

2. The required front, side, and rear building setback lines as specified by the **current** Zoning Ordinance of Chippewa Township.
 3. The proposed location of all buildings and structures including the dimensions, square footage, and maximum height of all buildings.
 4. The proposed location, dimensions, and function of all access roads, parking areas, loading areas, drainage ways, and stormwater detention facilities, easements, or other rights-of-way.
 5. The areas of the development proposed for landscaping **or maintained in a natural state** with planting **materials** identified.
- D. Supplemental Plans and Data Required: The following supplemental plans and data shall be required and submitted in conjunction with the overall land development plan:
1. Traffic Circulation and Parking Plan: A detailed traffic circulation and parking plan shall be submitted with the following information:
 - a) The locations and dimensions of all **required** parking spaces, and the proposed paving material for all parking areas. Typical cross-sections of pavement materials and base materials shall accompany the traffic circulation and parking plan.
 - b) The location and dimensions of all interior circulation patterns, access drives and parking aisles.
 - c) The location and dimensions of all loading/unloading areas.
 - d) The location and type of curbing and landscaped islands **where** proposed.
 - e) The location and type of proposed traffic control devices. Indicate the type, size, and height of all signs relating to the interior movement of traffic and parking of vehicles.
 2. A detailed stormwater management plan shall be submitted in accordance with Part 8 of this Chapter. Two (2) complete sets of all plans, design, text, and data concerning stormwater management detention and routing systems **and facilities** shall be submitted.
 3. A plan for the treatment of sanitary sewage shall be submitted.
 - a) Three (3) complete copies of the appropriate Sewage Facilities Planning Module shall be submitted by the applicant to the Township. The Township **shall** forward a copy of the Sewage Facilities Planning Module to the Beaver County Planning Commission for review and approval where public facilities are proposed, and the Chippewa Township Sanitary Authority for review and approval. If the applicant

proposes to treat the sewage on-site, a copy of the Sewage Facilities Planning Module will be forwarded to the Township's Sewage Enforcement Officer for review and approval.

- b) No plan for land development will be finally approved and no building permit will be issued until the plan for off-site sewage disposal is approved by the Chippewa Township Sanitary Authority. Further, all fees for the review of plans, tap-in or connection fees, and financial security required by the Chippewa Township Sanitary Authority shall be paid **prior to final approval.**

No plan for land development will be finally approved and no building permit will be issued until the on-site sewage system is approved by the Township Sewage Enforcement Officer and the Department of Environmental Protection, **where** required.

- 4. A landscape plan prepared by a **registered** landscape architect shall be submitted.
 - a) The plan shall identify existing and proposed trees, shrubs, and ground covers, natural features such as rock outcroppings, and other landscaping elements.
 - b) The landscaping plan shall illustrate where the existing vegetation will remain and shall illustrate where the proposed landscaping will occur. A schedule of plantings shall be included
- 5. An exterior lighting plan shall be submitted by the applicant to Chippewa Township.
 - a) The lighting plan shall be prepared using as a guideline the standards set forth in the EIS Lighting Handbook.
 - b) The lighting plan shall indicate the exact location, height and type of all exterior lighting. Cut sheets of all proposed lighting fixtures shall be provided with the plan.
 - c) A photometric plan identifying illumination levels at the perimeter of the parcel proposed for development shall be included with the lighting plan.
- 6. A plan for the provision and distribution of water shall be submitted.
 - a) If a public water system is available as defined, the land development shall be connected to the public water system.
 - b) The plan for the provision and distribution of water from the public water system shall be approved by the **utility** company, municipal authority, or agency providing the service. No land development shall be finally approved until the Township receives notice from the public water service

- provider that there is capacity in the system to serve the development.
- c) If the land development proposes a system of water supply which is not from a public water service provider, the applicant shall submit a plan which indicates the proposed method of water provision, the amount of water needed by the development **on a daily basis**, and the average amount of water available from the proposed method of water provision **on a daily basis**. No land development shall be finally approved until the Township is satisfied that the proposed water supply will be adequate to serve the proposed development.
7. A plan for the control of soil erosion and sedimentation shall be submitted.
- a) A copy of the soil erosion and sedimentation control plan shall be submitted by the applicant to the Beaver County Conservation District or the Department of Environmental Protection, as applicable.
 - b) No construction shall take place until approval of the soil erosion and sedimentation control plan and related permits are approved by the Beaver County Conservation District or the Department of Environmental Protection, as applicable.
8. Architectural sketches and elevation plans for all proposed buildings and structures shall be submitted.
- a) Plan views for the front, rear, and both sides of buildings and structures shall be submitted. Also, the construction materials of the building and the roof shall be indicated on the plan.
 - b) A floor plan for all building floors shall be submitted which includes: the proposed use of rooms or areas of the building **or buildings**; the dimensions of each room or area; the location of steps, stairwells, elevators and **mechanical equipment**.

22-404. FINAL PLAN SUBMITTAL

- 22-404.1. The applicant submitting for final land development approval shall submit one (1) copy of the Final Application for Land Development and twenty-four (24) paper copies of the site plan and all information and required supporting data and exhibits. The copies shall be distributed by the Township staff upon receipt as follows:
- A. Township Planning Commission: Seven (7) copies
 - B. Beaver County Planning Commission: Six (6) copies
 - C. Board of Supervisors: Three (3) copies
 - D. Township Engineer: One (1) copy

- E. Township Solicitor: One (1) copy
- F. Zoning Officer: One (1) copy
- G. Township Manager: One (1) copy
- H. Township Fire Department: One (1) copy
- I. Township Sanitary Authority: One (1) copy
- J. Office File: One (1) copy.

In addition, the applicant shall submit two (2) original (reproducible or permanent) copies of the final plan. Before submitting the aforesaid original copies, the sworn signature of the owner/applicant and the signature of the surveyor and/or Engineer shall be affixed.

22-404.2. The application and plans specified herein shall be submitted to the Township Zoning Office at least thirty (30) days prior to the next regularly scheduled meeting of the Township Planning Commission.

- A. Final Plans and all required accompanying documentation shall be submitted by **the property owner** or developer or his authorized representative to the Township Zoning Officer at least thirty (30) days in advance of a regularly scheduled meeting of the Township Planning Commission.
- B. The Township Planning Commission shall consider as officially received only those land development applications that are signed, and completed as determined by the Zoning Officer, and for which the filing fee has been paid. An incomplete application shall be rejected and will be referred back to the applicant.
- C. Where it is determined by the Zoning Officer that the application is incomplete or does not meet the requirements for final plan consideration and is returned to the applicant, the application fee shall be retained by the Township and the applicant shall be required to pay a new application fee when the final plan is resubmitted.

22-404.3. Action of Township Review Agencies and Officials:

- A. The Board of Supervisors, with review and comment from all other Township agencies and officials, shall approve unconditionally, approve conditionally, or disapprove the land development plan.
- B. Conditional approval shall not be granted to a final plan except where the final approval is contingent upon third party agency approvals or where minor details need addressed. When a final plan is pending before the Board of Supervisors and other required permits and/or approvals, including, but not limited to, the Sewage Facilities Planning Module, water service **capacity** approval letter, the Department of Transportation Highway Occupancy Permit, the Erosion and Sedimentation Control Plan approval, or Department of Environmental Protection approval or permit are outstanding, the

Board of Supervisors may approve the plan but shall withhold signatures until all of the required permits and/or approvals are presented to the Township. The Board of Supervisors may, at its option, finally disapprove the application for failure of the applicant to secure all necessary approvals and/or permits.

22-404.4. The Board of Supervisors shall render a decision with respect to a Final Application for the land development within ninety (90) days from the date of the Planning Commission meeting where the Planning Commission first reviewed the Final Application for Land Development as an official agenda item. (See Section 22-403.7)

22-404.5. All final plans for land development shall be drawn according to the requirements of Section 22-403.8, Subsections A through D.

A. Outside of the lot, tract or parcel proposed for development parcel, all final plans shall be drawn according to the following standards:

1. Streets, and other ways of medium solid lines;
2. Property lines of adjacent subdivision by medium dashed and two (2) dotted lines;
3. Lot line by light dotted lines; and
4. Reserved areas, easements, rights-of-way, etc., by light dashed lines.

B. Within the lot, tract or parcel proposed for development, all final plans shall be drawn according to the following standards:

1. Streets, and other ways of heavy solid lines;
2. Perimeter property lines of the land development by heavy dashed and two (2) dotted lines;
3. Lot lines by medium solid lines;
4. Restriction of building lines by medium dashed lines;
5. Exterior building lines by medium solid lines;
6. Parking spaces by light solid lines; and
7. Easements, rights-of-way, or other reserved areas by light dotted lines.

22-404.6. The final plans of all land development applications shall include, but not be limited to the requirements of Section 22-403.8, Subsections A and B.

A. Proposed Final Land Development Plan: A plan of the overall land development shall be submitted with the following information. More than one (1) plan sheet may be used so that related information is combined on separate sheets. See Section 22-403.8, Subsection C.

1. Location and identification of primary control points or permanent monuments. The number and location of such control points shall be subject to the direction and approval of

the Township Engineer. The description and ties to such control points or monuments to which all dimensions, angles, bearings, elevations, and similar data shall be indicated.

2. Accurate description shown by magnetic bearings (bearings to be shown in a clockwise direction) and dimensions in feet and to the nearest one hundredth foot (on a horizontal plane) shall be shown on all tract boundary lines, streets, street widths, easements, right-of-way lines, lot lines, and property lines, with an error of closure in description to be not greater than one foot (1') in ten thousand feet (10,000').
 3. Location and description of survey monuments shall be indicated on the plan.
- B. Supplemental Plan and Data Required: The following supplemental plans and data shall be required and submitted in conjunction with the final land development plan.
1. An itemized schedule of the costs of public improvements proposed for the development shall be submitted with the final plan. The schedule shall include itemized unit costs and quantities for stormwater drainage facilities, roadways, parking areas, curbing, sidewalks, landscaping, traffic control devices, survey monuments, and other related public improvements. Public improvements such as sanitary sewer lines, public water lines, and utility lines which are not under the jurisdiction of Chippewa Township shall be excluded from the itemized public improvement cost schedule.
 2. A copy of the itemized cost schedule shall be forwarded to the Township Engineer who shall review the cost schedule and determine the accuracy of the schedule. The Township Engineer shall inform the Township Supervisors if the cost schedule is accurate and acceptable and if it is not, the Township Engineer's report shall specify the deficiencies in the cost schedule.
 3. A certification of ownership, acknowledgment of the plan and offer of dedication of all proposed public easements and rights-of-way shall be lettered on the plan and shall be duly acknowledged and signed by the owner(s) of the land being subdivided or developed.
 4. A signature recommendation or approval block for the use of the Beaver County Planning Commission, the Chippewa Township Planning Commission and the Chippewa Township Board of Supervisors shall be provided on the plan or plat for recording.

PART 5

PHASED LAND DEVELOPMENT AND MINOR LAND DEVELOPMENT

22-501. PLANS TO BE SUBMITTED

- 22-501.1. **Where** an applicant proposes to build a development in phases or stages, and the applicant desires to have the entire project approved in a preliminary fashion, the applicant shall submit plans for the entire project.
- 22-501.2. The plans shall specify the different phases of the development and the infrastructure and buildings to be constructed in each phase. The plans shall also specify the projected date of commencement of construction for each phase.

22-502. LENGTH OF PHASING

- 22-502.1. Projects that are scheduled for phasing shall submit for approval all final plats within five (5) years from the date preliminary approval was granted by the Board of Supervisors.
- 22-502.2. If a final plat or plats are not submitted for approval within five (5) years from the date of preliminary approval was granted by the Board of Supervisors, the preliminary approval shall expire and the applicant shall resubmit preliminary plans for approval. The applicant shall be subject to any changes in land development standards or requirements and shall be governed by the regulations in effect at the time.
- 22-502.3. Failure of the applicant to adhere to the schedule for submission and approval of final land development plans for the various phases of the development shall subject subsequent sections or phases to any and all revisions to the zoning and subdivision and land development ordinances adopted following final land development approval.

22-503. IMPROVEMENTS REQUIRED

The Board of Supervisors may require the applicant to construct improvements in future phases in conjunction with an earlier phase if such improvement is crucial to the development of an earlier phase.

22-504. FINANCIAL SECURITY REQUIRED

The improvement guarantees required in Part 3 of this Chapter shall be required for the approval of final plats, final land development plans, or phases of development. The

financial security for future phases shall not be required of the applicant until approval of the final plat or final land development plan or until the phase in question is granted final approval.

22-505. MINOR LAND DEVELOPMENTS

- 22-505.1. For the purpose of expediting applications for small scale developments and reducing land development design and development costs, an abbreviated review and approval process, where the applicant is required to submit a concept plan, shall be optional in accordance with the following requirements, at the discretion of the Planning Commission
- A. Advisory Meeting: An applicant shall appear before the Township Planning Commission to discuss his proposal. The purpose of this step is to afford the applicant advice and assistance in order to save time and money, suggest professional assistance if needed, and to answer any questions the applicant may have in regard to filing an application or other requirements.
 - B. General Information: The applicant shall be prepared to discuss the details of the proposed land development including a description of existing covenants, land characteristics, community facilities and utilities, commercially developed areas, residential areas, industrial areas, playgrounds and proposed protective covenants, utilities and other public improvements, if proposed.
 - C. Location Map: This map shall show the relationship of the proposed land development to existing community facilities which serve or influence it and shall include development name, location, existing facilities, title, scale, north arrow and date.
 - D. Topographic Map: The location of the proposed land development shall be shown on the U.S. Geological Survey Map or a comparable substitute for purposes of relating the land development to the existing topography, slopes, gradient and other physical features.
 - E. Hazards: Land subject to hazards of life, health and safety shall not be developed until such hazards have been removed. These hazards shall be interpreted to mean land subject to flooding, slides due to excessive slope or excavation, land of excessive or improper fill material, or land improperly drained.
 - F. After review and discussion with the developer, the Township shall indicate the suitability of the plan for further consideration and submission of a preliminary or final application for land development approval.
 - G. If the applicant's concept plan shows that he intends to subdivide in several phases, a master concept plan showing the land development plan of the entire proposed development including all proposed phases shall be submitted with the final plan.

- H. A utilities plan shall be submitted for review and approval to the Chippewa Township Sanitary Authority where the land development proposed will connect to existing sanitary sewerage facilities.
- 22-505.2. On previously recorded parcels of less than two (2) acres where the proposed development involves less than two thousand (2,000) square feet of new nonresidential construction or the re-use of an existing structure, and no new or expanded public utilities or extension of public roadways or streets, the Planning Commission, at its discretion, may waive certain land development submission requirements, including the submission of a stormwater management plan, as deemed appropriate.
- 22-505.3. Where no land disturbance activities will take place except those incidental to the construction of a single family dwelling and where no more than three (3) lots are proposed, the Planning Commission, at its discretion, may waive certain land development submission requirements, except as otherwise required by the Beaver County Conservation District.
- 22-505.4. Where the proposed land development application also involves action on a subdivision the Planning Commission shall make recommendations to the Board of Supervisors in compliance with Part 3 of this Chapter prior to recommendation of the minor land development application.

PART 6

MOBILEHOME PARKS

22-601. ENVIRONMENTAL, OPEN SPACE AND ACCESS REQUIREMENTS

22-601.1. Minimum gross area: A mobilehome park shall have a gross area of at least ten (10) contiguous acres of land and be located in a Zoning District **which permits such use as per the provisions of** the Chippewa Township Zoning Ordinance.

22-601.2. Site Requirements: All mobilehome parks (new or involving the expansion or alteration of an existing mobilehome park) shall comply with the following minimum requirements:

- A. The land proposed for development shall be free from wetlands, marshes, garbage or rubbish disposal areas, or other potential breeding places for insects or rodents. Existence of any condition herein listed, will be referred to the appropriate state agency for enforcement; and
- B. Not be subject to flooding; and
- C. Not be adjacent to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare; and
- D. Not be used for nonresidential purposes except for such uses that are required for the direct servicing, health and welfare of park residents' use and for the management and maintenance of the park; and
- E. Have access to a public street adequate to handle all traffic being or to be generated by the mobilehome park; and
- F. Shall be a suitable site for development in a manner that will not create any unsafe or unsanitary conditions which would affect the health of the residents of same, nor to any residents adjacent thereto.

22-601.3. Drainage requirements:

- A. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe efficient manner, in accordance with stormwater management requirements established by the Township Engineer.
- B. Bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Pennsylvania Department of Environmental Protection.

- C. Waste water from any plumbing fixture or sanitary sewer line shall not **be** deposited upon the ground surface in any part of a mobilehome park.
- D. Erosion and sedimentation control: Erosion and sedimentation control measures shall be required in accordance with the Pennsylvania Department of Environmental Protection **Soil Erosion and Sedimentation Control Manual, Act 102.**

22-601.4. Required setback, buffer strips and screening:

- A. All mobile homes shall be located at least fifty (50) feet from any mobilehome park property boundary line abutting upon a public street or highway and at least thirty-five (35) feet from other mobilehome park property boundary lines.
- B. There shall be a minimum distance of fifteen (15) feet between an individual mobilehome, including accessory structures or additions attached thereto, and any adjoining street rights-of-way or common areas within the mobilehome park interior.
- C. All mobilehome parks shall be required to provide screening along the perimeter boundary lines, so as to buffer adjacent areas. Such screening may be of fencing or of natural growth or a combination of fences and natural growth. All such screening and/or planting shall be of a minimum height of six (6) feet and shall be placed in a perimeter bufferyard separating the park tract and the adjacent lot. Such bufferyard shall be a minimum of ten (10) feet in width.

22-601.5. Erection and placement of mobile homes:

- A. Mobilehome lots:
 - 1. Mobilehome lots within the park shall have a minimum gross area of six thousand (6,000) square feet, exclusive of road right-of-way.
 - 2. The area of the mobilehome lot shall be improved to provide adequate foundation for the placement of the mobilehome in such a position as to allow a minimum of fifteen (15) feet between the mobilehome and the street right-of-way line.
- B. Foundations: Each mobilehome foundation shall be provided with piers embedded to the frost line so the mobilehome stand shall not heave, shift or settle unevenly under the weight of the mobilehome due to frost action, inadequate drainage, vibration or other forces acting on the structure. Anchors or tie-downs, such as cast in-place concrete "dead men" anchors shall be placed at least at each corner of the mobilehome stand, and each device shall be able to sustain a minimum load of four thousand eight hundred (4,800) pounds.
- C. Existing mobilehome parks: Any mobilehome unit which is replaced by another mobilehome in a mobilehome park in existence prior to the effective date of this Part 6 shall be separated from all other mobile homes and other buildings by not less than fifteen (15) feet

regardless of the configuration of placement. This separation shall not restrict attachments as long as a minimum separation of fifteen (15) feet is maintained between such attachment and any other mobilehome and its attachments. If such separation is not possible, then existing mobilehome sites in a mobilehome park in existence prior to the effective date of this Part 6 may not be changed so as to move the placement of a mobilehome unit any closer to an adjacent mobilehome site or mobilehome unit than the distance existing at the time of placement of the mobilehome on the preexisting home site.

- D. Initial placement and subsequent replacement of mobilehome units in parks constructed or expanded after the effective date of this part shall be separated from each other and other buildings by not less than thirty (30) feet regardless of the configuration of placement. This separation shall not restrict attachments as long as a minimum separation of twenty (20) feet is maintained between such attachment and any other mobilehome and its attachments.

22-601.6. Park street system:

- A. A safe and convenient vehicular access shall be provided from abutting public streets and roads. Where feasible as determined by the Township Board of Supervisors, two (2) park entrances shall be provided. Any terminus of a street or road within a mobilehome park shall **include** a cul-de-sac with a turn around area having an outside roadway diameter of at least seventy-five (75) feet.
1. The entrance roads connecting the park with a public street or road shall have a minimum pavement width of twenty-eight (28) feet.
 2. Other surfaced roadways shall be a minimum of twenty-two (22) feet wide, to accommodate anticipated traffic, and shall meet the following minimum requirements:
 - a) Minimum interior right-of-way width shall be forty (40) feet.
 - b) Cul-de-sac streets shall be provided at the closed end with a turn around having an outside roadway diameter of at least seventy-five (75) feet.
 3. All parks shall be furnished with exterior lighting so spaced and at such mounting heights as will provide levels of illumination deemed adequate **by the Township Engineer**, for the safe movement of pedestrians and vehicles at night.
 4. Street construction and design standards:
 - a) All streets and roads within the mobilehome park shall be paved with an all-weather bituminous pavement. Pavement construction details shall be approved by the Township Engineer.

- b) Intersecting streets shall be at approximately right or ninety (90) degree angles. A distance of at least one hundred fifty (150) feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two (2) streets at one (1) point are prohibited.
 - c) A plan of the streets, showing grade and intersection design shall be provided to the Township with the application for final approval. No street within the mobilehome park shall have a grade in excess of ten (10%) percent.
5. Park street systems shall not be dedicated to or accepted by the Township as public streets or roads of the Township.

22-601.7. Off-street parking areas:

- A. Off-street parking areas shall be provided in all mobilehome parks for the use of park occupants and guests.
- B. Required parking spaces shall be located so as to provide convenient access to the mobilehome and two (2) spaces per mobilehome **lot** of off-street parking.
- C. Walks:
 - 1. All parks shall provide safe, convenient, all-season pedestrian walkways of adequate width for intended use, which are durable and convenient to maintain. Sudden and abrupt changes in alignment and gradient shall be prohibited.
 - 2. Where pedestrian traffic is concentrated and a common walkway system is provided, such common walkway shall have a minimum width of three and one-half (3 1/2) feet.
 - 3. All mobilehome lots shall be connected to common walks or to driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of **three (3) feet**.

22-601.8. Exterior Lighting

- A. There shall be an individual courtesy light with a minimum two hundred (200) watt incandescent bulb or a sharp cut-off luminaire providing an average illumination level of ten (10) foot-candles, placed at eighty (80) foot intervals **abutting the individual** intersecting driveways at the width end of the mobile homes, **behind** the right-of-way line.
- B. At the intersection of streets, whether public or private, within the mobilehome park, a dusk to dawn overhead lighting fixture of the high pressure sodium type shall be provided. The primary entrance to a mobilehome park shall be lighted with overhead sharp cut-off **luminaires** set at a maximum height of twenty-five (25) feet. One fixture shall be placed on each side of the opposing traffic, **behind** the right-of-way line.

22-602. WATER SUPPLY

- 22-602.1. General requirements: An adequate supply of potable water shall be provided for mobile homes, service buildings and other accessory facilities. Where a public water supply system of satisfactory quantity, quality and pressure is available, the connection shall be made thereto, and its supply shall be used exclusively. Where public water is not available, the development of a private water supply system shall be approved by the Township Engineer and operated by the mobilehome park owner in compliance with the requirements of the Pennsylvania Department of Environmental Protection. In any instance where public water facilities are available and are capable of being extended to the development site, the developer shall connect to such facilities. Central water service shall be supplied to each structure to be erected or placed in the development. A fire hydrant shall be provided within six hundred (600) feet of each structure to be placed within the mobilehome park site.
- 22-602.2. Construction specifications: Public water distribution systems shall be constructed in accordance with the rules and regulations of the Municipal Authority having jurisdiction or by the Township Engineer.

22-603. SEWAGE DISPOSAL

- 22-603.1. General requirements: An adequate and safe sanitary sewerage system shall be provided in all mobilehome parks for conveying and disposing of sewage from mobilehomes, service buildings and other accessory facilities. Where a municipal or authority owned sewer line is available, the connection shall be made thereto, and collection and treatment of sewage waste through the public system shall be used exclusively. In the absence of public sewerage facilities, the developer shall provide a sanitary sewer system which shall be subject to the standards and rules and regulations established by the Township, **The Municipal Authority with jurisdiction**, and/or the Department of Environmental Protection of the Commonwealth of Pennsylvania.
- 22-603.2. Construction specifications: Connection to a municipal or authority owned sanitary sewage system shall be of such design, construction and shall be maintained in accordance with the Municipal Authority having jurisdiction or by the Township Engineer, and **operated** as per Department of Environmental Protection regulations permit. Private sewer collector and treatment systems shall be constructed and maintained in accordance with the rules and regulations of the Pennsylvania Department of Environmental Protection.

- 22-603.3. Annual inspection reports of all privately operated systems and facilities licensed or permitted by the Pennsylvania Department of Environmental Protection **shall be submitted to Chippewa Township.**

22-604. ELECTRICAL DISTRIBUTION SYSTEM

General requirements: Every park shall be developed with an electrical wiring system consisting of wiring, fixtures, equipment (generators and transformers) and appurtenances which shall be installed and maintained in accordance with local electric power company specifications.

22-605. SERVICE FACILITIES

Central toilet or washroom facilities **are** prohibited: No central toilet or washroom facilities shall be constructed in any mobilehome park, and each mobilehome so parked therein shall be equipped with toilet and washroom facilities which shall be attached to central sewer and water facilities as provided for each lot.

22-606. REFUSE HANDLING AND INSECT AND RODENT CONTROL

- 22-606.1. Refuse handling: The storage, collection and disposal of refuse in the mobilehome park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with the Pennsylvania Department of Environmental Protection and Township regulations for property maintenance.
- 22-606.2. Insect and rodent control: Grounds, buildings and structures shall be maintained free of insect, rodent harborage and infestation. Extermination methods and other measures to control insect and rodents shall conform to the requirements of the Pennsylvania Department of Environmental Protection, Vector Control Unit.

22-607. FUEL SUPPLY AND STORAGE

- 22-607.1. Natural gas systems: Natural gas piping systems when installed in mobilehome parks shall be maintained in conformity with accepted engineering practices and those standards set by the **utility** company providing such gas service.
- 22-607.2. Shutoff valve and cap for piped natural gas: Each mobilehome lot provided with piped natural gas shall have an approved shutoff valve installed between the lot and the distribution outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

22-607.3. Liquefied petroleum gas systems: Liquefied petroleum gas systems provided for mobile homes, service buildings or other structures, when installed, shall be maintained in conformity with the rules and regulations of the Commonwealth of Pennsylvania and the Public Utilities Commission.

- A. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- B. Systems shall have at least one (1) accessible method for shutting off gas. Such method shall be located outside the mobilehome and shall be maintained in safe operating condition.
- C. All liquefied petroleum gas piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in homes.
- D. Tanks of more than twenty (20) and less than one hundred (100) pounds' net capacity may be installed on a mobilehome lot and shall be securely but not permanently fastened to prevent accidental overturning.
- E. No liquefied petroleum gas tank shall be stored or located inside or beneath any storage cabinet, carport, mobilehome or any other structure within the park site.

22-607.4. Fuel oil supply systems: All fuel oil supply systems provided for mobilehomes, service buildings and other structures shall be installed and maintained in conformity with the rules and regulations of the vending company having jurisdiction and the Commonwealth of Pennsylvania.

22-607.5. Piping and valves for outside fuel storage tanks: All piping from outside fuel storage tanks or cylinders to mobile homes shall:

- A. Be securely but not permanently fastened in place;
- B. Have shutoff valves located within five (5) inches of storage tanks;
- C. Be not less than five (5) feet from any **point of exit to a** mobilehome;
- D. Where located in areas adjacent to vehicle traffic, be protected against collision or physical damage.

22-608. MOBILEHOME STANDARDS

Mobilehome construction standards: All mobile homes shall meet or exceed those standards of manufacture as specified by Act 69 of 1972, "Uniform Standards Code for Mobile Homes: and all amendments thereto.

22-609. FIRE PROTECTION

- 22-609.1. Local regulations apply: Mobilehome parks shall be laid out to assure access by Fire Department vehicles and **emergency** equipment. Fire prevention personnel and vehicles shall be permitted to enter onto the mobilehome park premises in case of fire. The residents of such mobilehome parks shall obey lawful orders of any fireman, fire policeman or Township policeman in the performance of his **or her** duties.
- 22-609.2. Litter control: Mobilehome park areas shall be designed, laid out, and operated so as to be kept free of litter, rubbish and any accumulation of flammable materials. The Township reserves the right to have litter removed at the owner's expense.
- 22-609.3. Fire extinguishers: Portable fire extinguishers of a type approved by the Underwriters Laboratory shall be kept in public service and maintenance buildings under park management's control.
- 22-609.4. Fire hydrants: Fire hydrants shall be installed in accordance with the regulations of the Municipal Authority having jurisdiction or the Township Engineer, and shall provide the established minimum residual pressure at all times.

22-610. RECREATION AREA

An area of at least twelve thousand (12,000) square feet in size, centrally located and accessible to the occupants of every mobilehome lot shall be provided for recreation in a park with ten (10) units or less. In parks with more than ten (10) mobile homes an additional two hundred fifty (250) square feet per **mobilehome** lot shall be provided.

22-611. PARK MANAGEMENT

Responsibilities of the management of the mobilehome park shall be as follows:

- 22-611.1. The person to whom all required state and federal permits for a mobilehome park is issued shall operate the park in compliance with this Part and all applicable regulations of the Pennsylvania Department of Environmental Protection and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean, sanitary condition.
- 22-611.2. The park management shall supervise the placement of each mobilehome on its mobilehome lot, which includes securing its stability and installing all utility connections.
- 22-611.3. The park management shall give the Zoning Officer or any person designated by the Township Supervisors, free access to all mobilehome

lots, service buildings and other community service facilities for the purpose of inspection.

- 22-611.4. The management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park. A copy of such registry shall be submitted to the Township on a quarterly basis. Records for current and previous years must be available upon request. The park management shall also keep copies of all permits issued for the operation of said park and shall supply copies of such permits at the request of the Township.

22-612. ERECTION OF SINGLE MOBILE HOMES

- 22-612.1. Installation requirements: No person shall occupy any mobilehome in Chippewa Township for sleeping or living purposes, except in a mobilehome park issued a permit under this chapter, unless such mobilehome conforms to and complies with all plumbing, electrical, sanitary and building ordinances of the Township applicable to conventional stationary dwellings; provided, however, a single on-lot mobilehome installation shall comply with zoning requirements of the district in which it is to be placed.

- A. Any single on-lot mobilehome to be installed shall have a minimum of six hundred twelve (612) square feet of living space.
- B. All mobile homes shall meet or exceed those standards as specified by Act 69 of 1972, "Uniform Standards Code for Mobile Homes."
- C. The building permit standards and requirements applicable in the Township shall apply for any single on-lot mobilehome in accordance with this ordinance.
- D. The single on-lot mobilehome shall be installed upon and securely fastened to a frostfree foundation or footer, and in no event shall it be erected on jacks, loose blocks or other temporary materials.
- E. An enclosure of compatible design and material shall be erected around the base of the mobilehome within two (2) weeks of installation of the mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure, but be designed to keep out insects, rodents and other vermin.

- 22-612.2. Compliance required: No single on-lot mobilehome shall be installed for occupancy and sleeping purposes or attached to any private sewer or water system except in compliance with this Part.

22-613. OCCUPANCY AND REMOVAL OF MOBILE HOMES

- 22-613.1. Permit required: No mobilehome, whether a single on-lot installation or a mobilehome park installation, shall be removed from Chippewa Township

without the owner of said mobilehome first obtaining a permit and providing a duplicate to the park manager from the local Tax Collector charged with the collection of all taxes. Such a permit for removal will be issued by the Tax Collector upon payment of a fee and payment of all taxes due at the time of removal.

- 22-613.2. The Board of Supervisors of Chippewa Township shall establish, by resolution, a schedule of fees for the obtaining of permits required under the provisions of this **Part**. The resolution providing for the various fees shall be periodically reviewed and amended, when necessary, by resolution of the Board of Supervisors. The issuance of a permit shall be contingent upon payment of the fee per the resolution and the fee schedule.

22-614. PERMIT APPLICATIONS

- 22-614.1. It shall be unlawful for any person to construct, operate, alter or expand any mobilehome park within the limits of Chippewa Township unless he holds valid permits issued by the Pennsylvania Department of Environmental Protection in the name of the owner of such mobilehome park for the specific construction, operation, alteration or expansion of sanitary sewerage facilities.
- 22-614.2. All applications for permits to operate a sanitary sewerage treatment facility shall be made by the owner of the mobilehome park or his authorized representative in accordance with Commonwealth of Pennsylvania, Department of Environmental Protection regulations.
- 22-614.3. A copy of the Pennsylvania Department of Environmental Protection application shall be concurrently filed with the Chippewa Township Zoning Officer.

22-615. PROCEDURE FOR SUBMISSION OF LAND DEVELOPMENT APPLICATION

- 22-615.1. Preapplication Meeting: A person seeking approval of a land development plan or plat of a mobilehome park shall make an appointment at least seven (7) days prior to the date of a regularly scheduled Planning Commission meeting to discuss his proposal before filing an application for preliminary approval. No fee or formal application is required for this meeting. The developer shall be prepared to discuss the details of his proposed mobilehome park, including such items as the proposed use or uses, existing features of the area, existing covenants, land characteristics, availability of community facilities and utilities, size of development, play areas or public areas, proposed protective covenants, proposed utilities and street improvements, and

shall in conjunction with said appointment for the preapplication meeting, provide the following:

- A. Sketch Plan: The developer shall prepare a sketch plan for review by the Planning Commission at the preapplication meeting. Said sketch plan shall be submitted to the Planning Commission at least seven (7) days prior to the meeting. This sketch plan **shall** demonstrate to the Planning Commission, the location of the development, proposed interior street and lot layout and any other significant features of the proposed mobilehome park, including but not limited to any natural constraints such as slopes, wetlands or streams/watercourses on the site, and its proposed primary vehicular ingress/egress access to a public street or road.
- B. Data/information as it relates to the Zoning District in which the proposed mobilehome park is to be developed.
- C. Data/information as it relates to the proposed sewage disposal system to be provided to serve the mobilehome park, whether a public sanitary sewage collection system or private treatment plant or individual inground septic systems.
- D. Data/information as it relates to the proposed source of a water, both quality and quantity, and the major design components of the water supply system to serve the proposed mobilehome park.
- E. Such other data or information necessary to adequately present any peculiarities of land and restrictive covenants applicable to the proposed development.

22-615.2. Submission of Application for Mobilehome Park Land Development Plan:

- A. After the advisory meeting detailed in this Part, the developer shall submit an application for approval of a land development plan (per the criteria **and** requirements of Part 4 of this Chapter) to the Township Secretary or Township Planning Commission at least **twenty (20)** days prior to a regular monthly meeting of the Planning Commission.
- B. The application shall be accompanied by the following:
 - 1. A mylar or linen together with eighteen (18) copies of all plats and data set forth in Part 4 of this Chapter, shall be delivered to the Township office. The Township staff shall forward copies of said plans to the following agencies:
 - a) Township Planning Commission;
 - b) Sewer and Water Authorities if the proposed area is within the service area or jurisdiction of same;
 - c) Township Engineer;
 - d) Beaver County Planning Commission;
 - e) Pennsylvania Department of Environmental Protection (copies as required).

22-615.3. If the subject lot, tract or parcel for a proposed mobilehome park is within one thousand (1000) feet of an existing public water or sanitary sewer line, a certificate or letter of certification issued by the Authority owning and maintaining such **line** as to whether the Authority has the capacity to serve the proposed mobilehome park, and if so, that it will or has committed itself to provide service to same.

A. **Required Planning Modules consistent with** applicable Regulations of the Pennsylvania Department of Environmental Protection.

1. The Planning Commission may use such technical assistance as required in order to evaluate the application. Where the magnitude of development creates a significant change in the characteristics of the watershed or increases the volume and velocity of surface-water runoff due to the increase in detention and infiltration of stormwater, the Planning Commission in its review will consult with the Beaver County Soil Conservation Service or appropriate county agencies to determine improvements that will reduce the likelihood of erosion, sedimentation, siltation and water damage from peak periods of precipitation and provide for the disposal of excess surface water from areas of concentrated development. All Department of Environmental Protection Act 102 regulations are considered binding. Stormwater facilities when needed, shall be accomplished to the satisfaction and approval of the Township Engineer.
2. No person proposing a mobilehome park shall proceed with any grading or improvements until the land development plan is **recommended for approval** by the Planning Commission and all applicable fees and/or financial security requirements are met and/or delivered to the Township. General site grading may be done prior to the above **recommendation** only by special permission of the Board of Supervisors.
3. The Planning Commission shall review the application and submitted data, and recommend action which shall be taken by the Board of Supervisors at a date not later than ninety (90) days after the date of the Planning Commission meeting following the date that the application is filed, all in accordance with the review processing provisions set forth in Part 4 of this Chapter.

B. Failure by the Board of Supervisors to render a decision and communicate it to the applicant within the time and manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension. Failure to **take action prior to the expiration of** the extension shall have like effect.

C. When an application for approval of a land development plan, whether preliminary or final, has been approved or approved subject

to conditions acceptable to the applicant, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved **mobilehome park** development in accordance with the terms of such approval within five (5) years from such approval. Where final approval is preceded by preliminary approval, the five (5) year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

- D. An approved final land development plan mylar or linen for a mobilehome park shall be recorded in the Beaver County Recorder of Deeds' Office pursuant to the procedures set forth in Part 3 of this Chapter for the recording of plats and deeds.

22-616. ISSUANCE OF PERMITS

- 22-616.1. Issuance of permit: Mobilehome park **zoning or building permits** shall only be issued after satisfactory review of the mobilehome park plan by the Township Planning Commission and approval by the Board of Supervisors, and the recording of said mobilehome park plan in the Beaver County Recorder of Deeds Office. All required infrastructure and detention facilities shall be installed as per the approved plan or, if phased, as each phase is granted final approval. On site inspections by the Zoning Officer to determine compliance with approved plans shall be made during this period. Following the completion of improvements, or the posting of surety guaranteeing completion, permits shall be issued for individual structures.
- 22-616.2. Limited applicability to existing parks: Mobilehome parks in existence upon the effective date of this **Part** shall be required to meet only the standards of the Pennsylvania Department of Environmental Protection for operation of sanitary sewerage facilities, **public water distribution systems**, and/or extensions for connection to a public sewage system. All other minimum standards described herein shall be applicable only to those parks which are developed/constructed after the effective date hereof, or to such portion thereof expanded by new development/construction after the effective date hereof.
- 22-616.3. Proof of title or interest in premises: Proof of title in fee simple in the person, partnership or corporation applying for building or zoning permits shall be submitted with the application for a permit. Where the developer is not the owner, an agreement of sale, lease or option of sale shall be submitted to substantiate that the developer has equitable title and rights to develop the subject lands.

22-617. TRANSFER OF OWNERSHIP; VIOLATIONS

22-617.1. Transfer of ownership: Every person of legal, equitable or other interests in or control of any mobilehome park holding any required permits for the operation of a mobilehome park shall send notice in writing to the Pennsylvania Department of Environmental Protection and the Chippewa Township Zoning Officer within ten (10) days after having sold, transferred, given away or otherwise disposed of interest in or control of any mobilehome park.

22-617.2. Notice of Violations: Whenever, upon inspection of any mobilehome park pursuant to receipt of a formal complaint from a resident of said mobilehome park, or otherwise, it is determined that conditions or practices exist which may violate any provision of this Chapter, any amendment thereto or any regulation adopted pursuant hereto, the **mobilehome park management** and/or **owner** shall be given written notice of such violation and the opportunity to **remedy or cured**, such violation within a reasonable time; in no event shall such time period exceed thirty (30) days. In the event such violation is not timely remedied/cured, the Township may pursue enforcement procedures as available at law or equity, consistent with the provisions of the Pennsylvania Municipalities Planning Code, Act 247, as amended, and/or by summary proceedings, to effect compliance.

22-618. INSPECTIONS

22-618.1. Inspections authorized: An authorized representative of Chippewa Township may inspect any mobilehome park at reasonable intervals and at reasonable times to determine compliance with the terms of this Chapter or other Township ordinances and regulations. Enforcement of state mandated regulations shall be the responsibility of the Pennsylvania Department of Environmental Protection personnel or other designated agency of the Commonwealth of Pennsylvania.

22-618.2. Inspector designated: The Township Zoning Officer is hereby designated as the person to make such inspections. Another or additional inspectors may also be authorized to make inspections or additional inspections at the discretion of the Township Supervisors. Said inspector is required only to observe and report existing conditions pursuant to a formal complaint being filed, to the agency designated responsible for enforcement.

PART 7

RECREATIONAL VEHICLE PARK REGULATIONS

22-701. APPLICABILITY

The standards set forth under this section are intended for those recreational vehicle parks where lots within the park are for rental, or lease and are to serve the short term placement of recreational vehicles as outlined. For the purpose of this **Part**, recreation vehicles and recreational vehicle parks shall be defined as follows:

- 22-701.1. Recreation Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel uses, which either has its own power or is mounted or drawn by another vehicle. The basic vehicle types are: travel trailer, camping trailer, truck camper and motor home.
- 22-701.2. Recreational Vehicle Park: A plot of land upon which four (4) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles owned by the general public as temporary living quarters for recreation or vacation purposes.

22-702. PERMITS

In conjunction with the rules and regulations as herein specified, the recreational vehicle park developer shall submit properly prepared plans and specifications to the Pennsylvania Department of Environmental Protection. Such submission shall be in accordance with Title 25, Rules and Regulations Part I; Department of Environmental Protection - Subpart D Environmental Health and Safety, as amended. Prior to final approval of development plans by the Township, the developer shall forward a copy of such permit or evidence of the same to the Township.

22-703. PLAN REQUIREMENTS

- 22-703.1. Persons, firms, or corporations proposing to open and operate a recreational vehicle park in Chippewa Township shall not proceed with any construction work on the proposed park unless and until they have obtained from the Township written approval of the **final** plan of the proposed park, according to procedures herein outlined, and have received the necessary approval of the plans from the Pennsylvania Department of Environmental Protection.
- 22-703.2. Preapplication Procedure: The recreational vehicle park developer shall meet with the Township **Planning Commission**, prior to formal application, to discuss his plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of the proposal. The

Township shall inform the developer as to the general suitability of the plans and of any modifications required by this **Part**.

- 22-703.3. Preliminary Plan: The developer shall then prepare and submit a preliminary land development plan, together with improvement plans which include construction details and other supplementary materials, as required.
- 22-703.4. Where a recreational vehicle park is proposed for construction in phases or stages, a preliminary plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages proposed for development.
- 22-703.5. Preliminary plans, as required, shall comply in form and content as follows, in so far as applicable and to the standards set forth herein.
- 22-703.6. Plan Preparation Requirements: All preliminary land development applications for approval of a recreational vehicle park shall contain the following:
- A. Name, mailing address, legal address and telephone number of applicant.
 - B. Interest of the applicant in the proposed recreational vehicle park.
 - C. Location, address and legal description of the entire proposed recreational vehicle park site.
 - D. Complete engineering plans and specifications of the proposed recreational vehicle park showing:
 1. The area and dimensions of the entire tract of land;
 2. The land uses occupying the adjacent properties;
 3. The number, size and location of the proposed vehicle sites and other parking areas;
 4. The location, right-of-way **width** and surfaced roadway width **of the primary access road and proposed** roadway design and walkways;
 5. The proposed interior vehicular and pedestrian circulation patterns;
 6. The location of service buildings, sanitary stations and any other existing or proposed structures;
 7. The location and size of water and sewer lines and riser pipes;
 8. Plans and specifications of the water supply, sanitary sewage disposal and refuse facilities;
 9. Plans and specifications of all buildings constructed or to be constructed within the **recreational vehicle** including

specifications showing the required multi-purpose/severe weather building, which is to be centrally located, serviced by all utilities and be constructed of materials capable of withstanding severe weather. The size of the building shall be determined by constructing thirty (30) square feet of structure **each** recreational vehicle lot;

10. The locations and details of area lighting, electric, natural or propane gas systems, cable T.V., and telephone, as related to all applicable codes and sound engineering practice;
 - E. Soil Erosion and Sedimentation Control Plan: The owner shall submit to the Beaver County Conservation District a soil erosion and sedimentation control plan. Such plan shall be prepared by a registered Professional Engineer and shall be as per Conservation District guidelines as may be applicable. Such plan shall be approved prior to commencement of site preparation and construction.
 - F. Stormwater Management: The owner shall prepare and submit for review and approval to the Township a stormwater management plan, in accordance with Part 8 of these regulations. Such plan shall indicate the proposed stormwater handling system, proposed water retention and release schedule to eliminate the effects of uncontrolled water run-off on adjacent properties. The plan shall be referred to the Beaver County Soil Conservation District for review and comment prior to plan approval.
- 22-703.7. Township Action: The Township Planning Commission and Board of Supervisors shall review the preliminary plan as submitted and within ninety (90) days of first review by the Planning Commission, **following their recommendation** the Board of Supervisors, shall take formal action on the plan and in writing within fifteen (15) days of action by the Board of Supervisors grant approval, conditional approval (giving conditions) or disapproval (citing deficiencies).
- 22-703.8. Nature of Approval: Approval of a preliminary plan by the Township Board of Supervisors shall not constitute approval of the final plan or of roads or other improvements therein but it is rather an expression of approval of layout and key design elements submitted on the preliminary plan as a guide to the preparation of the final plan, which shall be submitted for approval to the Township upon fulfillment of the requirements.
- 22-703.9. Final Plan: Upon completion of any modifications required by the Township and/or upon completion of required improvements or the alternate posting of acceptable surety, the developer may apply for approval of final plans.
- 22-703.10. Township Review: The Township Planning Commission and Board of Supervisors shall review the final plan for conformance with the approved

preliminary plans and all requirements of these regulations. They shall require the applicant to supply proof that appropriate surety has been posted or that required improvements have been installed, according to specifications. Within ninety (90) days from the date of the first review by the Planning Commission and receipt of complete application, the Township Board of Supervisors shall approve or disapprove such plan, stating in writing its reasons for disapproval.

22-704. DESIGN REQUIREMENTS

22-704.1. Lot Area Requirements: The planning and location of individual recreational vehicle lots shall be governed by the following minimum requirements:

- A. Lot Area: Recreational vehicle lots shall be designed to a minimum width of thirty feet (30') and shall not be less than one thousand five hundred (1,500) square feet in total area, excluding rights-of-way. Such size is considered adequate to accommodate parking for one (1) recreation vehicle, one (1) automobile parking space, an accessory structure and related outdoor facilities (grill, picnic tables, and benches)
- B. Setback Requirements: Front setback for recreational vehicle units shall be fifteen feet (15') abutting any road or street. However, structures, such as bathhouses, administration offices, recreation centers and other ancillary facilities of a permanent nature shall be setback from adjacent or access streets fifty feet (50') as measured from the right-of-way line of the street or roadway.

Additional Setbacks for Recreational Vehicles

Side Setback 5' minimum to closest point along edge of leased area

Rear Setback 5' minimum to closest point along edge of leased area

22-704.2. Perimeter Requirements:

- A. When abutting residentially developed properties, a bufferyard shall be provided, a minimum of twenty feet (20') in width, parallel to the park property boundary line. When abutting nonresidential properties, the bufferyard shall be a minimum of fifteen feet (15') from the park boundary property line.
- B. When abutting an existing dedicated right-of-way, the setback shall be fifty (50') as measured from the street or roadway centerline, or twenty-five feet (25') from the existing right-of-way line whichever results in the greater setback distance.

22-704.3. Roadway Design Standards: Recreational vehicle park roads shall be designed for the safe and convenient movement of recreational vehicles minimizing disturbance of the natural environment. The internal street system shall be designed and constructed as follows, where acceptance of streets and roads is not proposed:

- A. Collector Street: Twenty-two feet (22') minimum cartway, including a fifty foot (50') right-of-way. Such street shall serve as collectors internal to the development and provide access to individual park lots, administration and ancillary facilities. Such collector streets shall be improved as outlined in Part 8.
- B. Local Streets:
 - One-way: 12' minimum cartway
 - Two-way: 22' minimum cartway

Local streets shall be constructed of select material surfacing as per current PaDOT Highway Specifications, as amended, or approved by the Township Engineer as equivalent. Materials used shall be No. 2 R.C. aggregate. The street shall be made from stone, slag or gravel and meet the following gradation:

| | |
|---------------------|--------|
| Passing 1 1/2 sieve | 100% |
| Passing #4 sieve | 15-60% |
| Passing #100 sieve | 1-20% |

- C. Construction Requirements:
 - 1. The aggregate shall be uniformly spread upon the graded areas, without segregation of coarse and fine material, in loose layers a minimum of five inches (5") in depth, and compacted with a 10-ton roller meeting the requirements and specifications of the Commonwealth of Pennsylvania Department of Transportation.
 - 2. The surfacing shall be crowned or sloped as indicated, and the final compacted depth shall comply with the depth shown on the approved drawings.
 - 3. Satisfactory compaction and stability of the material under the specified compaction equipment, in accordance with Form 408 of the Department of Transportation, will be determined by the Township Engineer. The Township Engineer will specify in writing to the developer any additional needs for satisfactory compaction.
- D. Cul-de-Sac Streets: Shall be provided with a turn-around having an outside roadway diameter of at least eighty feet (80').
- E. Parking Spaces: Car parking spaces, at a minimum size of nine feet by eighteen feet (9' x 18'), shall be provided in sufficient number to meet the needs of the occupants of the property and their guests. Such facilities shall be provided at the rate of at least one and one half (1 1/2) parking spaces for each recreational vehicle lot, and shall be on the recreational vehicle lot or in designated visitor

parking areas. **No** on-street parking shall be permitted for safety reasons.

- F. Recreation (not mandatory): At least five percent (5%) of the total land park area should be reserved for active and passive recreation with appropriate location, dimensions and topographic characteristics which lend themselves to recreational use. Such area shall exclude required bufferyards and setbacks.
- G. Ancillary Services: The developer may include certain ancillary uses and services such as a laundromat, camp store, grocery store, office, bathhouse, caretakers' residence, etc., provided that such services shall be strictly for the use and convenience of those persons utilizing the recreational vehicle park.
- H. Plans and Compliance:
 - 1. No persons shall construct, open or dedicate any street, road, or drainage facilities in connection therewith, for public use or travel in Chippewa Township without submitting plans thereof to the Township for approval. Such plan shall be prepared in duplicate in accordance with these regulations. Plans for review and approval shall be accompanied by a certified report as sealed by a Registered Professional Engineer.
 - 2. Said plans shall show the profiles, course, and structure of such roads, the capacity of any drainage facilities and the method of drainage of the adjacent or contiguous land. Construction shall be in accordance with the specifications of this Part and the final plan as approved.
 - 3. Subsequent to final plan approval where new streets or roads are to be constructed, the streets shall be installed and a certified report, prepared by a Registered Professional Engineer shall be submitted. Such street shall also be inspected by the Township Engineer in lieu of the completion of the new streets or roads, surety in a form acceptable to the Township Solicitor shall be provided by the developer.
- I. Excavation and Grading:
 - 1. Streets shall be excavated and graded as indicated on the approved plans. This shall include excavation of the street to the lines, grades and limits indicated on the drawings or as may be revised by the Township Engineer to meet conditions encountered during construction, the excavation for intersecting roadways, stream channels and culverts within the approved right-of-way limits; and shall also include the widening of cuts, flattening and rounding of slopes outside the right-of-way as called for on approved plans, removal of top soil and excavating of ditches and the compaction of fill. Inspection of such activity shall be performed as directed by the Township Engineer and approval granted by the Township Board of Supervisors.

2. All drainage structures shown on the approved plans shall be installed to current Pennsylvania Department of Transportation standards. Culverts may be corrugated metal pipe, concrete, or reinforced concrete as designed and prepared according to Form 408 specifications.

J. Fire Protection:

1. General - For the safety and welfare of the occupants of the recreational vehicle park, the following fire prevention regulations shall be complied with. All fire safety plans shall be approved by the Fire Chief of the Township's Volunteer Fire Company, according to nationally accepted standards (NFPA).
2. Fire hydrants shall hereafter be required in any new recreational vehicle park of ten (10) lots or more, where the extension of central water lines, whether public or private, are proposed for the recreational vehicle park development.
 - a) Hydrant size and type: All hydrants installed shall be of a standard size and type as specified by the Township and the Fire Chief of the Township's Volunteer Fire Company.
 - b) Spacing: Hydrant spacing shall be adequate to serve all lots within the recreational vehicle park. Hydrants shall be located not more than one thousand feet (1,000') apart from one another. Where an existing hydrant is less than one thousand feet (1,000') from the park, the existing hydrant shall be deemed satisfactory and spacing can be determined and shown, taking the existing hydrant into consideration.
 - c) Location: Hydrants shall be located within dedicated public utility or right-of-way easements.
 - d) Design: The locations of all existing and proposed fire hydrants shall be shown on the final land development plans. Any existing fire hydrants less than one thousand feet (1,000') from the proposed park, shall be shown in the vicinity sketch with an exact distance in feet from the hydrant to the nearest lot line of the recreational vehicle park.
3. In areas where there are not central water line extensions proposed, the following standards for fire prevention shall be incorporated into the park. The developer retains the option of installing either the tank or pond system.
 - a) The tank system: Approved underground, static water tanks of not less than three thousand (3,000) gallons suitably arranged for fire department drafting at a spacing of five hundred feet (500'). In addition:
 - i. The tank shall be designed to permit a discharge of no less than five hundred (500) gallons per minute.

- ii. Each tank shall have two (2) combination vent pipe and dump valve openings above ground. The openings shall be twenty-four inches (24") square covered by either a removable type lid or a hinged type lid.
 - iii. Each tank shall have an approved outlet above ground, no less than four and one half inches (4 1/2") in diameter. This outlet shall be encased in a hydrant for drafting, with at least two (2) two and one half inch (2 1/2") outlets.
- b) The Pond System: A water pond shall be located in such a manner as to service all park lots. The pond shall be utilized by a "dry hydrant" type of outlet. The volume of water within the pond shall be sufficient, as determined by the Fire Chief of the Township's Volunteer Fire Company and Township Engineer, according to nationally accepted standards (NFPA), to adequately serve all park lots.
- In addition, a galvanized steel mesh fence at a minimum height of six feet (6') with single strand barbed wire shall enclose the pond.

PART 8

DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

22-801. GENERAL STANDARDS

- 22-801.1. The developer shall install, at no expense to the Township, all the improvements that the developer and the Board of Supervisors agree upon, which improvements shall be identified on the final plat or land development plan, in accordance with the standards outlined in this Part and **detailed drawings** attached as Appendix A to this Chapter.
- 22-801.2. The Board of Supervisors upon recommendation of the Planning Commission, may at the Board's discretion, modify the improvements required of the developer where unusual conditions are present, where normal application of the requirements would jeopardize the public safety or the safety of any occupants of the land development plan or subdivision on abutting properties, or where the design standards impose a clear hardship on the developer through no fault created by him. The modification request procedure as outlined in Part 3 **shall be followed**.
- 22-801.3. The Township Engineer shall inspect the installation of required improvements guaranteed by financial security in all approved plans or subdivisions while they are being installed and upon completion, in accordance with Part 3 of this Chapter. Where improvements are not guaranteed by financial security they may be inspected and approved as directed by the Board of Supervisors.
- 22-801.4. The design standards contained in this Part are minimum standards. When restrictive covenants or deed restrictions imposed by a developer on the approved plan are more restrictive, they shall govern.
- 22-801.5. Land susceptible to flooding or exceptionally high water table, or underlaid by unstable subsurface conditions, steep or unstable slopes, or impacted by the presence of high voltage electric or high pressure gas or oil transmission lines shall not be approved for subdivision or land development unless the plan respects the hazards in its design or unless the plan proposes safeguards adequate, in the opinion of a Registered Professional Engineer, to protect the proposed improvements and use of the land.
- 22-801.6. The subdivision of a tract of land shall not leave remaining any portions that are landlocked or parts that are not designated as lots, streets, lands dedicated for public use or land to be retained by the owner of the tract with reasonable access for later subdivision.

- 22-801.7. The Township may refuse to issue building permits in a plan if improvements have not been placed, are not being placed in a continuing planned manner, or have been placed inconsistent with the approved plan, have been rejected by the Township or have not been corrected following receipt of notice to do so.

22-802. MONUMENTS AND MARKERS

22-802.1. Type, Material and Size:

- A. Monuments: Monuments shall be of precast reinforced concrete at least four inches (4") square and at least thirty inches (30") in depth, with a metal center plug. The actual survey point shall be indicated by a 1/16 inch hole drilled in the metal plug.
- B. Markers: Markers shall be iron pins or pipes at least one half inch (1/2") in length or other material acceptable to the Engineer.

22-802.2. Detection: Monuments and markers shall be detectable with conventional ferrous metal or magnetic locators.

22-802.3. Acceptance of Public Improvements: No public improvements shall be accepted by the Township until all required monuments have been set and as-built drawings have been submitted and, certified to, by a Professional Land Surveyor. Three (3) paper copies (24" x 36"), one (1) mylar copy and one (1) digital copy shall also be provided either on 3.5 floppy disc, CD or e-mailed electronically in an AutoCAD format. The following language shall be included on all as-built drawings:

The Professional Land Surveyor's Certificate shall read as follows:

I, _____, a Registered Professional Surveyor of the Commonwealth of Pennsylvania do hereby certify that this plan is prepared from a field survey made on this ____ day of _____, 2001 (or current year) and it represents the location of buildings, driveways, parking areas, landscaping and elevations of the stormwater detention basin and its associated facilities as shown thereon by me for the owners or agents.

_____(SEAL)

Registration No. _____

Date: _____

22-803. STREETS

22-803.1. General Standards:

- A. Circulation within a subdivision or development plan shall logically relate to and be an extension of the Township road system, or, if reaching across the Township boundary, to the road network in the adjacent municipality.
- B. The layout of streets shall relate as closely as possible to existing topography in order to minimize earth moving, produce usable lots or development areas, create reasonable grades, and preserve the amenities and natural cover of the site.
- C. The Township may impose higher standards where it is clear a dangerous situation may be created by the location, grade or intersection of streets or by topographical conditions.
- D. Minor streets shall be designed to discourage use by traffic with no origin or destination within the plan or development or extensions thereof.
- E. Streets shall be extended to the boundaries of a subdivision or land development plan if connection can be made to an existing or recorded street in an adjacent subdivision or plan or if topography or shape of the adjacent unplanned property suggests a logical extension exists to that property.
- F. The Planning Commission may require a developer whose land abuts a major highway to orient his plan away from the highway with no lots having access directly to it and to limit his points of access into the plan or development to a minimum number with good sight distances. Lots in this case would back up to the highway or front on a marginal access street.
- G. Half-streets along the boundary of a proposed plan shall be prohibited except where the plan proposes to complete a half-street existing on an adjacent already subdivided property. In that case the **paved portion of the** half-street proposed in the plan shall be not less than **twenty-four feet (24')** wide **along the** entire **right-of-way** width.
- H. Alleys shall be prohibited unless the Township is permanently absolved from any maintenance responsibility for them and provided that any alley serve only as a secondary means of access to a lot.
- I. The developer may construct streets and install other improvements at the same time that buildings in the plan are being built, but no building within the plan shall be occupied until the street is acceptable to the Township across the front of the lot containing the building to be occupied and extending to completed portions of the road system.

22-803.2. Street Width:

- A. Rights-of-way for all proposed streets abutting a subdivision or land development plan shall be at least fifty feet (50').

- B. Pavements shall be at least twenty-four feet (24') in width except when the developer proposes some parking to occur on the street, in which case the pavement shall be not less than twenty-eight feet (28) in width.
- C. Widths: Minimum street right-of-way widths and cartway widths shall be as follows:

| Type of Street | Type of Development | Cartway | Right-of-way |
|----------------|----------------------------------|--|--------------|
| Local | No on-street parking | 24 ft. | 50 ft. |
| | With one side on-street parking | 28 ft. | 50 ft. |
| | With two sides on-street parking | 36 ft. | 60 ft. |
| Collector | With one side on-street parking | 30 ft. | 60 ft. |
| | With two sides on-street parking | 40 ft. | 60 ft. |
| Arterial | All types | As required by Pennsylvania Department of Transportation | |

- D. Cartway width shall be measured from face of curb to face of curb when concrete curbs are proposed or required.
- E. Cartway width shall be measured from back of curb to back of curb when bituminous wedge curbs are proposed or required.
- F. Cartway width at cul-de-sacs shall have a minimum curb around diameter of not less than eight feet (80')
- G. In cases where a subdivision or land development is planned to join the street system of an existing subdivision, the above minimum requirements shall apply except where the existing streets and rights-of-way are larger than required. In this event, the Planning Commission may require that the new streets and rights-of-way be as large as the existing. Private covenants may apply if their provisions are in excess of this Chapter.

22-803.3. Street Alignment:

- A. The minimum centerline radius of a street curve shall be one hundred feet (100').
- B. Adjacent horizontal tangents or adjacent vertical tangents shall be connected by an arc.
- C. If tangents are used to join curves, the tangents shall be at least one hundred feet (100') in length.
- D. For compound curves the radius of the curve with the greater radius shall be not more than fifty percent (50%) longer than the radius of the adjacent curve, or the transition between curves may be achieved by a three-centered compound curve.
- E. Curves shall be superelevated when approved by the Township Engineer in relation to the radius of curves used.
- F. Where horizontal alignment curves around a topographical or other obstruction or where a vertical alignment approaches a crest, there

shall be maintained an unobstructed sight distance at all points along the curve of at least one hundred and fifty feet (150') measured three feet six inches (3' 6") above the finished road surface along the road centerline.

- G. Vertical sag curves or crest curves shall be not less than one hundred and fifty feet (150') in arc length except at street intersections, which shall be graded as required by this Part.
- H. In no case shall vertical crest curves or sag curves be less than eighty feet (80') in length.

22-803.4. Street Grades:

- A. Centerline grades shall not exceed twelve percent (12%) with no slope over ten percent (10%) permitted over a distance in excess of twelve hundred feet (1,200').
- B. Minimum grades along centerlines shall be not less than one percent (1%).
- C. Vertical curves shall be installed on all street grade changes exceeding one percent (1%).
- D. Maximum allowable grades:
 - 1. Arterial - five percent (5%).
 - 2. Collector - ten percent (10%).
 - 3. Local - twelve percent (12%).
 - 4. Cul-de-sac - maximum grade of the turn around pavement portion of the cul-de-sac shall be five percent (5%).
- E. Minimum allowable grades:
 - 1. Minimum grades on all streets shall not be less than one percent (1%).
 - 2. Grades less than two percent (2%) may be approved by the Township Engineer when it is shown that no drainage problems will be created.
 - 3. Maximum grades on cul-de-sacs are five percent (5%).
- F. Vertical curves shall be installed on all street grade changes to provide a minimum sight distance of:
 - 1. Arterial - five hundred feet (500').
 - 2. Collector - three hundred and fifty feet (350').
 - 3. Local - two hundred feet (200').

22-803.5. Street Intersections:

- A. Streets shall be laid out to intersect as nearly as possible at right angles and not less than sixty degrees (60°) or more than one hundred twenty degrees (120°).
- B. Where two (2) streets intersect, a third street from opposite sides, the distance between the centerlines of the two (2) streets shall be

not less than one hundred and twenty-five feet (125'), or else they shall intercept the third street directly opposite each other.

- C. Unobstructed sight distances shall be maintained at intersections. A triangular area whose sides are the centerlines of the intersecting streets and are not less than seventy-five feet (75') in length shall be maintained clear of any obstructions so that from any point along either side are visible between three feet six inches (3' 6") and eight feet (8') above the street surface.
- D. Where street grades at intersections exceed five percent (5%), a leveling area shall be provided so that within a distance of sixty feet (60') from the intersection of street centerlines a grade of not more than three percent (3%) shall be created.
- E. Intersections involving the crossing of more than two (2) streets shall not be permitted.
- F. Intersecting pavements shall describe a radius of not less than twenty feet (20') at intersecting minor streets, twenty-five feet (25') at intersecting minor and major streets and fifty feet (50') at intersecting major streets.

22-803.6. Cul-de-Sacs and Temporary Dead-End Streets:

- A. Streets to be permanently closed at one end (cul-de-sacs) shall not be greater than twelve hundred feet (1,200') nor less than two hundred fifty feet (250') in length measured between the center of the turnaround at the closed end and the centerline of the intersected street at the other end. The turnaround shall have a right-of-way diameter of at least one hundred feet (100') and a paved diameter of at least eighty feet (80') on the outer edge. The paved portion shall be at least twenty-four feet (24') in width and the center of the cul-de-sac need not be paved if it is planted and maintained. If the full width of the cul-de-sac is paved, a paved diameter of eighty feet (80') shall be provided.
- B. If a subdivision or land development plan is developed over several phases and streets are to be extended as development proceeds, temporary dead-end streets produced in one phase to be extended in a later phase shall be provided with an all-weather turnaround area whose use and maintenance is guaranteed to the public by the developer.

22-803.7. Street Construction Standards: Streets shall be graded, surfaced and improved to the widths and dimension shown on plans, profiles and cross-sections submitted by the developer and approved by the Board of Supervisors.

22-803.8. Street Names and Signposts:

- A. Streets that are extensions of existing streets or are substantially in alignment with them shall bear the name of the existing street.

- B. Street names shall be subject to the approval of the Board of Supervisors and shall not duplicate names already in use within the same postal zip code zone.
- C. Approved street name signs shall be placed at all street intersections within the plan or at the intersection of existing streets and streets entering the plan.
- D. Signs and supports may be provided by the Township at the developer's expense and installed by the developer, although the Township and developer may mutually agree on an alternative sign type.

22-803.9. **Private Drives:** Driveways entering public streets shall be graded to prevent stormwater flowing from the driveway or private street onto the paved portion of the public street. The street's gutter line shall be maintained across the driveway or private street, or stormwater may pass under, provided the gutter alignment is not compromised and the pipe under the driveway or private street is of sufficient size to carry the stormwater flow from the one hundred (100) year storm without creating ponding on the upstream end.

22-803.10. **Private Streets:** Private streets may be authorized to permit limited subdivision of lots subject to the following requirements:

- A. New private streets or extensions to existing private streets shall be platted with a fifty (50) foot right-of way and a one hundred (100) foot diameter cul-de-sac right of way at the end of the street.
- B. New private streets shall not service more than three (3) dwelling units. If an extension is proposed to an existing private street, the existing private street and the extension shall not service a total of more than three (3) dwelling units.
- C. Private streets shall be constructed so as not to have vertical grades exceeding twelve (12%) percent. Private streets shall also be constructed so as to have a twenty-four (24) foot minimum cartway width and a minimum turnaround with a cartway diameter of eight (80) feet constructed with a minimum of a four (4) inch crushed aggregate base course.
- D. Private streets, including existing portions prior to the subdivision if an extension is involved, shall not exceed one thousand (1,000) feet in length, as measured from the intersection of the cartway centerlines at one end, along the centerline of the private street, to the outermost part of the cul-de-sac turnaround.
- E. Only one private street shall be permitted for any parent tract of property existing as of the date of adoption of this Ordinance. If a subdivision is created after the adoption date of this Ordinance which includes a private street, then no other parcel, lot, remnant area or tract of land created in the initial subdivision may be further subdivided with a second private streets.

- F. Sales agreements for all lots abutting the private road shall include notification to purchasers of the nonliability of the Township for road maintenance. In addition, a certificate of the nonliability of the Township shall be inscribed on the plan or plat when submitted for municipal approvals.
- G. All costs associated with the design, construction, maintenance or any other expense involving said street improvements shall be assumed by the private property owners accessing such street with no cost to the Township prior to final acceptance for dedication by the Township Supervisors.
- H. All properties depending on a private street for access shall be guaranteed an irrevocable right to the access under the terms of a right-of-way access easement, or other legal covenant. Such access right shall be clearly noted on the subdivision land development plans which create a private street, shall be included in the deeds for all properties with access rights and shall be recorded in the Office of the Recorder of Deeds of Beaver County.

22-804. EASEMENTS

22-804.1. Public Utilities:

- A. Where possible all utilities shall be placed within the street right-of-way but where that is not possible they shall be placed, except to accommodate unusual sanitary sewer or stormwater drainage conditions, within easements centered on side or rear lot lines.
- B. Easements across private property shall be not less than twenty feet (20') in width and shall be aligned across blocks and across plans. They shall be clearly identified on the final plan as to purpose.
- C. A minimum distance shall be maintained between any point of a residential building and the nearest petroleum products or natural gas transmission line in accordance with the Pennsylvania Public Utility Commission regulations, but in no case less than twenty feet (20').

22-804.2. Drainage:

- A. Where a subdivision or land development plan is traversed by a watercourse or storm drainage line, a drainage easement shall be provided and recorded on the plan.
- B. The easement shall be of sufficient width to accommodate the watercourse or line as well as areas adjacent to the watercourse subject to frequent high water table conditions or utilized as detention ponds, etc. and to allow access for work crews to maintain the drainageway.
- C. **To protect the integrity of the easement and the facilities to be constructed thereon, the grantees shall not raise or lower the**

elevation of the subject property without the express written permission of the easement owner.

22-805. LOT LAYOUT

- 22-805.1. Every lot in a subdivision or land development shall abut a recorded street.
- 22-805.2. Side lines of lots shall be at right angles or radial to street lines as nearly as possible.
- 22-805.3. Double frontage or reverse frontage lots shall be discouraged except where lots abut along their rear line an arterial roadway, in which case the rear building line of the lots shall be seventy-five feet (75') from the arterial roadway right-of-way line.
- 22-805.4. Minimum lot dimensions and areas shall not be less than those specified in the Township Zoning Ordinance for the zoning district wherein the lot is situated.
- 22-805.5. Lot lines within a subdivision shall be arranged to minimize the amount of drainage passing from one (1) lot directly onto a neighboring lot. The Planning Commission may direct the developer to provide drainage easements or grade swales along lot lines to control drainage across lots.
- 22-805.6. Existing natural features, existing topography and significant trees shall be retained wherever possible and clearance of ground cover shall be minimized to reduce erosion and maintain drainage patterns.
- 22-805.7. Within a subdivision or land development plan where public sewage collection and water supply systems are not available, lot location and minimum lot size, as well as the location and size of on-lot sewage disposal systems, shall be determined by the Municipal Sewage Enforcement Officer under the regulations of the Pennsylvania Sewage Facilities Act, as amended. The Officer's determinations shall not permit smaller lots than stipulated by the Township Zoning Ordinance but may require larger lots or a rearrangement of lots where unusual soil conditions dictate.
- 22-805.8. No land shall remain in a subdivision that is not platted for sale, development, or for permanent open space. Areas to be developed for uses other than dwellings shall be identified on the plan as to specific use and present and future ownership, and the Planning Commission may approve such areas as to use and location within the plan relative to circulation, parking to serve the areas and relation to the overall plan. Approved areas shall be designated "dedicated" or "reserved" on the final plan.

22-805.9. The Board of Supervisors may require a developer to hold from development or sale for a period not in excess of one (1) year from the date of approval of the plan, certain specific areas within the subdivision needed for specific public improvements. If the Township, or a second public agency or authority, does not exercise its right to acquire the lands so held within the one (1) year period or a mutually agreed upon extension, the developer shall be free to develop them in accordance with his approved plan.

22-805.10. A plan may contain rear or "flag" lots under the following circumstances:

- A. If the access to the rear lot may be extended to serve property beyond, the access right-of-way shall be not less than fifty feet (50') wide and its area to the back edge of the rear lot for calculating minimum lot size. The **front** lot shall be developed with its front yard abutting the right-of-way.
- B. If the access to the rear lot will not and cannot be extended to serve property beyond, the access right-of-way shall be not less than twenty-five feet (25') wide and its area between the public street and line of the rear lot nearest the street shall not be included in the area of the rear lot for calculating minimum lot size. The rear lot shall be developed with its front yard abutting the rear **lot** line of the front lot.

22-806. SANITARY SEWAGE DISPOSAL AND WATER SUPPLY

22-806.1. Sewage Disposal:

- A. Every structure in any subdivision or land development plan or mobilehome park connected to a water supply shall also be connected to a sanitary sewage disposal system. Such system shall be either an individual on-lot system approved by the Township Sewage Enforcement Officer, or a public authority system approved by the State Department of Environmental Protection.
- B. Where a public system existing adjacent to or within one thousand linear feet (1,000') of a major subdivision, land development plan or mobilehome park boundary, the developer shall connect all the lots or buildings with a water supply to the available system, constructing the necessary collector and lateral lines. In the event the proposed plan is not in the same watershed as the adjacent or nearby sewer connection and the authority with jurisdiction has no plans to extend lines beyond the edge of the watershed, the Board of Supervisors may allow the plan to proceed with individual on-lot systems.
- C. On-lot disposal systems approved by the Sewage Enforcement Officer shall be installed in compliance with the PaDEP "Standards for Sewage Disposal Facilities" and shall not be backfilled until

inspected by the Sewage Enforcement Officer and he authorizes cover.

- D. No storm sewers, footer drains or downspouts shall be connected to any sanitary sewage disposal system.
- E. When a developer installs sewer lines to connect with those of a sewer authority with jurisdiction, he shall do so in accordance with the authority's rules and regulations.
- F. No sanitary sewer collector line shall be less than eight inches (8") inside diameter and no building lateral less than four inches (4") inside diameter.

22-806.2. Water Supply System:

- A. Every lot, dwelling unit, and each commercial business and public or semi-public building shall be provided with a potable water supply as hereinafter set forth of sufficient quality, quantity and pressure to meet the minimum standards of the Department of Environment Protection. If such standards are not applicable, the water supply shall be of sufficient quality, quantity and pressure to meet the requirements of the intended and actual use.
- B. Existing Public Water Supply System:
 - 1. Where a public water system exists adjacent to or within one thousand feet (1,000') of a subdivision, land development plan or mobilehome park boundary, the developer shall connect every lot or principal building in the plan to the water supply, providing the necessary piping system, laterals and hydrants.
 - 2. Water lines shall be installed in accordance with the regulations of the Public Utility Commission or authority with jurisdiction that will assume maintenance of the lines.
 - 3. Water distribution lines shall not be less than six inches (6") inside diameter where the lines may be extended to other areas or where a fire hydrant is to be served by the line or other dimensions as required by the authority with jurisdiction.
 - 4. Where a public water supply system will serve the plan, hydrants shall be placed so that no principal building on a lot is more than five hundred feet (500') distant from a hydrant. Hydrants shall be placed within street rights-of-way, preferably at street intersections. The plan for distribution of hydrants in the **subdivision or land development** plan, and the quantity and pressure of water available at each hydrant, shall be reviewed and approved by the Fire Chief of the fire company providing coverage for the plan.
- C. Private Water Supply or Proposed Public Water System: Where the water to meet the requirements of this Part is to be supplied by private wells or a proposed public water system, the developer or applicant shall comply with the provisions of this Part, as well as the

applicable requirements of the Pennsylvania Public Utility Commission and/or Pennsylvania Department of Environmental Protection.

22-807. SITE GRADING

- 22-807.1. Grading shall only be permitted as part of an approved land development or subdivision plan.
- 22-807.2. No grading shall occur within three feet (3') of any property boundary line or street/road right-of-way line except to allow connection of driveways or walks on the property to adjacent public streets or sidewalks, to grade off land immediately adjacent to a street/road right-of-way, or upon approval of the Township Engineer because of the presence of unusual grading or drainage conditions.
- 22-807.3. Prior to the start of grading, top soil on the area to be graded shall be removed, stockpiled and protected from erosion for later use to bring the graded slopes to their final elevations. Sedimentation control material shall be placed along the lower elevations of areas to be graded to contain silt runoff.
- 22-807.4. Excavation of earth materials during grading shall result in a finish grade not in excess of one foot (1') vertical rise to each two feet (2') of horizontal run provided no fill material is placed over undisturbed soil in the excavated area except for topsoil.
- 22-807.5. Placing of earth fill upon previously undisturbed soil (dormant at least two [2] years) shall result in a finish grade not in excess of one foot (1') vertical rise to every two feet (2') of horizontal run.
- 22-807.6. Fill slopes shall be keyed into pre-existing undisturbed earth and well compacted in layers not to exceed eight inches (8") in thickness.
- 22-807.7. The toe of a slope shall be either graded to a natural existing drainageway or to a stormwater drainage system, or provided with a stormwater pipe draining to such a system.
- 22-807.8. No stormwater originating above a graded slope shall be allowed to flow down over the face of the graded surface.
- 22-807.9. Slope areas shall be planted with fast-catching erosion-resisting materials such as hardy rye grasses, shrubs, etc., immediately upon completion of grading work. Hardy perennial grasses shall be sewn after the initial planting. Graded areas shall be protected from construction activity, covered with straw and contained along their lower elevations by hay bales until the planting has secured the slope.

- 22-807.10. Where soil conditions apparently will permit steeper grades without sacrificing the stability of the graded slope, the developer shall present to the Zoning Officer a report prepared by a Registered Professional Engineer, bearing his Pennsylvania seal, testifying that the soil conditions in the area to be developed will tolerate grades up to a maximum proposed by the developer.
- 22-807.11. The Zoning Officer shall not issue a permit for construction requiring grading until the developer has presented an approved earth disturbance permit issued by either the Beaver County Office of the Soil Conservation Service or the Pennsylvania Department of Environmental Protection, if such documents are required by this Section.
- 22-807.12. Individual lots shall not be graded until after a building permit has been issued for construction thereon, except as may be needed for placement of public improvements. Developers are encouraged to clear only those trees that will interfere with the actual development of each lot.
- 22-807.13. In the event the developer proposes to utilize retaining walls, he shall keep them two feet (2') from any property or street right-of-way line, and shall provide drainage above the wall and at its toe. A wall or fence shall be provided along the top of a retaining wall. The design drawings for any retaining wall shall be approved by the Township Engineer prior to construction.

22-808. STORMWATER MANAGEMENT FACILITIES

- 22-808.1. Storm Sewer Pipe: The following is a list of acceptable pipes for use in the Township:
- A. Reinforced Concrete Pipe (RCP), ASTM C76 Class III and Class IV.
 - B. Corrugated Polyethylene (PE) Culvert Pipe. AASHTO-M304.
 - C. Polyvinyl Chloride (PVC) Pipe. AASHTO-M304.
 - D. Corrugated Galvanized Steel Pipe AASHTO-M245 Type I, AASHTO-M2465 and AASHTO-M218, Type C-10 mil coating on both surfaces where diameter of pipe is sixty inches (60") or more.
 - E. Corrugated Aluminum Alloy Pie AASHTO-N-196, Type I where diameter of pipe is sixty inches (60") or more.
 - F. Corrugated Aluminum Alloy Pipe-Arch AASHTO-M196, Type I where diameter of pipe is larger than sixty inches (60").
- 22-808.2. Stormwater Inlets: Stormwater inlets located in the street paving shall conform to the construction standard in Drawing No. 200.2 (SS-05). Type M Inlet Detail. Stormwater inlets in street paving shall conform to the construction standard in Drawing No. 200.2a (SS-06), Type "C" Inlet Detail, when required at low points. Stormwater inlets shall be placed at all low points, at street intersections and at points along both sides of the

street to ensure adequate drainage, but in no case shall the distance between stormwater inlets along the street exceed three hundred feet (300') unless approved by the Engineer. Stormwater inlets at street intersections shall be placed on the tangent and not on the curved portion. Additional inlets shall be constructed in areas as may be directed by the Engineer during construction to provide for proper control of surface water.

- A. Grates and frames shall be structural steel, bicycle safe, and conform to Drawing No. 200.2.1 (SS-05B).
- B. Stormwater inlets SS-14 and SS-15 shall be modified to accommodate larger diameter pipe as per Drawing 200.2.2.

22-808.3. Stormwater Manholes: All manholes shall be precast concrete constructed in accordance with the construction standards in Drawing No. 200.3 (SS-08), Typical Storm Sewer Manhole, and Drawing No. 200.3.1 (SS-07) Standard Manhole Frame and Cover. Manholes shall be installed at all changes in alignment and grades of storm sewers as may be directed by the Township Engineer to provide for proper maintenance. If maintenance is not a problem, pipe may be installed on a curve provided the deflection angle of the pipe joint does not exceed the manufacturers specifications. See Drawing No. 200.3.3 (SS-09) for pipes under forty-eight inches (48") in diameter and Drawing No. 200.3.1 (SS-10) for pipes over forty-eight inches (48") in diameter. Inlets may be substituted for manholes where approved by the Township Engineer.

22-808.4. Maximum Distance Between Structures: The maximum distance between structures (inlets or manholes) shall be three hundred feet (300') unless otherwise approved by the Engineer.

- A. Yard Drains: Yard drains shall be precast concrete constructed in accordance with the construction standards in Drawing No. 200.4.1. The top unit may be substituted with Type M tops, if approved by the Engineer.
- B. Special Under Drains (SS-12): Special under drains shall be installed in accordance with the standard in Drawing No. 200.4.2. The type of under drain installed shall be as directed by the Township Engineer.

22-808.5. Inlet Connections (SS-03): All connections to existing inlets shall be in accordance with Drawing No. 200.5.

22-808.6. Storm Sewer Lateral Connection: All storm sewer lateral connections shall be made in accordance with applicable law. All storm sewer lateral connections shall be located at manholes or at locations approved by the Township Engineer or his designated representative.

22-808.7. Township Design Requirements for Stormwater Management:

A. General Requirements:

1. The design criteria are intended to compliment Stormwater Management Act P.L. 864, No. 167. Said act requires that actions be taken:
 - a) To assure that the maximum rate of stormwater runoff is not greater after development than prior to development activities; or
 - b) To manage the quantity, velocity and direction of resulting stormwater runoff in a manner which otherwise adequately protects health and property from possible injury.
 - c) Stormwater management design and construction will conform in general with the applicable recognized national and state acts, manuals, and references such as the Pennsylvania Stormwater Management Act and Pennsylvania Department of Transportation published forms.
2. All stormwater management plans shall be designed and certified by individuals registered in the Commonwealth of Pennsylvania and qualified to perform such duties.
3. Where applicable stormwater management facilities shall comply with the requirements of Chapter 105 (Dam Safety and Waterway Management) of Title 25, Environmental Protection of the Pennsylvania Department of Environmental Protection.
4. Stormwater management facilities which involve a state highway shall be subject to the approval of the Pennsylvania Department of Transportation.
5. Stormwater runoff from a project site shall flow directly into a natural watercourse or into an existing storm sewer system, or onto adjacent properties in a manner similar to the runoff characteristics of the pre-development flow.
6. Stormwater runoff shall not be transferred from one watershed to another unless the watersheds are sub-areas of a larger watershed that are tributary to a common point of interest within or near the perimeter of the property and documentation is provided that peak rates are not increased following development and that there will be no detrimental impact in downstream areas.
7. All stormwater runoff flowing over the project site shall be considered in the design of stormwater management facilities.
8. For any stormwater management facility requiring a permit to be issued by the Pennsylvania Department of Environmental Protection, said permit along with support report and plans used to secure the permit shall also be submitted.

B. Stormwater Management Standards:

1. **Design Storms:** Stormwater management facilities on all development sites shall control the peak stormwater discharge for the 2, 10, and 100-year design storms. For developments larger than three (3) acres, the SCS 24-hour, Type II Rainfall Distribution shall be used for analyzing stormwater runoff in pre- and post-development conditions, as well as for designing runoff control facilities (except storm runoff collection and conveyance facilities). For development sites less than three (3) acres, the Rational Method may be utilized to determine peak flows and the Modified Rational Method used for design and routing of runoff control facilities. The rainfall data to be used for SCS TR-55 computations in Brighton Township are:

| Design Storm Return Period | 24-Hour Rainfall Depth in Inches |
|-------------------------------|-------------------------------------|
| 2-year | 2.38 |
| 10-year | 3.42 |
| 100-year | 4.86 |

- a) (For additional information or data on other return periods, consult the "Rainfall Duration Frequency Tables for Pennsylvania," produced by the Pennsylvania Department of Environmental Protection, Office of Resource Management, Bureau of Dams and Waterways Management, Division of Stormwater Management, Harrisburg, February 1983, or in its most recent update.)
 - b) If the Rational Method is used, the Region No. 1, Pennsylvania Rainfall Intensity - Duration - Frequency Chart shown in the Pennsylvania Department of Transportation, Design Manual, Part 2, July 1986, shall be used to determine the rainfall intensity in inches per hour. See chart in Appendix A.
2. Where, in the judgment of the Township **Board of Supervisors**, the additional volume of stormwater runoff associated with a proposed development site will have a detrimental impact on downstream properties, and/or an existing downstream flood problem is documented, post-development peak flows may be required to be reduced to less than pre-development peak flows. Under these circumstances, acceptable peak flow rates will be determined at the discretion of the Township for a given storm event(s) based on exiting downstream restrictions. Additional hydrologic studies or analyses may also be required.
3. Calculation Methods:
 - a) Development Sites: For the purposes of computing peak flow rates, runoff hydrographs and storage requirements for development sites, either the SCS Soil Cover Complex Method as presented in the most recent version of Technical

Release 55 (TR-55) shall be used, or the Rational Method as specified in Section 22-808.7 B 1 . When the Rational Method is used, the technical data in Appendix A shall be used to determine rainfall intensities, time of concentration, and runoff coefficients. The use of alternative hydrologic methodologies may be approved by the Township if sufficient justification and documentation of their application is provided.

- b) Stormwater Collection Conveyance Facilities: For the purpose of designing storm sewers, open swales and other stormwater runoff collection and conveyance facilities, the Rational Method shall be utilized. Rainfall intensities for design should be obtained from the Pennsylvania Department of Transportation rainfall charts in Appendix A. The design storm for storm sewers and swales that will discharge to detention facilities is the 100-year storm. The 10-year design storm for storm systems discharging to detention facilities shall be acceptable provided it can be documented that runoff exceeding the 10-year capacity of the storm system during a 100-year storm event will ultimately discharge to the detention facility by alternative.
- c) The design storm for all other on-site storm sewers or swales is the 10-year storm event. Calculation sheets must be submitted. For storm inlets with multiple inflow pipes and/or bends where energy losses will be significant, inlet control conditions at the entrance to the outflow pipe shall be a design consideration to determine capacity.
 - i. All stormwater collection and/or conveyances systems routing water through or around the development site shall be designed for the 100-year storm event, unless it can be documented that said facilities will not create a hazard. A drainage easement shall be provided to contain and convey the 100-year flood event throughout the project site, beginning at the furthest upstream property line of the proposed development in the watersheds.
- d) Pre-Development Conditions: The cover types for all sites will be considered to be woods with light under brush in good hydrologic conditions at the time of proposed development. All hydrologic parameters used to calculate peak flow rates shall use the appropriate coefficients pertaining to these conditions, as recommended in the hydrologic methodologies noted in Section 22-808.7 B 3 a).
- e) Post-Development Conditions: The hydrologic parameters used to develop peak flow rates shall be reflective of

anticipated soil runoff characteristics following grading and development of the site.

4. Stormwater Management Facilities: Peak runoff rates for all areas within or impacting the project site shall be determined and considered in the design of stormwater management facilities. These calculations shall be based on land use, time of concentration and other standard hydrologic parameters.
 5. Allowable Release Rates: The allowable release rates from stormwater management facilities, or a development site in general, shall be less (as per Section 22-808.7 B 2) then or equal to the pre-development peak runoff rates generated for the site. All stormwater runoff discharged from the site that is not controlled by a stormwater management facility shall be accounted for in the determination of the allowable release rates for the full range of storm events.
 6. Joint Development of Control Systems: Stormwater control systems may be planned and construction in coordination by two (2) or more developments so long as they are in compliance with Section 22-808.1.
 7. Small Developments: A small development shall be defined as a site that creates less than five thousand (5,000) square feet of impervious surface, and shall be exempt from the preparation of a detailed stormwater management plan as specified in Section 22-808.7C. However, such developments must still provide safe management of stormwater runoff in accordance with the performance standards, Section 22-808.1 of this Article and as approved by the Township.
 - a) Applications for small development shall include a plan which describes, narratively and graphically, the type and location of proposed on-site stormwater management techniques or the proposed connection to an existing storm sewer system.
 - b) Runoff calculations, as required at the discretion of the Township **Engineer**, shall be prepared in accordance with Section 22-808.1
 - c) The Township **Engineer** shall review and approve the proposed provisions for stormwater management for a small development.
- C. Stormwater Management Plan:
1. General Requirements:
 - a) No final subdivision or land development plan shall be approved, no permit authorizing construction issued, or any earthmoving or land disturbance activity initiated until the final stormwater management plan for the development site is approved in accordance with the provisions of this Article.

- b) A letter from the Beaver County Conservation District approving the Erosion and Sedimentation Control Plan must also be received prior to the initiation of any grading. In the event that submission to the BCCD is not required by the Township, an Erosion and Sedimentation Control Plan prepared in accordance with the most recent version of the Pennsylvania Department of Environmental Protection Chapter 102, Erosion and Sedimentation Control Program Manual must be approved by the Township **Engineer**.
 - c) Exemptions: The following activities are specifically exempt from this Article:
 - i. Use of land for gardening primarily for home consumption.
 - ii. Use of land for construction of landscaping improvements, provided such improvements do not significantly alter the runoff characteristics of the land.
 - iii. Agricultural use of lands when operated in accordance with a farm conservation plan approved by the local soil conservation district that such use will not cause excessive erosion and sedimentation.
2. Stormwater Management Report: A written and bound report shall be submitted including, but not necessarily limited to the following information:
- a) Proposed name or identifying title of project, the name and address of the landowner and developer of the project site, as well as the name, address, and telephone number of consultant who prepared the stormwater management plan.
 - b) Stormwater management report date and date of the latest revision to the report.
 - c) Typewritten narrative report that should include sections describing the following items:
 - i. Stormwater management plan objectives.
 - ii. Hydrologic procedures used to develop plan.
 - iii. Description(s) of pre-development watershed conditions.
 - iv. Description(s) of post-development watershed conditions.
 - v. Description(s) of proposed plan detention facility(s) and proposed outlet control.
 - vi. Summary tables for pre-development and post-development peak flows, detention facility(s) allowable release rates, stage-storage-outflow characteristics and storm-routing results.