

**SUBDIVISION & LAND
DEVELOPMENT**

Chapter 22

Township

of

**SLIPPERY ROCK
BUTLER COUNTY**

Pennsylvania

Adopted: 9/10/1996

REVISION: 11/22/10

Subdivision & Land Development / Chapter 22

Revisions

(Revision page started year 2010)

Revision	Section Revised	Brief Description of Revision
11/22/10 Ord. 2010-3	Part 6, subsection 604	Street Lighting
11/22/10 Ord. 2010-3	Part 7, subsection 706	Sidewalks
2/11/2019	Reference: Resolution #19-2-1 amending the SR TWP construction specification to update road restoration specifications	Resolution 19-2-1 includes the following: Unpaved area restoration STD.17 Municipal Paved Surface Restoration STD.18 Gravel Drive Restoration Detail STD.24 Bituminous Drive Restoration Detail STD.25 Concrete Drive Restoration Detail STD.35

CHAPTER 22

SUBDIVISION AND LAND DEVELOPMENT

PART 1

Title and Purpose

- §101. Short Title**
- §102. Purpose**
- §103. Jurisdiction**
- §104. Policy Statement**
- §105. Application of Regulations**

PART 2

Interpretations and Definitions

- §201. Interpretations**

PART 3

Plan Format

- §301. Sketch Plan**
- §302. Preliminary Plan**
- §303. Final Plan**
- §304. Changes in Procedure**

PART 4

Procedures; Single Lot Subdivision and Replats

- §401. Jurisdiction of Review and Approval**
- §402. Preapplication Investigation**
- §403. Final Plan Application and Approval**
- §404. Replats/Single Lot Subdivisions**
- §405. Recording of Plan**

SUBDIVISION AND LAND DEVELOPMENT

PART 5

**Procedures; Major or Minor Subdivisions and Major or Minor Land
Developments**

- §501. Jurisdiction of Review and Approval**
- §502. Preapplication Investigation**
- §503. Preliminary Plan Application**
- §504. Approval of Preliminary Plan**
- §505. Final Plan Application**
- §506. Approval of Final Plan**
- §507. Recording of Plan**

PART 6

Development Standards

- §601. General Standards**
- §602. Land Requirements**
- §603. Easements for Public Service Utilities and Drainage ways**
- §604. Street Lighting**
- §605. Restrictions**
- §606. Street Design Requirements**
- §607. Lot and Block Requirements**
- §608. Erosion and Sedimentation Control**

PART 7

Required Improvements

- §701. General**
- §702. Survey and Property Lines**
- §703. Monuments and Markers**
- §704. Streets**
- §705. Curbs and Gutters**
- §706. Sidewalks**
- §707. Sanitary Sewerage System**
- §708. Water Supply and Hydrants**
- §709. Stormwater Management Design and Specifications**
- §710. Street Name Signs**
- §711. Trees**
- §712. Filing Plans and Profiles**

PART 8

Mobile Home Parks

§801. Mobile Home Parks

PART 9

Land Development Standards

§901. Jurisdiction
§902. Procedures
§903. Final Plan Review
§904. Site Plan
§905. Design Standards
§906. Modifications
§907. Assurance for Completion and Maintenance of Improvements

PART 10

Assurances of Completion

§1001. General
§1002. Improvements
§1003. Financial Security

PART 11

Administration, Amendment and Modification

§1101. Amendments
§1102. Filing Fee and Review
§1103. Records
§1104. Appeals
§1105. Validity
§1106. Preventive Remedies
§1107. Enforcement Remedies
§1108. Modification of Regulations
§1109. Conflict

SUBDIVISION AND LAND DEVELOPMENT

PART 1

Title and Purpose

§101. Short Title.

This Chapter shall be known as the “Slippery Rock Subdivision and Land Development Ordinance.” (Ord. 9/10/1996, §101)

§102. Purpose.

This Chapter is adopted for the following purposes:

- A. To assure sites suitable for building purposes and human habitation.
- B. To provide for the harmonious, orderly, efficient and integrated development of the Township.
- C. To assure new development will be coordinated with existing Township development.
- D. To provide for adequate easements and rights-of-way for drainage and utilities.
- E. To make provisions, as needed, for the reservation of land as it may be needed for public grounds.
- F. To accommodate prospective traffic, facilitate fire protection and make such provisions as are necessary for public safety and convenience.
- G. To make provisions for appropriate standards for streets, storm drainage, sanitary sewers, water facilities, curbs, gutters and such other improvements as shall be considered needed by the Township.
- H. To promote the sound layout and design for subdivisions and land developments.
- I. To allow for new and flexible standards of design, where appropriate.
- J. To secure equitable handling of all subdivision plans by providing uniform procedures and standards.
- K. To implement the Slippery Rock Township Comprehensive Plan.

(Ord. 9/10/1996, §102)

SUBDIVISION AND LAND DEVELOPMENT

§103. Jurisdiction.

The Slippery Rock Board of Supervisors and its duly established Planning Commission, if such Planning Commission be established, shall have jurisdiction and control of the subdivision of land and land development located within the Township limits. All land development and subdivision plans shall be submitted to the Township Board of Supervisors or Township Planning Commission (if established) for approval. (Ord. 9/10/1996, §103)

§104. Policy Statement.

Hereafter, except as provided under this Chapter, no plan of any subdivision shall be approved by the Planning Commission or the Board of Supervisors for Slippery Rock Township except in accordance with the procedures designated by this Chapter and all other applicable ordinances of Slippery Rock Township, or the applicable regulations of any other applicable governmental body or administrative agency. Any approval of any subdivision plan, not processed as provided herein, shall be null and void unless such approval was made prior to the adoption of this Chapter and the regulations contained herein. (Ord. 9/10/1996, §104)

§105. Application of Regulations.

1. The provisions of this Chapter shall apply to and control all subdivision and land developments whose plans have not been recorded in the Office of the Recorder of Deeds in and for Butler County, Pennsylvania, prior to the effective date of this Chapter. The effective date for this Chapter is June 22, 1987.
2. On or after the effective date of this Chapter, no lot in a subdivision may be sold; no permit to erect, alter, repair or remove any building upon land in a subdivision or land development may be issued; and no building may be erected in a subdivision or land development unless and until a subdivision plan or land development plan has been approved and recorded as required by this Chapter.

(Ord. 9/10/1996, §105)

PART 2

Interpretations and Definitions

§201. Interpretations.

1. For the purpose of this Chapter, certain terms or words used herein shall be interpreted as follows:
 - A. The word “person” includes a firm, association, organization, partnership, trust, company or corporation as well as an individual; the present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular; the word “shall” is mandatory; the word “may” is permissive; the word “lot” includes the words “plot” and “parcel.”
 - B. Unless otherwise expressly stated, the following terms shall, for the purpose of this Part, have the meaning indicated: words in the singular include the plural, and the words in the plural include the singular. The word “person” includes a corporation, unincorporated association and a partnership as well as an individual or any other legal entity. The words “shall” and “will” are mandatory; the word “may” is permissive. An “agency” shall be construed to include its successors or assigns. Words not defined in this Part or the Pennsylvania Municipalities Planning Code shall have their normal meanings.

2. Definitions.

APPLICATION FOR DEVELOPMENT — every application, whether preliminary, tentative or final required to be filed and approved prior to start of construction or development including, but not limited to, an application for a building permit for the approval of a subdivision plat or plan or for the approval of a development plan.

BLOCK — a parcel of land often divided into lots and bounded by streets, railroad rights-of-way, waterways, parks, unsubdivided acreage or a combination thereof.

BUILDING LINE — a line which designates the minimum distance that a building must be erected from a street right-of-way. Said line is a specified distance from, and generally parallel to, the street right-of-way line or lines upon which the line abuts.

CARTWAY — that portion of the street right-of-way surfaced for vehicular use. Width is determined from face of curb to face of curb or from one edge of driving surface to the other edge of driving surface.

SUBDIVISION AND LAND DEVELOPMENT

CUL-DE-SAC — a short street having one end open to traffic and being terminated at the other end by a vehicular turnaround.

CUT — an excavation; the material removed in excavation; the difference between a point on the original ground and a designated point of lower elevation of the final grade.

DEDICATION — the deliberate appropriation of land by its owner for any general or public use, reserving unto himself no other rights than such as are compatible with the full exercise and enjoyment of the public use to which the property has been appropriated.

DEVELOPER — any landowner, agent of such landowner or tenant with the permission of such landowner who makes or causes to be made a subdivision of land or a land development.

DEVELOPMENT PLAN — the provisions for development including a planned residential development, a plat 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, common open space and public facilities. The phrase “provisions of development plan” when used in this Chapter shall mean the written and graphic materials referred to in this definition.

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 to specific persons or to the public of the right to use that property for a specific purpose, such as utilities and drainage.

ENGINEER — a person licensed to practice in the Commonwealth of Pennsylvania as a registered professional engineer or registered surveyor.

EROSION — the natural process by which the surface of the land is worn away by the action of water, wind or chemical action.

EROSION AND SEDIMENTATION CONTROL PLAN — a plan setting forth the methods to prevent accelerated erosion and sedimentation resulting from earthmoving activities including, but not limited to, excavations, embankments, land development, subdivision development and the moving, depositing or storing of soil, rock or earth.

EXCAVATION — any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting there from.

FILL — any act by which earth, sand, gravel, rock or any other similar material is placed, pushed, dumped, pulled, transported or moved to a new location above

the natural surface of the ground or on top of the stripped surface and shall include the conditions resulting there from.

FLOODPLAIN — the area along a natural watercourse which is periodically overflowed by water there from.

IMPROVEMENTS — those physical changes to the land necessary to produce usable and desirable land from raw acreage including, but not limited to, grading, paving, curb, gutter, storm sewers and drains, improvements to existing watercourses, sidewalks, street signs, crosswalks, shade trees, sodding or seeding, monuments, water supply facilities and sewerage disposal facilities.

LAND DEVELOPMENT — any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or,
 - (b) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features;
- (2) A subdivision of land.
- (3) Land development does not include development which involves:
 - (a) The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three residential units, unless such units are intended to be a condominium;
 - (b) The addition of an accessory building, including farm building, on a lot or lots subordinate to an existing principal building; or
 - (c) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

LOT — a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

SUBDIVISION AND LAND DEVELOPMENT

LOT TYPES — within any subdivision plan, subject to approval as required under this Chapter, a plan of lots may include a combination of the following lot types:

- (1) **CORNER LOT** — a lot located at the intersection of two or more streets. A lot abutting an intersection containing a curved street or streets shall be considered a corner lot.
- (2) **FLAG LOT** — a landlocked tract of land (minimum of one acre) plus a contiguous strip of land with a minimum width of 40 feet leading to a public street and having a minimum frontage of 40 feet thereon.
- (3) **INTERIOR LOT** — a lot other than a corner lot with only one frontage on a street other than an alley.
- (4) **THROUGH LOT** — a lot other than a corner lot with frontage on more than one street other than an alley. Through lots with frontage on two streets may be referred to as double frontage lots.
- (5) **REVERSED FRONTAGE LOT** — a lot in which frontage is at right angles, or approximately right angles, to the general pattern in the area involved. A reversed frontage lot may also be a corner lot or an interior lot.

MAJOR LAND DEVELOPMENT — any land development not classified as a minor land development.

MINOR LAND DEVELOPMENT — any land development where the proposed building, or buildings, does not exceed a total of 20,000 square feet.

MAJOR SUBDIVISION — any subdivision not classified as a minor subdivision.

MINOR SUBDIVISION — the subdivision of land into not more than three parcels, including the residual property located on an existing improved street that does not involve the construction, installation or dedication of new streets, utilities or other public improvements.

MOBILE HOME — a transportable, single-family dwelling intended for permanent occupancy, contained in one unit or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation.

MOBILE HOME LOT — a parcel of land in a mobile home park improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

MOBILE HOME PARK — a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

MUNICIPAL AUTHORITY — a body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 64), known as the “Municipalities Authority Act of 1945.”

MUNICIPALITY — a township, borough, city or town.

PLANNING COMMISSION — the Planning Commission of the Township of Slippery Rock.

PLAT (PLAN) FINAL — a complete and exact subdivision plan, prepared for official recording as required by statute, to define property rights, streets and all other improvements.

PLAT (PLAN) PRELIMINARY — a tentative subdivision plan, in lesser detail than a final plan, showing approximate street and lot layout as a basis for consideration prior to preparation of a final plan.

PUBLIC GROUNDS — includes:

- (1) Parks, playgrounds, trails, paths and other recreational areas and other public areas.
- (2) Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities.
- (3) Publicly owned or operated scenic and historic sites.

PUBLIC HEARING — a formal meeting held pursuant to public notice by the Board of Supervisors or Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter.

PUBLIC MEETING — a forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the “Sunshine Act,” 53 P.S. §§271 et seq.

PUBLIC NOTICE — notice published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.

RECREATIONAL VEHICLE — a vehicle with or without motor power which may be towed on the public highways without a special hauling permit, or which may be driven under its own power, and which is designed for human occupancy

SUBDIVISION AND LAND DEVELOPMENT

under transient circumstances such as camping, travel, or other recreation, sometimes variously known as a travel trailer or a camping trailer. Such recreational vehicle is not used as a permanent dwelling.

RIGHT-OF-WAY — land reserved for use as a street, alley, interior walk, utility or for other public purposes.

RUNOFF — the surface of water discharge or rate of discharge of a given watershed after a fall of rain or snow, or snow melt, that does not enter the soil but runs off the surface of the land.

SECTIONAL HOME — a dwelling made of two or more modular units factory fabricated and transported to the home site where they are put on a foundation and joined to make a single dwelling.

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 to as sediment.

SLOPE — the face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per 100 feet of horizontal distance.

SOIL PERCOLATION TEST — a method of determining the ability of soil to absorb moisture under certain conditions. It is used to measure the amount of water assimilated by the soil in inches of drop per time interval, and indicates the problems that will occur in utilization of onlot sewage disposal.

SOIL STABILIZATION — the chemical or structural treatment of a mass of soil to increase or maintain its stability or otherwise insure its resistance to erosion, sliding or other movement.

STREET — includes street, avenue, boulevard, road, highway, freeway parkway, lane, alley, viaduct or any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private.

- (1) Major traffic streets are those serving large volumes of comparatively high-speed and long-distance traffic. Motor traffic streets may also be referred to from time to time hereunder as arterial streets; the terms “major street” and “arterial street” shall be considered interchangeable.
- (2) COLLECTOR STREETS – those which, in addition to giving access to abutting properties, intercept minor streets and provide routes, carrying considerable volumes of traffic, to community facilities and to major traffic streets.

- (3) LOCAL STREETS – those used primarily to provide access to abutting property.
- (4) MARGINAL ACCESS STREETS – minor streets, parallel and adjacent to major traffic streets, providing access to abutting properties and control of intersections with and access on the major traffic streets.

STRUCTURE — any manmade object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

SUBDIVISION — the division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

SUBSTANTIALLY COMPLETED — where, in the judgment of the Township engineer, at least 90% (based on the cost of the required improvements for which financial security is posted pursuant to the requirements of this Chapter) of those improvement required as a condition for final approval have been completed in accordance with the approved plan so that the project will be able to be used, occupied or operated for its intended use.

SWALE — a low-lying stretch of land which gathers or carries surface water runoff.

TOPSOIL — surface soil and subsurface soil which presumably is fertile soil and soil material ordinarily rich in organic matter or humus debris.

WATER SURVEY — an inventory of the source, quantity, yield and use of groundwater and surface-water resources within the Township.

WATERCOURSE — a permanent stream, intermittent stream, river, brook, creek or a channel or ditch for water, whether natural or manmade.

(Ord. 9/10/1996, §201)

SUBDIVISION AND LAND DEVELOPMENT

PART 3

Plan Format

§301. Sketch Plan.

1. A subdivision sketch plan may be submitted by the developer or property owner as a basis for informal and confidential discussion with the Code Enforcement Officer.
2. Data furnished in a sketch plan shall be at the discretion of the developer. The sketch plan need not be to scale and the precise dimensions are not required. It is suggested that the following items be included in the sketch plan presentation:
 - A. Subdivision boundary.
 - B. North arrow.
 - C. Streets on and adjacent to the tract.
 - D. General topographical and physical features.
 - E. Proposed general street layout.
 - F. Proposed general lot layout.
 - G. Proposed easements.
 - H. Information relative to and the location of water and sanitary sewer lines in and adjacent to the proposed subdivision.
 - I. Surrounding property and the names of owners.
 - J. Name, address and telephone number of the surveyor and, if needed, engineer.
 - K. Existing zoning district, zoning district boundary lines or nearby zoning district boundary lines in the subdivision.

(Ord. 9/10/1996, §301)

§302. Preliminary Plan.

1. A preliminary plan is required for major subdivisions. Copies of the preliminary plan drawing shall consist of an original drawn and such copies as required. Accurate, permanent photographic reproducible reproductions in black will be

SUBDIVISION AND LAND DEVELOPMENT

accepted in lieu of inked drawings. Copies may be either black on white or blue on white prints.

2. The preliminary plan shall be drawn at a scale of not less than 50 feet to the inch, but must be approved by the Code Enforcement Officer. In unusual circumstances, other scales may be acceptable but in no event shall the space be greater than one inch equals 100 feet. If the preliminary plan is drawn in two or more sections, it shall be accompanied by a key map showing the location of the various sections. The size of the preliminary plans shall be consistent with the requirements for final plans.
3. The following information shall be shown on, or included with, all preliminary plans when they are submitted to the Township:
 - A. Proposed subdivision name, identifying title and the words "Preliminary Plan."
 - B. Name and address of the owner of the tract or of his agent, if any, and of the developer.
 - C. Date, north arrow and graphic scale.
 - D. Total acreage of the tract, number of lots, proposed land use, remaining acreage of any unsubdivided land.
 - E. The Butler County real estate tax assessment number as well as the deed book and page of the existing property shall be given.
 - F. Zoning district(s).
 - G. Tract boundaries which shall show distances and bearings.
 - H. A key map, for the purpose of locating the site in the Township, showing the relation of the tract to adjoining property and streets, roads, bodies of water and municipal boundaries.
 - I. Contours at vertical intervals of two feet for land with average natural slope of 4% or less and at vertical intervals of 10 feet for more steeply sloping land.
 - J. The names of all owners of all immediately adjacent unplatted land; the names of all platted subdivisions immediately adjacent to the development and the locations and dimensions of any streets or easements terminating adjacent to the development.
 - K. The locations and dimensions of all existing streets, roads, railroads, public sewers, aqueducts, water mains and feeder lines, fire hydrants, gas, electric, communication and oil transmission lines, streams, intermittent

drainageways, swales and other significant features within the property proposed to be subdivided or within 100 feet of said property.

- L. The location of all buildings and approximate location of all tree masses within the property.
 - M. A description and map of the existing vegetative cover.
 - N. A full plan of the development showing the location of all proposed streets, roads, alleys, utility easements, parks, playgrounds, pedestrian ways and other public areas, sewer and water facilities; proposed lot lines and approximate dimensions of lots; lot numbers and/or block numbers in consecutive order; and all streets and other areas designed for appurtenant facilities, public use, or future public use, together with the conditions of such dedications or reservations.
 - O. Components for Act 537 onlot sewage disposal system, if applicable. Status of any required Department of Environmental Protection sewer system or water system permits (as applicable) including permits or approvals for sanitary sewage system line extension.
 - P. Preliminary designs of sewerage and water plans. These designs may be submitted on separate sheets.
 - Q. Typical cross sections and centerline profiles for each proposed street shall be shown on the preliminary plan. These profiles may be submitted as separate sheets.
 - R. A complete drainage plan.
 - S. Preliminary designs of any bridges or culverts which may be required. These designs may be submitted as separate sheets.
 - T. Name, address and telephone number of engineer/surveyor.
4. The following certificates, where applicable, shall appear on the preliminary plan:
- A. Certificate for the approval of the Township of Slippery Rock Planning Commission.
 - B. Certificate for review of the Planning Commission of the County of Butler.
 - C. Certificate of the surveyor and/or engineer (if required) as to the accuracy of the survey and/or design.
5. Where the preliminary plan submitted covers only a part of the subdivider's entire holding, a sketch plan of the prospective future street system of the unsubmitted part shall be furnished; the street system of the submitted part will be considered

SUBDIVISION AND LAND DEVELOPMENT

in the light of adjustments and connections with future streets in the part not submitted.

(Ord. 9/10/1996, §302)

§303. Final Plan.

1. A final plan is required for all subdivisions. The type and numbers of the plans filed shall be in accordance with §304 of this Chapter.
2. The final plan original for all subdivisions shall be drawn in stable ink. Accurate, permanent photographic reproductions in black will be accepted in lieu of inked drawings.
3. Sheet size for final plans shall be 18 inches by 24 inches or 24 inches by 35 inches in size for all subdivisions.
4. If the final plan is drawn in two or more sections, it shall be accompanied by a key map showing the location of the several sections.
5. The final plan shall be drawn at the scale as required of preliminary plans unless otherwise approved by the Planning Commission.
6. The following information shall be included on final plans where applicable:
 - A. Block and lot numbers (in consecutive order).
 - B. Lot lines and tract boundaries with accurate bearings and distances. Distances to be to the nearest hundredth of a foot; bearings to the nearest second. Survey closure shall be 1:10,000 or less. A copy of the closure computations shall also be submitted as a matter of record.
 - C. Exact acreage of entire subdivision and each individual lot. Acreage to be to the nearest hundredth acre exclusive of rights-of-ways or other public areas.
 - D. Accurate bearings and distances to the nearest established street corners or official monuments. Reference corners shall be accurately described on the plan.
 - E. Accurate locations of all existing and recorded streets intersection the boundaries of the tract.
 - F. Complete curve data for all curves included in the plan including radius, delta angle, chord length, tangent and arc length.
 - G. Street centerlines with accurate dimensions in feet and hundredths of feet with bearings of such street centerlines.

- H. Street names.
 - I. Location and material of all permanent existing and proposed monuments and lot markers.
 - J. Easements for utilities and any limitations on such easements.
 - K. Accurate dimensions of existing public land and of any property to be dedicated or reserved for public, semipublic or community use and all areas to which title is reserved by owner.
 - L. Source of title to the land of the subdivision and to all adjoining lots as shown by the books of the County Recorder of Deeds and names of the owners of all adjoining unsubdivided land.
 - M. Any other information required by these regulations.
 - N. All information presented on the preliminary plan for major subdivisions.
7. The following certificates, where applicable, shall be shown on the final plan:
- A. Certification, with seal, by a registered land surveyor and/or engineer, as appropriate, to the effect that the survey and plan are correct.
 - B. Certificate for approval by the Slippery Rock Township Board of Supervisors and Planning Commission, as applicable. [Ord. 2/12/2002]
 - C. Certificate of review of the Slippery Rock Township Planning Commission and the Butler County Planning Commission.
 - D. A statement, duly acknowledged before a notary public, with seal, and signed by the owner or owners of the property to the effect that the subdivision shown on the final plan is the act and deed of the owner, that he/she is the owner of the property shown on the survey and plan, and that he/she desires the same to be subdivided and recorded as shown. Said statement to include an offer of dedication of public roads, easements or other improvements as needed.
 - E. A certificate to provide for the recording of the subdivision plan.
 - F. A highway occupancy permit notice when so required by §508(6) of the Pennsylvania Municipalities Planning Code.
8. The following information, in addition to that shown on the final plan, shall be submitted to the Planning Commission for final plan review when applicable. Five copies shall be submitted unless noted otherwise.

SUBDIVISION AND LAND DEVELOPMENT

- A. Application for review or approval.
- B. Approval of sanitary sewerage service and water service by the municipal authority or other utility company, as applicable. (One copy)
- C. Draft of any proposed covenants to run with land.
- D. Tentative timetable for the proposed sequence of development or the subdivision, if required.
- E. A letter from the appropriate postmaster and the Butler County Emergency Management Coordinator stating that the proposed street names (except in the case of the extension of existing or proposed streets) do not duplicate the names of streets now in use. The “911” system of Butler County will also be asked, by the developer, to comment upon the proposed street names. (One copy). [Ord. 2/12/2002]
- F. Required assurances of completion or a letter of approval of required improvements by the Township Engineer per §502 of this Chapter. (One copy)
- G. Certificate of dedication of streets and other public property. This is the offer of dedication.
- H. Final profiles, cross sections, and specifications for street improvements, and sanitary and storm sewerage and water distribution systems shall be shown on one or more separate sheets. (Number of copies the same as §303(1)). Street design cross sections shall be provided at intervals of not less than 200 feet for most roads. If a road’s grade is in excess of 6%, the Township may require cross sections at closer intervals.
- I. Performance security as required by this Part, if applicable. (One copy)

(Ord. 9/10/1996, §303; as amended by Ord. 2/12/2002)

§304. Changes in Procedure.

The Planning Commission or Board of Township Supervisors, as applicable, may authorize or approve departures from any of the provisions and requirements set forth in this Section when in the opinion of the reviewing body such departure is desirable or expedient. (Ord. 9/10/1996, §304)

PART 4

Procedures; Single Lot Subdivisions and Replats

§401. Jurisdiction of Review and Approval.

For single lot subdivisions and replats, the final plan stage will be reviewed and approved by the Slippery Rock Township Board of Supervisors. (Ord. 9/10/1996, §401; as amended by Ord. 2/12/2002)

§402. Preapplication Investigation.

The applicable provisions of the preapplication procedure and preliminary plan for major subdivisions may be followed but are not required. (Ord. 9/10/1996, §402)

§403. Final Plan Application and Approval.

All applicable provisions of the final plan application and approval procedures shall be followed, as shall the provisions of Part 3, "Plan Requirements." All applications shall be complete. (Ord. 9/10/1996, §403)

§404. Replats/Single Lot Subdivisions.

1. Replats involve the transfer of land between adjacent lots where no new building lot is created. No replat may create a lot in violation of this Part or of the Slippery Rock Township Zoning Ordinance [Chapter 27]. Single lot subdivisions involve the creation of only a total of two lots, including the residual tract, and shall not involve any new roads or public improvements.
2. Replats and single lot subdivisions shall be forwarded to the Township Code Officer or Engineer, as designated by the Township Board of Supervisors, who shall review the plan for completion. Following this administrative review, a copy of the plan shall be forwarded to the County Planning Commission. Following review by the County Planning Commission, the plan will be forwarded to the Township Board of Supervisors, for approval.

(Ord. 9/10/1996, §404; as amended by Ord. 2/12/2002)

§405. Recording of Plan.

Single lot subdivisions, and replats shall be recorded in the same manner and with the same responsibilities as other subdivisions. Any subsequent subdivision of tracts

SUBDIVISION AND LAND DEVELOPMENT

involving a single lot subdivision within two years of date of approval must follow the procedures outlined in Part 5. (Ord. 9/10/1996, §405; as amended by Ord. 2/12/2002)

PART 5

**Procedures;
Major or Minor Subdivisions and Major or Minor Land Development**

§501. Jurisdiction of Review and Approval.

For minor subdivisions and minor land developments, the final plan stage shall be reviewed by the Slippery Rock Township Planning Commission and forwarded to the Township Board of Supervisors for appropriate action. For all major subdivisions and land developments, the preliminary plans shall be reviewed by the Slippery Rock Township Planning Commission and forwarded to the Township Board of Supervisors for appropriate action. The final plan shall be reviewed and appropriate action taken by the Board of Township Supervisors. (Ord. 9/10/1996, §501; as amended by Ord. 2/12/2002)

§502. Preapplication Investigation.

1. Developers are urged to discuss possible development sites with the Township prior to submission of the preliminary plan. The purpose of the preapplication meeting is to afford the developer an opportunity to avail himself of the advice and assistance of the Township. A second purpose is to determine if the proposed development is in general accordance with this Part. The developer is encouraged to further discuss the proposal with PennDOT, the municipal authority or utility companies as may be appropriate.
2. A sketch plan may be prepared and presented for review and discussion at the same time. Sketch plans should generally include those items listed under "Plan Requirements," Part 3, §301, of this Chapter.
3. The sketch plan may be presented to the Code Enforcement Officer. If desired, by the developer, the sketch plan may also be submitted to the Planning Commission for their information and informal review unless the developer requests otherwise.

(Ord. 9/10/1996, §502)

§503. Preliminary Plan Application.

1. Preliminary plans are required for all major subdivisions and major land developments. The preliminary plan and all information and procedures relating thereto shall, in all respects, be in compliance with the applicable provisions of this Chapter when submitted to the Township. It is the responsibility of the developer to coordinate his plans pursuant to the provisions of this Chapter with all private and public service agencies and utility companies. [Ord. 2/12/2002]

SUBDIVISION AND LAND DEVELOPMENT

2. A reproducible original, plus six copies of the preliminary plan and all required exhibits shall be received by the Township and must be received at least two weeks prior to the Planning Commission meeting.
3. Information to be filed with preliminary plans shall generally include those items listed under Part 3 of this Chapter and shall be prepared in accordance with, and submitted with the number of copies, as specified herein.
4. In cases where the subdivision fronts on an existing or proposed State highway or has proposed streets entering on such highways, the developer shall submit the plans to the Pennsylvania Department of Transportation (PennDOT) for review and permit(s) as required. All plots shall note the requirements of §420 of the Act of June 1, 1945 (P.L. 1242, No. 428).

(Ord. 9/10/1996, §503; as amended by Ord. 2/12/2002)

§504. Approval of Preliminary Plan.

1. The Slippery Rock Township Zoning Officer shall receive all preliminary plans. After receipt, the Slippery Rock Township Planning Commission shall review said plans for completeness. Subdivisions which are not in substantial compliance with this Chapter shall be returned to the developer as an incomplete submission. The plan shall also be submitted to the Butler County Planning Commission for review and comments. [Ord. 2/12/2002]
2. Before acting on the preliminary plan, the Planning Commission may arrange for a public hearing thereon. Adequate public notice shall be given.
3. The Planning Commission shall take final action on the preliminary plan no later than 90 days following the date of the next regular meeting of the Planning Commission following the date that the application is filed with the Township; provided, however, that should the next regular meeting occur more than 30 days following the filing of the application, the ninety-day period shall then be measured from the thirtieth-day following the day the application was filed. The Planning Commission shall render its decision during a public meeting. The Commission may approve the plan, disapprove the plan or approve the plan with certain conditions. If the Commission either disapproves the plan or approves it conditionally, it shall cite the provisions of this Chapter upon which it has taken such action. Within 15 days after the public meeting, the Commission shall notify the developer, in writing, of the action taken at the public meeting and specifying what revisions or additions, if any, will be required prior to the approval of the final plan. If the developer fails to accept the Commission's revisions or conditions, if any, set forth in its preliminary plan approval within 20 days from notification, the approval shall be automatically rescinded.

4. Any revisions of the preliminary plan required, as prerequisite to approval, will be noted on two copies of the preliminary plan. One copy of the conditionally approved preliminary plan will be returned to the developer and one copy will be retained by the Township.
5. The purpose of the preliminary plan is to define, in detail, the design, construction standards, lot layout, and related items for a subdivision. It is necessary that such matters be resolved prior to the submission of the final plan. (See also §508(4)(v) of the Planning Code.)
6. One reproducible original or permanent copy of the preliminary plan will be required. Said copy is to show the preliminary plan as approved with all required changes.
7. Unforeseen Circumstances. In the event the developer encounters unforeseen site conditions while constructing required site improvements and such conditions require changes to the approved design of the plan, the developer may request an amended approval in view of said conditions. This provision is strictly limited to site conditions which could not be foreseen prior to the actual construction of improvements.

(Ord. 9/10/1996, §504; as amended by Ord. 2/12/2002)

§505. Final Plan Application.

1. After the developer has received official notification that the preliminary plan has been approved and what changes, if any, must be made if the plan is to proceed to consideration as a final plan and has accepted these conditions, the developer has five years in which to submit a final plan. If the developer does not do so within the five-year period, the approval of the preliminary plan shall become null and void unless an extension of time is requested by the developer in writing and is granted, in writing, by the Township before the expiration date. [Ord. 2/12/2002]
2. The information, certificate and plans to be filed with the final plan application shall include those items listed under Part 3, §303, of this Chapter.
3. Assurance of the completion of improvements, where required, shall be submitted in accordance with Part 10.
4. At least one copy of the final plan on velum (permanent copy), along with four prints thereof and all other exhibits required for approval shall be filed with the Slippery Rock Township Planning Commission. [Ord. 2/12/2002]
5. When an extension of time is granted for the submission of a final plan, the Township shall do one of two things when the final plan is submitted: (A) Make a finding that the conditions on which its approval of the preliminary plan were based have not changed substantially, or (B) Require changes in the plan, prior to

SUBDIVISION AND LAND DEVELOPMENT

final approval, that will reflect any substantial changes on the site of the subdivision or in its surrounding, that have taken place since the grant of preliminary approval.

6. It is not necessary for the whole plan that received preliminary approval to be submitted as a final plan. The final plan may be submitted in sections, each covering a portion of the entire proposed subdivision shown on the preliminary plan. In the case where development is projected over of period of years, the Planning Commission may authorize submission of final plats by section or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development. (See also §503.1 of the Planning Code.)
7. The developer must provide sewerage and water system plans for the entire development site of the preliminary plan regardless of the number of sections or stages to be initially developed. (See also §503.1 of the Planning Code.)

(Ord. 9/10/1996, §505; as amended by Ord. 2/12/2002)

§506. Approval of Final Plan.

1. The Slippery Rock Township Planning Commission shall receive all final plans and review said plans for completeness and conformance to the preliminary plan and any conditions relevant thereto. Submissions which are not in substantial compliance with this Chapter will be returned to the developer as incomplete submissions. After such review, a copy of the plan will be sent to the Slippery Rock Board of Supervisors and the Butler County Planning Commission for approval and review/recommendations by these bodies respectively.
2. Before acting on the final plan, the Township may arrange for a public hearing thereon. Adequate public notice shall be given.
3. If after the review required by §506(1) and the Township finds the final plan in conformance with this Chapter, it shall sign the final plan. One copy of the final plan will be retained for the Township's records.
4. If the Township finds that the final plan is not in conformance with this Chapter, it shall not sign the final plan, and shall notify the developer as to the section(s) of this Chapter that is not being complied with.
5. The developer may wish to seek a modification of certain regulations where, owing to special conditions, a literal enforcement of this Chapter would result in unnecessary hardship to the developer. All requests for unnecessary hardship shall then be reviewed and considered by the Township in accordance with §1108 of this Chapter.

6. The Township shall take final action on the final plan no later than 90 days following the date of the next regular meeting of the Board of Supervisors or Township Planning Commission (as applicable) following the date that the application is filed with the Code Enforcement Officer; provided, however, that should the next regular meeting occur more than 30 days following the filing of the application, the ninety-day period shall then be measured from the thirtieth-day following the day the application was filed. The Township shall render its decision during a public meeting. The decision shall be communicated to the developer in writing no later than 15 days following the date the decision was made. The formal date of approval shall be deemed to be that date following approval by the Township whereby the developer provides satisfactory evidence that all conditions set forth by the Supervisors' approval have been met. In no event shall that time extend beyond 120 days from the date of the Supervisors' action.
7. No final plan shall receive approval by the Township unless the developer shall have filed with the Township, or its designee, financial guarantees in accordance with §509 of the Planning Code in favor of the Township, or its designee, or shall have completed all required improvements listed in Part 9 or as the Township may require in the public interest.
8. Upon completion of the improvements in accordance with the specifications of this Chapter or those of the Township, the developer shall take steps to dedicate the improvements and have the same accepted by the Township.
9. Unforeseen Circumstances. In the event the developer encounters unforeseen site conditions while constructing required site improvements and such conditions require changes to the approved design of the plan, the developer may request an amended approval in view of said conditions. This provision is strictly limited to site conditions which could not be foreseen prior to the actual construction of improvements.

(Ord. 9/10/1996, §506; as amended by Ord. 2/12/2002)

§507. Recording of Plan.

1. After completion of all procedures and upon approval of the final plan, the plan shall then be immediately recorded with the County Recorder of Deeds. In no case shall the final plan be recorded after 90 days from the date of the final plan approval (See §506(6).) Should the developer fail to record the final plan within such a period, the approval shall be considered null and void in accordance with §513 of, the Pennsylvania Municipalities Planning Code. Reapproval thereafter may be granted by the Board of Supervisors or Planning Commission, as applicable; provided, that no changes have been made to the final plan.

SUBDIVISION AND LAND DEVELOPMENT

2. The final plan shall be recorded with the County Recorder of Deeds before proceeding with the sale of lots, issuances of building permits or the construction of buildings.
3. Recording the final plan after approval shall have the effect of an irrevocable offer to dedicate all public streets and other public ways to public use, and to dedicate or reserve all park reservations and school sites and other public service areas as hereafter provided. Approval shall not impose any duty upon the Township concerning maintenance or improvement of any such dedicated streets parks, areas or portions of same until the proper authorities of the Township shall have made actual appropriation of the same by ordinance or resolution, or by entry, use or improvement.

(Ord. 9/10/1996, §507)

PART 6

Development Standards

§601. General Standards.

1. It is the policy of the Township that these regulations shall state minimum standards for development.
2. The following requirements and guiding principles for land subdivision shall be observed by all developers, and the Township shall consider the suitability as to location of any proposed subdivision with respect to the following:
 - A. Any development in areas considered by the Township as habitable yet subject to periodic or occasional inundation shall comply with the regulations and standards as established under §813 of this Chapter and any other Federal, State or local municipal law, rule and regulation including, but not limited to, the Floodplain Management Act.
 - B. The subdivision plan shall conform to the Official Map of the Township, as the same may be adopted or amended from time to time.
 - C. No subdivision showing reserve strips controlling the access of public ways will be approved.
 - D. The following regulations and/or legislation must also be complied with:
 - (1) Pennsylvania Sewage Facilities Act.
 - (2) Pennsylvania Stormwater Management Act.
 - (3) Township of Slippery Rock Zoning Ordinance [Chapter 27] and other ordinances pertaining to land use or development.
 - (4) Regulations of the Pennsylvania Department of Transportation relating, but not limited, to driveway and street openings.
 - (5) Floodplain regulations.
 - (6) Act 537 and related regulations of the Department of Environmental Protection.
 - (7) The regulations of the Department of Environmental Protection relative to public drinking water.

(Ord. 9/10/1996, §601)

SUBDIVISION AND LAND DEVELOPMENT

§602. Land Requirements.

1. Land shall be suited for the purpose for which it is to be developed in accordance with the interest and the purpose of the County and local comprehensive plans. Land subject to hazards of life, health and safety shall not be subdivided until such hazards have been reviewed or corrected.
2. Land susceptible to flooding, exceptionally high water table, unstable subsurface conditions, steep or unstable slopes, presence of high voltage or high pressure overhead or underground utilities, etc., shall not be approved for subdivision or development unless the hazards have been eliminated or unless the proposed plan shows adequate safeguards to protect the proposed use of the land.
3. Subdivision and land developments shall be laid out so as to avoid the necessity for excessive cut or fill unless specifically warranted by terrain or location.
4. Whenever possible, applicants shall preserve trees, groves, watercourses, scenic points, historic spots and other community assets and landmarks.
5. All portions of a tract being subdivided or developed shall be taken up in lots, streets, public lands or other proposed uses so that remnants and landlocked areas shall not be created.

(Ord. 9/10/1996, §602)

§603. Easements for Public Service Utilities and Drainageways.

1. Adequate easements or dedications for public service utilities shall be provided for sewer, water, electric power, and gas lines and similar services; and, no structure or obstruction of any kind shall be placed or allowed to be placed where it will interfere in any way with an easement.
2. No development plan shall be approved or construction commenced unless the public service utility involved has had ample time to review and approve the plan. It is the developer's responsibility to contact and provide the plan of the development to the utility. Exact details of service and easement requirements shall be supplied by the utility.
 - A. Electric Utilities. The developer shall comply with the Pennsylvania Public Utility Commission (PUC) order of July 8, 1979, which requires the electric service to residential developments to be placed underground. All subdivision and land developments in Butler County shall comply with this order.
 - B. Natural Gas, Petroleum Products.

- (1) The minimum distance from a natural gas line to a dwelling unit need be only such distance as required by the applicable transmission or distributing company. In general, there shall be a minimum distance of 50 feet, measured in the shortest distance, between each propose dwelling unit and the center line of any petroleum or petroleum products or natural gas transmission line which may traverse the subdivision or development. This requirement may be waived or reduced where topographic conditions decrease the hazards involved.
 - (2) The transmission line easement shall be in accordance with the right-of-way specifications set forth by the transmission or distributing company serving the development.
- C. Drainageway. Where a subdivision or development is traversed by a drainageway, watercourse, channel or stream there shall be provided a drainage easement conforming substantially with the waterline of such drainageway, watercourse, channel or stream, and of such width as will be adequate to preserve the unimpeded flow of natural drainage, or for the purpose of widening, deepening, relocation, improving or protecting such drainage facilities or for the purpose of installing a storm sewer.

(Ord. 9/10/1996, §603)

§604. Street Lighting.

The developer may cause to have installed in his subdivision or land development street lights as the development is opened. The developer shall be responsible for the payment for the street lighting installation as determined by the electric utility. The street lighting installation shall conform to accepted engineering safety standards and the available equipment used by the electric utility. The Township may require a development agreement that states that the property owners shall agree to pay all maintenance and energy costs for all street lighting. At a minimum, streetlights shall be included at the following locations:

- A. Each single family dwelling in a new development of a least five lots shall have a post light installed in the front yard area. This requirement may be waived by modification in rural portions of the Township where lots will be served by on-lot sewer, and lot sizes average 2 acres or greater (not including residual).
- B. Each commercial or multiple family land development (of at least three units) shall install one streetlight at each vehicular entrance, and sufficient lighting at anticipated pedestrian crossing areas. Parking lighting shall be sufficient to ensure pedestrian safety from parking areas to building entrances.

SUBDIVISION AND LAND DEVELOPMENT

A lighting plan shall be submitted to show both adequate lighting and avoidance of light trespass. Lighting fixtures shall be focused to shine away from side and rear property lines.

(Ord. 9/10/1996, §604) (Ord. 2010-3, 11/22/10)

§605. Restrictions.

All restrictions affecting the uses of the property shall be detailed upon the plan unless the same is covered by the existing Township Zoning Ordinance [Chapter 27]. (Ord. 9/10/1996, §605)

§606. Street Design Requirements.

The arrangement, character, extent, width, grade and location of all streets shall be considered in their relationship to existing and planned streets, to topographical conditions, to community continuity, to public convenience and safety and in their appropriate relation to the proposed use of the land to be served by such streets.

A. General Requirements.

- (1) Street Integration. Proposed streets shall be designed in careful relation to topography, natural drainage, the surrounding street network and the uses designed to be served in the development; they shall be properly integrated with the existing and proposed system of thoroughfares as established in Township and County comprehensive plans. Streets in and bordering a subdivision or land development shall be coordinated and be of such widths and grades, and in such locations as deemed necessary to accommodate prospective traffic, and facilitate fire protection and other emergency responses.
- (2) Street Classifications. The applicant shall be responsible to develop the subdivision's street network based upon the classification system established as follows:
 - (a) Major Arterials. These streets provide intermunicipal, intercounty and interstate connections; they serve to link settlement centers, major public facilities, employment and shopping centers and areas of high density population.
 - (b) Collector Streets. These streets link neighborhoods, have continuity between municipalities and often interconnect municipalities. They invariably serve the dual function of handling through traffic movements and of serving as access to adjacent property. Nearly all Township streets which have

continuity are collector streets. This category of streets is set forth and shown in the Township Comprehensive Plan.

- (c) Local Streets. These streets are primarily for access to adjacent property and have their chief significance in giving a subdivision or a neighborhood form and pattern. They shall be laid out to discourage through traffic.
- (3) Local or minor streets in a new development shall be designed to discourage through traffic.
- (4) Streets shall be extended to the boundaries of the development where such extension will connect to an existing or recorded street in an adjacent subdivision or development or represents a logical connection into undeveloped adjacent land because of topography or shape of the adjacent land.
- (5) Streets shall be logically related to the topography so as to produce usable lots or areas for development, reasonable grades and preserve the amenities of the site.
- (6) Where a subdivision or development abuts or contains an existing or proposed major street, the Township Supervisors or Planning Commission (as applicable) may require marginal access streets, reverse frontage lots or such treatment as will provide protection for abutting properties, reduction in the number of intersections with the major traffic streets and separation of local and through traffic. Further, the Township Supervisors or Planning Commission (as applicable) may require a nonaccess reservation or buffer strip containing screen planting as in planting a field within the said buffer strip or such other treatment as may be necessary for adequate screening and protection of residential properties and will afford separation of through and local traffic.
- (7) Without leave of the Township Supervisors or Planning Commission (as applicable), a subdivision shall not contain lots fronting on major traffic (or arterial) streets or controlled access highway rights-of-way.
- (8) If the lots in the development are large enough for resubdivision, or if a portion of the tract is not subdivided, suitable access and street openings for such resubdivision shall be provided.
- (9) In general, local and minor streets and collector streets shall not adjoin into the same side of a major or arterial street at intervals of less than 800 feet.

SUBDIVISION AND LAND DEVELOPMENT

- (10) Half streets or partial streets shall be prohibited except where a proposed development abuts property along such a street on the abutting property. The proposed development shall complete the street and it shall be recorded in the plan.

B. General Design Criteria.

Street Type	Minimum Right-of-Way	Minimum and Maximum Cart way Width	Maximum Grade	Minimum Grade	Minimum Sight Distance
Major Arterial	To be determined after consultation with Planning Commission And Pennsylvania Department of Transportation				
Collector Street	50 feet*	22' – 28'	8%	.5%	200 feet
Local Street	50 feet*	22' – 28'	12%	.5%	100 feet
Marginal Access	50 feet*	22'	12%	.5%	100 feet

* See also §603(1).

- (1) Road or street right-of-ways shall be included and adjusted for utility right-of-ways wherever possible.
- (2) Sight distance measured along centerline of street at a height of five feet.
- (3) The Township Supervisors or Planning Commission (as applicable) may permit the maximum grade to exceed 12% where it is clear that no traffic hazard will be created.
- (4) With approval of the Township Supervisors or Planning Commission (as applicable), maximum cartway may be increased to accommodate on street parking in those subdivisions which include curbed street and sidewalks. The right-of-way of existing roads shall be shown by dotted lines. The area between the existing and proposed right-of-way lines should be marked “road widening.” Where an existing street traverses or abuts the development, the entire right-of-way required by these regulations shall be provided. The right-of-way must be measured from the centerline of the existing roadway.

C. Cul-de-Sacs. Cul-de-sac streets shall be permitted only when it is clear that through traffic at such a street end is not essential to the street system in that area and future connections to another public street is not reasonably possible. In general, cul-de-sac street shall not exceed 1,000 feet in length with a minimum turning radius of 50 feet, and must be provided with a fully paved turnaround to the center of the radius. [Ord. 2/12/2002]

D. Intersections.

(1) Street Intersections. Where two streets intersect a third street from opposite sides, the distance between the centerlines of the two streets shall be not less than 200 feet. No more than two streets shall intersect at one point.

(2) Angle of Street Intersections. Streets shall intersect at 90° angles, except where this may be impractical. Angles less than 90° may be designed, subject to the approval of the Slippery Rock Township Planning Commission or Township Supervisors (as applicable). However, no streets shall intersect at an angle of less than 60°.

(3) Intersection Curve Radii. Design of curb or edge of pavement must take into account such conditions as types of turning vehicles, likely speeds of traffic, angle of turn, number of lanes and whether parking is permitted. However, curb or edge of pavement radii must not be less than the following:

Intersections	Minimum Simple Curb Radii
Arterial with Arterial	50 feet or more, determined after consultation with State Department of Transportation
Arterial with Collector	35 feet
Collector with Collector	35 feet
Collector with Local	25 feet
Local with Local	20 feet

(4) Clear Sight Triangle. At the intersection of two or more streets, the driver of a vehicle shall have an unobstructed view, to both his right and left, of at least 150 feet on arterial streets and 75 feet on collector and local roads, as measured along the centerlines of the intersecting streets.

SUBDIVISION AND LAND DEVELOPMENT

- E. Vertical Curves. All changes in street grade for local streets shall be connected by a vertical curve having a minimum length of not less than 100 feet. Changes of street grade for collector streets shall be connected by a vertical curve having a minimum length of not less than 200 feet, while changes of street grade for major streets shall be connected by a vertical curve having a minimum length of not less than 200 feet.
- F. Street Names. Streets that are extensions or obviously in alignment with existing named streets shall bear the name of the existing streets. All street names shall be subject to the approval of the Township and the Planning Commission or Township Supervisors, as applicable.
- G. Additional Right-of-Way. Provisions for additional street width (right-of-way) may be required by the Planning Commission or Township Supervisors, as applicable, in specific cases for public safety and convenience; for parking in commercial and industrial areas and in areas of high density residential development; and for widening existing streets (right-of-way) where the width does not meet the preceding requirements.
- H. Private Roads. Private roads and streets shall be permitted only when the subdivider submits sufficient evidence to the Planning Commission or Township Supervisors, as applicable, that there can be no public interest in such private road or street. The Planning Commission or Township Supervisors, as applicable, shall require a statement on the final recorded plan that the roads and streets are to be opened and maintained at the expense of the subdivider. The minimum right-of-way width under this subsection shall be 25 feet.

(Ord. 9/10/1996, §606; as amended by Ord. 2/12/2002)

§607. Lot and Block Requirements.

Lot and block requirements for proposed subdivision and land developments submitted shall be in conformance with the following requirements.

- A. Lot Requirements.
 - (1) Lot Boundary Lines. Lot boundary lines shall be perpendicular to, parallel to, or radial to street lines, as the case may be.
 - (2) Lot Areas. The size of lots shall conform to the requirements of the Slippery Rock Township Zoning Ordinance [Chapter 27.]
 - (3) Front on Public Street. All residential lots in subdivision shall front on a public street or any other officially approved way.
- B. Block Requirements.

- (1) In general, all blocks in a subdivision shall have a maximum length of 1,600 feet, and shall be not less than 250 feet in length. Blocks subdivided into lots shall be two lot depths in width, except lots along a major arterial street which front on an interior street.
- (2) In commercial development areas, the block layout shall conform, with due consideration to site conditions, to the best possible layout to serve the buying public, to permit good traffic circulation and the parking of cars, to make delivery and pickup efficient, to minimize the number of traffic entrances and exits on the property and to reinforce the best design of the units in the commercial areas.
- (3) The block layout in industrial areas shall be governed by the most efficient arrangement of space for present and future expansion with due regard for worker and customer access parking and site conditions.
- (4) In large blocks with interior parks and playgrounds, in exceptionally long blocks where access to a school and/or shopping center is necessary, or where cross streets are impractical or unnecessary, a pedestrian right-of-way at least 10 feet wide may be required by the Planning Commission, near and through the center of every block over 1,000 feet long and shall have a paved width of four feet.

(Ord. 9/10/1996, §607)

§608. Erosion and Sedimentation Control.

1. Land proposed for subdivision and land development shall not be developed or changed by grading, excavation, or by the removal or destruction of the natural topsoil, trees or other vegetative cover until an erosion and sedimentation control plan, as required by Chapter 20 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection, "Erosion Control," has been prepared. The erosion and sedimentation control plan shall be submitted to the Planning Commission and Butler County Conservation District for review and approval, unless a determination has been made by the Planning Commission and the Butler County Conservation that a plan is not required.
2. In addition to preparing an erosion and sedimentation control plan, all persons undertaking an earthmoving activity for subdivision or land development shall obtain a land disturbance permit before commencing any earthmoving activity, as required by Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection, "Erosion Control." Where an earthmoving activity involves 25 acres or more, a land disturbance permit shall be obtained from the Pennsylvania Department of Environmental protection, after

SUBDIVISION AND LAND DEVELOPMENT

review of the permit application by the Planning Commission and the Butler County Conservation District. Where an earthmoving activity involves less than 25 acres, a land disturbance permit shall be obtained from the Butler County Conservation District after review of the permit application by the Planning Commission.

3. In order to ensure that all earthmoving activities within Slippery Rock Township are conducted in such a way as to prevent accelerated erosion and the resulting sedimentation of waters of the Commonwealth, thereby preventing pollution of such waters from sediment, and from fertilizers, pesticides and other polluting substances carried by sediment, the following standards shall apply:

A. Erosion and Sedimentation Control Plan.

- (1) The erosion and sedimentation control plan shall be designed to prevent accelerated erosion and sedimentation and shall consider all factors which contribute to erosion and sedimentation including, but not limited to, the following:
 - (a) The topographic features of the project area.
 - (b) The types, depth, slope and areal extent of the soils.
 - (c) The proposed alteration to the area.
 - (d) The amount of runoff from the project area and the upstream watershed area.
 - (e) The staging or timetable of earthmoving activities.
 - (f) Temporary control measures and facilities for use during earthmoving.
 - (g) Permanent control measures and facilities for use during earthmoving.
 - (h) A maintenance program for the control facilities including disposal of materials removed from the control facilities or project area.
 - (i) Stream relocating or channelization.
- (2) The erosion and sedimentation control plan shall be prepared by a person trained and experienced in erosion and sedimentation control methods and techniques.

B. Erosion and Sedimentation Control Measures and Facilities. Erosion and sedimentation control measures and facilities shall, as a minimum, meet the

standards and specifications of the Butler County Conservation District as contained in the "Handbook for Earthmoving Activities and Erosion and Sedimentation Control in Butler County" and the standards and specifications of the Pennsylvania Department of Environmental Protection's Rules and Regulations for Erosion Control.

- C. Restoration. Upon completion of the earthmoving project, all areas which were disturbed by the project, including offsite borrow areas, shall be stabilized so that accelerated erosion will be prevented. Any erosion and sedimentation control facility required or necessary to protect areas from erosion during the stabilization period shall be maintained until stabilization is completed. Upon completion of stabilization, all unnecessary or unusable control facilities shall be removed; the areas shall be graded, and the soils shall be stabilized.
- D. Responsibility of the Developer. It shall be the responsibility of the developer to submit the application for a land disturbance permit accompanied by an erosion and sedimentation control plan and such other document as may be required and in addition:
- (1) Whenever sedimentation is caused by stripping vegetation, regrading or other development it shall be the responsibility of the developer 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.
 - (2) Maintenance of all drainage facilities and watercourses within any subdivision or land development is the responsibility of the developer until they are accepted by the Township or some other official agency, after which they become the responsibility of the accepting agency.
 - (3) It is the responsibility of the developer doing any act on or across a stream, watercourse or swale, or upon the floodplain or right-of-way thereof to maintain as nearly as possible in its present state the stream, watercourse, swale, floodplain or right-of-way during the pendency of the activity and to return it to its original or equal condition after such activity is completed.
 - (4) No developer shall block, impede the flow of, alter, construct any structure, or deposit any material or thing, or commit any act which will affect normal or flood flow in any stream or watercourse without having obtained prior approval from the Department of Environmental Protection and/or the Pennsylvania Fish Commission.
 - (5) Where a subdivision or land development is traversed by a watercourse, there shall be provided a drainage easement or right-of-

SUBDIVISION AND LAND DEVELOPMENT

way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage.

- (6) Each developer who makes any surface changes shall be required to:
 - (a) Collect onsite surface runoff and dispose of same at a stabilized point of discharge into the common natural watercourse of the drainage area.
 - (b) Handle existing and potential offsite runoff through his development by designing to adequately handle stormwater runoff from a fully developed area upstream.
 - (c) Provide and install at his expense, in accordance with the approved erosion and sedimentation control plan, all erosion and sedimentation control measures and facilities.
- (7) The developer shall provide that no grading shall occur within five feet of any subdivision or land development boundary except as is needed for the entrance of streets.

(Ord. 9/10/1996, §608)

PART 7

Required Improvements

§701. General.

The developer shall install, at no expense to the Township or County, all the improvements that he and the Planning Commission agree upon, in accordance with the standards outlined in Part 4 and with the requirements of this Part of this Chapter. (Ord. 9/10/1996, §701)

§702. Survey and Property Lines.

1. All surveys shall be made under the active and personal direction of a registered professional engineer or registered surveyor of the Commonwealth of Pennsylvania.
2. The property lines for a subdivision or land development shall be determined on the ground by actual survey only, said survey to be balanced and closed, and any plan showing said lines as otherwise determined (i.e., taken from other drawings, deeds, records, etc., and not actually having been determined by a survey made on the ground) will not be acceptable to the Planning Commission.

(Ord. 9/10/1996, §702)

§703. Monuments and Markers.

Monuments shall be set permanently:

- A. At the intersection of all lines forming angles in the boundary of a major subdivision or land development. Markers may be utilized for a minor subdivision.
- B. At the intersection of all street lines.
- C. Monuments shall be made of concrete with a minimum diameter of six inches and a minimum length of 30 inches, and shall be set flush with the finished grade. A brass pin shall be set in the top of each monument and scored or marked to indicate the exact point of crossing of the intersecting lines.
- D. Markers shall consist of magnetic metal pipes or bars at least 24 inches long and not less than 3/4 inch in diameter, and shall be set flush with the

SUBDIVISION AND LAND DEVELOPMENT

finished grade. They shall be scored to indicate the exact point of crossing intersecting lines.

- E. Any monuments or markers that are removed shall be replaced by a registered engineer or surveyor at the expense of the person removing them.

(Ord. 9/10/1996, §703)

§704. Streets.

1. Streets shall be graded to the full width of the right-of-way, surfaced and improved to the grades and dimensions shown on plans, profiles and cross sections submitted by the developer and approved by the Planning Commission.
2. Streets shall be constructed according to the latest applicable specifications of the Pennsylvania Department of Transportation, as maintained and amended by the Township Engineer's specifications.
3. All subsurface utilities and subsurface drainage facilities within the paved area of the street right-of-way shall be installed prior to placing the final street surface.
4. In all respects in which the standards for required street improvements are not set forth herein or specified by the Township Engineer's specifications hereunder, the applicable standard requirements of the Pennsylvania Department of Transportation shall govern, and all work shall be performed in the manner prescribed in the standard specifications for road construction of said Department for the type of construction under consideration.

(Ord. 9/10/1996, §704)

§705. Curbs and Gutters.

1. Every street shall be crowned to create gutter lines on each side, or sloped toward the centerline to create a drainage course in the center of the street.
2. Curbs may be required in subdivisions which have a typical lot width at the building setback line of 80 feet or less and in all land developments.
3. Curbs may be either the concrete vertical type or rolled concrete curb-gutter or wedge-type asphaltic concrete. Rolled curb and gutter shall not be used on collector and arterial streets. The transition from one type of curb to another shall be effected only at a street intersection.
4. Where curbs are not used, gutters shall be stabilized to minimize erosion.

(Ord. 9/10/1996, §705)

§706. Sidewalks.

1. The Township of Slippery Rock encourages development of greater pedestrian transportation networks. Sidewalks shall be required on one or both sides of the street in subdivision and land developments if the character of the neighborhood or development is such that the sidewalks would be deemed necessary, or if it would be desirable to continue sidewalks that are existing in adjacent subdivisions or to provide access to community facilities such as schools, shopping areas and recreation areas. The developer shall be specifically required to install sidewalks for all subdivisions and land development under the following circumstances:

A. The subdivision or land development is part of an area identified in a sidewalk district plan, adopted by a resolution by the Board of Supervisors.

B. The subdivision or land development is physically and legally capable of future connections to pre-existing sidewalks within a three hundred (300) feet circumference.

C. The subdivision or land development is within eight hundred (800) feet of a public school or public university.

D. A residential subdivision of five lots or greater shall install sidewalks on at least one side of the street, or in a manner that such sidewalks will abut at least 50 percent of new lots. This requirement may be waived by modification in rural portions of the Township where lots will be served by on-lot sewer and lot sizes average 2 acres or greater (not including residual).

E. A Commercial land development representing an expansion of new construction of a least 5,000 square feet of additional gross floor area shall install sidewalks along the abutting public street unless shown to be detrimental to public safety. In such cases, an alternate location for sidewalks shall be considered. This requirement may be waived by a formal request for modification in the case of isolated commercial land developments in areas such as the Agricultural and Rural Development zoning districts. In considering modifications, the Township will weigh such factors as proximity to other developments, the type of business proposed, nearby Agricultural Security Areas, the percentage of building coverage, and lot sizes in excess of five acres. However, where a modification is granted, the Township may require a development agreement that would ensure the construction of sidewalks at such time as abutting properties develop.

SUBDIVISION AND LAND DEVELOPMENT

F. All expansions of existing multiple family land developments and new multiple family land developments (unless comprised of two or fewer dwelling units) shall install sidewalks along the abutting public street, unless installation at an alternative location will better serve pedestrians and provide greater connectivity.

2. Sidewalk Specifications: Sidewalks shall be at least four feet in width and located within the street right-of-way. Generally, a grass planting strip should be provided between the curb and the sidewalk except where rolled curb and gutter is used. Generally, the sidewalks should commence one-foot inside the right-of-way line and extend toward the curb line. Sidewalks shall be constructed of either cut flagstone at least two inches thick underlain by a base course of four inches of crushed stone. Surfaces shall receive a nonskid finish and be sloped for drainage. The Developer shall submit plans, profiles, and details for sidewalks to the Township. The Developer shall not initiate construction until such plans have been approved by the Township Engineer, Planning Commission, and Supervisors. Such plans and profiles and any development agreements shall state that the property owner shall be responsible for all maintenance, upkeep, and liability for all sidewalks constructed under this article. (Ord. 2010-3, 11/22/10)

§707. Sanitary Sewerage System.

Every structure in any subdivision or land development connected to a water supply shall also be connected to a sanitary sewage disposal system.

- A. Where a public sewerage system exists adjacent to or within 500 feet of the subdivision or land development boundary, the developer shall connect to the public sewerage system, and shall construct the necessary interceptors, collectors and laterals.
- B. Within an area of the Township not having a public sewerage system, or within an area having a public sewerage system which is not accessible to the subdivision or land development, the subdivision or land development shall be provided with one of the following methods of sewage disposal:
 - (1) A complete sanitary sewer system to convey the sewage to a treatment plant to be provided in accordance with the requirements of the Pennsylvania Department of Environmental Protection, with provision for the maintenance of such system and plant.
 - (2) Onlot individual sewage system installed in compliance with the Pennsylvania Department of Environmental Protection's standards for sewage disposal facilities.
 - (3) In areas for the Township not presently served by public sewers but in which they are proposed to be installed within a period of two years, the

Planning Commission may require that capped sewer mains and laterals be installed in addition to the required onsite facilities.

- C. The plans for installation of a sanitary sewer system for the subdivision or land development shall be approved by the engineer of the sewerage system to which it will be connected and the Pennsylvania Department of Environmental Protection, its agents or assigns.
- D. The minimum diameter of any sewer pipe shall be eight inches, and lateral lines shall have a minimum diameter of four inches.
- E. Storm sewers, footer drains and downspouts shall not be connected to sanitary sewers.
- F. Before any sewer interceptor, collector, lateral, sewage treatment tank or subsurface absorption area is covered, it shall be inspected by the Township Engineer or Township Sewage Enforcement Officer for compliance with the approved plans and with the regulations of the Pennsylvania Department of Environmental Protection.

(Ord. 9/10/1996, §707)

§708. Water Supply and Hydrants.

- 1. Where public water is available adjacent to or within 500 feet of the subdivision or land development, the developer shall connect to the public water system, and a letter of intent form the water utility shall be filed with the Planning Commission stating:
 - A. The development can be served with an adequate water supply.
 - B. Sufficient static and flow pressures for fire protection are available at peak demand.
 - C. The proposed plans for the water supply system have been designed to meet the requirements of the water utility.
- 2. Where the subdivision or land development occurs in an area that has been designated by the Township or by the authority or by the company serving it a an area to be connected within a period of two years, the Planning Commission may require the developer to construct the necessary watermains and provide an interim water supply.
- 3. Where public water is not available, the developer shall provide individual water supply systems on each lot, or a supply system serving the entire plan or clusters

SUBDIVISION AND LAND DEVELOPMENT

of lots or buildings acceptable to the Pennsylvania Department of Environmental Protection.

4. All water supply systems shall meet the requirements of the Pennsylvania Department of Environmental Protection as to quality, quantity and pressure.
5. Water distribution lines shall be not less than six inches in diameter.
6. Fire hydrants shall be provided, spaced not farther apart than 500 feet, where connection has been or will be made to a public water system.

(Ord. 9/10/1996, §708)

§709. Stormwater Management Design and Specifications.

1. Stormwater Calculations. Stormwater runoff shall be calculated on the basis of a twenty-four-hour duration rainfall and fifty-year frequency storm, which is 4.19 inches, based upon the "Rainfall Duration Frequency Tables for Pennsylvania," prepared by the Department of Environmental Protection.
2. Grading. Lots shall be laid out and graded to provide that runoff from roofs, driveways and other impervious surfaces shall be towards the street, unless a watercourse abutting the rear of the lot shall be collected either in storm sewers or in the ditches and/or gutters along the street in short runs (400 feet) and shall then be diverted from the street surface into storm sewers or natural watercourses. Streets should be located away from watercourses unless storm sewers are to be installed.
3. Stormwater Conveyance Systems. Stormwater conveyance systems will be required for all major subdivisions and land developments. Such systems shall conform to all the Department of Environmental Protection standards and other governmental and engineering standards. Such systems shall be approved by the Township Engineer per Township stormwater specifications maintained by the Engineer.
4. Construction Standards. Storm sewers, drainage channels and swales and stormwater basins shall be constructed in accordance with accepted, current engineering practices and standards when not otherwise provided for in this Code. All above-ground stormwater conveyance systems shall be appropriately maintained and landscaped.
5. Storm Sewer Standards. Storm sewers shall have a minimum diameter of 12 inches and a minimum grade of 0.5%. Manholes shall not be more than 300 feet apart where pipe sizes of 24 inches or less are used and not more than 450 feet apart where larger sizes are installed. When approved by the Township Engineer inlets may be substituted for manholes.

6. Discharge Standards. In the design of storm drainage facilities special consideration shall be given to the avoidance of problems which may arise from the concentration of runoff onto adjacent properties. Where stormwater shall be gathered and concentrated in newly formed swales and waterways within a subdivision or land development and discharged or drained over lands beyond the boundaries of the subdivision or land development, the applicant shall reserve or obtain easements over all lands affected thereby. Where this cannot be done, the water shall be diffused so that it does not enter the adjacent property in a concentrated flow pattern where it did not do so in its natural state.

(Ord. 9/10/1996, §709)

§710. Street Name Signs.

Street name signs shall be placed at all street intersections within the development and at the intersection of existing streets and streets entering the development. Their design and location shall be approved as set forth by §303(8)(E). (Ord. 9/10/1996, §710)

§711. Trees.

1. Street trees of a deciduous hardwood type with a minimum caliper of 1 1/2 inches, when provided, shall be planted in the strip between the curb and sidewalks; provided, that the planting strip is a minimum of six feet wide. No street tree shall be located within 25 feet of any street intersection.
2. Trees selected should cause minimum interference with underground utilities.
3. Existing Tree Preservation. In order to promote stormwater control, prevent soil erosion and to conserve natural resources and energy, the following tree preservation standards shall be followed by all major subdivisions and major land developments:
 - A. The developer shall preserve 50% of all deciduous and coniferous trees of a minimum caliper of two inches where such trees lie outside proposed buildable areas, street cartways, sidewalks or similar forms of coverage and where such trees will not interfere with the emplacement of above or below-ground utility or infrastructure lines. Exceptions may be made for species of trees generally recognized as inferior for shade, erosion control, stormwater management, energy conservation or screening.
 - B. Deciduous trees of minimum caliper of 1.5 inches within rights-of-way shall be preserved in instances where they are of species recognized as superior for street trees as determined by the Slippery Rock Township Planning Commission.

SUBDIVISION AND LAND DEVELOPMENT

4. The developer shall make maximum effort to save existing trees on the property, especially large and/or specimen trees existing throughout the plan.

(Ord. 9/10/1996, §711)

§712. Filing Plans and Profiles.

Upon completion of the required improvements, plans and profiles of the improvements in the subdivision or land development, as constructed, shall be filed with the Township Supervisors. (Ord. 9/10/1996, §712)

PART 8

Mobile Home Parks

§801. Mobile Home Parks.

1. A mobile home park involving no more than two mobile homes shall be exempt from this Section provided:
 - A. A total of no more than two dwelling units (including both standard housing units and mobile homes) occupy the lot.
 - B. All lot and yard standards of this Chapter for standard residential subdivisions can be met.
 - C. The standards of §308(Y)(3) of the Slippery Rock Township Zoning Ordinance [Chapter 27] shall be met.

[Ord. 2/12/2002]

2. Applicability. No person, firm or corporation shall construct, expand, alter, operate or maintain a mobile home park in the Township which falls under the jurisdiction of this Chapter until a final plan of said mobile home park has been unconditionally approved by the Board of Township Supervisors after review and recommendation by the Township Planning Commission and the Butler County Planning Commission.
3. Compliance with Other Provisions. Unless otherwise specified in this Section, all mobile home parks shall comply with all applicable provisions of this Chapter including provisions for plan specifications, public improvements and procedures.
4. General Design Standards. The design of mobile home parks shall conform to the following standards:
 - A. Park Area Requirements. A mobile home park shall have a minimum gross area of at least five contiguous acres of land.
 - B. Grading and Ground Cover Requirements. The ground surface in all areas of each mobile home park shall be graded and equipped to drain all surface water in a safe and effective manner. Exposed ground surfaces throughout each mobile home park shall be treated in a manner approved by the Township Supervisors after review by the Butler County Conservation District, the Township Planning Commission and the Township Engineer which will effectively prevent soil erosion and eliminate excessive amounts of mud and dust. [Ord. 2/12/2002]

SUBDIVISION AND LAND DEVELOPMENT

C. Lot Requirements.

- (1) Minimum Lot Size. The minimum width of any mobile home lot shall not be less than 100 feet. The minimum length of each mobile home lot shall be not less than 200 feet or at least 40% longer than the mobile home to be placed thereon. In any case, the minimum mobile home lot size shall not be less than 20,000 square feet of area. Where onlot sewage disposal is proposed, the minimum lot size shall be increased to a size sufficient to accommodate the proposed system and, if applicable, to provide isolation distances for wells required by the Pennsylvania Department of Environmental Protection and other distances required herein.
- (2) Side Yards/Rear Yards. Mobile homes shall have a minimum side yard of 20 feet.
- (3) Lot Access. All mobile home lots shall abut on a street of the mobile home park's internal street system and shall be directly accessible from said internal street system without the necessity of crossing any other space.
- (4) Street Number and Names. All mobile home lots shall be given street numbers, and all mobile home park streets shall be given names.
- (5) Lot Drainage. Each lot shall be graded to drain water away from the mobile home stand.

D. Required Setbacks, Buffer Strips and Screening.

- (1) There shall be a minimum distance of 40 feet between an individual mobile home and (a) the property boundary line abutting an adjoining park street, (b) adjoining recreation area, (c) parking area or (d) other common areas.
- (2) In the event that mobile homes are located in reference to Township roads or rights-of-way intended to be dedicated as public roads the following setbacks shall be required:
 - (a) Front Yard; Arterial Streets. Fifty feet from the property boundary line abutting on the arterial street.
 - (b) Collector Street. Thirty feet from the property boundary line abutting on the collector street.
 - (c) Minor Streets. Twenty feet from the property boundary line abutting the street.

E. Park Street System.

- (1) General Requirements. All mobile home parks shall be provided with safe and convenient vehicular access. Alignment and gradient shall be properly adapted to topography.
- (2) Access. Access to mobile home parks shall be designated to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. The entrance road connecting the park streets with a public street or road shall have minimum road width of 24 feet within which parking shall be prohibited.
- (3) Internal Streets. Roadways shall be of adequate width to accommodate anticipated traffic and, in any case, shall be a minimum of 20 feet in width.
- (4) Intersections. Not more than two streets shall intersect at any point and a distance of at least 200 feet shall be maintained between centerlines of offset intersecting streets.
- (5) Street Construction and Design Standards. All roadways must be provided with a smooth, hard and dense and dust-free paved surface.

F. Required Off-Street Parking Areas.

- (1) Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests. Parking requirements shall meet those of the Slippery Rock Township Zoning Ordinance [Chapter 27.]
- (2) Required car parking spaces shall be so located as to provide convenient access to the mobile home but shall not exceed a distance of 200 feet from the mobile home that it is intended to serve. Paving: a smooth, dense, solid and dust-free paved surface.

5. Utilities.

A. Water Supply: General Requirements. An accessible, adequate, safe and potable supply of water shall be provided in each mobile home park. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water system may be developed and used as approved by the Department of Environmental Protection.

B. Sewage Collection and Disposal.

SUBDIVISION AND LAND DEVELOPMENT

- (1) General Requirements. An adequate and safe sewage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. When a public sewage system is available, connection must be made thereto and used exclusively to dispose of sewage. Such system shall be designed, constructed and maintained in accordance with the regulations of the Department of Environmental Protection and all local sanitary sewer regulations.
 - (2) Sewage Treatment and/or Discharge. Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Department of Environmental Protection prior to construction.
- C. Electrical Distribution. Underground electrical distribution system connections shall be provided to each mobile home lot within a mobile home park. Such systems shall be installed and maintained in accordance with all applicable specifications regulating the same including, but not limited to, the National Electrical Code and the local electric power company's specifications regulating such systems.
- D. Natural Gas Systems. Natural gas systems within a mobile home park shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.
- E. Liquified Petroleum Gas (LPG) Systems. Where liquified petroleum gas systems are provided for mobile homes, service buildings and other structures, such systems shall be installed and maintained in a manner to prevent hazards from fire or explosion.
- F. Fuel Oil Supply Systems. Where fuel oil supply systems are provided for mobile homes, service buildings and other structures, such systems shall be installed and maintained in a manner to prevent hazards from fire or explosion.
- G. Solid Waste Disposal. The storage, collection and disposal of solid waste and refuse in the mobile home park shall be so conducted as to create no health hazards, no rodent harborage, insect breeding areas, accident, or fire hazards or air pollution and shall comply with the Pennsylvania Department of Environmental Protection regulations governing mobile home parks and the general community. All refuse containing garbage shall be collected at least once weekly. Where suitable collection service is not available from municipal or private agencies, the management shall provide this service. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Pennsylvania Department of Environmental Protection.

6. Fire Protection.
 - A. Fire hydrants shall be required in all mobile home parks where the extension of water lines is required or proposed in accordance with the provisions of this Chapter.
 - B. The mobile home park area shall be subject to all rules and regulations of the Township, County and Commonwealth pertaining to fire prevention.
 - C. Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.
 - D. Portable fire extinguishers of a type approved by the area Fire Marshal shall be kept in public service buildings under park control.
 - E. All oil and gas tanks located on a mobile home lot shall be secured to the mobile home or a base which extends below the frost line.
7. Recreational Space Requirements. A minimum of 6% of the gross area of the mobile home park shall be provided for recreational space. This recreational space shall be easily accessible to all park residents, shall be suitable for a variety of recreational uses and shall be located so as to be free from traffic hazards. It shall be appropriately maintained for suitable recreational use.
8. Park Areas for Nonresidential Uses.
 - A. No part of any mobile home park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.
 - B. Nothing contained in this Part shall be deemed as prohibiting the sale of a mobile home located on an individual lot and connected to the pertinent utilities.
9. Emplacement or Removal of Mobile Homes. No mobile home, whether installed on a single lot or in a mobile home park, shall be emplaced or removed from the Township without first obtaining a permit from the Township Tax Collector charged with the collection of Township real estate taxes. Such a permit for emplacement or removal will be issued upon payment of a fee in an amount as established, from time to time, by resolution of the Board of Supervisors and payment of all real estate taxes and personal tax owed by anyone having occupied the mobile home. It shall be the responsibility of park management to inform the Township of such emplacement or removal.
10. Inspection of Mobile Home Park. Any authorized representative of Slippery Rock Township may inspect any mobile home park at reasonable intervals, and at reasonable times, to determine compliance with the terms of this Part.

SUBDIVISION AND LAND DEVELOPMENT

(Ord. 9/10/1996, §801; as amended by Ord. 2/12/2002)

PART 9

Land Development Standards

§901. Jurisdiction.

Certain physical developments are classified as land developments in the Pennsylvania Municipalities Planning Code and are subject to regulation under this Chapter. Land developments include, but are not limited to, apartment or condominium complexes, shopping centers and cluster developments. The design and construction standards in this Chapter are applicable to land development as such standards are appropriate. Land development is characterized by the fact that the development site is in a single ownership and the buildings and/or use areas are rented or leased to prospective users. There is no division of land typical of land subdivision actions, although buildings and/or use areas may be sold at the time of development or at some future time. It shall be unlawful for an applicant to construct land developments as defined herein without complying with these additional requirements. (Ord. 9/10/1996, §901)

§902. Procedures.

1. In processing a land development, the three stage procedure established in this Chapter for land subdivisions shall be used: sketch plan (not mandatory), preliminary site plan and final site plan stages. The land development shall be processed, and submission requirements shall be the same as that required for subdivisions except for minor land developments as herein defined and provided for.
2. Unless otherwise noted, the processing requirements, drawing size, certifications, acknowledgements, number of copies, etc., for submission of land development site plans shall be the same as for subdivisions, and the final site plan shall be recorded in the Butler County Recorder's Office.

(Ord. 9/10/1996, §902)

§903. Final Plan Review.

In addition to other final plan requirements, the following items shall be included for final plan review for all land developments, as applicable:

- A. Site plans as required in this Part, engineering plans detailing the construction of all required improvements, and plans, other data information establishing compliance with the design standards of this Part.

SUBDIVISION AND LAND DEVELOPMENT

- B. Proof of approvals by all appropriate public and governmental authorities or agencies where applicable including, but not limited to, occupancy permits for any planned road entrances onto existing roads or highways and permits or approvals from the Department of Environmental Protection or other State agencies relating to sewage facilities, water obstructions, air quality, etc., as applicable.
- C. Proof of the organization and means for management and maintenance of common open space and other common utilities or improvements. Instruments demonstrating creation of an association or entity or other means of assuring continuing maintenance shall be required.

(Ord. 9/10/1996, §903)

§904. Site Plan.

In lieu of a plot plan, the developer shall submit a site plan. Such plan shall be at a scale of one-inch to 20 feet. Where it is planned that building and parking lot development will cover an area in excess of 50,000 square feet, combined topographic data at two-foot contour intervals shall be required. In addition to the other requirements for preliminary and final subdivision and land development plans set forth in Part 3, Part 5 and Part 6, as applicable, each land development site plan shall, through one or more pages, show:

- A. Existing site conditions (topography, as needed, drainage, tree clusters, buildings, utility, streets and nearby properties.)
- B. Proposed developments, including buildings (with frontal elevation), parking, vehicular and pedestrian access areas, storm drainage, landscaping, utility location and size.
- C. Property information with a boundary survey completed by a professional land surveyor.

(Ord. 9/10/1996, §904)

§905. Design Standards.

Land developments shall meet the following design requirements:

- A. Vehicular access connections to the surrounding existing street network shall be safe, shall have adequate sight distances and shall have the capacity to handle the projected traffic.
- B. All parking shall conform to the Township of Slippery Rock Zoning Ordinance [Chapter 27] standards.

- C. The developer shall make satisfactory provision for the improvements necessary to the proper functioning of the development, including but not limited to, street access signs, water supply facilities, sewage disposal facilities and stormwater management devices.
- D. The development plan shall provide for adequate privacy, light, air and protection from noise through building design, street layout, screening, plantings and special siting of buildings.
- E. Streets may be planned for dedication to the public or may be planned as private streets to be maintained by the developer or other association or entity. Private streets shall meet Township standards regarding subgrade preparation, base and surfacing construction. Off-street parking areas may be integrated with public street design and construction, providing maintenance responsibilities are mutually agreed upon.
- F. Service and waste storage and disposal areas for the land development shall be planned and constructed such that they are not visible from adjacent uses.
- G. Building locations and areas and roadways and driveways shall be sufficient for reasonably anticipated vehicular traffic, use and circulation.
- H. A parking and access plan shall be submitted along with estimated traffic flows. The developer shall demonstrate that the proposed parking/access layout is adequate for the proposed development.
- I. A stormwater management plan meeting the requirements of the Pennsylvania Stormwater Management Act shall be provided.
- J. For major developments, a complete landscaping plan shall be submitted that includes a complete interior landscape plan in addition to a landscaped transition to adjoining properties. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axis, or provide shade.
- K. For major land developments, a complete interior pedestrian circulation plan shall be submitted by all developers indicating the safe and efficient movement of people within and through the site. All traffic, parking and pedestrian plans shall be completed using such standard resource criteria as provided by the American Planning Association or the Institute for Traffic Engineers.
- L. For major land developments, exterior lighting, when used, shall be of a design and size compatible with adjacent areas and in accordance with the standards of the Illuminating Engineer Society.

SUBDIVISION AND LAND DEVELOPMENT

- M. Water and sanitary sewer service shall be provided by the respective water and sewer authorities in accordance with authority standards and requirements.
- N. Gas, electric, telephone and cable utilities shall be located in land developments in accordance with utility company standards and requirements. All such utilities shall be underground.

(Ord. 9/10/1996, §905)

§906. Modifications.

Where a land development is a minor land development, as defined, and involves no subdivision of land, it shall be subject to less comprehensive standards and review. Accordingly, in addition to the other provisions in this Chapter pertaining to minor subdivisions and land developments, the special requirements for land developments in this Part are modified for the minor land development as follows:

- A. Only one review and approval process shall be required and it shall be the final plan review stage.
- B. Minor land developments may be approved without providing the information required by §904(A) and (C) without requiring that the final site plan be recorded with the Officer of the Recorder of Deeds and without complying with the design standards set forth in §905(J), (K) and (L).

(Ord. 9/10/1996, §906)

§907. Assurance for Completion and Maintenance of Improvements.

Insofar as the land development involves the lease or rental of buildings and/or space on the site and site improvements (such as streets, parking areas and stormwater drainage devices), which are to be privately maintained or maintained by a private (nonpublic) organization or entity created by the developer, there is no need for municipal acceptance of the site improvements. However, in these instances, streets and stormwater drainage shall be designed and built to the standards established in this Chapter, and the Township shall ascertain that these improvements are, in fact, built to such standards. Where the developer does not intend to maintain the improvement and where a homeowners' association or similar organization will not be organized for these responsibilities, the developer will submit a plan for maintenance of such facilities. This document will be legally enforceable, one clearly establishing maintenance responsibility. It must be approved by the Township. Any proposed improvement to be offered for public dedication will follow the requirements as specified by these regulations. Among other remedies to enforce this Section, the Township may refuse to issue zoning certificates or permits. (Ord. 9/10/1996, §907)

PART 10

Assurances of Completion

§1001. General.

The purpose of these regulations is to provide sound subdivision and land development standards for the Township of Slippery Rock. (Ord. 9/10/1996, §1001)

§1002. Improvements.

1. The developer shall, for all major subdivisions, agree to complete all improvements in accordance with these regulations or such other improvements as the Township may require in the public interest as a prerequisite for approval of the final plan. Such improvements include those which will be dedicated to the Township, an appropriate municipal authority or similar designated agency. [Ord. 2/12/2002]
2. No plan shall receive final plan approval unless the developer shall have completed all improvements as required by these regulations or shall have filed with the Township or appropriate agency, surety or other financial security guaranteeing the completion of such improvements. (See §1003.)
3. The Board of Supervisors shall require the Township Engineer to check final construction plans for their correctness and to inspect the construction of improvements. The Township Engineer will be used for all improvements where the Township is to assume ownership or be responsible for maintenance. The cost of plan review and inspection will be borne by the developer in accordance with Pennsylvania Municipalities Planning Code (See generally §§503(1) and 510(g). The review and inspection of improvement to be dedicated to authorities or agencies where the Township will not maintain same will be in accordance with such organization's practices.
4. Upon completion of the improvements in accordance with the specifications of this Chapter and upon final inspection of the improvements by the Township Engineer, the developer shall take the final steps to dedicate the improvements and have the same accepted by the Township. (See Article VII.) Improvements to be dedicated to authorities or agencies where the Township will not maintain same will be in accordance with such organization's practices.
5. Improvements may include, but not necessarily be limited to, the following:
 - A. Monuments or markers.
 - B. Grading, streets, curbs and walks, as required.

SUBDIVISION AND LAND DEVELOPMENT

- C. Sanitary sewers.
- D. Water service, including fire hydrants.
- E. Storm drainage improvements, as required.
- F. Erosion and sedimentation control measures, as required.
- G. Street lighting.
- H. Street signs.

(Ord. 9/10/1996, §1002; as amended as Ord. 2/12/2002]

§1003. Financial Security.

The purpose of this Section is to provide for the filing of financial security as allowed by §509 of the Pennsylvania Municipalities Planning Code. Where the improvement is to be dedicated to an authority or agency other than the Township, the developer will follow that organization's practice. In any event, it is the clear intent of this Chapter that all improvements required by this Chapter be either installed and approved or the developer will post adequate financial security as required by §509 of the Pennsylvania Municipalities Planning Code before final plan approval is granted.

- A. An assurance of proper completion of the improvements by financial security in the subdivision shall be made by one of the following methods or such other method as shall be satisfactory to the Township of Slippery Rock.
 - (1) A bond, irrevocable letter of credit, restrictive or escrow account, certified check or other security satisfactory to the Township and in accordance with §509 of the Pennsylvania Municipalities Planning Code, which shall run or be made payable to the Township.
 - (2) In the case of a bond, it shall also:
 - (a) Be with surety satisfactory to the Township.
 - (b) Be in form, sufficiency and execution acceptable to the Township.
- B. The amount of the financial security shall be in an amount determined to equal 110% of the cost of the required improvements in accordance with §509 of the Pennsylvania Municipalities Planning Code and shall be approved by the Township Engineer.

- C. The bond, certified check or other securities shall specify the time for the completion of the required improvements. Such time shall be satisfactory to the Township Supervisors but not exceed one-year. When the improvements have been completed and approved by the Township, the guarantee shall be released and returned. When a portion of the required improvements has been completed and approved by the Township, a portion of the bond, monies or security commensurate with the cost of the improvement may be released and returned in accordance with §509 of the Pennsylvania Municipalities Planning Code. In no event shall the entire performance assurance be returned to the developer. At least 10% shall be retained until:
- (1) All improvements have been completed, approved by the Township Engineer and accepted by the Township.
 - (2) The required maintenance bond (See Article VII) has been filed and accepted by the Township.
 - (3) All the requirements of Article VII, specifically including the filing of as-built drawings, have been met.
- D. In the event that cash or its equivalent is deposited as an improvement guarantee, it shall be held in an escrow fund which bears interest to the credit of the developer, but the developer shall pay all costs for the maintaining of such escrow fund.
- E. For circumstances relating to financial security not specifically delineated in this Chapter, including the amount of same and the resolution of disagreements relative to such security, it is the intention of the Township of Slippery Rock to follow the guidelines and procedures as set forth by §§509 and 510 of the Pennsylvania Municipalities Planning Code.

(Ord. 9/10/1996, §1003)

SUBDIVISION AND LAND DEVELOPMENT

PART 11

Administration, Amendment and Modification

§1101. Amendments.

The Board of Supervisors of the Township of Slippery Rock may from time to time revise, modify and amend this Chapter by appropriate action in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended. (Ord. 9/10/1996, §1101)

§1102. Filing Fee and Review.

The filing fee for subdivision plans shall be established by the Township Supervisors. Such filing fees shall include those for mobile home parks and land development. Review fees shall include the review of subdivision plats, mobile home park plans and land development site plans. Review fees shall also include the field inspection of such plats, plans or site plans or their final inspection. The fees charged shall be in accordance with §§503(1), 509 and 510 of the Pennsylvania Municipalities Planning Code. (Ord. 9/10/1996, §1102)

§1103. Records.

The Township shall maintain an accurate public record of all plans upon which it takes action and of its findings, decisions and recommendations in relation thereto. (Ord. 9/10/1996, §1103)

§1104. Appeals.

In any case where the Board of Supervisors approves or disapproves a subdivision plan, any person aggrieved thereby may appeal to the Court of Common Pleas of Butler County, Pennsylvania, in accordance with Article X-A of the Pennsylvania Municipalities Planning Code. (Ord. 9/10/1996, §1104)

§1105. Validity.

Should any section or provisions of this Chapter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Chapter as a whole or any individual part thereof. (Ord. 9/10/1996, §1105)

SUBDIVISION AND LAND DEVELOPMENT

§1106. Preventive Remedies.

1. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferrer from such penalties or from the remedies herein provided.
2. The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Chapter. This authority to deny such a permit or approval shall apply to any of the following applicants:
 - A. The owner of record at the time of such violation.
 - B. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
 - C. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
 - D. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee has actual or constructive knowledge of the violation.
3. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

(Ord. 9/10/1996, §1106.1)

§1107. Enforcement Remedies.

1. Any person, partnership or corporation who or which has violated the provisions of this Subdivision and Land Development Chapter enacted under the Pennsylvania Municipalities Planning Code or prior enabling laws shall, upon being found liable therefore in a civil enforcement proceeding commenced by Slippery Rock Township, pay a judgment of not more than \$500, plus all court costs, including reasonable attorney fees incurred by Slippery Rock Township as a result thereof. No judgment shall commence or be imposed, levied or payable until

the date of the determination of a violation by the district justice. If the defendant neither pays timely nor appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violation the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth-day following the date of determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

2. The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.
3. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Section.

(Ord. 9/10/1996, §1106.2)

§1108. Modification of Regulations.

1. The Board of Supervisors may grant a modification of the requirements of one or more provisions of this Chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question; provided, that such modification will not be contrary to the public interest and that the purpose and intent of this Chapter is observed.
2. All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary.
3. The Board of Supervisors shall keep a written record of all action on all requests for modification.
4. The Board of Supervisors may approve or deny the request for modification. If the Board of Supervisors approves the request for modification, it shall authorize the minimum modification from this Chapter that will afford relief.

(Ord. 9/10/1996, §1107)

SUBDIVISION AND LAND DEVELOPMENT

§1109. Conflict.

Whenever there is a difference between the minimum standards or dimensions specified herein and those contained in other regulations, resolutions or ordinances of the Township, the highest standards shall govern. (Ord. 9/10/1996, §1108)