

*Subdivision*  
TOWNSHIP OF SHENANGO

LAWRENCE COUNTY, PENNSYLVANIA

ORDINANCE NO. 1-1990

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ORDINANCE NO. 1-1990

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE  
FOR SHENANGO TOWNSHIP, LAWRENCE COUNTY

The Board of Supervisors of the Township of Shenango, Lawrence County, Pennsylvania, do enact and ordain as follows:

ARTICLE I  
TITLE AND PURPOSE

Section 100. TITLE

An Ordinance establishing rules, regulations, and standards governing the subdivision and land development of land within the Township of Shenango, Lawrence County, Pennsylvania; setting forth the procedures to be followed by the Township in administering these rules, regulations and standards; establishing conditions of acceptance by the Township and setting forth the penalties for violations of this Ordinance.

Section 101. PURPOSE

The regulations are adopted for the following purposes:

- (1) To assist orderly, efficient, and integrated development of land.
- (2) To provide for the coordination of existing streets, drainage facilities, sanitary sewers, public utilities and other public improvements with new facilities.
- (3) To provide for efficient and orderly extension of community services and facilities at minimum cost and maximum convenience.
- (4) To insure conformance of land utilization with the Comprehensive Plan of the Township.
- (5) To promote thereby the health, safety, morals, and general welfare of the residents of the Township.
- (6) To insure equitable handling of all subdivision and land development plans by providing uniform procedures and standards to be followed by subdividers, land developers and the Township.

Section 102. INTERPRETATION

The provisions of this Ordinance shall be held to be minimum requirements to meet the above stated purposes. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance, or regulation, the provisions of this Ordinance shall prevail. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than those of this Ordinance, the provisions of such statute, ordinance, or regulation shall prevail. In the event of conflict

with the Township Zoning Ordinance the terms of the Zoning Ordinance shall apply.

Section 103. SEPARABILITY

It is hereby declared to be the legislative intent that:

- (1) If the court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.
- (2) If a court of competent jurisdiction finds that application of any provision or provisions of this Ordinance to any lot, building or other structure, or tract of land, to be invalid or ineffective in whole or part, the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property, or situations shall not be affected.

ARTICLE II  
DEFINITIONS

Section 200. GENERAL

Unless otherwise expressly stated, the following terms shall for the purpose of this Ordinance have the meanings indicated:

Words used in the present tense include the future. Words used in the singular include the plural and words in the plural include the singular. The word "person" includes a corporation and a partnership as well as an individual. The word "building" includes "structure" and shall be construed as if followed by the words "or part thereof". The word "street" includes "road", "lane", "avenue" and "highway", and shall mean the whole or any part thereof; and shall include bridge or culvert, cartway, gutter, curb, sidewalk and the whole legal width of the right-of-way; and "watercourse" includes "drain", "ditch" and "stream". The words "shall" or "will" are mandatory, and not directive; the word may is permissive.

Section 201. DEFINITIONS

The following words and phrases as used in this Ordinance shall have the meanings indicated below except when such meanings are clearly out of context:

AGENT: Any person, other than the subdivider, or land developer acting for the subdivider or land developer, submits to the Township subdivision or land development plans for the purpose of obtaining approval thereof.

**ALLEY:** A strip of land over which there is a minimum right-of-way width of twenty five (25) feet, municipally or privately owned, on which no dwellings or stores front, serving as the secondary means of access to two (2) or more properties.

**APPLICANT:** Any person who submits to the Township a subdivision or land development plan for the purpose of obtaining approval thereof, including his heirs, successors and assigns.

**BLOCK:** An area bounded by streets, or by combination of streets and public parks, railroad rights-of-way or boundary lines of the Township.

**BOARD OF SUPERVISORS:** The Board of Supervisors of Shenango Township.

**BUILDING:** A structure having a roof which is used or intended to be used for the shelter or enclosure of persons, animals, or property. The word "building" shall include any part thereof.

**BUILDING SETBACK LINE:** A line within a property defining the required minimum distance between any structure and the street right-of-way line, as approved by the Township.

**CARTWAY:** The portion of a street or alley intended for vehicular use.

**CLEAR SIGHT TRIANGLE:** An area of unobstructed vision at street intersections defined by the right-of-way lines of the streets and by a line of sight between points on their right-of-way lines at a given distance from the intersection of the right-of-way lines.

**CROSSWALK OR INTERIOR WALK:** A right-of-way or easement for pedestrian travel across within a block.

**CUL-DE-SAC:** A street with one end open for public vehicular and pedestrian access and the other end terminating in a temporary or permanent turn around.

**DEVELOPER:** Any land owner, agent of such land owner or tenant with the permission of such land owner, who makes or causes to be made a subdivision of land or a land development.

**DEVELOPMENT PLAN:** The provisions for development of any land within Shenango Township, including a plot of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, open space and public facilities.

**DRAINAGE FACILITY:** Any ditch, swale, gutter, pipe, culvert, storm sewer or other structure designed, intended, or constructed for the purpose of diverting surface waters from, or conveying surface waters off streets, public rights-of-way, parks, recreational areas, or any part of any subdivision, land development or contiguous land areas.

**DRIVEWAY:** A minor vehicular access between a street and a parking area or a garage within a lot or property.

**DWELLING UNIT:** Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

**EASEMENT:** A grant by a property owner of the use of land for a specific purpose.

**EROSION:** The removal of surface materials by the action of natural elements.

**EROSION:** The removal of surface materials by the action of natural elements.

**FLOOD PLAIN:** The relatively flat land adjoining a water course subject to overflow therefrom as defined and referred to in the Shenango Township Zoning Ordinance, which is incorporated herein by reference.

**FRONTAGE:** The length of the front property line of the lot, lots, land development or tract of land abutting a street.

**GRADE:** The slope of a street, other public way, or pipe, specified in percent (%).

**GRADE LANDING:** The grade required at points of street intersections.

**IMPROVEMENTS:** Those physical additions, installations and changes required such as streets, curbs, sidewalks, water mains, sewers, drainage facilities, public utilities, and any other appropriate items required to render land suitable for the use proposed.

**LAND DEVELOPMENT:** A division of land into lots for the purpose of conveying such lots singly or in groups to any person, partnership, or corporation for the purpose of the erection of buildings. Also, the improvement of a lot, tract or parcel of land that involves the installation of streets, driveways, and/or parking areas. The proposed use may be, but is not limited to, one of the following: commercial (including shopping centers), industrial parks in which a building or buildings are constructed and leased with no transfer of land, mobile home parks and multi-family residential. The vehicular access ways and parking areas may or may not be offered for dedication.

**LOT:** A tract or parcel of land intended for transfer of ownership, lease, building and development or use.

**LOT AREA:** The area contained within the property lines of the individual parcels of land as shown on a subdivision plan, excluding area within any right-of-way, but including the area of any easement. The area of any lot abutting a street shall be measured to the street line only.

**MARGINAL ACCESS STREET:** Minor streets, parallel and adjacent to

major traffic streets, providing access to abutting properties and control of intersections with the major traffic street.

**MULTIPLE DWELLING BUILDING:** A building providing separate living quarters for two (2) or more families.

**OWNER:** The owner of record of a parcel of land.

**PLAN:**

- (1) Tentative Sketch - A rough draft showing proposed streets and lots to be used as the basis of informal discussions between representatives of the Township and the subdivider or land developer.
- (2) Preliminary - A plan prepared by a registered engineer or surveyor, in lesser detail than a final plan, showing the existing features of a tract and its surroundings and proposed street and lot layout within and adjacent to the subdivision or land development, as a basis for consideration prior to preparation of a final plan.
- (3) Final - A complete and exact plan prepared by a registered engineer or surveyor, prepared for official recording, showing right-of-way lines, easements, lot dimensions with bearings, lot numbers, and any other relevant information pertaining to the streets and drainage of the subdivision or land development.
- (4) Record - An exact copy of the approved final plan on opaque linen of standard size, prepared for necessary signatures and recording with the Lawrence County Recorder of Deeds.
- (5) Improvement Construction - A plan prepared by a registered engineer or surveyor, showing typical cross-section of the streets and the horizontal and vertical details (plan-profile) of all streets, drainage facilities, sanitary sewers, water mains, fire hydrants, street lights and all underground and above ground utility conduits and poles.

**PLANNING COMMISSION:** The Shenango Township Planning Commission.

**RESUBDIVISION:** Any subdivision or transfer of land, laid out on a plan which has been approved by the Township, which changes, or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.

**REVERSE FRONTAGE LOT:** A lot extending between and having frontage on a major street and a minor street with vehicular access solely from the latter.

**RIGHT-OF-WAY:** A right-of-way is a strip of land occupied or intended to be occupied by a street, alley, crosswalk, sanitary or storm sewer, stream, drainage ditch, or for another special use. The usage of the term "right-of-way" for land plotting purposes in the Township shall mean that every right-of-way hereafter established



and shown on a final record plan is to be separate and distinct from the lots or parcels adjoining such right-of-way, and not included within the dimensions or areas of such lots or parcels. These rights-of-way that involve maintenance by the Township shall be dedicated to public use by the subdivider of the plan on which such rights-of-way are established,

**RIGHT-OF-WAY FUTURE:**

- (1) The right-of-way width required for the widening of existing streets to accomodate anticipated future traffic loads.
- (2) A right-of-way established to provide future access to or through undeveloped land.

**RUNOFF:** The surface water discharge or rate of discharge from a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

**SEDIMENTATION:** The process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited or remains suspended in water, it is usually referred as "sediment".

**SEWAGE FACILITY:** Any sanitary sewer, sewage treatment works or part thereof designed, intended or constructed for the collection, conveyance, treatment disposal of wastewater including industrial wastes.

**SIGHT DISTANCE:** The length of street, measured along the center line, which is continuously visible from any point three (3) feet above the center line.

**STREET:** A general term used to describe a right-of-way, municipally or privately owned, serving as a means of vehicular and pedestrian travel, furnishing access to abutting properties and space for drainage facilities, sewage facilities and public utilities.

Streets are further defined and classified as follows:

(1) Thoroughfares

(a) Expressways - designed for large volumes of high speed thru traffic with access limited to selected intersections, either grade-separated or at grade.

(b) Arterial Street - designed for large volumes of thru traffic with access to abutting properties generally controlled.

(c) Collector Street - designed to carry a moderate to heavy volume of traffic from primary and secondary streets to arterial streets, and expressways with access to abutting properties frequently controlled.

(2) Local Streets

- (a) Primary Residential Street - designed to carry a moderate volume of traffic to intercept secondary (residential) streets, to provide routes to collector streets and community facilities, and to provide access to the abutting properties.
- (b) Secondary Residential Street - designed to provide access to the abutting properties and a route to primary residential streets.
- (c) Marginal Access or Frontage Street - a secondary street parallel and adjacent to an expressway, arterial or collector street, which provides access to abutting properties and separation from thru traffic.
- (d) Alley or Service Street - a minor way used primarily for service vehicle access to the rear or sides of properties otherwise abutting directly onto another street.

**STREET LINE:** The dividing line between the street right-of-way and the lot. The street line shall be the same as the legal right-of-way line, provided that (1) the street right-of-way line shall not be less than required Section 502 of this Ordinance and; (2) the street right-of-way line shall not be less than a future right-of-way width that has been officially established.

**SUBDIVIDER:** A person who is the registered owner, or authorized agent of the owner of land to be subdivided. Written evidence of the authorization, satisfactory in form to the Township Solicitor, shall be filed with the application and plan when signed by an agent of the registered owner.

**SUBDIVISION, MAJOR AND MINOR:**

- 1. Major subdivision - the division or redivision of a lot, tract, or parcel of land by any means into more than two (2) lots, tracts, parcels or other divisions of land including changing in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development; provided, however, that divisions of land for agricultural purposes in parcels of more than ten (10) acres not involving any new streets or easements of access, shall be exempted.
- 2. Minor subdivision - the division or redivision of a single lot, tract or parcel of land into two (2) lots, tracts or parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership, building or lot development providing the proposed lots, tracts, parcels or other divisions of land thereby created have frontage on an improved public street or streets, and providing further that there is not created by the subdivision any new street or streets, the need for required improvements, easement of access or the need therefor.

**TOWNSHIP:** Shenango Township

TOWNSHIP ENGINEER: A licensed engineer appointed by the Board of Supervisors.

UNDEVELOPED LAND: Lands in parcels sufficiently large for future subdivision which is presently in agriculture, woodland or lying fallow.

WATER FACILITY: Any water works, water supply works, water distribution system or part thereof designed, intended or constructed to provide or distribute potable water.

YARD: An open space unobstructed from the ground up, on the same lot with a structure, extending along a lot line or street line and inward to the structure.

YARD FRONT: A yard between the front of a structure and an adjacent street line and extending the entire length of the street line across the property.

### ARTICLE III

#### SUBDIVISION AND LAND DEVELOPMENT CONTROL

##### Section 300. General

It shall be unlawful for the owner or any other person, firm or corporation owning or controlling any land in the Township to subdivide any lot, tract or parcel of land, or to lay out, construct, open or dedicate for public use or travel any street, sewage facility, drainage facility or other facility in connection therewith, unless final plans for such subdivision or land development shall; (1) have been prepared, signed by and sealed by a professional engineer or surveyor duly and currently registered in the State of Pennsylvania; (2) submitted to and approved by the Board of Supervisors; (3) recorded in the Lawrence County Recorder of Deeds Office; and (4) the improvements required by the Board of Supervisors in connection therewith have either been constructed or the Board of Supervisors have been assured of proper completion guaranteed by the deposit of funds or securities in escrow, sufficient to cover the cost of the required improvements, as estimated by the Township Engineer.

##### Section 301. SALE OF LOTS, ISSUANCE OF BUILDING PERMITS OR ERECTION OF BUILDINGS

No lot in a subdivision or land development may be sold, no permit to erect, alter or repair any building in a subdivision or land development may be issued, and no building may be erected in a subdivision or land development, unless and until; (1) the improvements required by the Board of Supervisors in connection therewith have either been constructed or the Board of Supervisors have been assured of proper completion guaranteed by the deposit of funds or securities in escrow, sufficient to cover the cost of the required improvements, as estimated by the Township Engineer, and; (2) the subdivision or land development plan has been approved by the Board of Supervisors and recorded in the Lawrence County Recorder of Deed office.

No building depending upon the improvement of any street or streets for ingress and egress, herein provided for, shall be permitted to be occupied before such improvements are fully completed from a now existing paved street to and across the front of the land on which the building is located, and/or a sufficient depth along the side of the land to service any driveway, drive-ways, or parking spaces or, in the case of streets of insufficient width, until such widening of said street has been completed.

Where owing to special conditions, a literal enforcement of the foregoing requirements would result in unnecessary hardship the Township may permit, in only that portion to be recorded, the sale of lot or parcels, issuance of permits, or erections of buildings where a guarantee has been furnished, conditioned for the satisfactory completion of the improvements, in accordance with the provisions of this Ordinance and other Township regulations, in such portion or portions of the subdivision or land development, on which the owner immediately intends to erect any building or structure, or from which he immediately intends to sell any lot or parcel fronting on an improved street; or the Township may grant other reasonable exceptions to the provisions as will not be contrary to the public interest, subject to conditions necessary to assure adequate streets and other improvements and to preserve the total continuity of the development.

ARTICLE IV  
 PROCEDURE FOR SUBDIVISION  
 AND LAND DEVELOPMENT

Section 400. GENERAL

In order to discharge the duties imposed by law, the Board of Supervisors has adopted the following procedures which shall be observed by all subdividers and land developers. The review process for plans required by the Township shall require no more than ninety (90) days starting from the date of acceptance and payment of the required fee of each complete submission filed in the office of the Township Secretary except said ninety (90) day period may be extended where the subdivider or land developer agrees to waive the ninety (90) day requirement. The presentation of a sketch plan, preliminary plan and final plan shall each be considered a separate submission and the maximum ninety (90) day review period may be required for each such plan.

The separate stages of approval may consist of the submission of sketch, preliminary and final plans. These plans differ in their purpose and required levels of detail. The table below indicates the required plans for the different types of submission.

Plan	Minor Subdivision	Major Subdivision	Land Development
Sketch	Not Required	Recommended	Recommended
Preliminary*	Not Required	Required	Required
Final*	Required	Required	Required

\*Includes Improvement Construction Plan

Section 401. SKETCH PLAN - MAJOR SUBDIVISION OR LAND DEVELOPMENT

- (1) Purpose - The purpose of the "Sketch Plan" is to afford the applicant the opportunity to consult early and informally with the Township Planning Commission before preparation of the preliminary plan and formal application.
- (2) Procedures
  - (a) Applicant shall submit the required number of copies of the sketch plan to the Township Secretary. The Township Secretary will distribute copies of the sketch plan to the applicable Township, County, State and Federal agencies with the request for their review and comment. With regard to the Township Planning Commission, such sketch plan shall also be submitted to the Township Planning Commission by the applicant for review at least five (5) days prior to a regularly scheduled meeting.
  - (b) As promptly as possible, but within ninety (90) days of the date of acceptance of the application and payment of the required fee by the applicant, the Board of Supervisors, or their agent, shall advise the applicant of the result of their review and decision and, if the submission be disapproved, the reason therefor.

Section 402. PRELIMINARY PLAN - MAJOR SUBDIVISION OR LAND DEVELOPMENT

- (1) Purpose - The purpose of the preliminary plan is to require formal conditional approval in order to minimize changes and revisions before final plans.
- (2) General - A preliminary plan shall be submitted conforming to the changes recommended during the sketch plan procedure. The preliminary plan and all information and procedures relating thereto shall in all respects be in compliance with the revisions of the applicable zoning ordinance and these regulations, except where variation therefrom may be specifically recommended in writing by the Board of Supervisors.

No preliminary plan shall be required in the case of minor subdivisions. Preliminary plans for all other types of subdivisions and land developments shall be submitted unless this requirement is waived by the Board of Supervisors.

- (3) Procedures
  - (a) Applicant shall submit the required number of copies of the preliminary plan to the Township Secretary. The Township Secretary will distribute copies of the preliminary plan to the applicable Township, County, State and Federal agencies with the request for their review and comment. With regard to the Township Planning Commission, such preliminary plan shall be submitted to

the Township Planning Commission, such preliminary plan shall be submitted to the Township Planning Commission for review at least five (5) days prior to a regularly scheduled meeting.

- (b) The Township shall, in the interest of highway safety and the safety of the area residents, and in order to promote orderly community development require the owner/-developer of any large commercial complex such as shopping centers, industrial parks or plants, housing projects, apartment complexes, major educational or recreational facilities and other significant traffic generators to meet jointly with representatives of the Township and the Pennsylvania Department of Transportation to achieve the best possible design.
- (c) The Applicant shall obtain a letter from the Pennsylvania Department of Transportation indicating that the plan has been reviewed and approved in concept and that traffic considerations, driveways and the discharge of water on the road right-of-way have been reviewed.
- (d) As promptly as possible, but within ninety (90) days from the date of acceptance of application, preliminary plan and payment of required fee by the applicant, the Board of Supervisors, or their agent, shall advise the applicant of the results of their review and decision and, if the submission be disapproved, the reasons therefor.
- (e) The decision of the Township shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

Section 403. FINAL PLAN - MAJOR OR MINOR SUBDIVISION OR LAND DEVELOPMENT

(1) Purpose - The purpose of the final plan is to require formal approval by the Board of Supervisors before plans for all subdivisions and land developments are recorded as required by this Ordinance.

(2) General - A final plan shall be submitted conforming to the changes recommended during the preliminary plan procedure. The final plan and all information and procedures relating thereto shall in all respects be in compliance with the provisions of these regulations except where variation therefrom may be specified in writing by the Board of Supervisors.

(3) Procedures

(a) Applicant shall submit the required number of copies of the final plan to the Township Secretary. The Township Secretary will distribute copies of the final plan to the applicable

Township, County, State and Federal agencies with a request for their review and comment. With regard to the Township Planning Commission, such final plan shall be submitted to the Township Planning Commission for review at least five (5) days prior to a regularly scheduled meeting.

- (b) As promptly as possible, but within ninety (90) days of date submission of the final plan and any requested accompanying information and data, the Board of Supervisors, or their agent, shall advise the applicant of the result of their review and decision and, if the submission be disapproved, the reason therefor.
- (c) The decision of the Township shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.
- (d) If approved, two (2) exact copies of the approved final plan, one on linen and one on paper, properly executed by the owner and with the required notations as set forth under Article VI of this Ordinance, shall be submitted for the signatures of the proper Township Officials. The linen shall then be recorded in the Office of the Recorder of Deeds of Lawrence County, Pennsylvania, within ninety (90) days from the date of approval. Failure to have the plan recorded within ninety (90) days may result in voiding of the approval.

Positive prints of the plan as recorded, and bearing the plan book, page and date of recording, two (2) on linen and six (6) on paper, shall be submitted to the Township Secretary immediately after the plan has been recorded.

#### Section 404. MINOR SUBDIVISION

- (1) Purpose - In case of minor subdivisions, it is the purpose of this section to provide a simplified procedure by which said minor subdivisions may be submitted and approved.
- (2) General - In the event that the proposed subdivision shall require improvements of streets, sanitary sewers, drainage facilities, water mains, culverts, or other municipal improvements, then the provisions of this section on minor subdivisions shall not be applicable and the applicant shall be required to comply with the requirements of Section 403 (Final Plan).
- (3) Procedures
  - (a) Applicant shall submit the required number of copies of the minor subdivision plan, application and filing fee to the Township Secretary. The Township Secretary will distribute copies of the minor subdivision plan to the applicable Township, County, State and Federal agencies

with the request for minor subdivision plan review and comment. With regard to the Township Planning Commission, such minor subdivision plan shall also be submitted to the Township Planning Commission by the applicant for review at least five (5) days prior to a regularly scheduled meeting.

- (b) As promptly as possible, but within ninety-(90)days of date of submission of the minor subdivision plan and any requested accompanying information and data, the Board of Supervisors, or their agent, shall advise the applicant of the results of their review and decision and, if the submission be disapproved, the reason therefor.
- (c) The decision of the Township shall in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.
- (d) If approved, two (2) exact copies of the approved plan, one on linen and one on paper properly executed by the owner and with required notations as set forth under Article VI of this Ordinance shall be submitted for signature of the proper Township officials. The linen shall then be recorded in the Office of Recorder of Deeds of Lawrence County, Pennsylvania, within ninety (90) days from the date of the approval. Failure to have the plan recorded within ninety (90) days may result in voiding of the approval.

Positive prints of the plan as recorded, and bearing the plan book, page and date of recording, two (2) linen and six (6) on paper, shall be submitted to the Township Secretary immediately after the plan has been recorded.

#### Section 405. IMPROVEMENT CONSTRUCTION PLAN

- (1) General - The plan shall provide sufficient information for Township review of the typical cross-section of the streets and horizontal and vertical details of all streets, drainage facilities, sanitary sewers, water mains, fire hydrants, street lights and all underground and above ground utility conduits and poles.
- (2) Purpose - The purpose of the improvement construction plan is to provide sufficient information for the laying out and construction of the proposed improvements.
- (3) Procedure
  - (a) The required number of copies of the preliminary improvement construction plan shall be submitted simultaneously with the submission of the preliminary plan to the Secretary of the Board of Supervisors. The Township Secretary will distribute copies of the



preliminary improvement construction plan to the applicable Township, County, State and Federal agencies, with a request for preliminary review and comment.

- (b) Township decision on the preliminary improvements construction plan shall be as stated in Section 402, 3, (d) and (e).
- (c) The required number of copies of the improvement construction plan shall be submitted simultaneously with the submission of the final plan to the Secretary of the Board of Supervisors. The Township Secretary will distribute copies of the improvement construction plan to the applicable Township, County, State and Federal Agencies with a request for final review and comment.
- (d) Township decision on the improvement construction plan shall be as stated in Section 403, 3, (b) and (c).
- (e) No sanitary sewer, sewage pumping station, sewage treatment plant or drainage facility shall be constructed or no earth moving activity shall be permitted until the permits, as required by law, have been obtained from the Pennsylvania Department of Environmental Resources.
- (f) After approval by the Board of Supervisors, the improvement construction plan shall be submitted in conjunction with the positive prints of the recorded plan, in quadruplicate on paper to the Township Secretary.
- (g) If the improvements have been commenced and there has been no construction performed for a period of six (6) months the Board of Supervisors shall require that prior to any further construction, the plan shall be resubmitted and they may require changes and modifications to the plan. No building permits will be issued; all work on issued building permits will terminate; and no permit issued for continuation of construction improvements until such changes and modifications, if necessary, as ordered by the Board of Supervisors have been incorporated in the plan, and when required, additional surety posted to guarantee completion of the improvements. . Provided that an extension of six (6) months may be granted by the Board of Supervisors upon written request therefore.

- (4) Time Limit for Construction - All construction improvements must be completed within two (2) years from the date of recording the final plan.

#### Section 406. RECORDING THE FINAL PLAN

- (1) General - Following the action of the Board of Supervisors or the Court of Common Pleas of Lawrence County in approving any subdivision or land development plan, the plan shall be recorded by the applicant, in accordance with Section 403, 3, (d) or Section 404, 3, (d), as applicable, of this Ordinance. If the plan is not recorded within ninety (90) days from the date of approval, the approval shall lapse and become void unless otherwise specified by the Court. The Board of Supervisors may extend the ninety (90) day period upon written application by the applicant.
- (2) Effect of Recording
  - (a) After a subdivision or land development plan has been duly recorded, the streets, parks and other public improvements shown thereon shall be considered to be a part of any official map which is adopted by the Township in accordance with Article IV of Act 170.
  - (b) Street, parks and other public improvements shown on a subdivision or land development plan to be recorded may be offered for dedication to the Township by formal notation thereof on the plan; or the owner may note on the plan that such improvements have not been offered for dedication to the Township.
  - (c) Every street, park, or other improvement shown on a subdivision or land development plan that is recorded, as provided herein, shall be deemed to be a private street, park or improvement until such time as the same has been offered for dedication to the Township, and accepted by resolution, and recorded in the Court of Common Pleas, Criminal Division, of Lawrence County, or until it has been condemned for use as a public street, park, or other improvement.

#### Section 407. AUCTION SALES

When an owner proposes to offer his land for sale at auction in two (2) or more parts, the following procedure shall be followed:

- (1) Preliminary plan - showing manner in which the applicant desires to divide his land for sale at auction, shall be submitted for approval, in accordance with the provisions of this Ordinance, prior to advertisement of the sale.
- (2) After preliminary approval, the land may be advertised and offered for sale as shown on the approved preliminary plan.

- (3) All agreements of sale shall be subject to approval of final plan; and final settlement shall not be made until after such final approval and recording of the plan has been completed in accordance with the provisions of this Ordinance.
- (4) The final plan shall show the land divided into the number and size of parcels as sold.
- (5) If the land is sold as an entirety, the subdivider shall so notify the Township in writing and need not proceed with further approval of plans.

## ARTICLE V

### DESIGN STANDARDS

#### Section 501. GENERAL

- (1) In reviewing subdivision and land development plans the Board of Supervisors shall refer such plan to the Planning Commission for recommendations concerning the adequacy of existing and proposed community facilities to serve the additional dwellings proposed by applicant.
- (2) Subdividers and land developers are requested to give careful consideration to the desirability of providing adequate rights-of-way and paving on existing streets and reserving areas and easements for facilities normally required in residential sections, including churches, libraries, schools and other public buildings, parks, playgrounds and playfields; shopping and local business centers; rights-of-way and easements for sanitary sewerage and drainage facilities in those areas that cannot be immediately joined to the existing sanitary sewerage systems and drainage facilities.
- (3) Areas provided or reserved for such community facilities should be adequate to provide for building sites, landscaping and off street parking as appropriate for the use proposed. The Board of Supervisors reserves the right to accept or refuse offers of dedication for public use.
- (4) All portions of a tract being subdivided shall be taken up in lots, streets, public land or other proposed uses so that remnants and landlocked areas shall not be created.
- (5) In general, lot lines shall follow municipal and county boundary lines rather than cross them.

- (6) Whenever possible, developers shall preserve single trees, groves, wooded areas, natural waterways, scenic points, historic spots and other community assets and landmarks.
- (7) Subdivisions and land developments shall be laid out so as to avoid the necessity for excessive cut and/or fill.
- (8) Land subject to flooding or other hazards to life, health, or property, and land deemed to be topographically unsuitable shall not be platted for residential occupancy nor for such other uses as may be dangerous to health, life or property, nor aggravate erosion or flood hazard, until all such detrimental conditions are satisfactorily controlled as indicated on the subdivision or land development plan.
- (9) Where flooding is known to have occurred within the area shown on the plan, such area shall be clearly marked "subject to periodic flooding" and no building or streets shall be permitted in this area.

#### Section 501. APPLICATION

- (1) The standards and requirements outlined herein shall be considered minimum standards and requirements for the promotion of public health, safety, morals and general welfare. However, the Board of Supervisors reserves the right in any case to increase the same if conditions so warrant.
- (2) Whenever Township or other applicable regulations impose more restrictive standards and requirements than those outlined herein, such other regulations shall control.
- (3) Where literal compliance with the standards hereinafter specified is clearly impractical, the Board of Supervisors may modify or adjust the standards to permit reasonable utilization of property while securing substantial conformance with the objectives of these regulations.

#### Section 502. STREETS

- (1) General
  - (a) Proposed streets shall conform in all respects to the Official Map and Comprehensive Plan of Shenango Township or to such other street plans or parts thereof as have been officially adopted.
  - (b) Proposed streets shall further conform to such county, and state street and highway plans as have been prepared, adopted and/or filed as prescribed by law.
  - (c) If lots resulting from original subdivision are large enough to permit resubdivision, or if a portion of the tract is not subdivided, adequate street rights-of-way to permit further subdivision shall be provided as necessary.

- (d) Dead end streets shall be prohibited; except as stubs, not greater in length than one lot depth, to permit future street extension into adjoining tracts; or when designed as cul-de-sacs.
  - (e) Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets. Street names shall be not repeated within the Township, and all street names shall be subject to the approval of the Board of Supervisors.
  - (f) Private streets will be approved only if they are designed to meet Township street standards.
- (2) Arrangement - Streets shall be arranged in a manner to meet with the approval of the Board of Supervisors, considered in relation to both existing and planned streets, and located so as to allow proper development of surrounding properties. Secondary and through highways shall be connected with such existing streets and highways so as to form continuations thereof. Residential streets shall be laid out to discourage their use as secondary streets or through highways.
  - (3) Conformity with Topography - Streets shall be adjusted to the contour of the land so as to produce usable building sites and streets of reasonable grade, alignment and surface drainage.
  - (4) Grading - The street shall be graded to the full width of the right-of-way and provisions made for the slopes beyond the right-of-way.
  - (5) Right-of Way Width and Paving Width
    - (a) Street - The minimum widths of the right-of-way and the paving shall not be less than those of an existing street of which the new street is to be a continuation nor less than the following:

MINIMUM WIDTHS

	<u>Right-of-Way</u> (feet)	<u>Cartway</u> (feet)
Arterial Street	100-200	*
Collector Street	70	50
Primary Residential Street	60	40
Secondary Residential Street	50	30
Marginal Access Street	40	24

\* As recommended by the Pennsylvania Department of Transportation

- (b) Island and medial strips may be permitted in streets immediately adjacent to and in commercial zones. However, no circles nor circular segments shall be permitted on any street.
- (c) Where there are existing streets, the Board of Supervisors may grant such reasonable exceptions to the requirements for grading and width of cartway provided for in this Ordinance as will not be contrary to the public interest, subject to conditions necessary to assure adequate streets and other public improvements.
- (d) Cul-de-sacs- A permanent or temporary cul-de-sac exceeding five hundred (500) feet in length may be approved only if conditions of the tract warrant a cul-de-sac.

Cul-de-sacs shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of not less than sixty (60) feet and shall be paved to a radius of not less than fifty (50) feet.

A cul-de-sac permanently terminated will not be approved when a through street is practicable.

A cul-de-sac temporarily terminated shall be constructed the same as one permanently terminated.

#### (6) Intersections

- (a) Wherever practicable right-of-way lines shall intersect at right angles, and shall be rounded by a tangential arc having a minimum radius of twenty (20) feet. Where right angle intersections are not possible the angle of intersection shall not be less than sixty-five (65) degrees.
- (b) Multiple intersections involving the junction of more than two (2) streets shall be avoided. Where this proves impossible, such intersections shall be designed with extreme care for both pedestrian and vehicular safety.
- (c) Clear sight triangles of fifty (50) feet measured along street right-of-way lines from their points of junction shall be provided at all intersections; and no building, structure, grade or planting higher than two (2) feet above the center line of the street shall be permitted within such sight triangles. Any obstruction to sight shall be removed at the time the street is graded or at a time a building or structure is erected, whichever shall first occur.
- (d) Primary and secondary residential streets shall not intersect on the same side of a thoroughfare at an interval of less than one thousand (1,000) feet.

- (e) Wherever practicable, curb lines shall be rounded by a tangential arc, the minimum radius of which shall be thirty (30) feet. The curb line radius shall be concentric with that of the right-of-way line, excepting at the intersections of streets having different widths between curb and right-of-way lines. The grade lines of the curbs at intersections shall intersect at the point of intersection of the extended tangents.

(7) Alignment

- (a) Whenever street lines are deflected in excess of five (5) degrees, connection shall be made by horizontal curves.
- (b) To ensure adequate sight distance, minimum center line radii for horizontal curves shall be as follows:
  - 1. Secondary Streets: One hundred and fifty (150) feet.
  - 2. Primary Streets: Three hundred (300) feet.
  - 3. Collector Streets: Five hundred (500) feet.
- (c) For all streets a minimum tangent of one hundred (100) feet shall be required between reverse curves.
- (d) A long radius curve shall be preferred in all cases to a series of curves and tangents.
- (e) The approaches to an intersection shall follow a straight course for at least fifty (50) feet.
- (f) Any applicant who encroaches within the legal right-of-way of a State Highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation.

(8) Street Grades

- (a) Center line grades shall not be less than one percent (1%).
- (b) The maximum street grades shall be as follows:
  - Secondary Streets: Ten Percent (10%)
  - Primary and collector streets: Six Percent (6%)
- (c) Vertical curves shall be used at changes of grades exceeding one percent (1%). The length of the curve shall approximate fifty (50) feet on primary and collector streets and twenty-five (25) feet on secondary streets for each one percent (1%) of change in grade. Vertical curves shall not produce excessive flatness in grade for either over crests (summits) or under crests (sags).

The high or low point on a vertical curve must be definitely and clearly shown.

- (d) The grade within fifty (50) feet of any side of an intersection or the outer perimeter of a cul-de-sac shall not exceed three percent (3%). The grade will be measured along the curb line of the street.
  - (e) A combination of a minimum radius horizontal curves and maximum grades will not be approved.
  - (f) No fences, hedges, trees, shrubbery, walls, planting or other obstruction, shall be located or be permitted within the right-of-way.
- (9) Paving - Paving shall be in accordance with the Roadway Specifications adopted by the Board of Supervisors.

#### Section 503. ALLEYS

- (1) Where Required - Alleys may be provided in commercial and industrial districts to provide access to off street parking, loading and unloading facilities. Alleys in residential areas will not be approved in the absence of special conditions requiring them.
- (2) Right-of-Way Width and Paving Width - The width of the right-way shall not less than twenty-five (25) feet and the width of the paving not less than twenty (20) feet. The paving requirements shall be the same as for street paving.
- (3) Turning Area - An alley terminating in a barrier will not be approved, unless adequate turning area at the end is provided.
- (4) Intersections of right-of-way lines shall be rounded by a tangential arc, the minimum radius of ten (10) feet, and the edge of the paving at intersections shall be rounded by a tangential arc with a minimum radius of fifteen (15) feet.
- (5) Obstructions - No fences, hedges, trees, shrubbery, walls, planting or other obstructions shall be located within the right-of-way. Reasonable sight distance shall be provided at intersections with streets.

#### Section 504. SIDEWALKS AND CURBS

- (1) Where Required -
  - (a) Sidewalks shall be provided where in the opinion of the Board of Supervisors they are necessary for the public safety and convenience.
  - (b) Curbs shall be provided where in the opinion of the Board of Supervisors they are necessary for the public safety and convenience.



- (2) Specifications - Sidewalks and curbs shall be in accordance with the Roadway Specifications adopted by the Board of Supervisors.

#### Section 505. BLOCKS

- (1) Length - In general all blocks in a subdivision shall have a minimum length of five hundred (500) feet and a maximum length of twelve hundred (1200) feet unless special conditions warrant a variance.
- (2) Width - Wherever practicable blocks shall be of such width as to provide two (2) tiers of lots of the minimum size permitted under the applicable zoning classification except in the case of lots along a major thoroughfare where the lots front on an interior street.

Double frontage lots are to be avoided and generally will not be permitted.

- (3) Crosswalks - Crosswalks not less than ten (10) feet wide, and with concrete paving not less than four (4) feet wide may be required where necessary to provide access to schools, churches, parks, playgrounds and commercial areas. They shall be maintained by the abutting property owners in the same manner as sidewalks on public streets.

#### Section 506. LOTS

- (1) Depth - Lots excessively deep in relation to width, or lots excessively irregular in shape are to be avoided. Generally, the depth of lots shall be not less than one (1), nor more than two and one-half (2½) times the width of such lots.
- (2) Width - The minimum width of a lot shall be in accordance with the Shenango Township Zoning Ordinance.
- (3) Side Lines - Wherever practicable the side lines of a lot shall be at right angles or radial to the right-of-way line.
- (4) Existing Buildings - The following regulations shall apply as they affect tracts upon which buildings exist at the time of the subdivision:
  - (a) Yard Requirements - The subdivision or land development of a tract which creates nonconforming side and rear yards for existing buildings will not be approved. Nonconforming front yards may be approved if necessary to obtain proper street alignment.
  - (b) Alterations and replacements will be permitted within the existing structure, but exterior extension of the building must conform to the requirements of the Shenango Township Zoning Ordinance.

(c) Conversions - In cases where the principal building use has not been a dwelling, its conversion to a dwelling shall comply with all of the requirements of the Zoning Ordinance of Shenango Township.

(5) Grading

(a) Blocks and Lots - Blocks and lots shall be graded to secure proper drainage away from buildings and to prevent the collection and/or impoundment of surface runoff.

(b) Design - All grading for drainage shall be of such design as to direct surface waters to the nearest practical street, drainage facilities or natural water course.

(c) Concentration - The excessive concentration of storm drainage in a swale along the rear or side lot lines is strictly forbidden.

(d) Construction - The subdivider or land developer shall construct and/or install such drainage facilities which are considered necessary to prevent flooding, erosion and sedimentation and to satisfactorily convey the surface runoff to the most practical point of discharge as determined by the Township Engineer.

(e) Excavation - No excavation shall be made with a cut face steeper in slope than two (2) horizontal to one (1) vertical, except when approved by the Township Engineer.

(f) Slopes - The top or bottom edge of slopes shall be a minimum of three (3) feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property.

(g) Cleanup- All lots must be kept free from any debris or nuisances whatsoever.

(6) Private Driveways - Private driveways shall be so located, designed and constructed as to provide a reasonable sight distance at intersections with streets and a relatively level stopping space the length of a car behind the right-of-way line. Excessive driveway grades that may create a hazard at either street or interior terminal will not be permitted. Where sidewalks are required, the driveway apron between the curb and the sidewalk shall have a minimum thickness of six (6) inches of concrete for the full width of the driveway.

Section 507. RIGHT-OF-WAY AND/OR EASEMENTS

(1) General

(a) Reserve strips controlling access to streets, alleys, subdivisions, land development or adjacent areas are prohibited.

- (b) Nothing shall be permitted to be placed, planted, set or put within the area of a right-of-way or easement except lawn.
  - (c) To the fullest extent possible easements shall be centered on or adjacent to rear or side property lines.
  - (d) Building set back lines shall be measured from the nearest side of the right-of-way or easement to the proposed building.
  - (e) No right-of-way or easement for any purpose whatsoever shall be recited or described in any deed unless the same been shown on the approved plan.
- (2) Utilities - Easements with a minimum of twenty (20) feet shall be provided as necessary for utilities.
- (3) Drainage
- (a) Where a subdivision or land development is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage but not less than twenty (20) feet, or as may be required or directed by the Department of Environmental Resources. The owner shall properly grade and seed slopes and fence any open ditches when it is deemed necessary by the Township Engineer.
  - (b) Where the storm water or surface water will be gathered within the subdivision or land development and discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the applicant or owner shall reserve or obtain easements over all lands affected thereby, which easements shall be adequate for such discharge of drainage and for the conveying of such water, and for the maintenance, repair and reconstruction of the same, including the right of passage over and upon the same by vehicles, machinery and other equipment for such purposes, and which shall be of sufficient width for such passage and work. The owner shall convey, free of charge or cost, such easements to the Township.

Section 508. AUTOMOBILE PARKING FACILITIES

(1) General

- (a) Automobile parking facilities shall be provided off street in accordance with the requirements of the Shenango Township Zoning Ordinance.

- (b) All parking areas shall be paved and constructed in accordance with the standards established by the Township.
- (c) The depth and width of parking lots for commercial and industrial uses shall be adequate to provide for the off street parking generated by the use.
- (d) At no time shall angle or perpendicular parking be permitted along public streets.
- (e) All parking lots shall be physically separated from the street and contained by curbing or other suitable separating device.

(2) Arrangement

- (a) No one area for off street parking of motor vehicles shall exceed thirty-six (36) cars in capacity. Separate areas on a parcel shall be physically separated from one another by ten (10) foot planting strips.
- (b) The layout of every parking area shall be such as to permit safe and efficient internal vehicle and pedestrian circulation, in accordance with accepted traffic engineering principles and standards.
- (c) Entrances and exists to and from off street parking areas shall be located so as to avoid interference with street traffic.
- (d) Every off street parking area shall include traffic reservoir space to accommodate entering and exiting vehicles without overflowing onto adjacent streets or service roadways.
- (e) All closed end parking areas shall be designed to provide sufficient backup area for the end stalls of the parking area.

- (3) Buffer - The distance between the required parking area setback and the future right-of-way line and all property lines shall be maintained as planting strips.

(4) Parking Area Dimensions

- (a) Minimum parking area dimensions shall be as listed in the following table:

Angle of Parking	Parking Stall Width	Parking Stall Depth	Driveway One-Way	Driveway Two-Way
90°	10'	20'	20'	24'
60°	10'	21'	18'	21'
45°	10'	20'	15'	18'
30°	10'	18'	12'	15'
Parallel	8	22'	12'	18'

(b) No less than a five (5) foot radius of curvature shall be permitted for all curblines in all parking areas.

(5) Lighting - All public parking areas shall be adequately after dark operating hours.

Section 509. MULTIPLE DWELLING DEVELOPMENTS

(1) General

(a) The density, parking, lot area and building requirements shall in all respects conform to the Shenango Township Zoning Ordinance.

(b) Preliminary approval of the site plan must be obtained for the entire proposed multiple dwelling development. Final approval may be obtained section by section, but such development sections shall be specified on the preliminary plan and must be numbered in the proposed order that they are to be developed. Such order of development must be adhered to, and if changes are desired, revised plans must be submitted, reviewed and approved.

(2) Arrangement

(a) All of the elements of the site plan shall be organized harmoniously and efficiently in relation to topography, the size and shape of the plot, the character of the adjoining properties, and the type and size of the buildings, in order to produce a usable, efficient and economical land use pattern.

(b) Arrangements of buildings shall be in favorable relation to the natural topography, existing desirable planting, bodies of water, views within and beyond the site, and exposure to the sun and other buildings on the site.

(3) Access and Circulation

(a) Access to the dwellings and circulation between buildings and other important project facilities for vehicular and pedestrian traffic shall be comfortable and convenient for the occupants.

(b) Access and circulation for fire trucks and other emergency equipment, moving vans, fuel trucks, garbage and trash collection, deliveries and snow removal shall be planned for efficient operation and convenience.

(c) Walking distance from the main entrance of building to a street, driveway or parking area shall usually be less than one hundred (100) feet; exception to this standard should be reasonably justified by compensating advantages

such as desirable views and site preservation through adaptation to topography. In no case shall the distance exceed two hundred and fifty (250) feet.

- (4) Yards - Yards shall assure adequate privacy, desirable outlook, adequate natural light and ventilation, convenient access to and around the dwellings; and other essential uses.
- (5) Grading
  - (a) Grading shall be designed for buildings, lawns, paved areas and other facilities, to assure adequate surface drainage, safe and convenient access to and around the buildings and for the screening of parking and other service areas and the conservation of desirable existing vegetation and natural ground forms.
  - (b) Grading around buildings shall be designed to be in harmony with natural topography.
- (6) Streets
  - (a) Streets shall be provided on the site where necessary to furnish traffic ways for convenient access to the living units and other important facilities on the property.
  - (b) Streets proposed to be dedicated for public use and maintenance shall conform to the design requirements of this Ordinance and the Township Roadway Specifications.
- (7) Driveways
  - (a) Driveways shall be provided on the site where necessary for convenient access to the living units, garage compounds, parking areas, service entrances of buildings, collection of refuse and all other necessary services. Driveways shall enter public streets at safe locations.
  - (b) Driveways shall be planned for convenient circulation suitable for traffic needs and safety.
  - (c) All driveways shall be paved and constructed in accordance with Township standards.
- (8) Parking
  - (a) Paved parking areas shall be provided to meet the needs of the residents and their guests without interference with normal street traffic.
  - (b) Parking areas shall conform to the standards and requirements of Section 508 of this Ordinance and those of the Shenango Township Zoning Ordinance.

(9) Sidewalks

- (a) Street sidewalks and on-site walks shall be provided for convenience and safe access to all living units from streets, driveways, parking areas or garages and for convenient circulation and access to all facilities.
- (b) Width, alignment and gradient of walks shall provide safety, convenience and appearance for pedestrian traffic. Small jogs in the alignment shall be avoided.
- (c) The alignment and gradient of walks shall be coordinated with the grading plan to prevent the passage of concentrated surface water on or across the walk and to prevent the pocketing of surface water by walks.
- (d) Sidewalks shall be in accordance with the Township Roadway Specifications.

(10) Refuse Collection Stations

- (a) Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.
- (b) Collection stations shall be adequately separated from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents and shall be screened and landscaped.

(11) Planting - The appeal and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and to screen out objectionable features. It is recommended that a Landscape Architect licensed by the Commonwealth of Pennsylvania be employed to insure the proper use and arrangement of plant material and to provide an aesthetically pleasing effect.

(12) Lighting - All public and private parking areas and walkways shall be adequately lighted during after dark hours.

Section 510. NONRESIDENTIAL DEVELOPMENTS

(1) General

- (a) Lotting of individual lots for nonresidential developments shall be avoided in favor of a comprehensive design of the land to be used for such purposes.
- (b) The density, parking, lot areas and building requirements shall in all respects conform to the Shenango Township Zoning Ordinance.

- (c) Adjacent residential areas shall be protected from potential nuisance of the proposed nonresidential developments including the provisions of extra depths in parcels backing on existing or potential residential developments and provisions for a permanently landscaped evergreen buffer strip.
- (2) Arrangement of Buildings and Facilities - All of the elements of the site plan shall be organized harmoniously and efficiently in relation to topography, the size and shape of the plot, the character of the adjoining properties, and the type and size of the buildings, in order to produce a usable, efficient and economical land use pattern.
- (3) Access and Circulation
    - (a) Access to and circulation between buildings and other important project facilities for vehicular and pedestrian traffic shall be comfortable and convenient for the owner, employees and customers.
    - (b) Access and circulation for fire trucks and other emergency equipment, fuel trucks, garbage and trash collection, deliveries and snow removal shall be planned for efficient operation and convenience.
- (4) Grading - Grading shall be designed for buildings, lawns, paved areas and other facilities, to assure adequate surface drainage, safe and convenient access to and around the buildings.
- (5) Streets and Alleys
    - (a) Additional width of streets adjacent to areas proposed for nonresidential use may be required as deemed necessary to assure the free flow of thru traffic with vehicles entering or leaving parking areas.
    - (b) When adjacent lots proposed for nonresidential uses front on a collector or arterial street, the owner may be required to provide a service road for ingress and egress; or in lieu thereof, the owner may be required to provide an area adjacent to the proposed lots for off street parking purposes.
    - (c) Alleys or service streets shall be required in commercial and industrial districts, except where other adequate provision is made for off street loading and parking consistent with the use proposed. Where required, alleys in commercial and industrial districts, shall conform to the standards of Section 503 of this Ordinance.
    - (d) Streets carrying nonresidential traffic shall not normally be extended to the boundaries of the adjacent existing or potential residential areas, nor connected to streets intended for predominantly residential traffic.



(e) Dead end alleys shall be avoided; but where this proves impossible, they shall be terminated with a paved turn-around of adequate dimensions.

(6) Driveways

(a) Driveways shall be provided on the site where necessary for convenient access to garage compounds, parking areas, service entrances of buildings, collection of refuse and all other necessary services. Driveways shall enter public streets at safe locations.

(b) Driveways shall be planned for convenient circulation suitable for traffic needs and safety.

(c) All driveways shall be paved and constructed in accordance with Township standards.

(7) Parking

(a) Parking areas shall be located or designed in such a manner that they are visibly secluded from eye level in the surrounding area. Grading to depress the parking area, raised berms, landscaping, or fencing are satisfactory methods to create such seclusion.

(b) Parking areas shall conform to the standards and requirements of Section 508 of this Ordinance and those of the Shenango Township Zoning Ordinance.

(8) Sidewalks

(a) Street sidewalks and on-site walks shall be provided for convenience and safe access to all buildings from streets, driveways, parking areas or garages and for convenient circulation and access to all facilities.

(b) Width, alignment and gradient of walks shall provide safety, convenience and appearance for pedestrian traffic. Small jogs in the alignment shall be avoided.

(c) The alignment and gradient of walks shall be coordinated with the grading plan to prevent the passage of concentrated surface water on or across the walk and to prevent the pocketing of surface water by walks.

(d) Sidewalks shall be in accordance with the Township Roadway Specifications.

(9) Refuse Collection

(a) Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided.

(b) Collection stations shall be located to avoid being offensive and shall be screened from view and landscaped.

- (10) Planting - Existing trees, shrubs, and plants shall be retained, whenever feasible in the land development and additional trees and new plant material shall be added for privacy, shade, beauty of buildings and grounds and to screen out objectionable features. When buffer strips are required along two (2) different land uses, an evergreen planting screen shall be used to provide an adequate visual barrier. The plant material used shall be of a minimum height of five (5) feet at the time of planting and shall be planted in a staggered arrangement in order, to provide an immediate effect. Deciduous and semideciduous shrubs may be used with evergreens, to provide an immediate effect and to provide accent and color. It is recommended that a Landscape Architect licensed by the Commonwealth of Pennsylvania be employed to insure the proper use and arrangement of plant material and to provide an aesthetically pleasing effect.
- (11) Lighting - All public and private parking areas and walkways shall be adequately lighted during after dark operating hours.

Section 511. EROSION AND SEDIMENT CONTROL.

(1) General

- (a) No subdivision or land development plan shall be approved unless there has been a plan that provides for minimizing erosion and sedimentation approved by the Township. If required, the applicant shall obtain a permit from the Pennsylvania Department of Environmental Resources and furnish a copy to the Township prior to final plan approval. The plan and proposed control measures shall be consistent with the requirements of this section and the requirements of the Pennsylvania Department of Environmental Resources.
- (b) No changes shall be made in the contour of the land, and no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced, until such time that a plan for minimizing erosion and sedimentation has been processed with and approved by the Township and if required, a permit has been obtained from the Department of Environmental Resources.
- (2) Performance Principles - The following measures are effective in minimizing erosion and sedimentation and shall be included where applicable in the control plan:
- (a) Stripping of vegetation, regrading, or other development shall be done in a way that will minimize erosion.
- (b) Development plans shall preserve salient natural features, keep excavation and fill operations to a minimum, ensure conformity with topography so as to create the least

erosion potential and adequately handle the volume and velocity of surface water runoff.

- (c) Whenever feasible natural vegetation shall be retained, protected and supplemented.
  - (d) The disturbed area and the duration of exposure shall be kept to a minimum.
  - (e) Disturbed soils shall be stabilized as quickly as practicable.
  - (f) Temporary vegetation and/or mulching shall be used to protect critical areas during development.
  - (g) The permanent (final) vegetation and erosion control and drainage facilities shall be installed as soon as practical in the development.
  - (h) Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water runoff shall be retarded.
  - (i) Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps, or similar measures.
- (3) Grading for Drainage - In order to provide more suitable sites for building and other uses, improve surface drainage, and control erosion, the following requirements shall be met:
- (a) All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding.
  - (b) All drainage provisions shall be of such design as to adequately handle the surface runoff and carry it to the nearest suitable outlet such as a curbed street, storm drain, or natural watercourse. Where drainage swales are used to divert surface waters away from buildings, they shall be sodded or planted.
  - (c) Cut and fill slopes shall not be steeper than 3:1 unless stabilized by a retaining wall or cribbing, except as approved by the Township Engineer.
  - (d) Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations and the sloping surfaces of fills.
  - (e) Cut and fill shall not endanger adjoining property.
  - (f) Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.

- (g) Fills shall not encroach on natural watercourses or constructed channels.
- (h) Fills placed adjacent to natural watercourses or constructed channels shall have suitable protection against erosion during periods of flooding.
- (i) Grading shall not divert water onto the property of another landowner.
- (j) Grading equipment will not be allowed to cross streams. Provisions shall be made for the installation of temporary culverts or bridges.

(4) Responsibility

- (a) Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the person, corporation or other entity causing such sedimentation to remove it from all adjoining surfaces, drainage systems and watercourses and to repair any damage at his expense as quickly as possible.
- (b) Maintenance of all drainage facilities and watercourses, both existing and proposed, within any proposed subdivision or land development shall be the responsibility of the developer until such time as one of the following is accomplished:
  - (1) A right-of-way for these facilities is offered for dedication by the developer and is accepted by the Township; it shall then be the responsibility of the Township.
  - (2) In the case of easements the property is sold and then the maintenance shall be the responsibility of the new owner.
  - (3) A homeowners association, approved by the Township, assumes responsibility for the maintenance of the development, including the maintenance of the watercourses and/or drainage facilities.
- (c) It is the responsibility of any person, corporation, or other entity doing any act on or across a communal stream, watercourse or swale, or upon the flood plain or right-of-way during the period of the activity, to return it to its original or equal condition after such activity is completed.
- (d) No person, corporation, or other entity shall block, impede the flow of, alter, construct any structure or deposit any material commit any act which will affect normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Township and the Department of Environmental Resources.

- (e) Each person, corporation or other entity which makes any surface changes shall be required to:
  - (1) Collect on-site surface runoff and convey it to the point of discharge into the common natural water-course of the drainage area.
  - (2) Design storm drainage facilities to convey off-site runoff from the fully developed upstream area, based on existing zoning.
  - (3) Provide and install at his expense, in accordance with Township requirements, all drainage and erosion control improvements (temporary and permanent) as required by the Erosion and Sediment Control Plan.
- (5) Compliance with Regulations and Procedures
  - (a) The Township in its consideration of all plans of subdivision and land development shall condition its approval upon the execution of erosion and sediment control measures as contained in this Ordinance.
  - (b) The installation and design of the required erosion and sediment control measures shall be in accordance with standards and specifications found in the "Erosion and Sediment Control Handbook" available through the Lawrence County Soil and Water Conservation District.
  - (c) Stream channel construction on watersheds with a drainage area in excess of 320 acres, or in those cases where downstream hazards exist, shall be approved by the Pennsylvania Department of Environmental Resources prior to final plan approval.
  - (d) Permission for clearing and grading prior to recording of plats, may be obtained under conditions satisfactory to the Township.
  - (e) In the event the developer proceeds to clear and grade prior to recording plats, without satisfying conditions specified under subparagraph (d), the Township may revoke its approval of the final plan.

Section 512. RECREATIONAL AREAS AND COMMUNITY FACILITIES

(1) General

- (a) In reviewing subdivision and land development plans, the Township will consider the adequacy of existing or proposed recreational areas or community facilities to serve the additional dwellings proposed by the subdivision or land development.

- (b) Where deemed essential by the Township, upon consideration of the particular type of development proposed and especially in large scale residential developments, the Township may require the dedication or reservation of such areas or sites of an extent and location suitable to the needs created by the development for playgrounds, parks, or other public use.
- (c) Areas provided or reserved for such community facilities shall be adequate to provide for building sites, landscaping and off street parking as appropriate to the use proposed.
- (d) Where a proposed playground, park or other public use shown in the Shenango Township Comprehensive Plan is located in whole or in part in a subdivision or land development, the Township may require the dedication or reservation of such area within the subdivision or land development.

(2) Standards

- (a) Areas set aside for recreational purposes, such as playgrounds or playfields, shall be of adequate size and configuration to accommodate the intended use. They should be located to serve all the residents, and in large developments more than one area may be required to serve the residents in close proximity to their dwellings. Access should be provided from a public street.
- (b) In subdivision or land developments which provide or intend to provide housing facilities for more than fifty (50) families, suitable open areas shall be required for aesthetics and recreation. The standard to be used as a guide in determining the adequacy of space provided shall be five (5) acres or five (5) acres per hundred (100) families, whichever is larger.

Section 513. SURVEY MONUMENTS AND LOT PIPES

(1) General

- (a) Monuments shall be made of precast concrete or durable stone. The minimum size shall be four (4) inches square at the top, six (6) inches square at the bottom and twenty-four (24) inches in length. The top edges shall be rounded or beveled.
- (b) Lot pipes shall be malleable iron and shall be at least one (1) inch outside diameter and at least twenty-two (22) inches in length.
- (c) Monuments shall be indicated on all plans.

- (d) Monuments and iron pipes shall be placed in the ground after final grading is completed and the top surface shall be at final grade.
  - (e) Accuracy of distance between monuments shall be within three one hundredths ( $3/100$ ) of a foot and their accuracy certified by the owner's engineer or surveyor.
- (2) Boundary Monuments - Survey monuments shall be set at all corners and angle points of the original tract to be subdivided or developed except at those corners and angle points where natural or artificial monumentation exists.
  - (3) Street Monuments - Two (2) monuments shall be set at each street intersection and one (1) side of each street at angle points and at the beginning and end of curves.
  - (4) Lot Pipes - The owner's engineer or surveyor shall set pipes at all lot corners.

#### Section 514. STORM DRAINAGE FACILITIES

All regulations set forth in Ordinance No. 2-1988 ( An Ordinance which establishes storm water management regulations in Shenango Township), shall apply.

#### Section 515. BRIDGES AND CULVERTS

- (1) General - Bridges and Culverts shall be designed to support the expected loads, to provide adequate hydraulic capacity, and to the full width of the right-of-way. When required, the approval of the Water and Power Resources Board of the Pennsylvania Department of Environmental Resources must be obtained. When submitting a plan involving the construction of bridges and culverts, there shall be submitted, in duplicate, copies of the designer's computations, both as to hydraulic and structural design.

#### Section 516. SANITARY SEWAGE FACILITIES

- (1) General
  - (a) Whenever practicable sanitary sewers shall be installed and connected by the subdivider or land developer to the public sanitary sewer system.
  - (b) In areas not presently served by public sanitary sewers, the Township may require, in addition to installation of individual on-site sewage disposal systems, the installation and capping of sanitary sewer mains and lateral connection, as shall be necessary to provide adequate service to each lot when connection with the public sanitary sewer system is made.

(2) Sanitary Sewers and Appurtenances

(a) General

- (1) All public sanitary sewers shall be designed and constructed in accordance with the rules, regulations and standards of all Township, County, State and Federal agencies having jurisdiction.
- (2) No public sanitary sewer or treatment plant shall be constructed until a permit has been issued by the Pennsylvania Department of Environmental Resources for such construction.
- (3) Owner's engineer shall confer with the Township Engineer prior to designing public sanitary sewers to establish the procedure to be followed.

(3) On-Site Sewage Disposal

- (a) If public sewer facilities are not available or if capped sewers are required, the Owners shall provide for sewage disposal on an individual lot basis according to the rules, regulations, terms, definitions, and conditions of the Individual Sewage Disposal System application and certification procedure for Lawrence County, Pennsylvania.

Section 517. PUBLIC UTILITIES

(1) General

- (a) All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such services, except where it is demonstrated to the satisfaction of the Township that the underground installation required herein is not feasible because of the physical conditions of the land involved.
- (b) Where practicable, all utilities shall be located within the street right-of-way; otherwise, easements or rights-of-way of sufficient width for installation and maintenance shall be provided.

Section 518. STREET LIGHTING

- (1) General - Street lights shall be installed by the subdivider or developer when required by the Township and shall be of the type approved by the Township.



Section 519. STREET NAME SIGNS

- (1) General - Street name signs shall be installed by the Township according to Township requirements, at the expense of the subdivider or land developer.

Section 520. SPECIAL DRAINAGE PROBLEMS -FLOOD PLAIN AREA

(1) General

- (a) The Township may, when it deems necessary for the health, comfort, safety, or welfare of the present and future population of the area, and necessary for the conservation of water, drainage and sanitary facilities, prohibit subdivision of any portion of the property which lies within the flood plain of any stream or drainage course.
  - (b) The areas referred to in (a) above shall be preserved from any and all destruction or damage by clearing, grading, or dumping of earth, waste material, stumps, or other material or any kind.
  - (c) Whenever a stream or important drainage course is located within or along a proposed subdivision or land development, the Township, shall determine the method of treatment of such stream or drainage course, whether it shall remain in its natural state, whether it shall be straightened, widened, or otherwise left open in an appropriately constructed channel, or whether closed drainage structures shall be required. Said determination shall be incorporated into the plan.
- (2) Special Exceptions - Special exceptions may be granted by the Township when in its opinion certain fill, structures, parking areas, loading areas, recreational sites or other specific use will not be detrimental to health, comfort, safety or welfare of the public.
- (a) Building Elevation - Every permitted building or structure shall be so placed that the basement floor or the main floor of buildings or structures without basements, shall be three (3) feet above the known high-water mark of the maximum flood of record.

Section 521. WATER SUPPLY

(1) General

- (a) If available, the Owner shall provide public water service to each lot within the subdivision or to each dwelling unit within a land development.
- (b) Where no public water service is available and it would be an undue hardship for the subdivider or land developer

to have the public water service extended, the subdivider shall construct a well on each lot or the land developer shall construct a well or wells, as required, to serve each dwelling unit. Each private well shall be owned and maintained by the individual owners of the lot(s) within the subdivision or development.

(2) Public Water Supply

- (a) If the water is to be provided by a public water supply, the subdivider or land developer shall present evidence to the governing body that the subdivision or development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility.
- (b) A minimum pressure of thirty (3) pounds per square inch shall be provided at each house or other building connected to the water supply main. The water supply must comply with the regulations and standards of the Lawrence County Health Department and all other regulatory agencies.
- (c) The system shall also be designed with adequate capacity and appropriately spaced fire hydrants for fire protection. Review and approval by the appropriate volunteer fire officials shall be required in order to insure that adequate fire protection is provided.

(3) Private Water Supply

- (a) Wells shall be of the drilled type, cased and grout-sealed into the bedrock. Where on-site sewage disposal systems are installed minimum isolation distances between the well and the components of the on-site sewage disposal system shall conform to the regulations and standards of the Lawrence County Health Department. Each well will be required to have a production of not less than three (3) gallons per minute as established by bailor tests, and certified by the well driller. Before being placed in consumer use, each well shall be disinfected by the use of sodium hypochlorite or other acceptable solutions, and a sample collected by a licensed water analyst for bacteriological examination. A copy of the results of this examination shall be issued to the Township. Satisfactory results of the bacteriological examination along with a copy of the well log and certificate of well production will be a prerequisite to the issuance of occupancy permits for the use of all buildings or dwelling units served by a private water supply.

## ARTICLE VI

### PLAN REQUIREMENTS

#### Section 600. GENERAL

Plans are required for any subdivision or land development in accordance with the procedures, plan requirements and design standards set forth in these regulations.

#### Section 601. TENTATIVE SKETCH PLAN

In order to save unnecessary work on major subdivisions and land developments it is recommended that before preparing preliminary plans a tentative sketch plan be submitted by the subdivider or land developer as a basis for individual discussion with the Township. Data furnished on the tentative sketch plan shall include the following information:

1. Name of subdivision or land development
2. Name and address of the owner/applicant
3. Name and address of applicant's engineer, surveyor, architect or landscape architect.
4. Scale of sketch
5. Tract boundaries
6. North Point
7. Location Map
8. Streets on and adjacent to the tract
9. Topographical and physical features including contours
10. Proposed general street layout
11. Proposed general lot layout

#### Section 602. PRELIMINARY PLAN

- (1) When Required - A preliminary plan is required for all major subdivision and land developments.
- (2) Drafting Standards-
  - (a) The plan shall be drawn at a scale of 1" = 100'. If such a scale is impracticable, a lesser scale may be used provided prior permission is obtained by the Township Engineer.
  - (b) Dimensions shall be set in feet and decimal parts thereof; and bearings in degrees, minutes and seconds.
  - (c) Each sheet shall be numbered and shall show its relationship to the total number of sheets.

- (d) Where any revision is made, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the currently proposed features.
  - (e) The plan shall be so prepared and bear an adequate legend to indicate clearly which features are existing and which are proposed.
  - (f) The boundary line of the subdivision shall be shown as a solid heavy line.
- (3) General Information To Be Shown -
- (a) Name of Subdivision or land development
  - (b) Name and address of the owner/applicant
  - (c) Name and address of the registered engineer, or surveyor responsible for the plan. If an architect or landscape architect collaborated in the preparation of the plan, his name and address shall also appear.
  - (d) Type of water supply and sewage disposal facilities proposed, i.e., on-site or public.
  - (e) Zoning requirements including applicable district, lot size and yard requirements, and proof of any variances or special exceptions which may have been granted.
  - (f) A location map for the purpose of locating the site to be subdivided at a scale of not less than one thousand (1000) feet to the inch showing the relation of the tract to adjoining property and to all streets, roads, and municipal boundaries existing within one thousand (1000) feet of any part of the property proposed to be subdivided.
  - (g) Total acreage of the tract.
  - (h) Original date, revised dates, north point and scale shown graphically and in equation form.
- (4) Existing Features
- (a) Complete outline survey of the property to be subdivided or developed shall be provided, showing all courses, distances and area, and tie-ins to all adjacent intersections. The survey shall not have an error of closure greater than one part in ten thousand (1/10,000).
  - (b) The location, names, and widths of streets, the location of property lines and names of owners, the location of watercourses, sanitary sewers, storm drainage facilities and similar features within four hundred (400) feet of any part of the land to be subdivided.
  - (c) Location of all existing monuments, iron pipes or pins and spikes relative to the property.

- (d) Location, size and ownership of all underground utilities, and any rights-of-way or easements within the property.
  - (e) Contours at vertical intervals of two (2) feet for land with average natural slope of four percent (4%) or less; vertical intervals of five (5) feet for more steeply sloping land.
  - (f) Datum to which contour elevations refer. Where reasonably practicable, datum shall refer to known, established elevations.
  - (g) Location of existing buildings, species and size of large trees standing alone, wooded areas, quarries, marshy areas, and areas subject to inundation.
- (5) Proposed Layout-
- (a) The layout of streets including name, length and widths of streets, alleys and crosswalks.
  - (b) The layout and approximate dimensions of lots.
  - (c) The arrangement of buildings and parking areas in commercial and multi-family developments with all necessary dimensions shall be noted on the plan.
  - (d) For multi-family developments, the total area, total dwelling units, number of buildings, proposed density, total parking spaces, building coverage and the bedroom ratio shall be on the plan.
  - (e) Applicable zoning requirements for lot area and width with and indication that each lot is equal to or in excess of these requirements and the location of zoning district boundary lines affecting the subdivision.
  - (f) A reference to any land dedicated for public use, or offered for dedication for playgrounds, parks, recreational areas, etc., widening of streets or other public uses.
  - (g) Tentative grades of streets extended to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision. These plans may be submitted as separate sheets.
  - (h) Location and size of storm drains, sanitary sewers, culverts, watercourses and all appurtenances thereof, on-site sewage disposal facilities, gas mains, water mains, fire hydrants, street lights, special structures and other underground conduits or structures.
  - (i) Building setback lines, established by zoning or other ordinances, or deed restrictions with distances from the right-of-way line.

- (j) An indication of any lots in which other than residential use is intended.
- (k) The location of proposed monuments.
- (l) Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities and other pertinent reasons.
- (m) All areas proposed to be dedicated for street widening, playgrounds, parks, recreational areas, or for other public uses.
- (n) A plan for the surface drainage of the tract to be subdivided or developed shall be provided. A plan to control erosion during and after the construction period shall be required.
- (o) Where the preliminary plan covers only a part of the applicant's entire holding, a sketch shall be submitted of the proposed street layout for the remainder.

Section 603. FINAL PLAN

- (1) When Required - A final plan is required for all major and minor subdivisions and land developments.
- (2) Drafting Standards
  - (a) The plan shall be drawn at a scale of 1" = 50' or 1" = 100'. If such a scale is impracticable, a lesser scale may be used provided prior permission is obtained from the Township Engineer.
  - (b) The plan shall be drawn on linen tracing cloth, in ink, from which tracing prints are to be made.
  - (c) Dimensions shall be in feet and decimal parts thereof to the nearest hundredth of a foot, and the bearings in degrees, minutes and seconds.
  - (d) Plans must be printed on Linura Cloth only (white or blue).
  - (e) Each sheet shall be numbered and shall show its relationship to the total number of sheets.
  - (f) Where any revision is made, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the currently proposed features.
  - (g) The plan shall be so prepared and bear an adequate legend to indicate clearly which features are existing and which are proposed.

- (h) The boundary line of the subdivision shall be shown as a solid heavy line.
  - (i) Final plans shall be on sheets either 18" x 24" or 36" x 48". All lettering on a 36" x 48" sheet shall be so drawn as to be legible if the plan should be reduced to half size.
  - (j) All plans must be acknowledged with a raised Notary Seal affixed; raised seal of registered engineer or surveyor responsible for the plan; and raised seal of architect or landscape architect who collaborated in the preparation of the plan; and if the applicant is a corporation, a raised Corporate Seal. All plans must be approved by the Board of Supervisors together with the raised Official Seal.
- (3) Information To Be Shown - All data required by Article VI, Section 602-3, 4 and 5 except 4 (e), 4(f), 5(b), 5(g), 5(h), 5(l), 5(o). The following data shall also be required:
- (a) Proposed streets - The cartway width, curb lines, radius on right-of-way and curb lines, rate of grade on curb and location and elevation of point of curve, point of tangent, grade intersection, and the length of all vertical curves, the elevation of the curb at the point of intersection of curb lines produced at street intersections, courses and distances on side lines.
  - (b) Lot layout - Dimensions and bearings of each lot, area of each lot and consecutive numbering of lots.
  - (c) Sanitary Sewer - Inside diameter, grades, location and type of pipe and location of manholes and laterals.
  - (d) Storm Drains - Inside diameter, grades, location and type of pipe, location of manholes and location and type of inlets.
  - (e) Bridges and Culverts - Location, details of internal cross-section and grade, position and location of wing-walls or endwalls.
  - (f) Watercourses - Location, width, courses and distances along right-of-way.
  - (g) Location and width of all easements or rights-of-way and boundaries by bearings and dimensions.
  - (h) Typical half-section of all streets, including type of construction, right-of-way width, cartway width, sidewalk location and spacing and grades on side slopes.
  - (i) State highways width, legislative and traffic route numbers.

(j) Location of all utility facilities including gas mains, water mains fire hydrants, street lights with their rating, special structures and other underground conduits and structures.

(4) Notations To Appear On Plan - (A or B and C and D)

(a) Acknowledgment

(1) A statement to the effect that the applicant is the owner of the land proposed to be subdivided or developed and that the subdivision or land development shown on the final plan is made with his or their free consent and that it is desired to record the same.

NOTATION A

(2) Where the owner or owners are individuals, all shall join in an acknowledgment substantially as follows:

" Commonwealth of Pennsylvania"

County of \_\_\_\_\_ ss.

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_\_, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in \_\_\_\_\_ personally appeared (name or names of all owners), known to me (or satisfactorily proven) to be the person whose names (is/are) subscribed to the foregoing plan, and acknowledged that (he/she/they) (is/are) the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he/she/they) desire that the foregoing plan may be duly recorded.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_  
(SEAL)



NOTATION B

(3) Where the owner is a Corporation.

Commonwealth of Pennsylvania

County of \_\_\_\_\_ ss.

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_,  
before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in \_\_\_\_\_, personally appeared (name of officer of corporation), who acknowledged (himself/herself) to be the (president or secretary) of (name of corporation), a corporation, and that as such (president or secretary) being authorized to do so, (he/she) executed the foregoing plan by signing that the said Corporation is the owner of the designated land, all necessary approval of the plan has been obtained and is endorsed thereon, and that the said Corporation desires that the foregoing plan may be duly recorded.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_  
(SEAL)

NOTATION C

(b) Approved Notation:

(1) PLANNING COMMISSION

" Approved by the Shenango Township Planning Commission  
this \_\_\_\_\_ day of , 19\_\_\_\_"

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

(2) BOARD OF SUPERVISORS

"Approved by the Board of Supervisors of the Township  
of Shenango this \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_\_\_"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTATION D

(c) Recording Notation

"Recorded in the office of the Recorder of Deeds, Lawrence County, Pennsylvania in Plan Book \_\_\_\_\_ Page \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_."

(5) Signatures To Appear On Plan - The following signatures shall be placed directly on the plan in black ink:

- (a) The owner or owners of the land. If the owner of the land is a corporation, the signatures of the president and secretary shall appear.
- (b) The notary public acknowledging the owner's statement of intent.
- (c) The licensed engineer or surveyor who prepared the plan. If an architect or a landscape architect collaborated in the preparation of the plan, his signature shall also appear.
- (d) The Chairman and Secretary of the Township Planning Commission.
- (e) The Supervisors of Shenango Township.

Section 604. IMPROVEMENT CONSTRUCTION PLAN

(1) When Required - Whenever an improvement is to be constructed or installed.

(2) Drafting Standards -

(a) The improvement construction plan shall be at any of the following scales:

<u>Horizontal</u>	<u>Vertical</u>
20'/inch	2'/inch
40'/inch	4'/inch
50'/inch	5'/inch

- (b) Plans shall be drawn in pen and/or pencil on plan profile paper, half ruled.
- (c) A standard Title Block shall be drawn in the lower right hand corner of each plan.

- (d) Each sheet shall be numbered and shall show its relationship to the total number of sheets as "Proposed Streets - Sheet No. 2 of 6 or Proposed Storm Drains and Appurtenances - Sheet No. 3 of 7." Where there are four (4) or more sheets, a key map on a small scale shall appear on the first sheet to show the extent of improvements of each sheet.
- (e) Date, revision dates, scale and north point.
- (3) Information To Be Shown, General - The plan shall contain sufficient information to provide working plans for the laying out and construction of the proposed streets, or any portion thereof, including all appurtenances, sanitary sewers, storm drainage facilities and utilities, from one existing or approved street to another; or in the case of a cul-de-sac, to its dead end; or in the case of a right-of-way or easement, from its beginning to end.
- (4) Information To Be Shown - Proposed Streets
  - (a) Horizontal Plan - The horizontal plans shall show details of the horizontal layout as follows:
    - (1) Information shown on the Final Plan pertaining to the street to be constructed.
    - (2) Beginning and end of the proposed immediate construction.
    - (3) Stations corresponding to those shown on the profile.
  - (b) Profile - The profile shall be a vertical section of the street with details of vertical alignment as follows:
    - (1) Profiles and elevations along the existing ground surface over the center line, rights-of-way lines or building setback lines, both right and left of the center line.
    - (2) Profile of the proposed curb grade showing percentage of grade on tangents and details of vertical curves including elevation at intersection of tangents projected and length of vertical curve; also elevation at intersection of curb lines projected, station and top of curb elevation at all points of curve and tangent of horizontal curves.
- (5) Information To Be Shown - Proposed Sanitary Sewers - The plan shall contain all necessary information to provide working plans for construction of the proposed sewers on any portion thereof and all requirements of the regulatory agencies having jurisdiction.
  - (a) Horizontal Plan - The horizontal plan shall show details of the horizontal layout as follows:

- (1) Information shown on the Final Plan pertaining to the sanitary sewer to be constructed.
  - (2) Beginning and end of the proposed immediate construction.
  - (3) Manhole stations corresponding to those shown in profile.
  - (4) Alignment and size of storm drain appurtenances adjacent to proposed sanitary sewers.
- (b) Profile - The profile shall be a vertical section of the pipe with details of vertical alignment as follows:
- (1) Profile of the existing ground over the center line of the sewer.
  - (2) Profile of the proposed ground grade or street grade.
  - (3) Profile of the proposed invert grade indicating the percentage of grade.
  - (4) Station and invert elevations of proposed manholes.
- (6) Information To Be Shown - Proposed Storm Drains and Appurtenances - The plan shall show necessary information to provide working plans for construction of the proposed storm drains and any portion thereof.
- (a) Horizontal Plan - The horizontal plan shall show details of the horizontal layout as follows:
- (1) Information shown on the Final Plan pertaining to the proposed storm drains and appurtenances.
  - (2) Beginning and end of the proposed immediate construction.
  - (3) Manhole and inlet stations corresponding to those shown in profile.
  - (4) Details of proposed inlets.
- (b) Profile - The profile shall be a vertical section of the pipe with the details of vertical alignment as follows:
- (1) Profile of the existing ground over the center line of the storm drain.
  - (2) Profile of the proposed ground grade or street grade over the center line of the storm drain.
  - (3) Profile of the proposed invert grade indicating the percentage of grade.
  - (4) Station and invert elevations of proposed manholes and inlets.

- (5) Complete structural details of headwalls and endwalls.
- (6) Complete structural details of bridges and culverts, including wing and endwalls.
- (7) Information To Be Shown - Proposed Open Drainage Courses -  
The plan shall contain necessary information to provide working plans for construction of open drainage courses or any portion thereof.
  - (a) Horizontal Plan - The horizontal plan shall show details of the horizontal layout as follows:
    - (1) Information shown on the Final Plan pertaining to the proposed open drainage course, including details of horizontal alignment.
    - (2) Beginning and end of the proposed immediate construction.
    - (3) Center line stations corresponding to those shown in profile.
    - (4) Width of channel at bottom.
  - (b) Profile - The profiles shall be a vertical section of of the channel with details of vertical alignment as follows:
    - (1) Profile and elevations of the existing ground surface over the channel center line and right-of-way line.
    - (2) Profile of the bottom of the channel showing percentage of grade.
    - (3) Profile of the proposed finished grade on the right-of-way lines.
  - (c) Cross-Section - The cross-section shall show details of construction as follows:
    - (1) Right-of-way width and the location and width of top and bottom of channel.
    - (2) Type and thickness of bottom lining and/or side walls.
    - (3) Depth and slope of side walls.

Section 605. CERTIFICATE

The first sheet of each set of improvement construction plans shall contain a form to be completed by the Township similar to the following:

" Proposed Streets - Sheet 1 to 7 inclusive, approved by the Board of Supervisors of the Township of Shenango this \_\_\_\_\_ day

of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ARTICLE VII  
FEES AND COSTS

Section 700. GENERAL

- (1) The applicant or owner submitting plans for a subdivision or land development shall be required to pay fees in accordance with the fee schedule adopted by resolution of the Board of Supervisors, and in addition shall pay all costs to the Township for the services of the Township Administration, Township Solicitor and Township Engineer. These fees and costs shall consist of application, filing fees and legal and engineering fees.
- (2) The application filing fees will be for all Township fees and costs incident to discussion, negotiations and review of subdivision or land development plans submitted for approval.
- (3) The legal and engineering fees shall include but not be limited to the following:
  - (a) The legal fees will be for legal services rendered to the Township for discussions and negotiations relating to subdivisions or land development, the drafting of the contracts and bonds required by Article III, Section 301 of this Ordinance for the review and/or preparation of all legal documents required by the Township and for final acceptance of dedications and improvements and other incidental items.
  - (b) The engineering fees will be for engineering services, rendered to the Township for discussions and negotiations, inspections, escrow releases and other incidental items relating to subdivision or land development.
- (4) To the legal and engineering fees required to be paid as set forth above, there shall be added the sum of ten (10) percent which the owner or applicant shall pay to the Township as reimbursement to the Township for the costs incurred by the Township for the collection of such fees and the disbursement.

of same to the Township Solicitor and the Township Engineer.

- (5) The legal and engineering fees required to be paid by this Article shall be promptly paid to the Township by the owner or applicant, upon the submission of bills therefor to the owner or applicant by the Township from time to time, as such fees are billed to the Township by their attorneys, or other advisors.

## ARTICLE VIII

### IMPROVEMENT CONSTRUCTION REQUIREMENTS

#### Section 800. REQUIRED IMPROVEMENTS

- (1) The owner or land developer shall carry out the construction and installation of all improvements required and shown on the approved drawings. All improvements shall be constructed in strict adherence to the Standards and Specifications of the Township.
- (2) Inspection of Work and Material - The Township Engineer shall be notified twenty-four (24) hours in advance to the commencement of any construction operation. No work requiring permits from other agencies shall be started until such permits are issued and copies are filed with the Township. All construction and material inspections will be made by representatives of the Township.
- (3) Release of Completion Guarantees - After satisfactory completion of work as determined by the Township Engineer, 80% of the completion guarantees will be released in accordance with the amount of work completed upon Township receipt of a certified itemized request for release of improvement construction guarantees. Upon total completion of work and satisfactory final inspection by the Township Engineer the remaining 20% of the completion guarantees will be released.

## ARTICLE IX

### CONDITIONS OF ACCEPTANCE

#### Section 900. STREETS AND OTHER IMPROVEMENTS

- (1) The Township shall have no obligation to take over and make public any street or other improvement unless:
  - (a) The required improvements, utility mains and laterals and monuments shown on the approved plan have been constructed and/or installed and conform to Township Standards and Specifications.

- (2) The Township shall have no responsibility with respect to any street or other improvement notwithstanding the use of the same by the public unless the street or other improvement is accepted by ordinance or resolution of the Board of Supervisors.
- (3) The subdivider or land developer shall guarantee for a period of two (2) years from the date of the Ordinance or resolution accepting dedication of roads and other facilities to maintain the stability of all materials and work and to promptly make good and replace all poor or inferior materials and work and to remedy defects in materials and workmanship, all shrinkage, settlement or other faults of any kind whatsoever arising therefrom at his own expense, and to the satisfaction of the Township Engineer, whenever notified in writing to do so by the Township Engineer, and, in order to secure the guarantee as herein required, the Township shall be assured by means of a proper guarantee in the form of a bond, with surety satisfactory to the Township, or the deposit of funds or securities in escrow in an amount equal to ten percent (10%) of the completion guarantee posted by the owner with the Township.

#### ARTICLE X

##### PENALTY

##### Section 1000. PENALTY

Any person, partnership, or corporation being the owner or agent of the owner of lot, tract or parcel of land in Shenango Township who shall violate any of the provisions of this Ordinance shall, upon conviction thereof be guilty of a misdemeanor and any such person or the members of such partnership or the officers of such corporation or the agent of any of them responsible for such violation and upon such conviction shall pay a fine not exceeding one thousand dollars (\$1,000) per lot or parcel or dwelling within each lot or parcel, which fine shall be paid to Shenango Township.

#### ARTICLE XI

##### REPEALS

##### Section 1100. REPEALS

All ordinances and resolutions or part of this ordinance and resolutions inconsistent herewith are hereby repealed.



ARTICLE XII

AMENDMENTS

Section 1200. AMENDMENTS

The Board of Supervisors may from time to time amend this Ordinance.

ARTICLE XIII

EFFECTIVE DATE

Section 1300. EFFECTIVE DATE

The effective date of this Ordinance shall be five (5) days after enactment of this Ordinance.

ARTICLE XIV

ENACTMENT

Section 1400. ENACTMENT

1990. ENACTED AND ORDAINED THIS 5th day of January,

BOARD OF SUPERVISORS  
SHENANGO TOWNSHIP

Ronald J. Della  
Chairman

Joseph Budai  
Supervisor

Andrew Licata  
Supervisor

ATTEST:

Theresa A. Silek  
Secretary