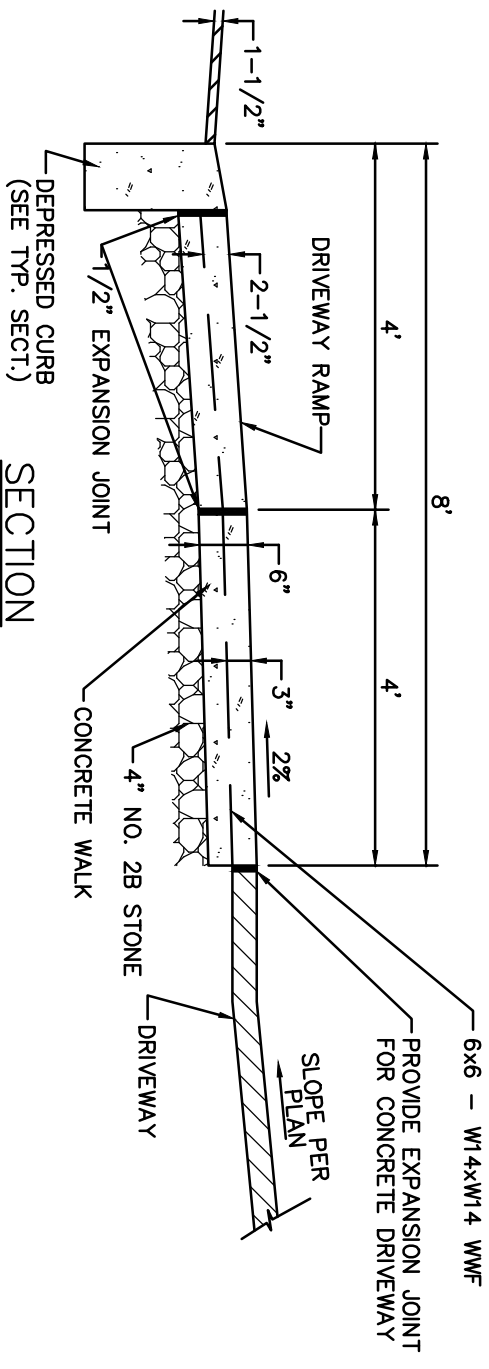
REV:

Paradise Township

BETHEM
ASSOCIATES, INC.

Paradise Township

PROJ: # 011132027



○ DEPRESSED CURB AT DRIVEWAY

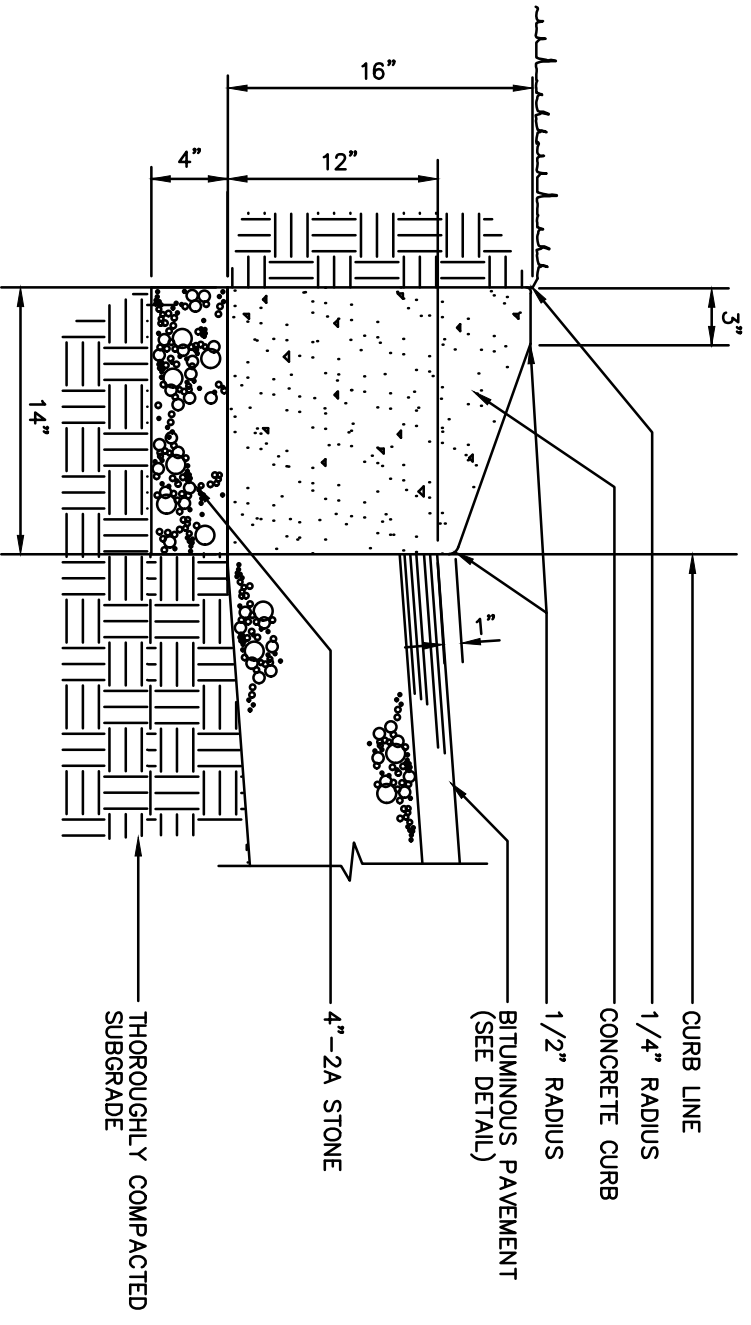
NOT TO SCALE

REV:

Paradise Township

BETHEM
ASSOCIATES, INC.

PROJ: # 011132027



SLANT CURB DETAIL

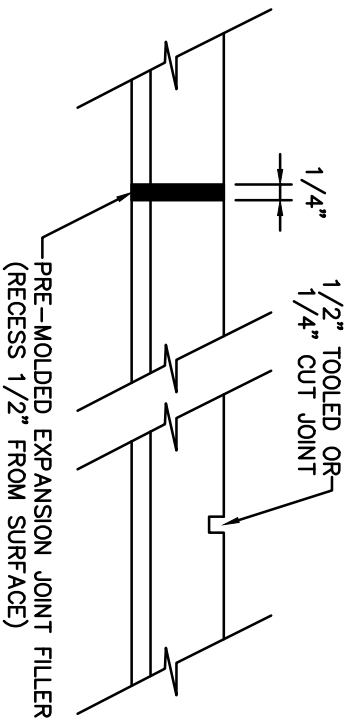
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REV:

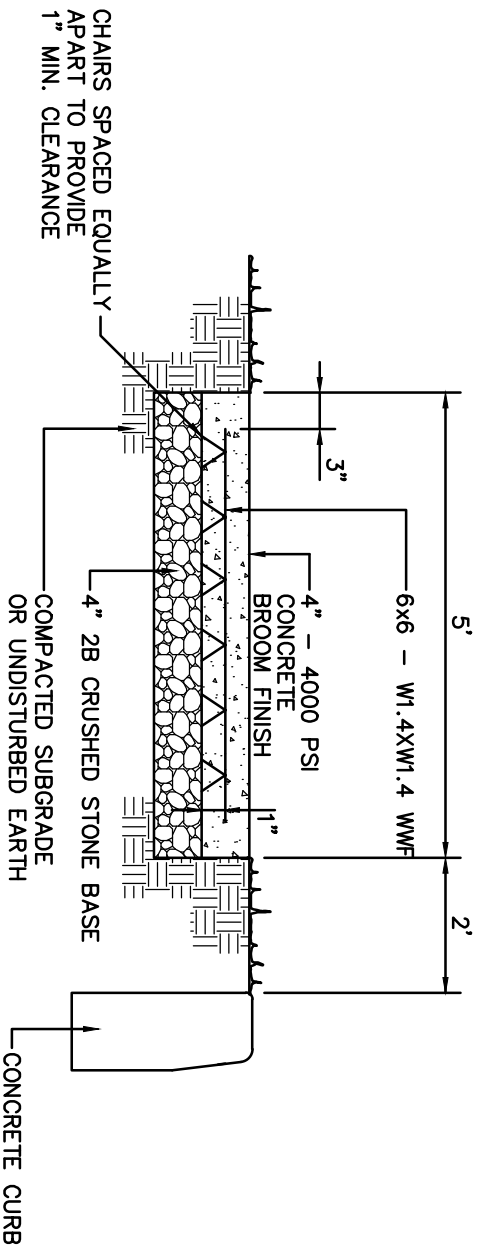
Paradise Township



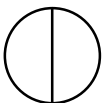
PROJ: # 011132027



TYPICAL EXPANSION & CONTRACTION JOINTS



NOTE:
1. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 602.12.E
OF THIS ORDINANCE.



CONCRETE SIDEWALK DETAIL

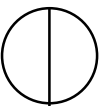
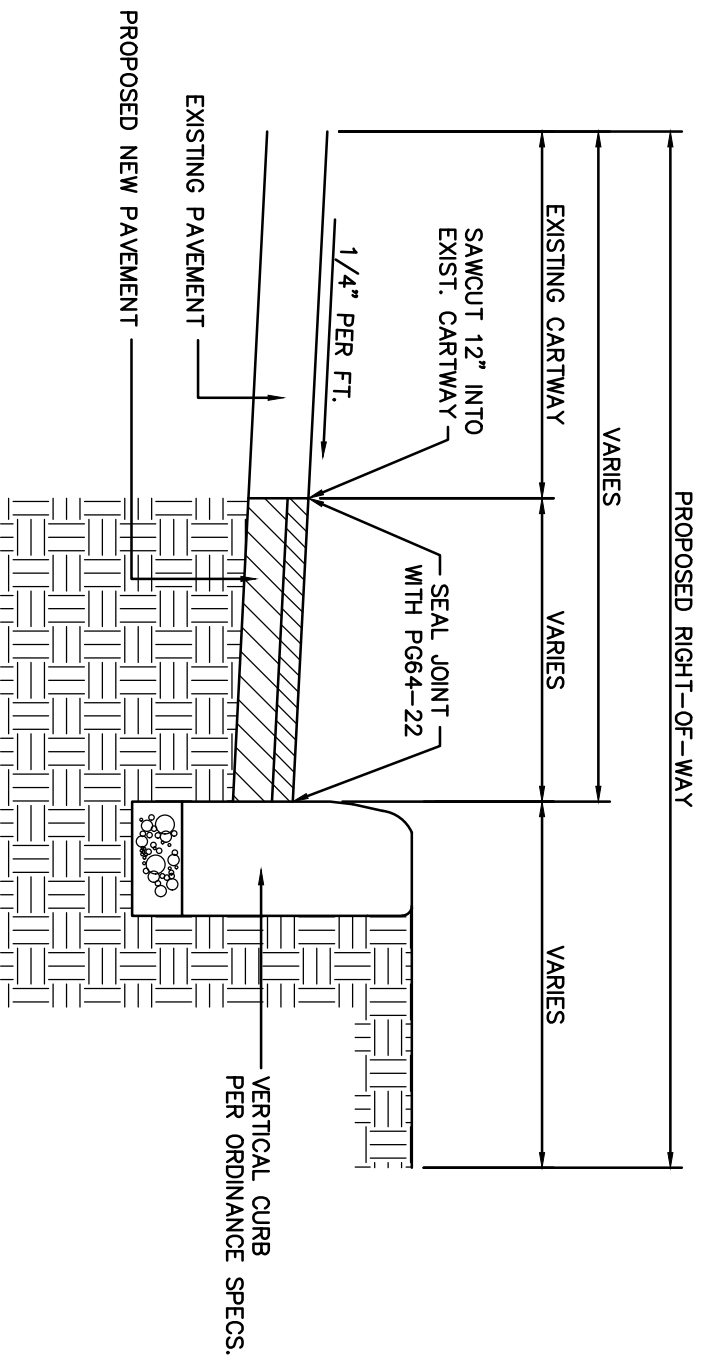
NOT TO SCALE

REV:

Paradise Township

BETHEM
ASSOCIATES, INC.

PROJ: # 011132027



ROAD WIDENING DETAIL

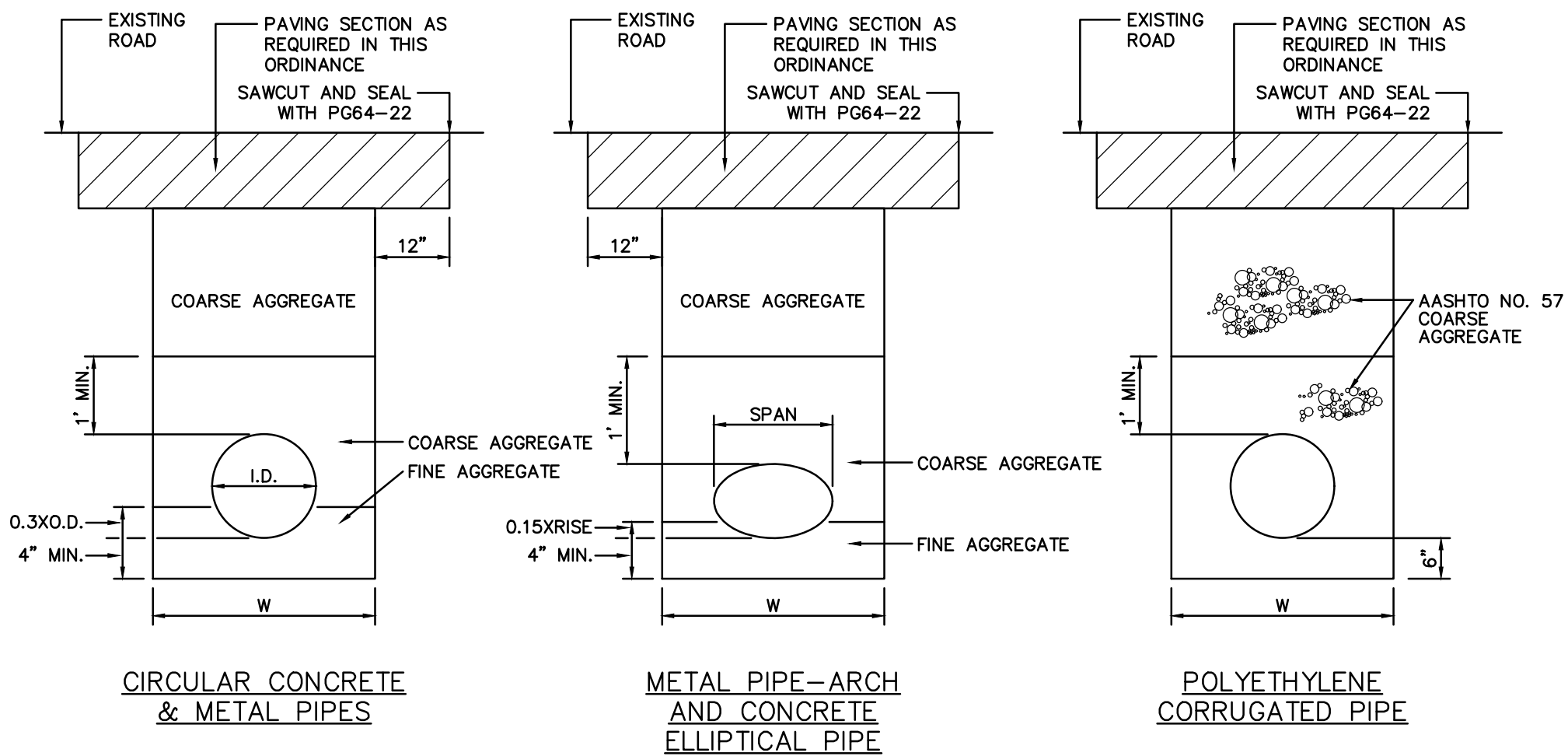
NOT TO SCALE

REV:

Paradise Township



PROJ: # 011132027




CIRCULAR CONCRETE
& METAL PIPES

METAL PIPE-ARCH
AND CONCRETE
ELLIPTICAL PIPE

POLYETHYLENE
CORRUGATED PIPE

TRENCH RESTORATION DETAILS – STREETS

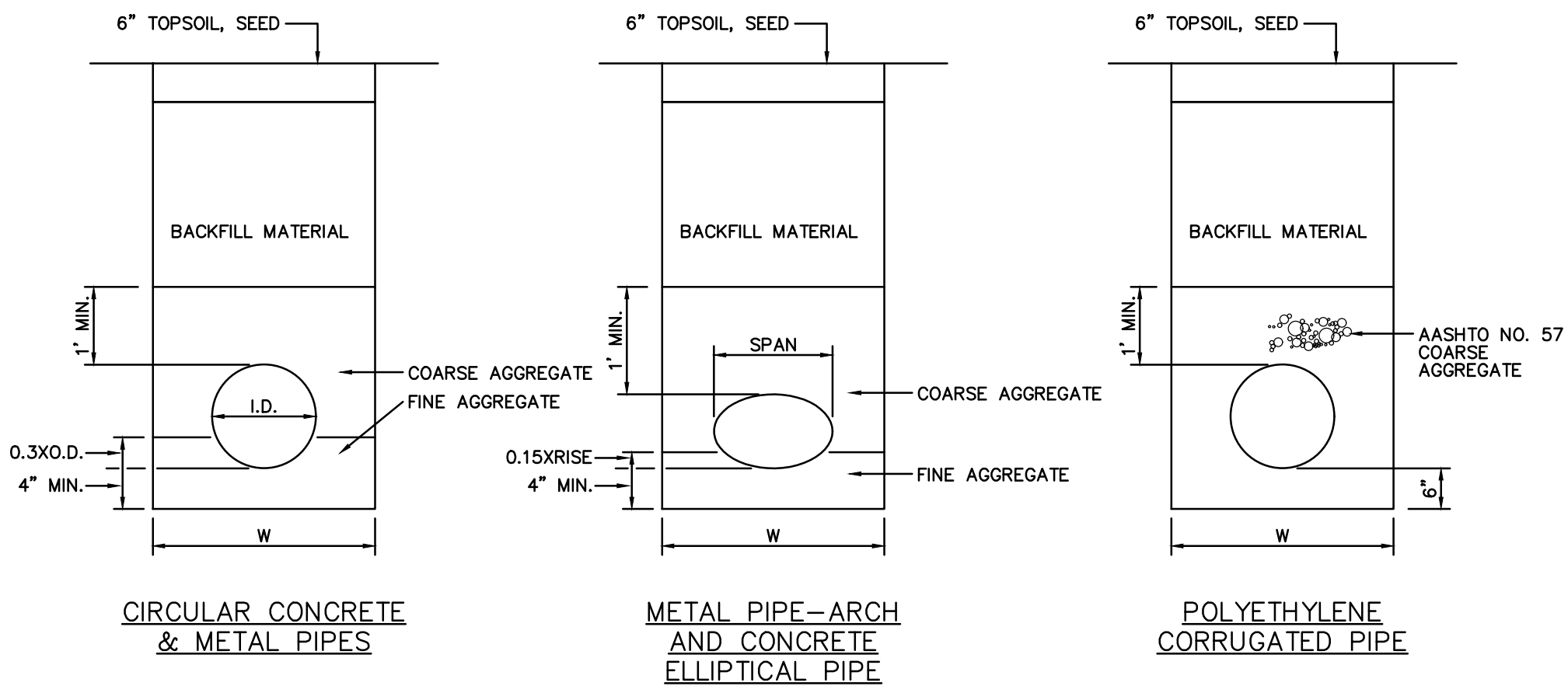
NOT TO SCALE

Paradise Township	
	PROJ: # 011132027

CIRCULAR CONCRETE AND METAL PIPES

W=TRENCH WIDTH — { 2.0 FT. + O.D. FOR PIPES OR PIPE ARCHES 48" AND LESS I.D. OR SPAN
2.5 FT. + O.D. FOR PIPES OR PIPE ARCHES GREATER THAN 48" I.D. OR SPAN
1.0 TO 2.0 FT. FOR 18" AND 24" POLYETHYLENE PIPE.

1. FINE AGGREGATE SHALL BE AASHTO NO. 10 STONE.
2. COARSE AGGREGATE SHALL BE SUBBASE MATERIAL, NO. 2A, OR AS SPECIFIED.



CIRCULAR CONCRETE
& METAL PIPES

METAL PIPE-ARCH
AND CONCRETE
ELLIPTICAL PIPE

POLYETHYLENE
CORRUGATED PIPE

TRENCH RESTORATION DETAILS – LAWN AREAS

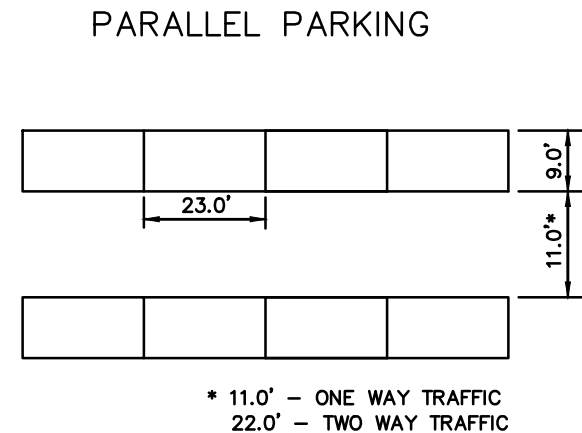
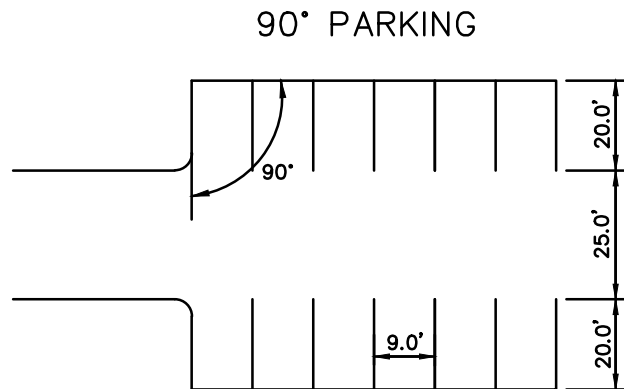
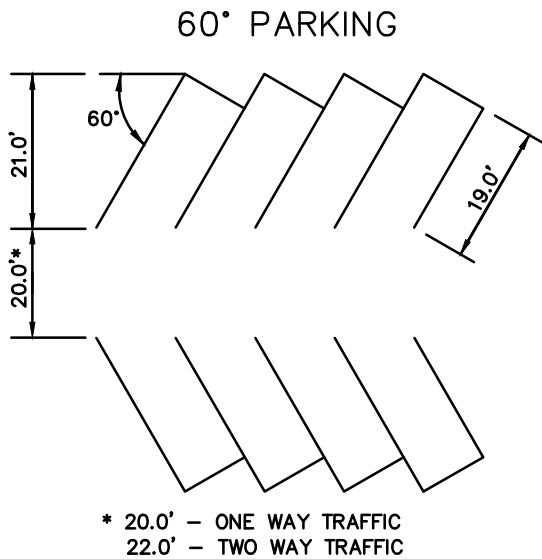
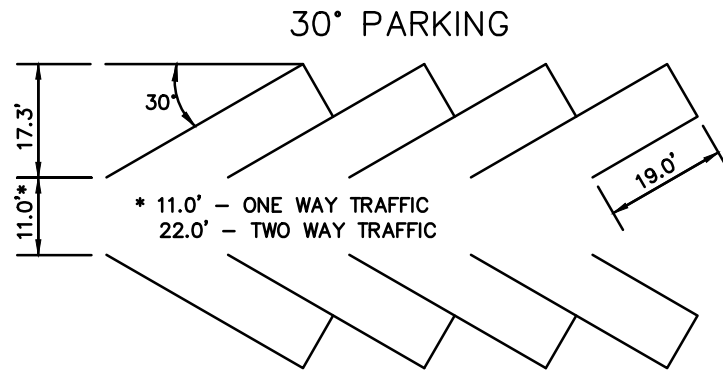
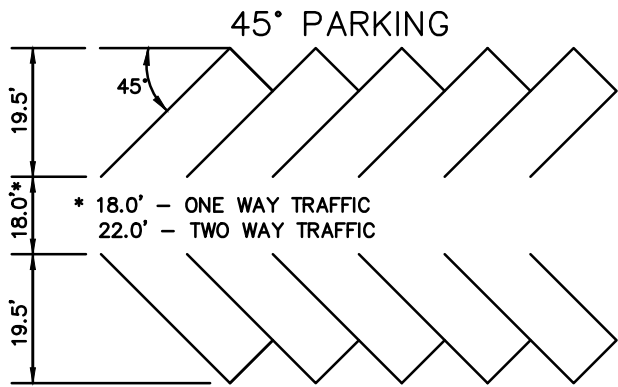
NOT TO SCALE

Paradise Township	
	PROJ: # 011132027

CIRCULAR CONCRETE AND METAL PIPES

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2.5 FT. + O.D. FOR PIPES OR PIPE ARCHES GREATER THAN 48" I.D. OR SPAN
1.0 TO 2.0 FT. FOR 18" AND 24" POLYETHYLENE PIPE.

1. FINE AGGREGATE SHALL BE AASHTO NO. 10 STONE.
2. COARSE AGGREGATE SHALL BE SUBBASE MATERIAL, NO. 2A, OR AS SPECIFIED.



PARKING SPACES

NOT TO SCALE

NOTE:
THE SIZE OF PARKING SPACE FOR ONE VEHICLE SHALL NOT BE LESS THAN ONE HUNDRED EIGHTY (180) UNOBSTRUCTED SQUARE FEET OF SPACE AND EACH SPACE SHALL BE A MINIMUM OF NINE (9) FEET WIDE.

Paradise Township



PROJ: # 011132027

Minimum Safe Stopping Sight Distance Chart

Posted Speed Limit (MPH)	Minimum Safe Sight Stopping Distance Chart																				
	Roadway Grade (Percent)																				
	0	1	-1	2	-2	3	-3	4	-4	5	-5	6	-6	7	-7	8	-8	9	-9	10	-10
5	22	22	22	21	22	21	22	21	22	21	22	21	22	21	22	21	23	21	23	21	23
10	48	48	49	48	49	47	50	47	50	47	51	47	51	46	52	46	52	46	53	46	54
15	81	80	81	79	82	78	83	78	84	77	86	76	87	76	88	75	90	75	91	74	93
20	118	117	120	116	122	114	123	113	125	112	127	111	130	110	132	109	135	108	137	107	141
25	162	160	164	157	167	156	170	154	173	152	176	150	179	149	183	147	187	146	192	144	197
30	211	208	214	204	218	202	222	199	226	196	231	194	236	192	241	190	247	188	254	186	261
35	265	261	270	257	275	253	280	249	286	246	292	243	299	239	307	237	315	234	324	231	333
40	325	320	331	314	338	309	345	304	353	300	361	296	370	292	379	288	390	284	401	281	414
45	391	384	399	377	407	370	416	364	425	359	436	353	447	348	459	344	473	339	487	335	503
50	462	453	472	445	482	437	493	429	505	422	518	416	531	409	547	404	563	398	581	393	601
55	539	528	550	518	563	508	576	499	590	491	606	483	623	475	641	468	661	461	683	455	707
60	621	608	635	596	650	585	665	574	683	564	701	554	721	545	743	537	766	529	792	521	821
65	709	694	725	679	742	666	761	654	781	642	803	631	826	620	852	610	880	600	910	591	944

Based on the following formula: $SSSD = 1.47 Vt + \frac{V^2}{30(f \pm G)}$

CERTIFICATES

PLAN CERTIFICATE

CERTIFICATE OF SURVEY ACCURACY

STORM WATER MANAGEMENT CERTIFICATE

OWNERSHIP CERTIFICATE

BOARD OF SUPERVISORS
CERTIFICATE

PARADISE TOWNSHIP PLANNING COMMISSION
CERTIFICATE

PARADISE TOWNSHIP ENGINEER
CERTIFICATE

LANCASTER COUNTY PLANNING COMMISSION
CERTIFICATE

STANDARD PLAN FORMAT



SUBDIVISION AND/OR
LAND DEVELOPMENT
PLAN

THIS GENERAL LAYOUT/ORIENTATION SHALL BE USED
FOR ALL PLAN SUBMITTALS IN PARADISE TOWNSHIP.

ZONING APPROVALS:

- 1.
- 2.
- 3.
- 4.

APPROVED WAIVERS:

- 1.
- 2.
- 3.
- 4.

NOTES:

GENERAL NOTES:

- 1.
- 2.
- 3.
- 4.

STORM WATER NOTES:

- 1.
- 2.
- 3.
- 4.

UTILITY NOTES:

- 1.
- 2.
- 3.
- 4.

INSPECTION SCHEDULE:

- 1.
- 2.
- 3.
- 4.

LOCATION MAP
(MIN. 1"=2000')



ZONING DATA

SITE DATA

OWNER

EQUITABLE OWNER

TABLE OF CONTENTS

FOR _____ BY _____	NO.	DATE	REVISION
MANAGER	DESIGN BY:	CHIEF BY:	DATE:
	DRAWN BY:	SURV. CHIEF:	FIELDBOOK NO.
CLIENT	SCALE		FIRM THAT PREPARED PLAN
PRELIMINARY OR FINAL SUBDIVISION OR LAND DEVELOPMENT PLAN			LANCASTER COUNTY, PA
PARADISE TOWNSHIP			
SHEET NO. _____ OF _____			
DWG. NO. _____			