

**WHEATFIELD TOWNSHIP
PERRY COUNTY,
PENNSYLVANIA
SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE
FEBRUARY 25, 1988
REPRINTED MARCH 2003**

**IMPORTANT NOTE: THERE HAVE BEEN
AMENDMENTS AND ADDITIONS MADE TO THIS
ORDINANCE AND CAN BE FOUND IN
ORDINANCE NO. 36-1-03. ADDITIONS AND
CHANGES ARE MARKED * IN THE
APPROPRIATE SECTIONS OF THIS ORDINANCE
BOOK**

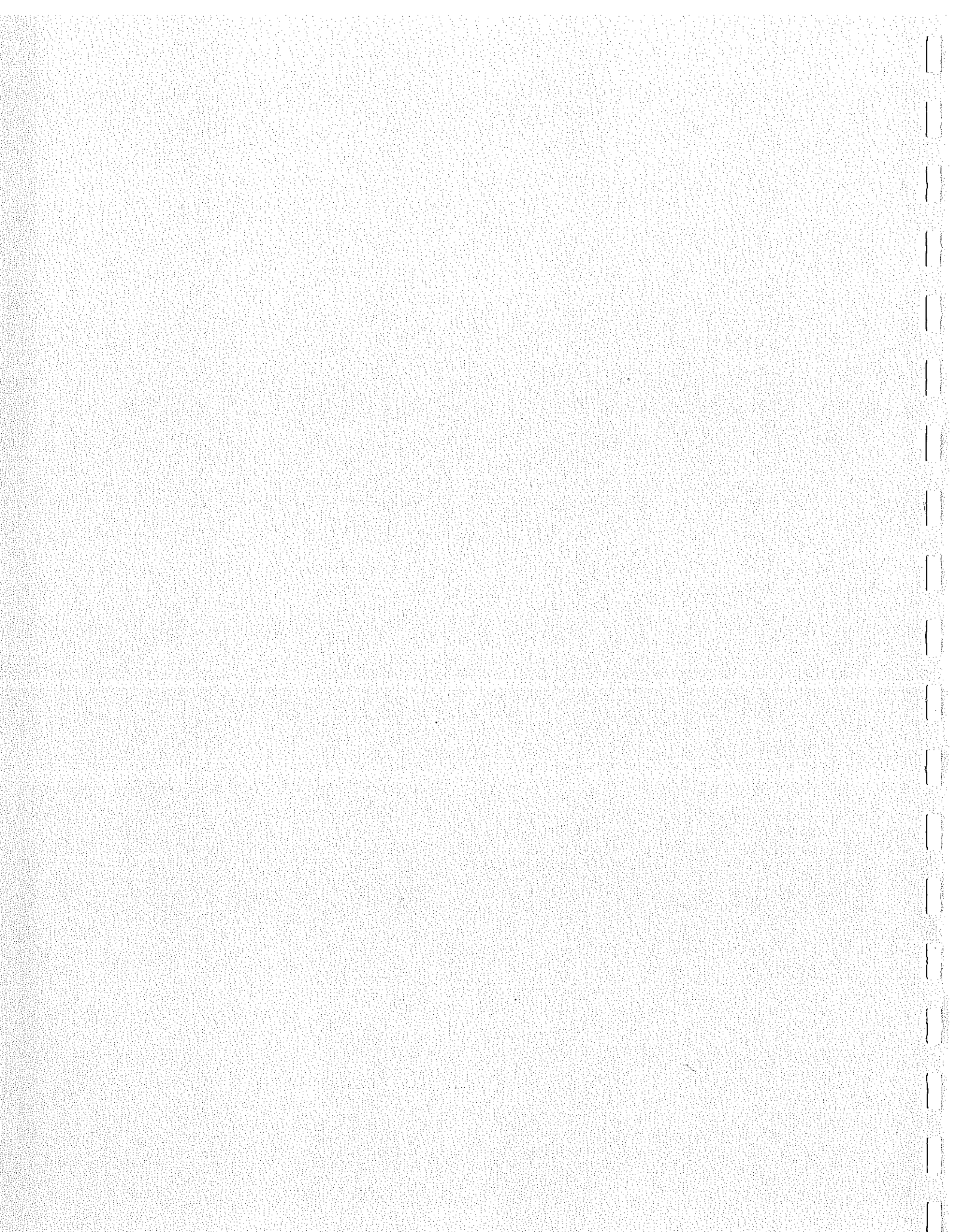


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WHEATFIELD TOWNSHIP

PERRY COUNTY, PENNSYLVANIA

ORDINANCE NO.

AN ORDINANCE REGULATING THE SUBDIVISION OF LAND AND DEVELOPMENT WITHIN THE TOWNSHIP OF WHEATFIELD, PERRY COUNTY, PENNSYLVANIA, PROVIDING FOR THE PREPARATION OF PRELIMINARY AND FINAL PLATS FOR SUCH PURPOSE: REQUIRING CERTAIN IMPROVEMENTS TO BE MADE OR GUARANTEED TO BE MADE BY THE SUBDIVIDER: REGULATING SALES OF LOTS, ERECTION OF BUILDINGS, LAYING OUT, CONSTRUCTION, OPENING AND DEDICATION OF STREETS, SEWERS, OTHER FACILITIES, AND PUBLIC IMPROVEMENTS IN CONNECTION WITH SUBDIVISIONS, AND PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF.

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHEATFIELD, PERRY COUNTY, PENNSYLVANIA, PURSUANT TO MUNICIPALITIES PLANNING CODE OF 1968, AS AMENDED, (ACT NO. 93, ARTICLE V, SECTION 501 THROUGH SECTION 515), DOES ENACT AND ORDAIN:

ARTICLE 1

GENERAL PROVISIONS

Section 101 - Title

- A. These regulation shall be known and may be cited as "The Wheatfield Township Subdivision and Land Development Ordinance."

Section 102 - Purpose

- A. This Ordinance has been adopted by the Wheatfield Township Board of Supervisors to protect the health, safety, morals and general welfare of the citizens of the Township; to provide for the harmonious development of the Township by insuring equitable handling of all subdivision or land development plans by providing uniform standards and procedures; to provide for the general welfare by providing and protecting cultural facilities; by guiding the development and growth of structures, types and locations of streets, open spaces and public ground, recreation, proper traffic flows, light and air, and the proper distribution of population to insure conditions favorable to the health, safety, morals and general welfare of the citizens of Wheatfield Township.

Section 103 - Authority

- A. The Wheatfield Township Planning Commission is hereby designated by the Wheatfield Township Board of Supervisors as the agency which shall review and make recommendations on all Preliminary and Final Plats as required herein. The Wheatfield Township Board of Supervisors shall have authority to approve all Preliminary and Final Plats as required herein for the Township of Wheatfield.

Section 104 - County Review

- A. Applications for review of subdivision and land development within Wheatfield Township must be forwarded upon receipt by the Wheatfield Township Secretary to the Perry County Planning Commission for review and report, and the municipality shall not approve such applications until the county report is received, or until the expiration of thirty (30) days from the date application was forwarded to the county.

Section 105 - Application of Regulations

- A. No subdivision or land development of any lot, tract or parcel of land in Wheatfield Township shall be effected; no street, sanitary sewer, storm sewer, water main, or other facilities in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings thereon unless and until a final subdivision or land development plat has been approved by the Board of Supervisors and publicly recorded in the manner prescribed herein; nor otherwise, except in strict accordance with the provisions of this Ordinance.
- B. No lot in a subdivision may be sold; no permit to erect or alter any building or structure in a subdivision or land development may be issued; and no building may be erected in a subdivision or land development, until a final subdivision plat has been approved by the Wheatfield Township Board of Supervisors and recorded, and until construction of the improvements required in connection therewith has been guaranteed in the manner prescribed herein.

Section 106 - Interpretation

- A. In interpreting and applying the provisions of this Ordinance, they shall be held to be minimum requirements for the promotion of public health, safety, comfort, convenience and general welfare. Where provisions of a statute, other ordinance, resolution or regulation imposes greater restrictions than this Ordinance, the provisions of such statute, resolution, ordinance or regulation shall be controlling.

Section 107 - Effective Date

- A. This Ordinance shall become effective in accordance with applicable law and may be amended from time to time in accordance with procedure established by law.

ARTICLE II

DEFINITIONS

Section 201 - General

- A. Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations have the meaning indicated;
1. Words in the singular include the plural and those in the plural include the singular.
 2. Words used in the present tense include the future tense.
 3. The words "person", "subdivider", "developer" and "owner" include a corporation, unincorporated association and a partnership, or other legal entity, as well as an individual engaged in the subdivision of land and/or land development.
 4. The word "building" includes structure and shall be construed as if followed by the phrase "or part thereof".
 5. The word "watercourse" includes channel, creek, ditch, dry run, spring, stream and river.
 6. The words "should" and "may" are permissive; the words "shall" and "will" are mandatory and directive.

Section 202 - Definitions of Terms



- A. Other terms or words used herein shall be interpreted or defined as follows:

Abandon: To give up or cease the active use or occupancy of a building, structure, or land.

Accelerated Erosion: The removal of surface material by the action of natural elements caused by man's manipulation of the landscape

Alley (or service drive): A minor right-of-way, publicly or privately owned, primarily for service access to the back or side of properties and not intended for general traffic circulation.

Accessory building or structure: A building or structure detached from and subordinate to the principal building or structure on the same lot and used for purposes customarily incidental to the principal building or structure.

Accessory use: A use or activity customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

Applicant: A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.

Section 202 - Definitions of Terms, continued

Application for Development: Every application, whether preliminary 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.

Appointing Authority: The mayor in cities; the chairman of the board of commissioners in counties; the council in incorporated towns and boroughs; the board of commissioners in townships of the first class; and the board of supervisors in townships of the second class; or as may be designated in the law providing for the form of government.

Block: An area bounded by streets.

Board of Supervisors (Supervisors): The Board of Supervisors of the Township of Wheatfield, Perry County, Pennsylvania.

Buildings: A combination of materials to form a permanent structure having walls and a roof. Included shall be all mobile homes and trailers used for habitation. In addition, a building shall include the construction, enlargement, or expansion of hospitals, nursing homes, jails, prisons, new mobile home parks, or substantial improvements to existing mobile home parks.

Building Setback Line (Setback): The line within a property defining the required minimum distance between any enclosed structure and the adjacent right-of-way line or side and rear yards.

Campground: The term "campground" shall mean a tract or tracts of land, or any portions thereof, used for the purpose of providing sites for the temporary use of trailers, recreational vehicles, campers or tents, as hereinafter defined, for camping purposes with or without a fee being charged for the leasing, renting or occupancy of such space.

Camping Site: The term "camping site" shall mean a parcel of land in an organized camp or campground for the placement of a single trailer and/or tent and the exclusive use of its occupants.

Cartway or Roadway: That portion of a street or alley which is improved, designated or intended for vehicular use.

Certification of Registration: Written approval as issued by the Pennsylvania Department of Environmental Resources, Authorizing a person to operate and maintain a mobilehome park.

Clear Sight Triangle: An area of unobstructed vision at street intersections. It is defined by lines of sight between points at a given distance from the intersection of the street center lines.

Common Open Space: A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of the planned residential development, not including streets, off-street parking areas, and areas set aside for public facilities.

Section 202 - Definitions of Terms, continued

Comprehensive Plan: The complete plan, or any of the parts, for the development of the Municipality prepared by the Planning Commission and adopted with the code pertaining to Townships of the Second Class.

County: Perry County, Pennsylvania.

County Planning Commission: The Planning Commission of Perry County.

Cross-Walk: A right-of-way, publicly or privately owned, intended to furnish access for pedestrians.

Cul-de-sac: A street with access closed at one end with a vehicular turn-around at the closed end.

Cut: An excavation. The difference between a point on the original ground and designated point of lower elevation on the final grade. Also, the material removed in excavation.

Detention Structure: A vegetated pond, swale, or other structure designed to store surface water runoff only for a given storm event and release it at a predetermined rate until completely drained.

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 the development of a tract of land, including a subdivision plat, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets systems and parking facilities, common open space and public facilities. The phrase "Provisions of the development plan" when used in this Ordinance shall mean written and graphic materials referred to in this definition.

Drainage: The flow of water or liquid waste and the method of directing such flow, whether natural or artificial.

Drainage Facility: Any ditch, gutter culvert, storm sewer, or other structure designed, intended or constructed for the purpose of diverting surface waters from or carrying surface waters off streets, public right-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.

Driveway: A minor private vehicular cartway providing access between a street and a parking area or garage within a lot or property.

Dwelling: A building or portion thereof designed for and used exclusively for residential occupancy, but not including group quarters, hotels, motels, or other structures used for transient residence.

Section 202 - Definitions of Terms, continued

Dwelling, Single Family, Detached: A building designed and built to contain one (1) dwelling unit and having no party wall in common with any other unit.

Dwelling, Single Family, Semi-Detached: A building designed and built to contain two (2) dwelling units arranged side by side to each other and separated by one party wall.

Dwelling, Single Family, Attached: A building designed and built to contain three (3) or more dwelling units arranged side by side and separated from each other by two (2) party walls, except for the two (2) end dwelling units.

Dwelling, Two Family, Detached: A building designed and built to contain two (2) dwelling units, one above the other, and which has no party wall in common with another dwelling unit.

Dwelling, Two Family Semi-Detached: A building designed and built to contain four (4) dwelling units, consisting of two (2) sets of dwelling units, each with one (1) dwelling unit above another, arranged side by side and separated by a party wall.

Dwelling, Multi-Family: A building used by three (3) or more families living independently of each other and doing their own cooking, including apartment houses, row houses or townhouses.

Dwelling, Garden Apartment: A building designed and built to contain three (3) or more dwelling units, arranged above and/or adjacent to one another, and which is no more than three (3) stories in height.

Dwelling, Mid-Rise Apartments: A building designed and built to contain several dwelling units, arranged above and/or adjacent to one another, and which is at least four (4) but not more than eight (8) stories in height.

Dwelling, Group Dwelling: Any building or portion thereof which is designed or used as living quarters for five (5) or more persons unrelated to each other or the family occupying the dwelling unit. Group quarters shall include, but not be limited to, lodging and boarding houses, nursing homes, and homes for the aged.

Dwelling Unit (DU): One or more rooms designed and used for residential occupancy, having cooking and sanitary facilities and access directly from the outdoors through a common entrance hall.

Easement: A right granted for the use of private land for certain public or quasi-public purposes; also the land to which such right pertains.

Section 202 - Definitions of Terms, continued

Energy Dissipator: A device used to slow the velocity of storm water, particularly at points of concentrated discharge such as pipe outlets.

Engineer: A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency, or joint planning commission.

Engineer, Township: The Township Engineer or any consultant designated by the Board of Supervisors to review a subdivision plan and perform the duties of engineer in behalf of the Township.

Engineer, Registered: A person duly registered as a professional engineer by the State of Pennsylvania.

Engineering Specifications: The Engineering Specifications of the municipality regulating the installation of any required improvement or for any facility installed by any owner, subject to public use.

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

Excavation: Any act by which earth, sand, gravel, rock or any similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

- a. Any act by which earth, sand, gravel or rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the stripped surface and shall include the conditions resulting therefrom;
- b. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade;
- c. The material used to make fill.

Family: An individual, or two or more persons related by blood, marriage or adoption, or a group of not more than four unrelated individuals living and cooking together in a single housekeeping unit.

Fill: Any act by which earth, sand, gravel, rock or any other 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. It shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation of the final grade. The material used to make fill.

Section 202 - Definitions of Terms, continued

Flood-Prone Area: A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to rapid accumulation of surface waters from any source.

Floodway Area: The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of the one-hundred (100) year magnitude.

Flood-Fringe Area: That portion of the flood prone area outside of the floodway area.

Flood, One-Hundred (100) Year: A flood that, on the average, is likely to occur once every one-hundred (100) years (i.e. that has a one (1) per cent chance of occurring each year, although the flood may occur in any year).

Freeboard: The difference between the design flow elevation in the emergency spillway and the top of the settled embankment.

Future Right-of-way: (1) right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads.
(2) a right-of-way established to provide future access to or through undeveloped land.

Governing Body: The Wheatfield Township Board of Supervisors Wheatfield Township, Perry County, Pennsylvania.

Grassed Waterway: A natural or man-made drainageway of parabolic or trapezoidal cross-section shaped to required dimensions and vegetated for safe disposal of runoff. (Also known as a swale).

Holding Pond: A detention structure.

Improvements: Those physical changes to the land necessary to produce usable and desirable lots from raw acreage including but not limited to: grading, paving, curbing, gutters, storm sidewalks, cross walk, street signs, mounments, water supply facilities, and sewerage disposal facilities.

Section 202 - Definitions of Terms, continued

Landowner: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is the subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purposes of this Ordinance.

Land Development: (i) The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving (a) a group of two (2) or more buildings or (b) the division or allocation of land or space between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; (ii) a subdivision of land.

Lot: A plot or parcel of land which is, or in the future may be, offered for sale, conveyance, transfer, or improvement.

Lot, Reverse Frontage: A lot extending between, and having frontage on, an arterial street and a minor street, and with vehicular access solely from the latter.

Lot, Through or Double Frontage: A lot with front and rear street frontage.

Lot Area: The area contained within the property lines of a lot as shown on a subdivision plan excluding space within any street, but including the area of any easement.

Mobilehome: A transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained in one (1) unit, or in two (2) units designed to be joined into one (1) 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.

Mobilehome Lot: A parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobilehome, which is leased by the park owner to the occupants of the mobilehome erected on the lot.

Mobilehome Park: A parcel of land under single ownership which has been planned and improved for the placement of mobilehomes for nontransient use, consisting of two (2) or more mobilehome lots.

Section 202 - Definitions of Terms, continued

Municipal Engineer: A registered professional engineer in Pennsylvania designated by the municipality to perform the duties of engineer as herein specified.

Municipality: Township of Wheatfield, Perry County, Pennsylvania

Nonconforming Use: A use, whether of land or of structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation.

Nonconforming Structure: A structure or part of a structure manifestly not designed to comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

On-Site Storm Water Management: The control of runoff to allow water falling on a given site to be absorbed or retained on site to the extent that after development the peak rate of discharge leaving the site is not significantly different than if the site had remained undeveloped.

Panhandle Lot: A lot which is designed in such a manner that it is connected to a public street by a fifty (50) foot wide strip of land which is an intergal part of the lot but not used in determining the applicable minimum lot area requirement. The minimum lot area requirement shall be determined by using that portion of the lot where the minimum lot width demension is acheived.

Percolation Test: A procedure to determine the absorption rate of the soil in an area proposed as the installation site for an on-lot septic system. Such a test will be carried out according to the requirements of the Pennsylvania Department of Environmental Resources.

Plan, Construction Improvement: A plan prepared by a registered engineer or surveyor showing the construction details of streets, drains, sewers, bridges, culverts and other improvements as required by this Ordinance.

Plan, Official: The Comprehensive Plan and/or Development Policy Plan (Master Plan) and/or Future Land Use Plan and/or Ultimate Right-of-Way Plan and/or Official Map or other such Plans, or portions thereof, as may be adopted, pursuant to statute, for the area of the municipality in which the subdivision is located.

Section 202 - Definitions of Terms, continued

Plan, Sketch: An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision or land development.

Planned Residential Development: An area of land, controlled by a land-owner, to be developed as a single entity for a number of dwelling units, the development plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one residential district created, from time to time, under the provisions of a municipal zoning ordinance.

Planning Agency: A planning commission, planning department, or a planning committee of the Wheatfield Township.

Planning Commission: Wheatfield Township Planning Commission.

Plat: A map or plan of a subdivision or land development, whether preliminary or final.

Plat, Final: A complete and exact subdivision or land development plan prepared for official recording as required by statute.

Plat, Preliminary: A tentative subdivision or land development plan, in lesser detail than the final plan, indicating the approximate proposed layouts of a subdivision as a basis for consideration prior to preparation of the final plan.

Public Grounds: (i) Parks, playgrounds and other public areas and (ii) sites for schools, Municipal Sewage Treatment, municipal refuse disposal, other publicly owned or operated facilities.

Public Notice: Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the municipality. 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 be not more than thirty (30) days or less than fourteen (14) days prior to the date of the hearing.

Real Estate: The land including the building improvements thereto and its natural assets.

Real Property: The land and improvements thereto.

Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use which has its own motive power or is mounted on or drawn by another vehicle (including camping trailer, motorhome, travel trailer and truck camper); and a body width of no more than eight (8) feet and body length of no more than thirty-two (32) feet when factory equipped for the road, and licensed as such by the Commonwealth.

Section 202 - Definitions of Terms, continued

Reserve Strip: A narrow parcel of ground separating a street from other adjacent properties.

Re-Subdivision: Any subdivision or transfer of land or any part of land which was previously been subdivided as defined in this Ordinance.

Renewable Energy Source: Means any method, process or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant, including, but not limited to, biomass conversion, geothermal energy, solar and wind energy and hydroelectric energy and excluding those sources of energy used in the fission and fusion processes.

Retention Structure: A pond, swale, or other structure containing a permanent pool of water designed to store runoff for a given storm event and release it at a predetermined rate.

Right-of-way, Street: A public thoroughfare for vehicular traffic and/or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, land, alley or however designated.

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

Sedimentation: The process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "Sediment".

Septic Tank: A water tight tank in which raw sewage is broken down into solid, liquid and gaseous phases to facilitate further treatment and final disposal.

Sewage System (Community): Any system whether publicly or privately owned, for the collection of sewage or industrial wastes of a liquid nature from two (2) or more lots and the treatment and/or disposal of the sewage or industrial waste on one (1) or more of the lots or at any other site.

Sewage System (Individual): A system of piping, tanks or other facilities serving a single lot and collecting and disposing of sewage in whole or in part into the soil or into any waters of this Commonwealth or by means of conveyance to another site for final disposal.

Shoulders: The portion of the street contiguous to the cartway for the accommodation of stopped vehicles, for emergency parking, and for the lateral support of these uses and the surface courses of the pavement.

Section 202 - Definitions of Terms, continued

Sight Distance: The length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic.

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 one-hundred (100) feet of horizontal distance.

Soil Percolation Test: A field test conducted to determine the absorption capacity of soil to a specified depth in a given location for the purpose of determining suitability of soil for a subsurface absorption area.

Soil Stabilization: Chemical or structural treatment designed to increase or maintain the stability of a mass of soil or otherwise to improve its engineering properties.

Storage Structure: A retention or detention structure.

Storm Water Management: The control of runoff to allow water falling on a given site to be absorbed or retained on site to the extent that after development the peak rate of discharge leaving the site is not significantly different than if the site had remained undeveloped.

Street: Includes street, avenue, boulevard, road, highway, freeway, parkway, land, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private.

Streets, Major:

1. Arterial Street: A major street or highway with fast or heavy Traffic volumes of considerable continuity and used primarily as a traffic artery for intercommunications among large areas.
2. Collector Streets: A major street or highway which carries traffic from minor streets to arterial streets including the principal entrance streets of a residential development and streets for circulation within such a development.
3. Limited Access Highway: A major street or highway which carries large volumes of traffic at comparatively high speed with access at designated points and not from abutting properties.

Streets, Minor: A street used primarily for access to abutting properties.

Section 202 - Definitions of Terms, continued

Streets, Cul-de-sac: A street intersecting another street at one end and terminating at the other in a vehicular turn-around.

Streets, Marginal Access Street: A minor street which is parallel and adjacent to limited access highways or arterial streets and which provides access to abutting properties and protection from through traffic.

Structure: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Subdivider: See Applicant and/or Developer.

Subdivision (See Land Development): The division or redivision of a lot, tracts or parcel of land by any means into two (2) 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, transfer of ownership or building or lot development.

Substantially Completed: Where, in the judgement of the Township Engineer, at least ninety percent (90%) (based on the cost of the required improvements for which financial security was posted pursuant to Article V) of those improvements 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.

Surface Drainage Plan: A plan showing all present and proposed grades and facilities for storm water drainage.

Surveyor: Professional land surveyor registered by the Commonwealth of Pennsylvania.

Swale: A low lying stretch of land characterized as a depression used to carry surface water runoff.

Tile Disposal Field: A system of open jointed or perforated pipes laid in the upper strata of the soil for absorption.

Top Soil: Surface soil and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Top soil is usually found in the upper-most soil layer called the A Horizon.

Township: The Township of Wheatfield, Perry County, Pennsylvania, Board of Supervisors, its agents or authorized representatives.

Township Code Enforcement Officer: Any person appointed by the Wheatfield Township Board of Supervisors to issue permits and/or enforce the ordinances of Wheatfield Township.

Section 202 - Definitions of Terms, continued

Trailer: The term "trailer" shall mean a vehicular portable structure to be mounted on a chassis or wheels and towed or constructed as an integral part of a self-propelled vehicle for use as temporary dwelling for travel, recreation and vacation commonly known as travel trailers, pick-up coaches, motor homes, camping trailers or recreational vehicles.

Undeveloped Land: Any land, tract or parcel of land which has not been graded or in any other manner prepared for the construction of a building.

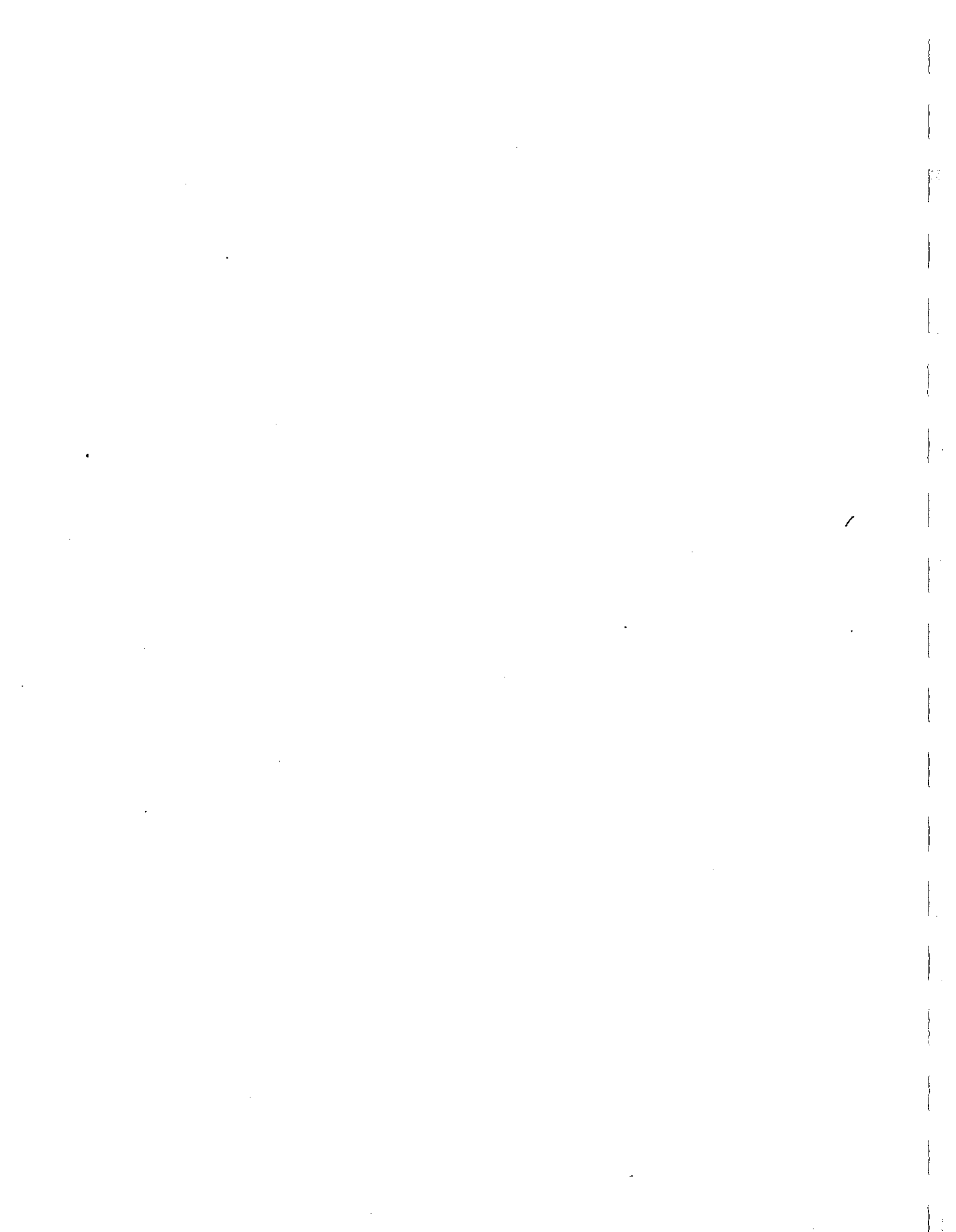
Unit: Means a part of the property, structure, or building designed or intended for any type of independent use, which has direct exit to a public street or way, or to a common element or common elements leading to a public street or way or to an easement or right-of-way leading to a public street or way, and includes a proportionate undivided interest in the common elements, which is assigned to the property structure of building.

Usable Open Space: A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of the subdivision or mobilehome park or other development, not including streets, off-street parking areas and areas set aside for public facilities.

Visual Screen: A well-maintained hedge, landscaped berm, or other vegetative materials which upon planting or installation is both of minimum height of five feet (5'0") and of sufficient density to conceal from the view of adjacent properties the structures and uses on the premise where the screening is located. Up to thirty percent (30%) of screening may be accomplished by using a fence or wall.

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

Watercourse: A stream of water, (river, brook, creek,) or a channel or ditch for water, whether natural or man-made.



ARTICLE III

GENERAL PROCEDURES AND PLAN REQUIREMENTS

Section 301 - Prior to Submission

- A. Copies of this Ordinance shall be available on request, at cost, for the use of any person who desires information concerning subdivision standards and procedures in effect with the Township. Any prospective developer is encouraged to meet with the Township Planning Commission to discuss and review tentative plans and/or the provisions of this Ordinance.
- B. No plans except sketch plans will be considered by the Wheatfield Township Planning Commission unless the applicant submits said plans to the Secretary not less than nine (9) regular business days prior to a regularly scheduled meeting of the said planning commission.

Section 302 - Processing Procedure

- A. Whenever a subdivision of land or land development is desired to be effected in Wheatfield Township, Perry County, Pennsylvania, a plat of the layout of each subdivision or land development shall be proposed, filed and processed with the Wheatfield Township Planning Commission, Perry County Planning Commission and the Wheatfield Township Board of Supervisors in accordance with the requirements of this Subdivision and Land Development Ordinance, as revised to date.
- B. The subdivider or land developer shall submit preliminary copies of proposed plans to the Township and the Township shall distribute the required number of copies to the agencies concerned as provided for in Article V. If the subdivider or land developer makes substantial revisions in his plans after they have been approved in preliminary form, such revised plans shall be treated as preliminary plans when re-submitted. Upon approval of the preliminary plans, the subdivider shall submit final plans to the Township and the Township shall distribute the required number of copies to the Township agencies concerned as provided for in this Article. Mobilehome park plans shall be reviewed in the same manner as subdivision and land development plans.

Section 303 - Status of Approved Plans, Hearings

- A. From the time an application for approval of a plat, whether preliminary or final, is duly filed as provided in the subdivision and land development ordinance, and while such application is pending approval or disapproval, no change or amendment of the zoning, subdivision or other governing ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. In addition, when a preliminary application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided.

Section 303 - Status of Approved Plans, Hearings, continued

However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations. When an application for approval of a plat, whether preliminary or final, has been approved or approved subject to conditions acceptable to the applicant, no subsequent change or amendment in the zoning subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval. Where final approval is preceded by preliminary approval, the five-year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed. Where the landowner has substantially completed the required improvements as depicted upon the Final Plat within the aforesaid five-year limit, or any extension thereof as may be granted by the governing body, no change of municipal ordinance or plan enacted subsequent to the date of filing of the Preliminary Plat shall modify or revoke any aspect of the approved Final Plat pertaining to zoning classification or density, lot, building, street or utility location. In the case of a Preliminary Plat calling for the installation of improvements beyond the five-year period, a schedule shall be filed by the landowner with the Preliminary Plat delineating all proposed sections as well as deadlines within which applications for Final Plat approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the Preliminary Plat approval, until Final Plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the governing body in its discretion. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five percent of the total number of dwelling units as depicted on the Preliminary Plan, unless a lesser percentage is approved by the governing body in its discretion. Provided the landowner has not defaulted with regard to or violated any of the conditions of the Preliminary Plat approval, including compliance with landowner's aforesaid schedule of submission of Final Plats for the various sections then the aforesaid protections afforded by substantially completing the improvements depicted upon the Final Plat within five years shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within said five-year period the aforesaid protections shall apply for an additional term or terms of three years from the date of Final Plat approval for each section. Failure of landowner to adhere to the aforesaid schedule of submission of Final Plats for the various sections shall subject any such section to any and all changes in zoning, subdivision and other governing ordinance enacted by the municipality subsequent to the date of the initial Preliminary Plan Submission before acting on an application, the Board of Supervisors may hold a public hearing thereon after public notice.

Section 304 - Minor Subdivision Plans

- A. Any subdivision or land development which contain no more than ten (10) lots or prospective occupants may be reviewed and acted upon as a final plan without the necessity of prior preliminary plan approval. Such determination shall be made by the Wheatfield Township Planning Commission based upon the following consideration:
1. The proposed subdivision or land development does not involve site and related improvements to the extent that a detailed review by the Township necessitates processing initially as a preliminary plan.
 2. The proposed subdivision or land development does not require the review and approval of agencies and/or jurisdictions other than the Township: where in the opinion of the Township such review may not be completed within the time period set forth in this Ordinance.
 3. The proposed subdivision or land development complies with the applicable provisions of this Ordinance.

Section 305 - Overall Sketch Plan (Option to Developer)

- A. Prior to the submission of Preliminary Plans, developers may, at their option, submit a sketch plan to the Wheatfield Township Planning Commission. This will enable the Commission to review the proposal and to make any suggestions or discuss with the developer any proposed plans or factors that may affect their subdivision or development. Submission and review of a sketch plan shall not constitute official submission of a plan to the Township or official action on the part of the Township.
- B. The Sketch Plan shall consist of the following:
1. An approximate key map showing the generalized location of the tract and adjacent streets.
 2. North point.
 3. The property lines of the host parcel and of all lots previously subdivided or space occupied.
 4. Generalized lot layout with intended considerations for sewer, water, roadway, and storm drainage control.
 5. Generalized location of major topographic features such as swales, watercourses, rock outcroppings, and related characteristics.
 6. Generalized indication of the use or uses of the property in terms of the uses permitted by the Wheatfield Township Planning Commission.
 7. The Overall Sketch Plan should be submitted at a scale not smaller than 1" = 200'.

Section 305 - Overall Sketch Plan (Option to Developer), continued

- A. The Wheatfield Township Planning Commission discussion and review of the Sketch Plan would normally include the following items:
1. Lot layout.
 2. Proposed street layout to consider compatibility with existing and future township road system and if the grades are in compliance with the subdivision ordinance.
 3. Erosion and Sediment Control needs and requirements.
 4. Sewage Disposal needs and requirements.
 5. Land subject to flooding.
 6. Consideration of the various permits and requirements of different governmental units and sources of information for each.
- B. The Overall Sketch Plan will be used by the Township and Developer to assist in evaluating further subdivision or land development submittals of the applicant. When on the recommendation of the Planning Commission and action of the Board of Supervisors it is deemed that further subdivisions or land developments depart substantially from the concepts presented in the Overall Sketch Plan, a revised Sketch Plan should be prepared prior to submittal of any future plans by the applicant.

Section 306 - Preliminary Plat Procedure

- A. Not less than nine (9) regular business days prior to a regularly scheduled meeting of the Wheatfield Township Planning Commission, the subdivider shall submit two (2) copies of the Application for Review of Preliminary Subdivision Plan and seven (7) copies of the Preliminary Plat to the Wheatfield Township Secretary. The Preliminary Plat shall be drawn by a Registered Professional Land Surveyor. The Secretary shall date initial each copy of the Preliminary Plat on the date it is received from the subdivider. It shall be the responsibility of the subdivider to insure that the Preliminary Plat meets all the requirements of this Ordinance and that any coordination with public or private utilities or service agencies is accomplished.

Section 306 - Preliminary Plat Procedure, continued

B. Copies of the Preliminary Plat shall be distributed as follows:

1. One (1) copy of the Application and two (2) copies of the Preliminary Plat to the Perry County Planning Commission for its review and comments. (Comments from Perry County must be received before action on the Preliminary Plat).
2. Where a proposed subdivision abuts or will be traversed by an existing or proposed PennDOT highway, one (1) copy shall be forwarded to the District Office of PennDOT.
3. Two (2) copies to the Wheatfield Township Planning Commission to be retained for files.
4. One (1) copy to the Perry County Conservation District for erosion and sediment control and storm water review. Plans are to be submitted to the district when:
 - a. A new street is proposed.
 - b. Any land development is proposed involving paved areas or commercial or industrial development.
5. One (1) copy to the Wheatfield Township Engineer.

C. The Perry County Planning Commission, the Perry County Conservation District and where applicable, the Pennsylvania Department of Transportation, shall review the Preliminary Plat and assist the Wheatfield Township Planning Commission in its formal action.

- D. At a regular or special Wheatfield Township Planning Commission meeting following receipt of reports from agencies listed above but in no case more than sixty (60) days from the time of Preliminary Plat submission to the Commission, the Planning Commission shall:
1. Review the applicant's submission.
 2. Discuss submission with applicant or applicant's agents (if requested).
 3. Evaluate the Plat, reports and discussion.
 4. Determine whether the Preliminary Plat meets the objectives and requirements of this Ordinance and other Ordinances of Wheatfield Township.
 5. Either recommend approval, conditional approval or disapproval of the Preliminary Plat to the Wheatfield Township Board of Supervisors.
 6. Submit the report to the Board of Supervisors. When the Wheatfield Township Planning Commission recommends disapproval in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon.

Section 306 - Preliminary Plat Procedure, continued

- E. Following receipt of the Township Planning Commission's report and within ninety (90) days calculated in accordance with Section 508 of the Pennsylvania Municipalities Planning Code, as amended, unless said ninety (90) days is extended in writing by agreement of the Applicant, following submission of the completed Preliminary Plan, the Wheatfield Township Board of Supervisors shall:
1. Evaluate the applicant's submission, presentation and report from the Township Planning Commission.
 2. Determine whether the Preliminary Plat meets the objectives and requirements of this Ordinance and other ordinances of the Township.
 3. Either approve, conditionally approve, or disapprove the Preliminary Plat.
 4. For a conditional approval, the developer must submit their request to the township in writing prior to approval.
 5. Inform the applicant of the Supervisors action on the Preliminary Plan in writing at the last address appearing on the application not later than fifteen (15) days following the decision: When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the ordinance relied upon.
- F. Approval of the Preliminary Plat shall constitute conditional approval of the subdivision or land development as to its character and intensity, but shall not constitute approval of the final Plat or authorize the sale of lots or construction of buildings.
- G. Before acting on any Preliminary Plat, the Wheatfield Township Board of Supervisors may hold a public hearing thereon after public notice, if such meeting is deemed in the best interest of the Township by the Supervisors.

Section 307 - Preliminary Plat Specifications

- A. The Preliminary Plat shall be drawn to a scale as to facilitate a comprehensive overall picture of the proposed subdivision on one (1) sheet of a size not larger than 48" x 48" on a reproducible mylar or other reproducible material of equal quality and shall show:
1. The designation, Preliminary Plat.
 2. Proposed subdivision or development name and municipality or municipalities in which project is located.
 3. Name and address of Registered Professional Surveyor and Registered Professional Engineer (if applicable) responsible for preparation of the subdivision and engineering plans.

Section 307 - Preliminary Plat Specifications, continued

4. Name and address of record owner and developer
5. North point, graphic scale, written scale and date, including the month, day and year that the original drawing was completed, and the month, day and year that the original drawing was revised for each revision, if any.
6. A location map, for the purpose of locating the property being developed, showing the relationship of adjoining property to all streets, roads and municipal boundaries.
7. Boundaries of the property being developed showing bearings and distances (if available) and a statement of total acreage of the property at a scale of 1" equals 400'.
8. Reference to recorded subdivision plats within 1000' of proposed subdivision with record name, date and number of each subdivision.
9. Existing buildings and other topography and the approximate location of all existing tree masses within the proposed subdivision.
10. Existing contours of the proposed subdivision at vertical intervals of five (5) feet.
11. Purpose for which sites other than residential lots are dedicated or reserved.
12. Land Subject to Flooding -
 - a. Land subject to flooding and deemed to be topographically unsuitable shall not be platted for residential occupancy, nor for such other uses as may cause danger to health, life or property or aggravate erosion or flood hazard. Such land within the subdivision shall be set aside on the plat for such uses as shall not be endangered by periodic or occasional flooding.
 - b. Adequate building Site - To insure that residents will have sufficient flood free land upon which to build a house, the Planning Commission shall require elevations and flood profiles. Each lot shall contain a building site which shall be completely free of the danger of flood waters on the basis of available information. (For additional information see the Wheatfield Township Flood Insurance maps).
 - c. Street Elevation-Wheatfield Township Planning Commission shall not recommend approval of the streets subject to inundation or flooding. All streets must be adequately located above the line of flood elevation to prevent isolation of areas by flood.
13. The layouts, names and widths of right-of-way, cartway and paving of proposed streets, alleys and easements and whether streets are intended to be dedicated to the township.

Section 307 - Preliminary Plat Specification, continued

14. The layout of lots showing approximate dimensions, lot numbers and approximate area of each lot.
 15. Parcels of land intended to be dedicated or reserved for schools, parks, playgrounds, parking areas, common open space or other public, semipublic or community purpose.
 16. Zoning Distirct.
- B. The Preliminary Plat shall be accompanied by the following data and plans:
1. A profile of each proposed street, including grades, and street cross-sections.
 2. Location plans of proposed sewage system, storm drainage facilities and of any proposed water distribution system.
 3. A preliminary Erosion and Sedimentation Plan showing locations and types of erosion and sedimentation and storm water control measures (vegetation, mulching, structural control, etc.). See Section 409.
 4. A plan for the proposed sewage treatment and/or water supply facilities. The Official Wheatfield Township Sewerage Plan shall be followed with respect to installation of public sewers if applicable.
 5. A completed Department of Environmental Resource's sewage "Plan Revision Module" for submission to D.E.R. by the municipality in compliance with the planning and testing requirements of the Pennsylvania Sewage Facilities Act, (Chapter 73 and Chapter 71 of Title 25 of The Pennsylvania Code). The "Plan Revision Module" shall be completed by the developer at his expense.

Section 308 - Final Plat Procedure

- A. Not less than nine (9) regular business days prior to a regularly scheduled meeting of the Wheatfield Township Planning Commission, the Subdivider shall submit seven (7) copies of the Final Plat to the Wheatfield Township Secretary who shall initial and date them when received. The Final Plat shall be drawn by a Registered Professional Surveyor. Submission of the Final Plat shall take place within twelve (12) months, except by written request, but no later than five (5) years after the approval of the Preliminary Plat by the Wheatfield Township Supervisors. If the subdivider does not submit the Final Plat during that time, the approved Preliminary Plat becomes null and void. However, the subdivider may, due to extenuating circumstances, apply for a time extension from the Wheatfield Township Supervisors upon recommendation of the Wheatfield Township Planning Commission. Duration of said time extension is one year in length from the date of the approved extension up to the maximum five (5) year limit. Upon request of the Wheatfield Township Planning Commission, the subdivider may submit the Final Plat in phases, each of which cover a portion of the entire proposed subdivision as approved in the Preliminary Application and plan.

Section 308 - Final Plat Procedure, continued

- B. Copies of the final Plat shall be distributed as follows:
1. Two (2) copies to the Perry County Planning Commission for their review and comments.
 2. One (1) copy to the District Office of the Pennsylvania Department of Transportation for review and mapping of dedicated streets. (when applicable).
 3. Two (2) copies of the Plat to the Wheatfield Township Planning Commission.
 4. One (1) copy to the Perry County Conservation District for erosion and sediment and storm water control review. (when applicable).
 5. One (1) copy to the Wheatfield Township Engineer for review and comments.
- C. The Perry County Planning Commission, the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Resources, Township Engineer, and the Perry County Conservation District shall review the Final Plat to assist the Wheatfield Township Planning Commission with its formal action on the Final Plat.
- D. At a regular or special Wheatfield Township Planning Commission meeting following receipt of reports from agencies listed above, but in no case more than sixty (60) days from the time of Final Plat Submission, the Wheatfield Township Planning Commission shall:
1. Review the applicant's submission.
 2. Evaluate the Plat, reports and discussion.
 3. Discuss submission with the applicant or applicant's agent (if required).
 4. Determine whether the Final Plat meets the objectives and requirements of this Ordinance and other Ordinances of Wheatfield Township.
 5. Either recommend approval, conditional approval or disapproval of the Final Plat to the Wheatfield Township Board of Supervisors.
 6. Submits its report to the Wheatfield Township Board of Supervisors. When the Wheatfield Township Planning Commission recommends disapproval in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon.

Section 308 - Final Plat Procedure, continued

- E. Following receipt of the Wheatfield Township Planning Commission's report and within ninety (90) days, unless said ninety (90) days is extended in writing by agreement of the applicant, following submission of the completed Final Plan to the Commission, the Wheatfield Township Board of Supervisors shall:
1. Evaluate the applicant's submission, presentation and report from the Wheatfield Township Planning Commission.
 2. Determine whether the Final Plat meets the objectives and requirements of this Ordinance and other ordinances of Wheatfield Township.
 3. Either approve, conditionally approval, or disapprove the Final Plan.
 4. For a conditional approval, the developer must submit their request to the township in writing prior to approval and the conditions must be met prior to signing of the Final Plan.
- F. Before approval of the Final Plat, the Wheatfield Township Board of Supervisors shall be assured by means of a proper completion guarantee in the form of a bond, the deposit of funds or securities in an escrow, an irrevocable letter of credit or the building of all improvements. These guarantees shall be of sufficient amount to cover the cost of the required improvements, as estimated by the Wheatfield Township Engineer or a bona fide bid or bids from the contractor or contractors chosen by the party posting the financial security to complete the improvements. These estimates and/or bids shall be to the satisfaction of the Wheatfield Township Board of Supervisors that all improvements required by the plan will be installed by the applicant in strict accordance with the standards and specifications of Wheatfield Township and this ordinance and within a specified time after approval of this Final Plan. These said securities shall be made to and deposited with the Wheatfield Township Board of Supervisors.
- G. When the developer has completed all of the required improvements, the developer shall notify the Wheatfield Township Board of Supervisors, in writing by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Wheatfield Township Engineer or Secretary.
1. The Wheatfield Township Board of Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Wheatfield Township Engineer to inspect all of the required improvements.
 2. The Wheatfield Township Engineer shall, thereupon, file a report, in writing with the Wheatfield Township Board of Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Wheatfield Township Engineer of the authorization for inspection by the Wheatfield Township Board of Supervisors.

Section 308 - Final Plat Procedure, continued

3. The report shall be detailed and shall indicate approval or rejection of the improvements, either in whole or in part. If these said improvements, or any portion thereof, are not approved by the Wheatfield Township Engineer, the report shall contain a statement of reasons for disapproval.
4. The Wheatfield Township Board of Supervisors shall notify the developer, in writing, by certified mail of the action taken by the Board with relation to the engineering report.
5. If the Wheatfield Township Board of Supervisors or the Wheatfield Township Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released of all liability, pursuant to its performance guaranty bond.
6. If any portion of the said improvement shall not be approved or shall be rejected by the Wheatfield Township Board of Supervisors, the developer shall proceed to complete the same, and upon completion the same procedure of notification as listed above shall be followed.

Section 309 - Final Plat Specifications

- A. The Final Plat shall be drawn on reproducible mylar, or other reproducible material of equal quality (22" x 17") in size at a minimum scale of 1" equals 100', and shall show:
 1. The designation "Final Plat".
 2. Subdivision or Development name and municipality or municipalities in which located.
 3. Name, Address and Phone Number of Registered Professional Surveyor and Registered Professional Engineer (if applicable) responsible for preparation of the subdivision and engineering plans.
 4. Name and address of record owner and developer.
 5. North point, graphic scale, written scale, and date, including the month, day and year that the original drawing was completed, and the month, day and year that the original drawing was revised for each revision, if any.
 6. A location map, for the purpose of locating the property being subdivided, showing the relationship of adjoining property to all streets, roads and municipal boundaries.
 7. Outline of the property from which the lot or lots are being subdivided, scale 1" equals 400', including bearings and distances of the property taken from the property deed including the primary control point.

Section 309 - Final Plat Specifications, continued

8. Names of record owners of adjoining land.
9. Reference to recorded subdivision plats of adjoining platted land within 1000 feet of the proposed Subdivision with recorded name, date and number of each Subdivision.
10. Existing buildings and other topography and the approximate location of all existing tree masses within the proposed subdivision.
11. Proposed and existing contours at vertical intervals of five (5) feet, or less as required by the Wheatfield Township Board of Supervisors.
12. Purpose for which sites other than residential lots are dedicated or reserved.
13. Land Subject to Flooding -
 - a. Land subject to flooding and deemed to be topographically unsuitable shall not be platted for residential occupancy, nor for such other uses as may cause danger to health, life or property or aggravate erosion or flood hazard. Such land within the subdivision shall be set aside on the Plat for such uses as shall not be endangered by periodic or occasional inundation.
 - b. Adequate Building Site - To insure that residents will have sufficient flood free land upon which to build a house, the Wheatfield Township Planning Commission may require elevations and flood profiles. Each lot shall contain a building site which shall be completely free of the danger of flood water on the basis of available information. (For additional information see the Township flood insurance rate maps.)
 - c. Street Elevation - The Wheatfield Township Planning Commission shall not recommend approval of streets subject to inundation by flooding. All streets must be adequately located above flood elevation to prevent isolation of areas by flood.
14. Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines of residential lots and other sites with accurate dimensions, bearings or deflection angles, and radii, arcs, and central angles of all curves, and areas for all lots and total acreage.
15. Name and right-of-way width of each street or other right-of-way.
16. Location, dimension, and purpose of easements, proposed and existing.
17. Proposed Protective Covenants running with the land, if any.
18. Number to identify each lot and/or site.

Section 309 - Final Plat Specifications, continued

19. Building setback lines on all lots and other sites.
 20. Parcels of land intended to be dedicated or reserved for schools, parks, playground, parking areas, common open space or other public, semi-public or community purpose.
 21. Locations and description of survey monuments. All permanent reference monuments shown by an "X" or other appropriate symbol.
 22. Certification by a registered Professional Surveyor Licensed in the Commonwealth of Pennsylvania, certifying to accuracy of survey and plat.
 23. Certification of title showing that applicant is the owner of land, agent of the land owner or tenant with permission of landowner.
 24. Statement by owner dedicating streets, rights-of-way and any sites for public uses which are to be dedicated.
 25. Signature Blocks for all approving or reviewing agencies.
 26. Zoning District.
 27. Every final plat requiring a driveway access intersecting with a state highway must contain a note that the Pennsylvania Department of Transportation Occupancy Permit is required, and further, every final plat requiring driveway access intersecting with a state highway must obtain a PennDOT Occupancy Permit.
- B. Other Data: The Final Plat shall be accompanied by the following data and plans as prescribed by the Engineering Specifications or as required by the laws of the Commonwealth of Pennsylvania.
1. Final plans and profiles of streets and alleys showing grades at a minimum scale of one hundred feet (100') horizontal and ten feet (10') vertical.
 2. Typical Cross Sections of streets, showing the width of right-of-way, width of cartway, location and width of sidewalks, location and size of utility mains, and type of construction.
 3. Plans and profiles of proposed sanitary, and storm water sewers, with grades and pipe size indicated; a plan of any proposed water distribution system showing pipe sizes and location of valves and fire hydrants. Data submitted shall include hydraulic computations.

Section 309 - Final Plan Specifications, continued

4. A final Erosion and Sedimentation Control Plan, showing the location and types of erosion and sediment control measures together with a report, signed by the Perry County Conservation District, indicating that the plan has been reviewed.
5. A copy of an application for a permit for earth moving activity or a permit issued and signed by the Department of Environmental Resources as required by the Rules and Regulations, Chapter 102 "Erosion Control", under P.L. 1987, June 22, 1937, as amended.
6. In the case of subdivision and land development plans proposed for the sale of lots only, the subdivider shall include on the Final Plat, a covenant with the land assuring the implementation by the lot owners of the Erosion and Sedimentation Control Plan.
7. A copy of the sewage "Plan Revision Module for Land Development" or other equivalent documentation approved by the Department of Environmental Resources in compliance with the requirements of the Pennsylvania Code.
8. Such other certificates, affidavits, endorsements, or dedication as may be required by the Wheatfield Township Planning Commission or the Wheatfield Township Board of Supervisors in the enforcement of those regulations.
9. Where a proposed public or private street connects to a state highway, the highway occupancy permit as issued by the Pennsylvania Department of Transportation should be submitted if available.
10. A report from the Wheatfield Township Sewage Enforcement Officer stating that each lot is suitable for an on-lot sewage disposal system.
11. If a community sewage or water system is proposed, a final plan showing the proposed facilities and backup data including treatment facilities and collection/distribution system.
12. A plan showing the location of all soil testing areas on all lots of the development.

ARTICLE IV
DESIGN STANDARDS

Section 401 - Streets

- A. General Standards - The arrangement, character, extent, width, grade and location of all streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in the appropriate relation to the proposed uses of the land to be served by such streets. The arrangement and other design standards of streets shall conform to the provisions found herein.
1. The arrangement of streets in new subdivisions shall make provisions for the continuation of existing streets right-of-ways to adjoining properties.
 2. Where adjoining areas are not presently subdivided, the arrangement of streets in the new subdivision shall make provisions for the proper projection on street right-of-way for future development to adjoining properties.
 3. When a new subdivision adjoins unsubdivided land appropriate for subdivision, then the new street paving shall be carried to the boundaries of the subdivided track. The owner of the unsubdivided land shall be given written notice of the pending subdivision or Land Development by the applicant. Proof must be provided that this provision has been complied with and coordination between the projects has been completed.
 4. Existing Township roads are designated in Section B below and are all collector streets.
 5. Private right-of-way of fifty (50) feet in width with no street surfacing requirements may be approved for three (3) lots or less. Further subdivision in excess of the initial three (3) lots using private streets or private right-of-way shall not be permitted unless the initial private streets and/or private right-of-ways and any extensions thereof, are dedicated and improved in accordance with all applicable construction standards. The private rights-of-way shall meet the design standards for streets as specified in this Article except for the requirement of paving and the requirements of Section 405. B.3.

B. Existing Township Road Designation

<u>Township Number</u>	<u>Names</u>
305	No Name From T.R. 450 To Carroll Twp. Line
305-456	Pine Hill Rd.
310	Grandview Drive
311	Hemlock Drive

B. Existing Township Road Designation, continued

<u>Township Number</u>	<u>Names</u>
329	No Name From L.R. 50014 To Carroll Twp. Line
343	Caren Ave.
344	Mildred Ave.
345	Roseglen Rd. From L.R. 50014 To T.R. 30
345	Hunkey Hollow Rd. From L.R. 30 To T.R. 466
346	Mc/Naughton Dr.
347	No Name From T.R. 452 To T.R. 450
347	Linton Hill Road
364-347	Linton Hill Rd. From L.R. 50014 to Watts & Penn Twp. Line
355	Montebello Farm Rd.
440	Losh's Run Rd.
443	Pennel Church Rd.
445	Basin Hill Rd.
446	Ankajam Dr.
447	Dale Dr.
448	Mountain Rd.
449	Creig Run Rd.
450	Windy Hill Rd.
451	Pearl Dr.
451	Cornfield Cir.
452-347	Dark Hollow Rd. From L.R. 30 To T.R. 347
454	No Name From L.R. 30 To T.R. 345
456	Dugan Mill Road
464	No Name From T.R. 345 To T.R. 347

B. Existing Township Road Designation, continued

<u>Township Number</u>	<u>Names</u>
466	Montebello Rd.
468	No Name From T.R. 466 To T.R. 355
468	Narrows Road
506	Sulphur Spring Rd.

Section 401 - Streets, continued

C. Street Width

1. Minimum Street right-of-way and cartway widths shall be as follows:

<u>STREET TYPE</u>	<u>WIDTH</u>
(All Township Streets)	

Arterial Streets Right-of-way Shoulders	As determined by the Wheatfield Township Supervisors after consultation with the Pennsylvania Department of Transportation and the Wheatfield Township Engineer
Collector Streets Right-of-way Shoulders Cartway	60 feet 16 (8' each side) feet 24 feet
Minor Streets Right-of-way Shoulders Cartway	50 feet 10 (5' each side) feet 20 feet
Turn around of Cul-de-Sac (diameter) Right-of-way Cartway	100 feet 80 feet
Alley or Service Drive Right-of-way Cartway	20 feet 20 feet

*Cartway width may be reduced if paved off-street parking areas are provided.

Section 401 - Streets, continued

C. Street Widths, continued

2. Provision for additional street width (right-of-way, cartway, or both) may be required when determined to be necessary by the Wheatfield Township Supervisors in specific cases for:
 - a. Public safety and convenience.
 - b. Parking in commercial and industrial areas and in areas of high density development.
 - c. Widening of existing streets where the width does not meet the requirements of the preceding paragraphs.
3. Where curbs are required the cartway width (between curbs) shall be as indicated in the PennDOT Design Manual 2, as revised.
4. When the subdivision or land development is proposed fronting on an existing Township Road, except for a PennDOT Highway, the required additional right-of-way shall be dedicated for the lots or land development proposed, and the dedication shall not be required for the remaining portion of the property except where the remaining portion of the property is less than one required lot width. Then the required right-of-way for all of the property fronting on the existing street shall be shown on the plat and a signed dedicatory statement shall be shown on the Final Plat.
5. Existing township roads are considered collector streets and require Sixty (60) feet of dedicated right-of-way. A width of Thirty (30) feet of dedicated right-of-way from the center line of the existing pavement is required for the entire length of the lots involved.

D. Horizontal Alignment

1. Intersections -

Intersections involving the junction of more than two (2) streets are prohibited. Right-angle intersections must be used wherever practical however, in no case shall streets intersect at less than Seventy-Five (75) degrees.

2. Intersection curve Radii-

At intersections or streets the radius of the curb or edge of pavement radii shall not be less than the following:

<u>Intersection</u>	<u>Curb or Edge of Pavement</u>
Collector with Collector Street	Thirty-Five (35') feet
Collector with Minor Street	Twenty-Five (25') feet
Minor Street with Minor Street	Fifteen (15') feet

Property lines of corner properties adjacent to intersections shall be substantially concentric with curb lines or edge of pavement.

Section 401 - Streets, continued

D. Horizontal Alignment, continued

3. Intersection Sight Distance -

Proper sight lines must be maintained at all intersections.

a. Where intersections occur between streets there must be a clear sight triangle of seventy-five (75') feet based on the measurement along the centerline of the streets four (4') feet above the centerline. No building or obstruction shall be permitted in this area.



b. Sight distance at the intersection of a proposed street and an existing township street measured from the point of intersection four (4') feet above the centerline of the roadway shall be as follows:

<u>Type of Street</u>	<u>Sight Distance</u>
Collector	400'
Minor	200'

c. Where intersections occur between proposed new streets or driveways providing access to separate parcels of land and State Highways (Legislative Routes, Pennsylvania Routes and United States Routes) or Arterial Streets sight distance provided in accordance with the requirements of the Pennsylvania Department of Transportation.

4. Streets Not in Alignment -

If streets are not in alignment, the distance between the centerlines of streets opening on opposite side of an existing or proposed street shall be no less than one hundred twenty-five (125') feet.



5. Sight Distance -

Sight distance must be provided with respect to both horizontal and vertical alignment. Measured along the center line, four and one-half (4½') feet above grade, this sight distance must be as follows:

<u>Type of Street</u>	<u>Sight Distance</u>
Arterial	Based on PennDOT criteria considering classification and design speed.
Collector	two hundred (200') feet
Minor	one hundred (100') feet

Section 401 - Streets, continued

D. Horizontal Alignment; continued

6. Curves -

Where connecting street lines deflect from each other at any one point by more than five (5) degrees, the line must be connected with a true, circular curve. The minimum radius of the center line for the curve must be as follows:

<u>Type of Street</u>	<u>Minimum Radius</u>
Collector	three hundred (300') feet
Minor	one hundred fifty (150') feet

Straight portions of the street must be tangent to the beginning or end of curves. Except for minor streets there must be a tangent of at least one hundred (100') feet between reverse curves.

7. Cul-de-sacs or Dead End Streets -

Cul-de-sacs or dead end streets, designed to be so permanently, shall not exceed sixteen hundred (1600') feet in length, and shall be provided with a turn around having minimum dimensions for right-of-way and cartway widths as indicated in the preceding section.

E. Vertical Alignment

1. Street Grades -

- a. The grades of streets shall not be less than the minimum or more than maximum requirements listed below.

<u>Type of Street</u>	<u>Minimum Grade</u>	<u>Maximum Grade</u>
All streets	0.75%	
Arterial Streets		As determined by the Board of Supervisors after consultation with the Pennsylvania Department of Transportation
Collector Streets		Seven (7%) percent
Minor Streets		Twelve (12%) percent

- b. Vertical curves shall be used in changes of grade when the algebraic difference exceeds one (1%) percent, and shall be designed for maximum visibility. Intersections shall be approached on all sides by leveling areas. Where the grade exceeds seven (7%) percent, such leveling areas shall have a minimum length of one-hundred (100) feet (measured from the intersection of the center lines) within which no grade shall exceed a maximum of four (4%) percent. The maximum rate of change of grade shall be (7%) percent per hundred (100') feet of road, provided that the clear sight distances specified above are maintained at all points.

Section 401 - Streets, continued

F. Slope of Banks along Streets -

The slope of banks along streets measured perpendicular to the street center line shall be no steeper than the following:

1. One (1') foot of vertical measurement for three (3') feet horizontal measurement for fills.
2. One (1') foot of vertical measurement for two (2') feet of horizontal measurement for cuts.

G. Partial and Half-streets -

The dedication of half-streets at the perimeter of new subdivisions is prohibited.

H. Names of Streets -

Names of new streets shall not duplicate or approximate existing or platted street names, or approximate such names by the use of suffixed such as "land", "drive", "way", "court", "avenue", ect. In approving the names of streets cognizance may be given to existing or platted streets names within the postal delivery district served by the local post office. New streets shall bear the same name or number of any continuation or alignment with an existing or platted street.

Section 402 - Alleys and Service Roads

Alleys shall be prohibited in residential districts except where proven to be necessary.

Section 403 - Easements

- A. The minimum width of easements shall be fifteen (15') feet for under ground facilities and thirty (30') feet for drainage facilities. Wherever possible, easements for public utilities shall be centered on side or rear lot lines. Additional width may be required by the Supervisors depending on the purpose of the easement.
- B. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainage way, 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, relocating or protecting such drainage facilities, or for the purpose of installing a storm water sewer.
- C. Applicant shall provide the Board of Supervisors with a statement from the Utility Company as to easement adequacy.

Section 404 - Blocks

- A. Blocks shall not exceed sixteen hundred (1,600) feet in length and shall be of sufficient depth to permit two (2) tiers of lots, except as otherwise provided for herein.

Section 405 - Lots

A. General -

1. The minimum lot size, lot width, and building setback lines shall be as required by the Wheatfield Township Zoning Ordinance. Every lot shall abut a public street except for lots permitted in Section 401 A. 5. Side lines should be substantially at right angles or radial to street lines whenever possible.
2. Double Frontage - Double frontage lots shall be avoided, except that, where desired along arterial streets or limited access highways, reverse frontage lots may face on an interior street, and back on such thoroughfares. Interior lots having frontage on two streets shall be avoided except where unusual conditions make it necessary.

B. Access

1. Each subdivision and land development plan shall be designed to provide for access to each lot or development by a public street.
2. Streets shall be laid out to provide for access to all lots and to adjacent undeveloped areas, and the subdivider or developer shall improve or reserve access streets to the limits of the subdivision or land development.
3. The Supervisors of Wheatfield Township upon the recommendation of the Wheatfield Township Planning Commission may grant a modification of the requirement that lots or developments be accessed by a public street if the literal enforcement of said requirement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that the modification shall not be contrary to the public interest and that the purpose and intent of the ordinance is observed, and further provided that each lot or development is sufficiently accessed by a private street which shall be adequately designed to safely accommodate the traffic expected from the proposed and foreseeable development, and provided further that the proposed private street shall not be required to carry significant traffic. Private streets shall not be approved if:
 - (a) A bridge or other structure is located on the private street which is not in conformity with standards determined appropriate by the Wheatfield Township Engineer.
 - (b) Access to the properties serviced by the private street by emergency vehicles shall be inhibited:
 - (c) The private street would service more than three dwelling units.
 - (d) The private street right-of-way is less than fifty feet (50').

Section 405 - Lots, continued

4. Whenever a subdivider or developer proposes to provide access to a subdivision or development by a private street, the Township may require that he submit two copies of a proposed Agreement between himself and the lot owners or tenants, and such Agreement shall establish responsibility for street maintenance and repair, snow and ice removal, and upkeep of the road bed and drainage facilities. Said Agreement shall be recorded with the final subdivision or land development plan and be a provision of the deed. Private streets shall be designed and constructed in accordance with the standards set forth in This Ordinance for minor streets.

Panhandled lots may be permitted provided satisfactory evidence is submitted to the Township demonstrating that no undue or adverse impact will be caused upon the adjoining roadways and that the panhandled configuration is necessary for the efficient use of the affected land.

C. Soils Analysis

Soils analysis shall be required by the Township on each proposed lot in accordance with the Rules and Regulations of the Pennsylvania Department of Environmental Resources. From the results of these tests, the lot size shall be established large enough to provide for the specified minimum area required for the absorption field as prescribed in accordance with the requirements of the Pennsylvania Department of Environmental Resources, but in no case shall the lot size be less than as set forth in Section 404 of this Ordinance.

Section 406 - Storm Water Management and Design Criteria

- A. Scope a Storm Water Management Plan (SWMP) shall be required for each subdivision or land development plan at both the Preliminary and Final Plan submittal stage. As an intergal part of the SWMP, Erosion and Sedimentation Control measures shall be included.
- B. The SWMP shall contain the following:
 1. A general description of the proposed project.
 2. Project location on a 7.5 minute USGS map or equivalent.
 3. Topographic features of the site and adjacent lands that are considered to impact upon the storm water management design.
 4. Runoff calculations and related design computations of the total drainage basin necessary to substantiate the proposed temporary and permanent storm water management facilities.

Section 406 - Storm Water Management and Design Criteria, continued

5. Design and Specifications of temporary and permanent storm water management facilities.
 6. Staging or implementation Schedule for constructing the proposed storm water control system.
- C. Design Standard-Computations for determining storm water runoff and for the design of storm water management facilities shall be based upon the Soil-Cover-Complex method described in either TR-55, Urban Hydrology for Small Watersheds; the United States Department of Agriculture, Soil Conservation Engineering Field Manual; or the Soil Conservation Service National Engineering Handbook, Section 4. Computations based upon an alternative method may be accepted upon recommendation of the Township Engineer and approval of Township Supervisors. The following standards shall apply:
1. All pre-development calculations shall be based upon existing land use features, excepting however that agricultural uses shall be categorized by the following descriptions:
 - a. Cultivated Land with Conservation Treatment Pasture, Good Condition.
 - b. Meadow, Good Condition.
 - c. Pre-development storm water runoff shall be calculated for a two-year storm event.
 2. Release rates from storage structures shall be based on the runoff from the two-year predevelopment storm event, for the primary outlet structure.
 3. Storage structures shall be designed such that the post development five-year peak discharge will not exceed the predevelopment two-year peak discharge for the primary outlet structure.
 4. All storage structures or facilities will be designed with emergency spillways sufficient to handle the 25-year post development storm event.
 5. Culverts, pipes, and other water carrying structures shall be designed to handle peak discharge from the ten-year post development storm event.
 6. The SWMP shall include calculations indicating velocities of flow, grades, sizes, and capacities of water carrying structures, debris or sedimentation basins, and retention and detention ponds and sufficient design information to construct such facilities.

Section 406 - Storm Water Management and Design Criteria, continued

7. Storm water runoff shall be based on the following 24-hour storm events:

<u>STORM FREQUENCY</u>	<u>INCHES OF RAINFALL</u>
2 years	2.5 inches
5 years	3.8 inches
10 years	4.7 inches
25 years	5.1 inches
50 years	5.8 inches
100 years	6.4 inches

8. Maximum permitted velocities are as follows:

- a. Three (3) feet per second where only sparse vegetation can be established.
- b. Four (4) feet per second under normal conditions where vegetation can be established by seeding.
- c. Five (5) feet per second where a dense, vigorous sod can be quickly established or where establishment of vegetation.
- d. Six (6) feet per second where well established sod is in existence.
- e. For lined water carrying channels the following velocities are required:

<u>CHANNEL LINING</u>	<u>AVERAGE VELOCITIES</u>
6-inch rock rip-rap	6 feet per second
9-inch rock rip-rap	8 feet per second
Durable Bedrock	8 feet per second
12-inch rock rip-rap	9 feet per second
Concrete or steel (Dissipator)	12 feet per second

(See Perry County Soil Erosion and Sedimentation Control Handbook).

Section 406 - Storm Water Management and Design Criteria, continued

- f. The normal maximum velocity of open channel flows shall not exceed ten (10) feet per second.
- 9. Energy dissipators/erosion control devices shall be placed at the outlets of all pipes where flow velocities exceed maximum permitted channel velocities.
- 10. Vertical pipes, inlets and other surface water receiving structures shall be installed with trash racks, or so designed to control trash accumulation.
- 11. Storm water runoff channels shall be designed and installed to avoid trapping excess sediment, except if structures are so designed to trap sediment.

Section 407 - Alternate Hydraulic Criteria

A. General - The following shall be used as a minimum hydraulic design standards for drainage design. In addition to the listed requirements in this ordinance, a close coordination with the PennDot Design Manual Part 2, Chapter 10 and Bureau of Public Roads Criteria and charts shall be utilized. All other applicable provisions of Section 405 shall also apply to this Section.

1. Flood Frequency

<u>Drainage Area (Sq. Mi.)</u>	<u>Frequency (Year)</u>
0 - 1	10
1 - 4	25
4 - 20	50
Over- 20	100 year or greatest flood of record.

2. Runoff Determination

a. Minor watercourses and storm sewers shall be designed using the Rational Equation:

$$Q = CIA \text{ where}$$

C is a runoff coefficient based on future land use. (Table 1.)

I is intensity of rain fall obtained from attached Chart 1.

A is the total area contributing runoff to the point under study.

b. Major watercourse design discharges can be found by using one of the following methods:

- 1. PennDot Design Manual 2, Chapter 10.
- 2. U.S. Geological Survey Method.
- 3. USS Triangular Hydrograph.

c. For Average velocities of overland Flow see table 2.

Table 1

RUNOFF FACTORS FOR THE RATIONAL EQUATION

Type of Drainage Area or Surface	Runoff Factor "C"	
	Minimum	Maximum
Pavements, concrete or bituminous concrete	0.75	0.95
Pavements, bituminous macadam or surface-treated gravel	0.65	0.80
Pavements, gravel, macadam, etc.	0.25	0.60
Sandy soil, cultivated or light growth	0.15	0.30
Sandy soil, woods, or heavy brush	0.15	0.30
Gravel, bare or light growth	0.20	0.40
Gravel, woods or heavy brush	0.15	0.35
Clay soil, bare or light growth	0.35	0.75
Clay soil, woods or heavy growth	0.25	0.60
City business sections	0.60	0.80
Dense residential sections	0.50	0.70
Suburban, normal residential areas	0.35	0.60
Rural areas, parks, golf courses	0.15	0.30

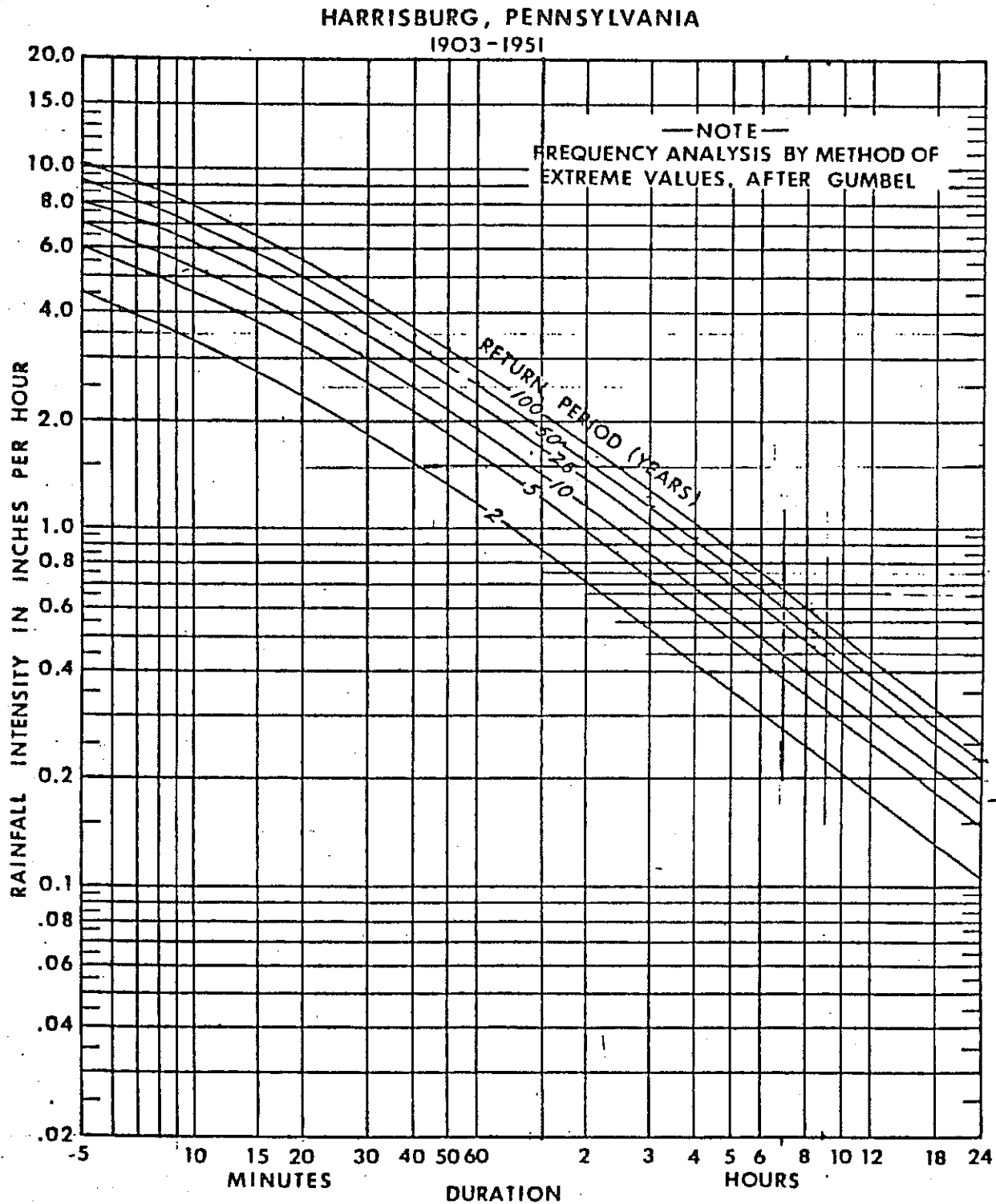
NOTE: Higher values are applicable to denser soils and steep slopes. Consideration should be given to future land use changes in the drainage area in selecting the "C" factor. For drainage area containing several different types of ground cover, a weighted value of "C" must be used. In special situations where sinkholes, stripped abandoned mines, etc. exist, careful evaluation shall be given to the selection of a suitable runoff factor with consideration given to possible reclamation of the land in the future.

Table 2

RECOMMENDED AVERAGE VELOCITIES OF OVERLAND FLOW FOR DETERMINING TIME OF CONCENTRATION

Description of Course of Runoff Water	Velocities in feet/second						
	Slope in Percent						
	0-3	4-7	8-10	11-15	16-20	21-25	26-30
Woodland	0.5	1.0	1.5	1.7	2.0	2.7	3.5
Pasture	0.8	1.5	2.2	2.8	3.0	4.1	4.5
Cultivated (Row Crop)	1.0	2.0	3.0	3.5	4.0	4.5	5.0
Pavement	5.0	12.0	15.5	18.0	—	—	—
Natural Draw(Not Well Defined)	0.8	2.5	4.0	6.0	—	—	—

Chart 1



Section 407 - Alternate Hydraulic Criteria, continued

3. Plan Presentation Requirement.
 - a. A contour plan showing all contributing drainage areas and pertinent drainage structures.
 - b. A profile of all watercourses and storm sewers under review.
 - c. Calculations showing design discharge, frequency and outlet velocities.

Section 408 - Grading for Drainage

- A. General - In order to provide more suitable sites for building and other uses, improve surface drainage and control erosion the following requirements shall be met:
 1. All lots, tracts or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Wheatfield Township Board of Supervisors.
 2. All drainage provisions shall be of such design to adequately handle the surface runoff and carry it to the nearest suitable outlet such as a curbed street, storm drain, or natural water course. Where drainage swales are used to divert surface waters away for buildings, they shall be sodded or planted as required, and shall be of such slope, shape and size as to conform with the requirements established by the Wheatfield Township Board of Supervisors.
 3. Concentration of surface water runoff shall only be permitted in swales or watercourses.
 4. Driveways and streets shall be designed and constructed to prevent water runoff flowing directly onto intersecting streets.
 5. Excavation and fills:
 - a. Cut and fill slopes shall not be steeper than specified in Section 401 (F) unless stabilized by a retaining wall or cribbing except as approved by the Wheatfield Township Board of Supervisors when handled under special conditions.
 - b. Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations of the sloping surfaces of fills.
 - c. Cut and fills shall not endanger adjoining property.
 - d. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.

Section 408 - Grading for Drainage, continued

- e. Fill shall not encroach on natural watercourses or constructed channels.
- f. Fill placed adjacent to natural watercourses or constructed channels shall have suitable protection against erosion during periods of flooding.
- g. Grading shall not be done in such a way so as to divert water onto the property of another landowner without the expressed consent of the Wheatfield Township Board of Supervisors and other landowners.
- h. During grading operations, necessary measures for dust control shall be exercised.
- i. Grading equipment will not be allowed to cross live streams. Provision will be made for the installation of culverts or bridges.

Section 409 - Erosion and Sediment Control

- A. General - These erosion and sedimentation control measures shall meet the requirements of this ordinance and the "Soil Erosion and Sedimentation Control Handbook" of the Perry County Conservation District as revised to date. All erosion control plans shall be submitted to the Perry County Conservation District for review, comment and approval.
 - 1. The Wheatfield Township Board of Supervisors shall not issue a building permit to those engaged in earth moving activities requiring a Department of Environmental Resources permit until the Department has issued a permit and/or plans are completed in accordance with Chapter 102, Rules and Regulations of D.E.R. as amended.
 - 2. Further, under the requirements noted above, the Wheatfield Township Board of Supervisors which issues building permits shall notify the Department of Environmental Resources immediately upon receipt of an application for a building permit involving earth moving activity which disturbs the cover of five (5) acres or more of land.
- B. Standards - The following are the minimum requirements for erosion control on Construction Projects in Wheatfield Township.
 - 1. No changes shall be made in the contour of the land; no grading, excavating, removal or destruction of the topsoil trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been processed with and reviewed by the Wheatfield Township Planning Commission, or there has been a determination by the Wheatfield Township Planning Commission, and the Wheatfield Township Board of Supervisors that such plans are not necessary. Appropriate earthmoving permits from the Department of Environmental Resources shall be required.

Section 409 - Erosion and Sediment Control, continued

2. No Subdivision or land development plan shall be approved unless there has been a plan approved by the Wheatfield Township Board of Supervisors that provides for minimizing erosion and sedimentation consistent with this Section, and an improvement bond or other acceptable securities are deposited with the Township in the form of an escrow guarantee which will ensure installation and completion of the required improvements; or there has been a determination by the Wheatfield Township Board of Supervisors that a plan for minimizing erosion and sedimentation is not necessary.
3. Measures used to control erosion and stormwater and reduce sedimentation shall as a minimum meet the standards and specifications of the Perry County Conservation District, and the Rules and Regulations of the Department of Environmental Resources Chapter 102, and the Pennsylvania Clean Streams Law, Act 222, July 31, 1970, as amended. The Township Engineer and other officials as designated, shall ensure compliance with the appropriate specifications, copies of which are available from the Soil Conservation District.
4. A plot plan restriction requiring compliance with the erosion and sediment control plan for construction of on-lot improvement (buildings, drive-ways, etc.) shall be included for each lot on the final plan.

C. Guidelines -

The following measures are effective in minimizing erosion and sedimentation and shall be included where applicable in the erosion control plan.

1. Stripping of vegetation, regrading, or other development shall be done in such a way that will minimize erosion. For that area of land which must be cleared of trees and other vegetation to allow construction of buildings and other improvements, the limits of clearing shall include only:
 - a. Dedicated streets and public service or utility easements.
 - b. Building roof coverage area plus twenty five (25') feet on all sides for construction activity.
 - c. Driveways, alleyways, walkways and ancillary structures such as patios.
 - d. Parking lots, except that the area subtracted for parking space shall not include any trees which are unique by reason of size, age or some other outstanding quality, such as rarity or status as a landmark or species specimen.
 - e. Other land area necessary to construct the proposed building, and other improvements.

Section 409 - Erosion and Sediment Control, continued

2. Development plans shall preserve salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water run-off.
3. Whenever feasible, natural vegetation shall be retained, protected, and supplemented.
4. The disturbed area and the duration of exposure shall be kept to a practical minimum.
5. Disturbed soils shall be stabilized as quickly as practicable.
6. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
7. The permanent (final) vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development.
8. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water runoff shall be structurally retarded.
9. Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps or similar measures.

Section 410 - Responsibilities

- A. Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the person, corporation, or others causing such sedimentation to remove it from all adjoining surfaces, drainage systems and watercourses, and to repair any damage at his expense within seven (7) calendar days.
- B. Maintenance of all drainage facilities and watercourses within any division 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.
- C. It is the responsibility of any person, corporation or other entity doing any act on or across a communal stream, watercourse or swale or upon the flood plain or right-of-way thereof, to maintain as nearly as possible in its present state the stream, watercourse, swale, flood plain or right-of-way during the activity and to return it to its original or equal condition after such activity is completed.
- D. Maintenance of drainage facilities or watercourses originating completely on private property is the responsibility of the owner to their point of open discharge at the property line or at a communal watercourse within the property.
- E. No person, corporation or other entity 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 communal stream or watercourses without having obtained prior approval from the Wheatfield Township Board of Supervisors.
- F. Where a subdivision is traversed by a watercourse, there shall be provided a drainage easement or right-of-way, conforming substantially with the line of such watercourse, and of such width as will be adequate to preserve natural drainage.
- G. Each person, corporation or other entity which makes any surface changes shall be required to:
 - 1. Collect on-site surface runoff and dispose of it to the point of discharge into the common natural watercourse of the drainage area.
 - 2. Handle existing and potential off-site runoff through his development by designing to adequately handle storm runoff from a fully developed area upstream.
 - 3. Pay the total cost of off-site improvements including easement cost, if applicable, to the common natural watercourse, based on a fully developed drainage area.
 - 4. Provide and install at his expense, in accordance with Township requirements, all drainage and erosion control improvements (temporary and permanent).
- H. Easements for such common natural watercourse improvements shall be maintained by the individual property owners.

Section 411 - Ownership and Maintenance Program

- A. Each SWMP shall contain provisions which clearly set forth the ownership and maintenance responsibility of all permanent storm water management facilities. Including:
1. Description of Maintenance Requirements.
 2. Establishment of suitable easements for access to all facilities by County and Township Officials.
 3. Identification of the responsible party or entity for ownership and maintenance of both temporary and permanent storm water management erosion control facilities. In meeting this requirement, the following priority is herein established:
 - a. As a first priority, the facilities should be incorporated within individual lots so that the respective lot owners will own and be responsible for maintenance in accordance with recorded deed restriction.
 - b. As a second priority, in the event that the first priority cannot be achieved, ownership and maintenance should be the responsibility of a Home Owners Association. The stated responsibilities of the Home Owners Association in terms of owning and maintaining the storm water management facilities shall be submitted with final plans for determination of their adequacy, and upon their approval shall be recorded with the approved subdivision plan among the deed records of Perry County, Pennsylvania. In addition, the approved subdivision plan and any deed written from said plan for a lot or lots shown herein shall contain a condition that it shall be mandatory for the owner or owners of said lot to be members of said Home Owners Association.
- B. All provisions of the Soil Erosion and Sedimentation Control Handbook as prepared by the Cumberland, Dauphin and Perry County Conservation District shall apply.

*

ARTICLE V

IMPROVEMENT AND CONSTRUCTION REQUIREMENTS

Section 501 - Requirement of Developer

- A. The developer shall provide all improvements required by these regulations.

Section 502 - Completion of Improvements or Guarantee thereof Prerequisite to Final Plat Approval

- A. No plat shall be finally approved unless the streets shown on such plat have been improved to a mud-free or otherwise permanently passable condition, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and other improvements as required by This Ordinance have been installed in accordance with such ordinance. In lieu of the completion of any improvements required as a condition for the final approval of a plat, the developer shall provide for the township a deposit of financial security in an amount sufficient to cover the costs of any improvements or common amenities including, but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required. Without limitation as to other types of financial security which the Township may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this section. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required within one year of the date fixed in the subdivision plat for completion of such improvements. The amount of financial security shall be equal to one-hundred-ten percent of the cost of the required improvements for which financial security is to be posted plus the inspection fee as provided for in Article VI. The cost of the improvements shall be established by submission to the Wheatfield Township Board of Supervisors of bona fide bid or bids from the contractor or contractors chosen by the party posting the financial security to complete the improvements or, in the absence of such bona fide bids, the costs shall be established by estimate prepared by the Township Engineer.
- B. If the party posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten percent for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one-hundred-ten percent of the cost of completing the required improvements as re-established on or about the expiration of the preceding one-year period by using the above bidding procedures.

Section 502 - Completion of Improvements or Guarantee Thereof Prerequisite to Final Plat Approval, continued

- C. In the case where development is projected over a period of years, the governing body 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. As the work of installing the required improvements proceeds, the party posting the financial security may request the Township Supervisors to release or authorize the release, from time to time, such portions of the financial security necessary for payment of the contractor or contractors performing the work. Any such requests shall be in writing addressed to the governing body, and the governing body shall have forty-five (45) days from receipt of such request within which to allow the Township Engineer to certify, in writing, to the governing body that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon receipt of such certification the governing body may authorize release by the bonding company or lending institution of an amount as estimated by the Township Engineer fairly representing the value of the improvements completed, or if the governing body fails to act within said forty-five (45) day period, the governing body shall be deemed to have approved the release of funds as requested. The governing body may, prior to final release at the time of completion and certification by its engineer, require retention of ten percent (10%) of the estimated cost of the aforesaid improvements. Where the governing body accepts dedication of all or some of the requirements following completion, the governing body may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed twelve (12) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this section with regard to installation of such improvements, and the amount of the financial security shall not exceed ten percent (10%) of the actual cost of installation of said improvement. If water mains or sanitary sewer lines, or both along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Township, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this Section. If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this section, the Township shall not condition the issuance of building, grading or other permits relating to the erection or placement of improvements including buildings, upon the lots or land as depicted upon the final plat upon actual completion of the improvements depicted upon the approved final plat. Moreover, if said financial security has been provided, building permits for any building or buildings to be erected shall not be withheld following: the improvement of streets providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plat, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building or buildings.

Section 503 - Release from Improvement Bond

- A. When the developer has completed all of the required improvements, the developer shall notify the Board of Supervisors, in writing, certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer.
1. The Board of Supervisors shall, within ten (10) business days after receipt of such notice, direct and authorize the Township Engineer to inspect all the required improvements.
 2. The Township Engineer shall, thereupon, file a report, in writing, with the Board of Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the authorization for inspection by the Board of Supervisors.
 3. The report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part. If the improvements, or any portion thereof, are not approved by the Township Engineer, the report shall contain a statement of reasons for disapproval.
 4. The Board of Supervisors will make a final determination and shall notify the developer, in writing by certified mail or registered mail, of the action of the Board, within ninety (90) days after receipt of the notice to inspect.
 5. If the Board of Supervisors or the Township Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released of all liability, pursuant to its performance guaranty bond.
 6. If any portion of the said improvement shall not be approved or shall be rejected by the Board of Supervisors, the developer shall proceed to complete the same, and upon completion, the same procedure of notification as listed above shall be followed.
 7. The Board of Supervisors reserves the right not to release up to ten percent (10%) of the performance guaranty bond for a period of one (1) year from the Township's acceptance of improvements in order to insure that sufficient funds will be available for unforeseen maintenance costs during the one (1) year period from acceptance.

Section 504 - Remedies to Effect Completion of Improvements

- A. In the event that any improvements which may be required have not been installed as provided in This Ordinance or in accordance with the approved Final Plan, the Board shall have the power to enforce any corporate bond, or other security by appropriate legal and equitable remedies. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board of Supervisors may, at its option, install part of such improvements in all or part of the subdivision or land development and may secure the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose.

Section 505 - Monuments and Markers

- A. Monuments must be set:
1. At the intersections of all street right-of-way lines.
 2. At the intersection of lines forming angles in the boundaries of the subdivision.
 3. At such intermediate points as may be required by the Engineer.
- B. Monuments and markers shall be made of the following size and material:
1. Monuments shall be four (4") inches square or four (4') inches in diameter and shall be thirty (30") inches long. Monuments shall be made of concrete, stone or by setting a four (4") inch cast iron or steel pipe filled with concrete.
 2. Markers shall be three quarters (3/4") of an inch in square or three quarters (3/4") of an inch in diameter and twenty-four (24") inches long. Markers shall be made of iron pipes or iron or steel bars.
- C. Markers must be set:
1. At all corners except those monumented.
 2. By the time the property is offered for sale.
- D. Monuments and markers must be placed so that the scored or marked point coincides exactly with the point of intersection of the lines flush with ground. They must be set so that the top of the monument or marker is level with the finished grade of the surrounding ground. Monuments must be marked on top with a copper or brass plate or dowel set in the concrete.

Section 506 - Street Surfacing

A. Streets

Streets must be surfaced to the grades and dimensions drawn on the plans, profiles and cross-sections submitted by the applicant, and approved by the Board of Supervisors. Before paving the streets surface, the applicant must install the required utilities and provide, where necessary, adequate storm water drainage for the street acceptable to the Supervisors. The pavement base, wearing surface and shoulders must be constructed according to the following specifications excepting however that for the construction of arterial roads or highways, the subdivider shall consult the Supervisors and be governed by the Pennsylvania Department of Transportation for the method of construction to be used.

- B. Pavement - The pavement base and wearing surface must be in accordance with, and constructed in accordance with the Pennsylvania Department of Transportation, Form 408, as revised to date. The following table will outline the alternates available to the developer.

Flexible Pavements	Type	Minor Streets	Collector Streets
Surface	ID-2	1½"	1½"
Base	Bit. Conc.	4 "	5 "
Subbase	S.B.	8 "	8 "
Surface	ID-2	2½"	3 "
Subbase	Crushed Aggr. Base	8 "	8 "

1. For the construction of arterial roads or highways, the subdivider shall consult the Wheatfield Township Board of Supervisors and be governed by the Pennsylvania Department of Transportation Specifications for the method of construction to be used. (Form 408 as revised to date).
2. The Wheatfield Township Board of Supervisors shall decide if a collector or arterial street is required as a direct result of the construction of his subdivision in which case the applicant is responsible for paving the additional width required.

C. Shoulders

1. All shoulders shall be stabilized with full stone base in accordance with Pennsylvania Department of Transportation, Form 408, as revised to date.

Section 506 - Street Surfacing, continued

D. Driveway Entrances

1. Entrances onto Township Roads

- a. Where a proposed driveway provides access onto a Township road the design shall prevent stormwater drainage from flowing onto the Township road. The plan of the proposed access shall be submitted to the Township Engineer for review and approval.
- b. Driveway entrances or aprons within the street right-of-way shall be surfaced to their full width, and in no case shall be less than ten (10) feet, the type of base and wearing surface to be the same as specified above. Where sidewalks are installed, the required driveway surfacing shall end at the street side of the sidewalk.

2. Entrances onto State Roads (PennDOT)

- a. Where a proposed driveway provides access onto a State Highway (Legislative Route, Pennsylvania Route or United States Route) the design of such driveway access and drainage shall be prepared in accordance with the requirements of the Pennsylvania Department of Transportation and shall be subject to the approval and issuance of permits by the Department.

Section 507 - Sewers and Water

- A. Where a public sanitary sewer system is within one thousand (1,000) feet of, or where plans approved by the municipality provide for the installation of such public sanitary sewer facilities to within one thousand (1,000) feet of, a proposed subdivision, the subdivider shall provide the subdivision with a complete sanitary sewer system as designed by a Registered Professional Engineer. This design must be submitted to the Wheatfield Township Engineer for review and approval. The feasibility must be approved by the Wheatfield Township Board of Supervisors.
- B. Where the installation of a sanitary sewer system is not required, the subdivider or owner of the lot shall provide for each lot, at the time improvements are erected thereon, a private sewage disposal system consisting of a septic tank and tile absorption field or other approved sewage disposal system. All such individual sewage disposal systems shall be constructed in accordance with the "Rules and Regulations of the Pennsylvania Department of Environmental Resources" and shall be approved by the Wheatfield Township Sewage Enforcement Officer.

Section 507 - Sewers and Water, continued

- C. Where a private, community sewerage system is proposed, such system shall be subject to approval of the Pennsylvania Department of Environmental Resources before approval by the Township. As a condition of Township approval, the Board upon recommendation of the Planning Commission may establish terms for future acceptance of such system on behalf of Wheatfield Township Board of Supervisors which may include a deferral of acceptance or a permanent refusal to accept. All private, community sewerage system shall be owned and maintained by a perpetual entity and such ownership and maintenance responsibility shall be clearly established as a condition of Final Plan approval.
- D. Where a water main supply system is within one thousand (1,000) feet of, or where plans provide for the installation of such public water facilities the subdivider shall provide the subdivision with a complete water main supply system to be connected to the existing or proposed water main supply system in accordance with the Wheatfield Township specifications. All water line designs must be submitted to the Wheatfield Township Engineer for review and approval. The feasibility must be approved by the Wheatfield Township Board of Supervisors.
- E. Where installation of a public water main supply system is not required, the subdivider or owner of the lot shall provide for each lot, at the time improvements are erected thereon, an individual water supply in accordance with the rules and regulations of the Pennsylvania Department of Environmental Resources, as to source and installation.
- F. Water supply facilities will be designed so as to provide adequate supply and pressure for domestic use and for fire fighting purposes as determined by the Wheatfield Township Engineer.
- G. Where a private, community water system is proposed, such system shall be subject to the applicable approval of the Pennsylvania Department of Environmental Resources before approval by the Township. As a condition of Township approval, the Board upon recommendation of the Planning Commission may establish terms for future acceptance of such system on behalf of Wheatfield Township Board of Supervisors which may include a deferral of acceptance or a permanent refusal to accept. All private, community water systems shall be owned and maintained by a perpetual entity and such ownership and maintenance responsibility shall be clearly established as a condition of Final Plan approval.

Section 508 - Storm Water Management Construction Standards & Basic Construction Criteria

- A. Consturction standards of storm water management and erosion control facilities shall be in accordance with the approved plan and accompanying Specifications, if any. The construction details and standards of the following publications in their most recent revision shall control.
 - a. "Erosion and Sedimentation Control Handbook of Cumberland, Dauphin and Perry Counties."
 - b. PennDOT, Form 408, Specifications.
 - c. PennDOT, RC Series, Roadway Construction Standards.
- B. Whenever the evidence available to the Wheatfield Township Supervisors and/or the recommendation of the Wheatfield Township Planning Commission indicates existing surface drainage is inadequate, the subdivider shall install storm sewers, culverts, and related facilities designed by a Registered Professional Engineer, as necessary to:
 - 1. Permit the unimpeded flow of natural water courses.
 - 2. Ensure the drainage of all low points along the line of streets.
 - 3. Intercept storm water run-off along streets at intervals reasonably related to the extent and grade of the area drained.
 - 4. Provide positive drainage away from on-site sewage disposal facilities.
- C. Storm drainage facilities must be designed not only to handle the anticipated peak discharge from the property being subdivided, but also the anticipated increase in run-off that may occur when all the property at a higher elevation in the same drainage basin is fully developed.
- D. Existing Facilities
 - 1. Where adequate existing storm sewers are readily accessible, the subdivider must connect his storm water facilities to these existing storm sewers. Where the development of a property results in the overloading of existing township storm water facilities the developer shall be responsible for replacing the facilities in accordance with Article IV.

Section 508 - Storm Water Management Construction Standards & Basic
Construction Criteria, continued

E. Abutting Properties

1. In the design of storm drainage facilities, special consideration must be given to preventing excess run-off onto adjacent properties. In no case may a change be made in the existing topography which would:
 - a. Result in increasing any portion of the slope steeper than one (1) foot of vertical measurement for three (3) feet of horizontal measurement for fills, or one (1) foot of vertical measurement for two (2) feet of horizontal measurement for cuts within a distance of twenty (20) feet from the property line unless an adequate retaining wall or other structure is provided.
 - b. Result in a slope which exceeds a stable slope for the material involved.
2. All slopes must be protected against erosion in accordance with the Perry County Conservation District Handbook.

F. Drainage upon and On Streets

1. Upon Streets

- a. In order to give proper surface water drainage upon streets, a building on a lot must be at a grade of satisfactory relationship:
 1. With established street grade, or
 2. With the proposed street grade where none is established.
- b. A street must be designed so as to provide for the discharge of surface water from its right-of-way. The slope of the crown on a street shall be $\frac{1}{4}$ of an inch per foot. Adequate facilities must be provided at low points along the street and other points necessary to intercept run-off. Shoulders shall have a slope of not less than $\frac{1}{2}$ of an inch per foot.

G. Drainage Structures

1. Drainage structures shall be designed in accordance with Article IV Section 406 or 407.
2. Culverts beneath paved cartways shall be constructed of Reinforced Cement Concrete Pipe or another pipe material as approved in writing by the Board of Supervisors.

Section 509 - Standards for Curbs and Gutters

- A. Construction of curbs and gutters within the Township shall conform to the following requirements:
1. The developer shall install curbs and gutters whenever a proposed subdivision or land development shall have an average of six (6) or more lots or dwelling units per net acre included in the project, or where any project is within one-thousand (1,000') feet of any existing or recorded subdivision of land development located along the same side of a connecting street and having curbs, curbs shall be installed on lot frontages of the street. In areas where curbing is not required, suitable gutters shall be designed and installed subject to Township approval to control erosion. If curbs are to be installed, the pavement shall extend from curb to curb and shall not be less than thirty-two (32') feet wide. When the Storm Water Management Plan adequately controls surface water without provisions for curbs is evident other than the density factor, the curbing requirement may be waived by the Township.
 2. Construction of curbs and gutters shall be constructed according to the standards set forth in the most recent edition or revisions to Penn DOT Specification, Form 408. The type of curbs or gutters shall be determined by the Engineer.

Section 510 - Standards for Sidewalks

- A. All construction of sidewalks within the Township shall conform to all of the following requirements:
1. The developer shall install sidewalks wherever a proposed subdivision or land development has an average of six (6) or more lots or dwelling units per net acre or is within one-thousand (1,000') feet of any existing or recorded subdivision or land development located along the same side of a connecting street having sidewalks, sidewalks shall be installed on all lot frontages.
 - a. Sidewalks, if to be located within the right-of-way of the street, shall extend in width from curb to the right-of-way, not to exceed 6 Feet in width.
 - b. If sidewalks are not to be located in the dedicated street right-of-way, suitable documentation shall be submitted setting forth the ongoing ownership and maintenance responsibility of the sidewalks as well as the appropriate easements.
 - c. Sidewalks must be at least four (4') feet wide. In the vicinity of shopping centers, schools, recreation areas and other such facilities, sidewalks must be at least five (5') feet wide and located within the street right-of-way.

Section 510 - Standards for Sidewalks, continued

2. Construction. Sidewalks if located within the dedicated street right-of-way shall be constructed of cement concrete according to the standards set forth in the most recent edition or revision of PennDOT Specifications, Form 408.

Section 511 - Street Name Signs

- A. The subdivision or land development shall be provided with street name signs at all intersections. Such signs shall conform to Township specifications and shall be installed by the subdivider or developer at his expense in a manner specified by the Wheatfield Township Engineer. Street names shall be subject to approval by the Wheatfield Township Board of Supervisors and the postal authorities.

Section 512 - Planting

- A. The appeal and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and additional new plant material may be added for privacy, shade, beauty of buildings and grounds.
 1. Within any land development or subdivision consisting of over ten (10) lots, it is encouraged that street trees be planted along all streets where suitable street trees do not exist.
 2. Street trees may be planted at intervals of not more than forty-five (45) feet, or an equivalent number shall be planted in an informal arrangement.
 3. Street trees shall not be planted opposite each other but shall alternate.
 4. At intersections, trees shall be located no closer than seventy-five (75) feet from the intersection of the street right-of-way lines.
 5. Trees shall not be planted within any street right-of-way.

Section 513 - As-Built Plans

- A. The subdivider or developer will furnish Wheatfield Township with as-built plans for streets, water systems, sanitary sewer systems and storm sewer systems within the subdivision or land development.
- B. Plans shall be submitted to the township office within six (6) months after completion of the improvements.



ARTICLE VI

MOBILEHOME PARK REGULATIONS

Section 601 - Procedure

- A. No person, firm or corporation shall construct, maintain or operate a mobilehome park within the Township without obtaining a mobilehome park permit from both Wheatfield Township and the Department of Environmental Resources. The procedures for reviewing mobilehome park plans shall be the same as for subdivision and land development plans in accordance with this provisions of this Ordinance. Unless specified in this article, the design standards and improvement requirements for mobilehome parks shall be the same as for subdivision and land development projects in accordance with the provisions of this Ordinance.

Section 602 - Plan Requirements

- A. Prior to the issuance of a mobilehome park permit, plans shall be submitted to and approved by the Township in accordance with the requirements and procedures of this Ordinance regarding pre-application consultation, preliminary plans and final record plans. In addition to the site plan information required elsewhere in this Ordinance, the following information shall be provided on the plans:
 1. The location and use of proposed building or structural improvements.
 2. The location and design of all uses not requiring structures such as recreation areas and landscaping.

Section 603 - Mobilehome Park Permit

A. License and Permit

It shall be unlawful for any person to construct, alter, extend, or operate any park unless he has been issued a valid annual license by the Department of Environmental Resources for proposed construction, alteration, extension, or operation; and unless he has been issued a permit by the Township hereunder; and unless he complies with provisions of the Ordinance and Regulations.

B. Application to the Department of Environmental Resources

Application for a license shall be made by the owner of the park or his authorized representative in accordance with Rules and Regulations of the Department of Environmental Resources and other agencies as required by the Laws of the Commonwealth of Pennsylvania. A copy of said Department application or license shall be attached to the Township permit application.

C. Application to Township

Owner shall also make application to the Zoning Officer on the form furnished by said official for permit to operate a park in the Township, designating the person within the Township upon whom service of notices and proceedings hereunder can be served.

Section 603 - Mobilehome Park Permit, continued

D. Inspection and Issuance of Permit

Upon receipt of such application the Township shall inspect applicant's proposed park to determine compliance with the provisions of this Ordinance and shall report thereon to the Board of Supervisors. Upon approval and upon being furnished a copy of license issue a Park Permit to applicant which shall be valid for period of one (1) year thereafter. Upon determination that application does not comply with this Ordinance, the Board of Supervisors shall give notice with conditions required to be met prior to reconsideration of the application.

E. Renewal Permits

Renewal permits for like period shall be issued by the Township upon application and Compliance with Ordinance and State requirements.

F. Applicability to Existing Parks

1. Parks in existence upon effective date of this Ordinance will be required to meet standards of the Department of Environmental Resources and maintenance and operating standards of this Ordinance as a prerequisite to issuance of a permit or a renewal permit.
2. Park operation and maintenance and expansion of existing parks shall comply with this Ordinance and with the Zoning Officer.
3. Parks in existence, in operation, or approved under prior ordinance, at time of enactment of this Ordinance, whether or not issued a permit, shall within one-hundred and twenty (120) days after the effective date of this Ordinance make application for permit hereunder and shall comply with provisions of this Ordinance applicable to parks in existence prior to enactment.

G. Revocation Permit

Whenever, upon inspection of any mobilehome park, it is determined that conditions or practices exist which are in violation of any provision of this Ordinance, or any regulation adopted pursuant thereto, the Board of Supervisors, or their representative shall give notice in writing to the person to whom the permit was issued, such notice to consist of a listing of the violated paragraphs of this Ordinance and shall advise them that unless such conditions or practices are corrected within a period of time specified in the notice, the permit to operate will be suspended. At end of such period, such mobilehome park shall be reinspected and, if such conditions or practices have not been corrected, the Board of Supervisors shall give notice in writing of a hearing for the suspension of the mobilehome permit to the person to whom the permit is issued.

Section 604 - Transfer

- A. Every person holding a permit shall file notice in writing to Zoning Officer within ten (10) days after having sold, transferred, given away, or otherwise disposed of interest in or control of any park. If the license is transferred by the Department of Environmental Resources, proof of such transfer shall be furnished to the Zoning Officer.

Section 605 - Lot Requirements

- A. On land laid out as a mobilehome park, not served by public or mobile-home park water system and public or park sewerage collection and treatment system, but meeting the necessary percolation and soil survey requirements and approved by the Department of Environmental Resources, the lots shall not be less than 200 feet wide measured at the minimum required setback line nor less than one and one-half (1½) acres per mobilehome units, exclusive of streets and other public uses.
- B. On land laid out as a mobilehome park, served by public or mobilehome park water system and not by public or park sewerage collection and treatment system, but meeting the necessary percolation and soil survey requirements and approved by the Department of Environmental Resources, the lots shall be not less than 75 feet wide measured at the minimum required setback line nor less than Twenty Two Thousand Five Hundred (22,500) square feet in area, per mobilehome unit, exclusive of streets and other public uses.
- C. On land laid out as mobilehome park, served by both public or mobilehome park water system and public or mobilehome park sewerage collection and treatment system, all of which shall be acceptable to the Department of Environmental Resources and the Wheatfield Township Supervisors the lots shall be not less than fifty (50) feet wide measured at the minimum required setback line nor less than five thousand (5,000) square feet in area, per mobilehome unit exclusive of streets and other public areas. Innovation lot arrangements, such as homes clustered around a parking court or open space areas, may be considered for approval provided the density of the cluster does not exceed one (1) unit per 5,000 square feet.

Section 606 - Yard and Set-Back Requirements

- A. All mobilehomes shall be located at least thirty-five feet (35') from any street right-of-way which abuts a mobilehome park boundary and at least twenty-five feet (25') from any other boundary of the park.
- B. There shall be a minimum distance of twenty-five feet (25') between an individual mobilehome and adjoining pavement of a park street or common parking area or other common areas.
- C. All mobilehomes and patios on a mobilehome lot shall not be located closer than ten feet (10') to an interior lot line.

Section 607 - Park Street System

A. Park Street System

Each mobilehome park shall be provided with at least two points of ingress and egress and a distance of at least one-hundred and fifty feet (150') shall be maintained between centerlines of access streets.

B. Lot Access

All mobilehome parks shall be provided with safe and convenient paved access streets to and from each and every mobilehome lot. Alignment and gradient shall be properly adapted to topography.

Section 607 - Park Street System, continued

C. Streets

All streets within any mobilehome park shall have a minimum right-of-way width of fifty (50) feet, and a minimum pavement width of thirty (30) feet, except that one-way streets shall have a minimum pavement width of twenty (20) feet. In all other respects the streets shall be designed and paved in accordance with Township specifications and shall be kept in good repair.

Section 608 - Required Off-Street Parking

- A. Off-Street parking areas shall be provided in all mobilehome parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two (2) vehicular parking spaces for each mobilehome lot. Each space shall be a minimum of 20' X 10'
- B. Each off-street parking spaces shall contain at least two two hundred (200) square feet and shall not exceed a distance of three hundred (300') feet from the mobilehome lot that it is intended to serve.

Section 609 - Utility Improvements

A. Sewage Disposal System

- 1. An adequate and safe sewerage system shall be provided in all parks for conveying and disposing of sewage from mobilehomes, service buildings and other accessory facilities. Such systems shall be designed, constructed and maintained in accordance with the health regulations of the Pennsylvania Department of Environmental Resources and the Wheatfield Township Supervisors and/or Authority.
- 2. Individual Sewer Connections
 - a. Each mobilehome stand shall be provided with at least a four (4) inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobilehome drain outlet will approximate a vertical position.
 - b. The sewer service connection (from the mobilehome to the collector line) shall have a nominal inside diameter of not less than three (3) inches, and the slope of any portion thereof shall be at least one-fourth ($\frac{1}{4}$) inch per foot. All joints shall be watertight.
 - c. All materials used for sewer connection shall be semi-rigid, corrosive resistant, non-absorbant and durable. The inner surface shall be smooth.
 - d. Provision shall be made for plugging the sewer riser pipe when a mobilehome does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least six (6) inches above ground elevation.

Section 609 - Utility Improvements, continued

3. Sewer Lines

Sewer and water lines shall be laid in separate trenches with a horizontal distance of at least ten (10) feet from each other, except that these lines may be laid in the same trench by placing the water pipe on a shelf of undisturbed earth above and to one side of the caulked tight sewer line. All sewer lines shall be constructed of materials approved by the Pennsylvania Department of Environmental Resources and Wheatfield Township Supervisor and/or Authority and shall have water-tight joints.

4. Sewer Treatment and/or Discharge

Where the sewer lines of the mobilehome park are not connected to public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Resources.

B. Water Supply Distribution

1. Source of Supply

- a. The water supply shall be capable of supplying a minimum of one hundred fifty (150) gallons per day per mobilehome.
- b. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- c. No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level not in any room or space above ground which is walled in or otherwise enclosed, unless such rooms whether above or below ground have free drainage by gravity to the surface of the ground.
- d. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

2. Water Distribution System

- a. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
- b. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or backsiphonage.

Section 609 - Utility Improvements, continued

- c. The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions, at service building and other locations requiring potable water supply.
 - d. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the owner and the Wheatfield Township Board of Supervisors.
3. Individual Water - Riser Pipes and Connections.
- a. Individual water-riser pipes shall be located within the confined area of the mobilehome and stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - b. The water-riser pipe shall have a minimum inside diameter of 3/4 inches and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a mobilehome does not occupy the lot and shall be of freeze proof type.
 - c. Adequate provisions shall be made to prevent freezing of the service lines, valves and riser pipe and to protect risers from heaving and shoving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
 - d. A shut-off valve below the frost line shall be provided near the water riser pipe on each mobilehome lot. Underground stop and waste valves are prohibited unless their types of manufacture and their method of installation are approved by the Board of Supervisors.
4. Fire Protection
- a. Where fire hydrants are not provided, fire extinguishers of any type approved by the Fire Underwriter Laboratories (A-B-C) classification type bearing the Underwriter's label, shall be readily accessible to each mobilehome, and each mobilehome shall be equipped with a fire extinguisher. Portable fire extinguishers of a type approved by the fire prevention authorities shall be maintained in all public service buildings under park control.
 - b. Burning of refuse shall not be permitted.

C. Electrical Distribution System

1. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company's specifications regulating such systems.

a. Power Distribution - Lines

1. Power lines shall be located underground.
2. All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas or communications lines.

b. Required Grounding

all exposed non-current carrying metal parts of mobilehomes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobilehomes or other equipment.

c. Required Meter

Only one (1) mobilehome shall be connected to each electrical meter.

D. Natural Gas Systems

Any natural gas system shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.

E. Liquefied Petroleum Gas System

1. Liquefied petroleum gas systems provided for mobilehomes, service building or other structures shall include the following:

- a. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- b. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobilehome and shall be maintained in effective operating condition.
- c. All LPG piping outside of the mobilehomes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobilehomes.

Section 609 - Utility Improvements, continued

- d. Any vessel containing liquified petroleum gas shall be securely but not permanently fastened to prevent accidental overturning.
- e. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobilehome or any other structure unless such installations are specifically approved by the Township.

F. Fuel Oil Supply Systems

1. All fuel oil supply systems provided for mobilehomes, service buildings and other structures shall be installed and maintained in conformity with the following regulations.
 - a. All piping from outside fuel storage tanks or cylinders to mobilehomes shall be securely but not permanently, fastened in place.
 - b. All fuel oil supply systems provided for mobilehomes, service buildings and other structures shall have shut-off valves located within five inches (5") of storage tanks.
 - c. All fuel storage tanks or cylinders shall be securely placed and shall not be less than ten feet (10'0") from any mobile-home exit.
 - d. Storage tanks located in areas subject to traffic shall be protected against physical damage.

Section 610 - Open Space Requirements

- A. All mobilehomes parks shall provide, and so indicate on the plan of the mobilehome park, suitable areas for recreation and open space uses by using the standard of ten (10) percent of the total area of the mobilehome park of which one-half ($\frac{1}{2}$) of the area shall be in one place. The remainder may be used to provide pedestrian connecting links to the recreation areas.
 1. The recreation and open space shall be located as centrally as possible within the mobilehome park in order to be easily accessible to the residents of the mobilehome park.
 2. The open space shall be landscaped with a water absorbant surface except for recreational facilities and walkways utilizing a hard surface.
 3. The open space must be maintained by the mobilehome park operator.

Section 611 - Buffer Strips

- A. In a mobilehome park, a suitable screened or landscaped buffer strip at least twenty (20) feet in width approved by the Board of Supervisors shall be provided by the developer along all the park property lines in order to produce an effective visual barrier between the park and adjacent land uses.
- B. The landscape screening shall be composed of evergreen plants and trees arranged to form both a low level and a high level screen. The high level screen shall consist of evergreen trees planted at an initial height of not less than four (4) feet, with specimens no younger than three (3) years in age, and planted at intervals of not more than ten (10) feet. The low level screen shall consist of two rows of evergreen shrubs or hedges planted at an interval height of not less than two (2) feet and spaced at intervals of not more than five (5) feet. The low level screen plantings shall be placed in an alternating or staggered pattern to produce a more effective visual barrier.
- C. An alternative visual barrier shall be six (6) foot high opaque fence or wall with plantings of trees, shrubs, and/or vines along the surfaces of the barrier facing any residential or commercial district or public right-of-way.
- D. An alternative visual barrier shall be a suitably landscaped earth mound a minimum of six (6) feet high and thirty (30) feet wide.
- E. Consideration may be given to existing trees and shrubs in meeting the requirements of this Section.

Section 612 - Walkways

A. General Requirements

All parks shall be provided with safe, convenient, all season pedestrian walks of adequate width for intended use, durable and convenient to maintain, between individual mobilehome lots, the park streets and all community facilities provided for park residents. Sudden change in alignment and gradient shall be avoided.

B. Common Walk System

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a width of four feet (4'0").

C. Individual Walks

All mobilehome lots shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two feet (2'0").

Section 613 - Other Site Improvements

- A. An enclosure of compatible design and material shall be erected around the entire base of each mobilehome. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- B. Tie downs to prevent the movement of the mobilehome by natural causes shall be provided for each mobilehome.
- C. Each mobilehome lot shall be provided with a four (4) inch concrete slab on a stable surface at least 10 feet by 18 feet in size for use as a terrace and so located so as to be adjoining and parallel to the mobilehome and not extend into the front, side, or rear yard.
- D. Individual tenants at the Mobilehome Park may construct attached enclosures or covered patios to individual mobilehomes, provided that such enclosure does not encroach into the front, side or rear yard areas. A yard area is that area between a lot line or right-of-way line and the adjacent setback line.
- E. Provision shall be made by the Park operator to have garbage and waste collected at least once every week. Any refuse disposal site proposed within the Mobilehome Park shall be subject to the approval by the State Department of Environmental Resources and the Wheatfield Township Board of Supervisors.

Section 614 - Park Areas for Nonresidential Uses

- A. No part of any mobilehome park shall be used for a non-residential purpose, 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 section shall be deemed as prohibiting the sale of a mobilehome located on an individual lot and connected to the pertinent utilities.

Section 615 - Service Building And Other Community Service Facilities In Mobilehome Parks

- A. Structural Requirements for Building
 - 1. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

Section 615 - Service Building And Other Community Service Facilities In
Mobilehome Parks, continued

2. All structures containing laundry and/or toilet facilities shall:
 - a. Have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, non-absorbant, waterproof material or covered with moisture resistant material.
 - b. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than five (5) percent of the floor area served by them.
 - c. Have at least one window which can be easily opened or a mechanical device which will adequately ventilate the room.
 - d. Have toilets located, each in a special compartment with a self-closing door.

Section 616 - Refuse Disposal

- A. The storage, collection and disposal of refuse in the mobilehome park shall be so managed as to create no health hazards or air pollution.
- B. All refuse shall be stored in flytight, watertight, rodent-proof containers, which shall be located not more than three hundred (300) feet away from any mobilehome space. Containers shall be provided in sufficient number and capacity to properly store all refuse as required by the Pennsylvania Department of Environmental Resources. Rubbish shall be collected and disposed of as frequently as may be necessary to insure that the containers shall not overflow.

Section 617 - Fees

- A. At the time of filing the Preliminary Plat and Final Plat for the development of a tract of land for a Mobilehome Park, the applicant shall be required to pay to the Township fees in accordance with the requirements of Article VIII of this Ordinance and secure a permit.

Section 618 - Revocation Of Permit

- A. Whenever, upon inspection of any mobilehome park, it is determined that conditions or practices exist which are in violation of any provision of this Ordinance, or any regulations adopted pursuant thereto, the Township Supervisors or their representative shall give notice in writing to the person to whom the permit was issued, such notice to consist of a listing of the violated paragraphs of this Ordinance and shall advise them that unless such conditions or practices are corrected within thirty (30) days from the date of the notice, the permit to operate will be suspended. At the end of such period, such mobilehome park shall be reinspected and, if such conditions or practices have not been corrected, the Township Supervisors shall give notice in writing of a hearing for the suspension of the mobilehome permit to the person to whom the permit is issued.
- B. If the mobilehome park permit is permanently suspended, all mobilehomes shall be removed within a maximum of one hundred eighty (180) calendar days from the date of the hearing before the Wheatfield Township Board of Supervisors.

Section 619 - Alteration Of Requirements

- A. The application for any alteration of requirements shall be in accordance with the requirements of Article IX of this Ordinance.

Section 620 - Enforcement, Penalties, Severability And Amendments

- A. The enforcement, penalties, severability and amendments shall be in accordance with the rules and regulations of Article X of this Ordinance.

ARTICLE VII
RECREATIONAL AREAS
(Recreational Vehicle Parks Or Campgrounds)

Section 701 - Plat Requirements And Processing Procedure

- A. The plat requirements and processing procedure for land development as a campground shall be in accordance with the requirements contained in Article III of this Ordinance. It is noted that the requirements of Department of Environmental Resources Chapter 191, Title 25 Rules and Regulations must be fulfilled by the developer prior to the start of construction.

Section 702 - Design Standards

- A. The arrangement and other design standards of streets, easements, blocks, lots, recreation areas and erosion and sedimentation control shall be in accordance with the requirements contained in Article IV of this Ordinance except as specified below:
1. Street Widths in Campgrounds
 - a. Design and Construction standards for public streets shall be as contained in Article IV and V of this Ordinance.
 - b. Private Streets and Roads - Each camping Site shall front upon an approved street or road:
 1. Streets and roads shall be all weather constructed. Road oil, calcium or other suitable material shall be applied in an amount and frequency as necessary to control dust.
 2. One way streets and roads with camping site parking shall have an improved surface of no less than twelve (12) feet.
 3. Two way streets and roads with camping site parking shall have an improved surface of no less than twenty (20) feet.
 4. Streets and roads shall be graded to provide positive drainage from the road surface. Drains and culverts shall be provided as necessary to maintain proper drainage.
 5. Streets and roads shall have maximum grade of ten (10) percent except for sections of no more than four hundred (400) feet in length which may exceed ten (10) percent, but in no case shall exceed twelve (12) percent.

Section 702 - Design Standards, continued

2. Lots in Recreational Vehicle Parks and/or Campgrounds:

a. Tent Campsites

1. The lot size shall be a minimum of eight hundred (800) square feet with a minimum of twenty (20) feet at the set back line and a density not exceeding twenty five campsites per acre. Each site shall have a clear, level, well drained pad for accommodating a tent and picnic table.

b. Recreational Vehicle Campsites

1. The lot size shall be a minimum of one thousand four hundred (1,400) square feet - a minimum of thirty (30) feet wide at the set back line and a density not exceeding twenty (20) campsites per acre. Each site shall have a clear level, well drained pad for accommodating a vehicle site and picnic table.

c. Site Parking

1. Parking shall be provided on each camping site. Camping site parking shall provide a clean, level, well-drained area of no less than eight (8) feet by twenty (20) feet dimensions for each vehicle and a minimum of two (2) spaces per site.

3. Building Setback Lines

a. Tent Campsites

1. From main road 35' from edge of road
2. From service road 10' from edge of road
3. A minimum of 10 feet from tent to tent.

b. Recreational Vehicle

1. From main road 35' from center line
2. From service road 20' from center line
3. A minimum of 20 feet from vehicle to vehicle.

Section 703 - Utility Improvements

A. Sewage Disposal System

1. An adequate and safe sewerage system shall be provided in parks for conveying and disposing of sewage from showerrooms, service buildings and other accessory facilities. Such systems shall be designed, constructed and maintained in accordance with the health regulations of the Pennsylvania Department of Environmental Resources and the Wheatfield Township Supervisors and/or Authority.

2. Sewer Connections

- a. Each stand connection shall be provided with at least a four (4) inch diameter sewer riser pipe and screw connector.

Section 703 - Utility Improvements, continued

- b. All materials used for sewer connection shall be semi-rigid, corrosive resistant, non-absorbant and durable. The inner surface shall be smooth.

3. Sewer Lines

Sewer and water lines shall be laid in separate trenches with a horizontal distance of at least ten (10) feet from each other, except that these lines may be laid in the same trench by placing the water pipe on a shelf of undisturbed earth above and to one side of the caulked tight sewer line. All sewer lines shall be constructed of materials approved by the Pennsylvania Department of Environmental Resources and Wheatfield Township Supervisors and/or Authority and shall have watertight joints.

4. Sewer Treatment and/or Discharge

Where the sewer lines of the park are not connected to public sewer, all proposed sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Resources.

- B. Water Supply Distribution

1. Source of Supply

- a. The water supply shall be capable of supplying a minimum of One-Hundred Fifty (150) gallons per day per mobilehome.
- b. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- c. No well casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level not in any room or space above ground which is walled in or otherwise enclosed, unless such rooms whether above or below ground have free drainage by gravity to the surface of the ground.
- d. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

2. Water Distribution System

- a. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
- b. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or backsiphonage.

Section 703 - Utility Improvements, continued

- c. The system shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions, at service building and other locations requiring potable water supply.
 - d. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the owner and the Wheatfield Township Board of Supervisors.
3. Individual Water - Riser Pipes and Connections (where applicable)
- a. Individual water-riser pipes shall be located within the confined area of the mobilehome and stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - b. The water-riser pipe shall have a minimum inside diameter of 3/4 inches and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a mobilehome does not occupy the lot.
 - c. Adequate provisions shall be made to prevent freezing of the service lines, valves and riser pipe and to protect risers from heaving and shoving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
 - d. A shut-off valve below the frost line shall be provided near the water riser pipe on each mobilehome lot. Underground stop and waste valves are prohibited unless their types of manufacture and their method of installation are approved by the Board of Supervisors.
4. Fire Protection
- a. Where fire hydrants are not provided, fire extinguishers of any type approved by the Fire Underwriter Laboratories (A-B-C) classification type bearing the Underwriter's label, shall be readily accessible, portable fire extinguishers of a type approved by the fire prevention authorities shall be maintained in all public service buildings under park control.
 - b. Burning of refuse shall not be permitted.

Section 703 - Utility Improvements, continued

C. Electrical Distribution System

1. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company's specifications regulating such systems.

a. Power Distribution - Lines

1. Power lines shall be located underground.
2. All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas or communications lines.

b. Required Grounding

All exposed non-current carrying metal parts of mobilehomes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobilehomes or other equipment.

D. Natural Gas Systems (if applicable)

- a. Any natural gas system shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.

E. Liquefied Petroleum Gas System (if applicable)

- a. Liquefied petroleum gas systems provided for service buildings or other structures shall include the following:
 1. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
 2. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobilehome and shall be maintained in effective operating condition.
 3. All LPG piping outside of the mobilehomes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobilehomes.

Section 703 - Utility Improvements, continued

4. Any vessel containing liquified petroleum gas shall be securely but not permanently fastened to prevent accidentally overturning.
5. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobilehome or any other structure unless such installations are specifically approved by the Township.

F. Fuel Oil Supply Systems (if applicable)

- a. All fuel oil supply systems provided for service buildings and other structures shall be installed and maintained in conformity with the following regulations.
 1. All piping from outside fuel storage tanks or cylinders to mobilehomes shall be securely but not permanently, fastened in place.
 2. All fuel oil supply systems provided for mobilehomes, service buildings and other structures shall have shut-off valves located within five inches (5") of storage tanks.
 3. All fuel storage tanks or cylinders shall be securely placed and shall not be less than ten feet (10'0") from any mobilehome exit.
 4. Storage tanks located in areas subject to traffic shall be protected against physical damage.

Section 704 - Recreation Areas In Parks and Campgrounds

- A. In all parks, there shall be one or more recreation areas which shall be accessible to all park residents.
- B. The size of such recreation areas shall be based upon a minimum of five hundred (500) square feet for each lot. No outdoor recreation area shall contain less than twenty thousand (20,000) square feet.
- C. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.
- D. Park areas for recreational uses separated from site parking.

Section 704 - Recreation Areas In Parks And Campground, continued

- a. In a campground no part of the park shall be used for a nonresidential purpose, except such uses that are specifically required for the direct servicing and well being of park residents and for management and maintenance of the park.

Section 705 - Improvement And Construction Requirements

- A. In a campground park all improvements, construction requirements, and engineering specifications for the improvements required, shall be provided in accordance with Article V of this Ordinance and shall also provide the following additional improvements.

1. Buffer Strips

- a. In a campground, a suitably screened or landscaped buffer strip at least twenty (20) feet wide, approved by the Board of Supervisors shall be provided by the developer along all the property lines separating the campground from adjacent properties.
- b. The landscape screening shall be composed of evergreen plants and trees arranged to form both a low level and a high level screen. The high level screen shall consist of evergreen trees planted at an initial height of not less than four (4) feet, with specimens no younger than three (3) years in age, and planted at intervals of not more than ten (10) feet. The low level screen shall consist of two rows of evergreen shrubs or hedges planted at an interval height of not less than two (2) feet and spaced at intervals of not more than five (5) feet. The low level screen plantings shall be placed in an alternating or staggered pattern to produce a more effective visual barrier.
- c. An alternative visual barrier shall be six (6) foot high opaque fence or wall with planting of trees, shrubs, and/or vines along the surfaces of the barrier facing any residential or commercial district or public right-of-way.
- d. An alternative visual barrier shall be a suitably landscaped earth mound a minimum of six (6) feet high and thirty (30) feet wide.
- e. Consideration may be given to existing trees and shrubs in meeting the requirements of this Section.

Section 705 - Improvement And Construction Requirements, continued

2. Signs and Lighting

- a. Signs may be permitted subject to the approval of the Board of Supervisors.
- b. All means of ingress, egress, walkways, streets, and parking lots shall be adequately lighted.

3. Application for the annual renewal of a license shall be made by the holder of the license, to the Township Zoning Enforcement Officer on a form provided by him, within fourteen days preceding expiration of the preceding license period, shall be accompanied by a fee as required, and by any changes since the preceding license was issued. The Township Zoning Enforcement Officer shall inspect each campground prior to the issuance of a license for conformance with the provisions this Ordinance and all of the applicable legal requirements.
4. Each campground shall have an office in which shall be kept copies of all records pertaining to the management and supervision of the campground. Such records shall be available for inspection by the authorized officers of the Township and be on display in a conspicuous place on the premises at all times.

5. Register

It shall be the duty of the owner or his agent to keep a register of the "head of the family" accommodated in the campers or tents, their regular home address and the number and description of their automobiles or other vehicles. Said register shall be open at all times to the inspection by any authorized official of the Wheatfield Township Board of Supervisors. The owner or his agent shall prescribe rules and regulations for the management at the campground and make adequate provision for the enforcement of such rules.

6. Whenever, upon inspection of any campground, it is determined that conditions or practices exist which are in violation of any provision of this Ordinance, or any regulation adopted pursuant thereto, the Township Supervisors or their representative shall give notice to consist of a listing of the violated paragraphs of this Ordinance and shall advise them that unless such conditions or practices are corrected within the period of time specified in the notice, the permit to operate will be suspended. At the end of such period, such campground shall be reinspected and, if such conditions or practices have not been corrected, the Township Supervisors shall give notice in writing of a hearing for the suspension of the campground permit to the person to whom the permit is issued.

ARTICLE VIII

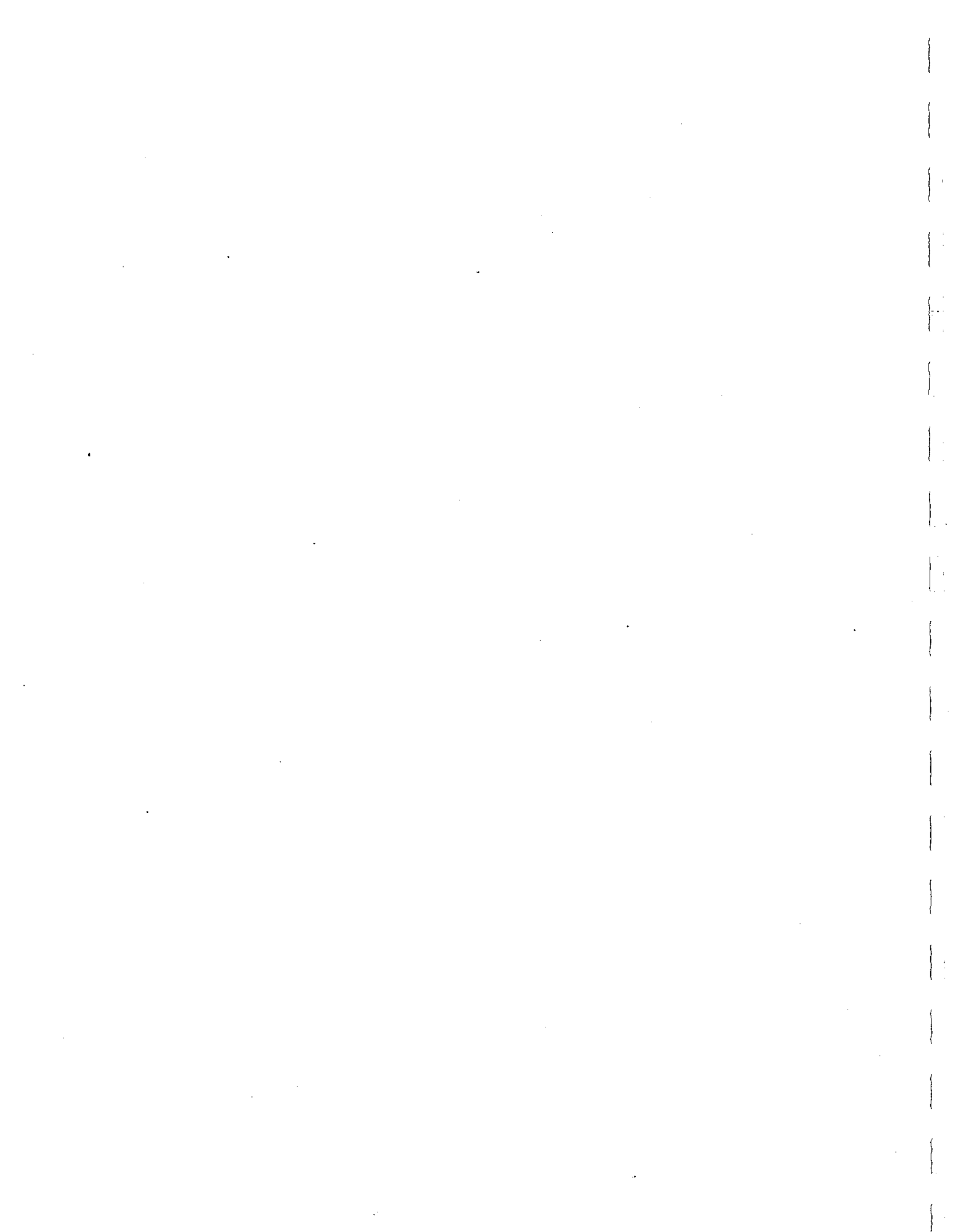
FEES

Section 801 - Resolution

- A. The Wheatfield Township Supervisors shall establish by resolution a collection procedure and schedule of fees to be paid by the applicant at the time of filing a Preliminary Plat and Final Plat with the Planning Commission.
- B. Fees for all other permits required for and by the Township shall be established by resolution.
- C. Said schedule of fees shall be filed in the Office of the Wheatfield Township Supervisors.

Section 802 - Engineering And Legal

- A. Engineering fees required to be paid by this Article shall be promptly paid to the Township by the applicant for the below listed services:
 - 1. Reviewing the Plat and Plan for engineering details.
 - 2. Reviewing cost estimates of required improvements as submitted by the developer.
 - 3. Final inspection on completion of installation of the required improvements.
 - 4. Such other technical or legal services as deemed necessary or required by the Township.
- B. The engineering fees required to be paid by this Article shall be promptly paid to the Township by the applicant upon the submission of bills to the applicant from time to time, as such fees are billed to the Township by its Engineer.
- C. All fees shall be paid to the Township prior to approval of the Final Plan and/or Plat.



ARTICLE IX
ALTERATION OF REQUIREMENTS

Section 901 - Special Conditions

- A. Where, owing to special conditions, a literal enforcement of the provisions of these regulations will result in unreasonable hardship, the Wheatfield Township Board of Supervisors after review by the Planning Commission, may make such reasonable alterations thereto as will not be contrary to the public interest and so that the spirit of these regulations shall be observed and substantial justice done.

Section 902 - Application For Alteration

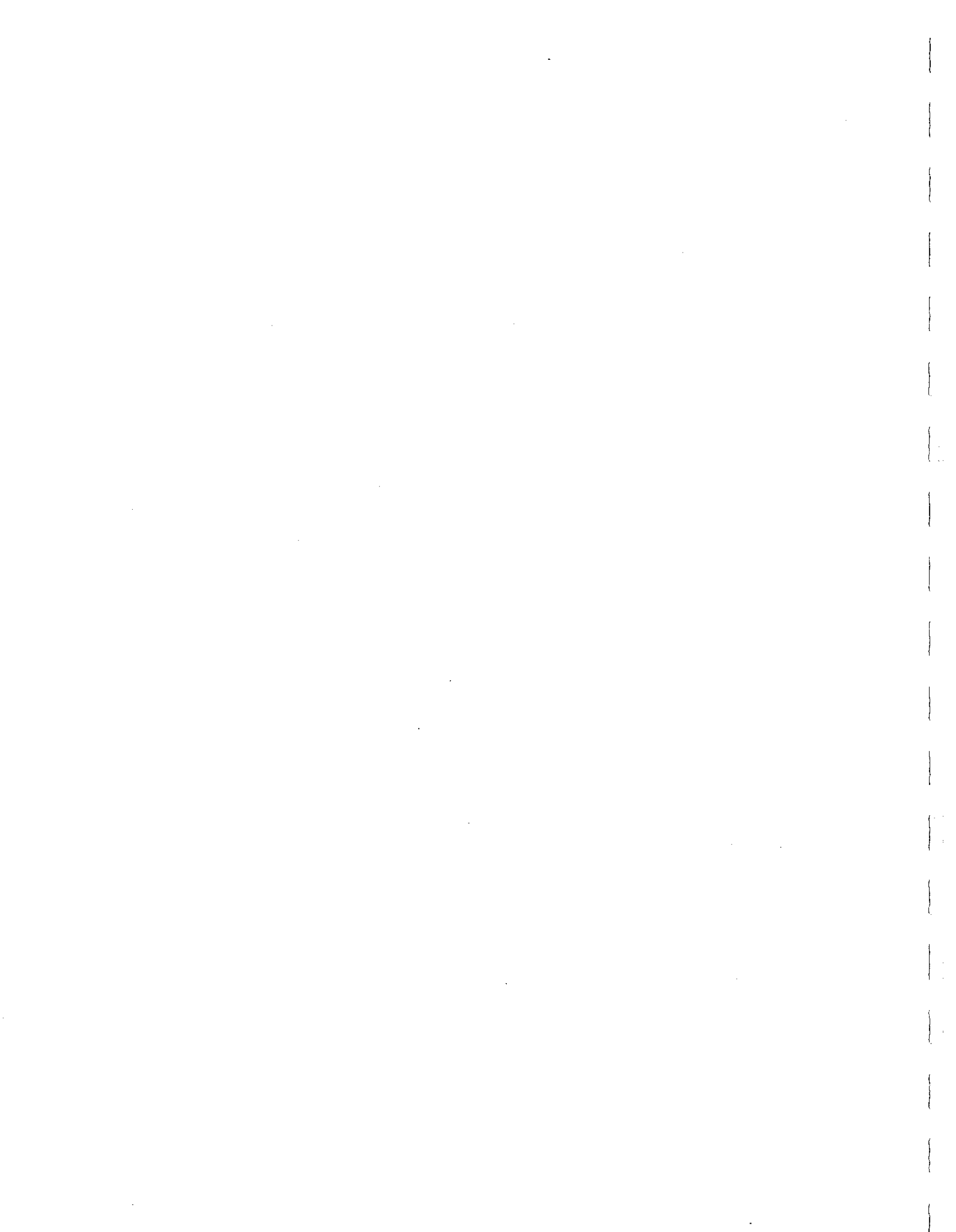
- A. Applications for any alteration of requirements shall be submitted to the Planning Commission in writing by the applicant at the time the application for Development is filed with the Planning Commission. The application shall state fully the grounds and all facts relied upon by the applicant.

Section 903 - Alteration Action By Planning Commission

- A. Applications for any alteration shall be reviewed by the Planning Commission. After review, the Planning Commission shall submit its recommendations to the Board of Supervisors in writing along with the reasons for such recommendation.

Section 904 - Alteration Action By The Board Of Supervisors

- A. In altering any requirements, the Board of Supervisors shall record its action and the grounds for the alteration of a requirement to the applicant applying for the alteration.
- B. Whenever a request for the alteration of a requirements is denied, the Board of Supervisors shall record its action and the grounds for such denial in its minutes. The Board of Supervisors shall transmit a copy of the action and the grounds for such denial of any alteration to the applicant applying for the alteration.



ARTICLE X
ENFORCEMENT, PENALTIES, SEVERABILITY
AMENDMENT AND ENACTMENT

Section 1001 - Administration And Enforcement

- A. The Board of Supervisors shall have the duty and authority for the administration and general enforcement of the provisions of this Ordinance, as specified or implied herein.

Officials of the Township having regulatory duties and authorities connected with or appertinent to the subdivision, use of development of land shall have the duties and authorities for the controlling of enforcement of the provisions of this Ordinance, as specific or implied herein or in other ordinances of the Township.

- B. Permits required by the Township, for the erection or alteration of buildings, the installation of sewers or sewage disposal systems, or for other appertinent improvements to, or use of, the land, shall not be issued by any Township official responsible for such issuance until he has ascertained that the site for such building, alteration, improvement or use is located in a subdivision approved and publicly recorded in accordance with the provisions of this Ordinance regulating the subdivision of land.

Also, such permits shall be issued only after it has been determined that the site for such building, alteration, improvement or use conforms to the site description as indicated by the approved and recorded Final Plat or other land description acceptable in accordance with the provisions of this Ordinance, and that it is in compliance with all applicable provisions of this Ordinance.

If the building permit is issued erroneously or prior to proper approval, it is void.

- C. The Sewage Enforcement Officer shall require that applications for Sewage Disposal System Permits contain all the information for him to ascertain that the site for the proposed system is acceptable in accordance with the provisions of this Ordinance, and The Rules and Regulations of the Department of Environmental Resources and any requirements of the Township pertaining to the issuance of such permits.

Section 1002 - Amendments

- A. Amendments to the Subdivision and Land Development Ordinance shall become effective only after a public hearing held pursuant to public notice as defined herein and in accordance with the "Pennsylvania Municipalities Planning Code" of 1968, Act 247, as amended Act 93, 1972, Article V, Section 505.

Section 1003 - Penalties

- A. Any person, partnership or corporation who or which being the owner of

Section 1003 - Penalties, continued

agent of the owner of any lot, tract or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel, or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this act and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such person, or members of such partnership, or the officers of such corporation, or the agent of any of them, responsible for such Violation, pay a fine not exceeding one thousand dollars (\$1,000.00) per lot or parcel or per dwelling within each lot or parcel. All fines collected for such Violations shall be paid over to the Township of Wheatfield, Perry County, Pennsylvania. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transfer from such penalties or from the remedies provided herein.

Section 1004 - Repealer

- A. All ordinances or parts of ordinances inconsistent herewith are hereby repealed. Nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding now pending in any Court, or any rights accrued, or liability incurred, or any cause or causes of action accrued any right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 1005 - Severability

- A. The provisions of this Ordinance are severable and if any provisions, sentence, clause, section, part or application thereof shall be held illegal, invalid, or unconstitutional, such illegality, invalidity or unconstitutionality shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or applications. It is hereby declared to be the legislative intent of the Board of Supervisors that this Ordinance would have been adopted had such illegal, invalid or unconstitutional provision, sentence clause, section or part not been included therein and if such illegal, invalid or unconstitutional application had been specifically exempted therefrom.

In any case where a provision of this Ordinance is found to conflict with the provision of a zoning, building, fire, safety or health ordinance or code of this Township or law, rule or regulation of the Commonwealth of Pennsylvania, the provision which established the higher standard for the promotion and protection of the health and safety of the people, shall prevail. In any case where a provision of this Ordinance is found to be in conflict with the provisions of another ordinance or code of this Municipality or law, rule or regulation of the Commonwealth of Pennsylvania which established a lower standard for the promotion and protection of the health and safety of the people, the provisions of this Ordinance shall be

Section 1005 - Severability, continued

deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent that they may be found in conflict with this Ordinance.

Section 1006 - Enactment

Enacted and Ordained this 25 day of February, 1988

WHEATFIELD TOWNSHIP BOARD OF SUPERVISORS

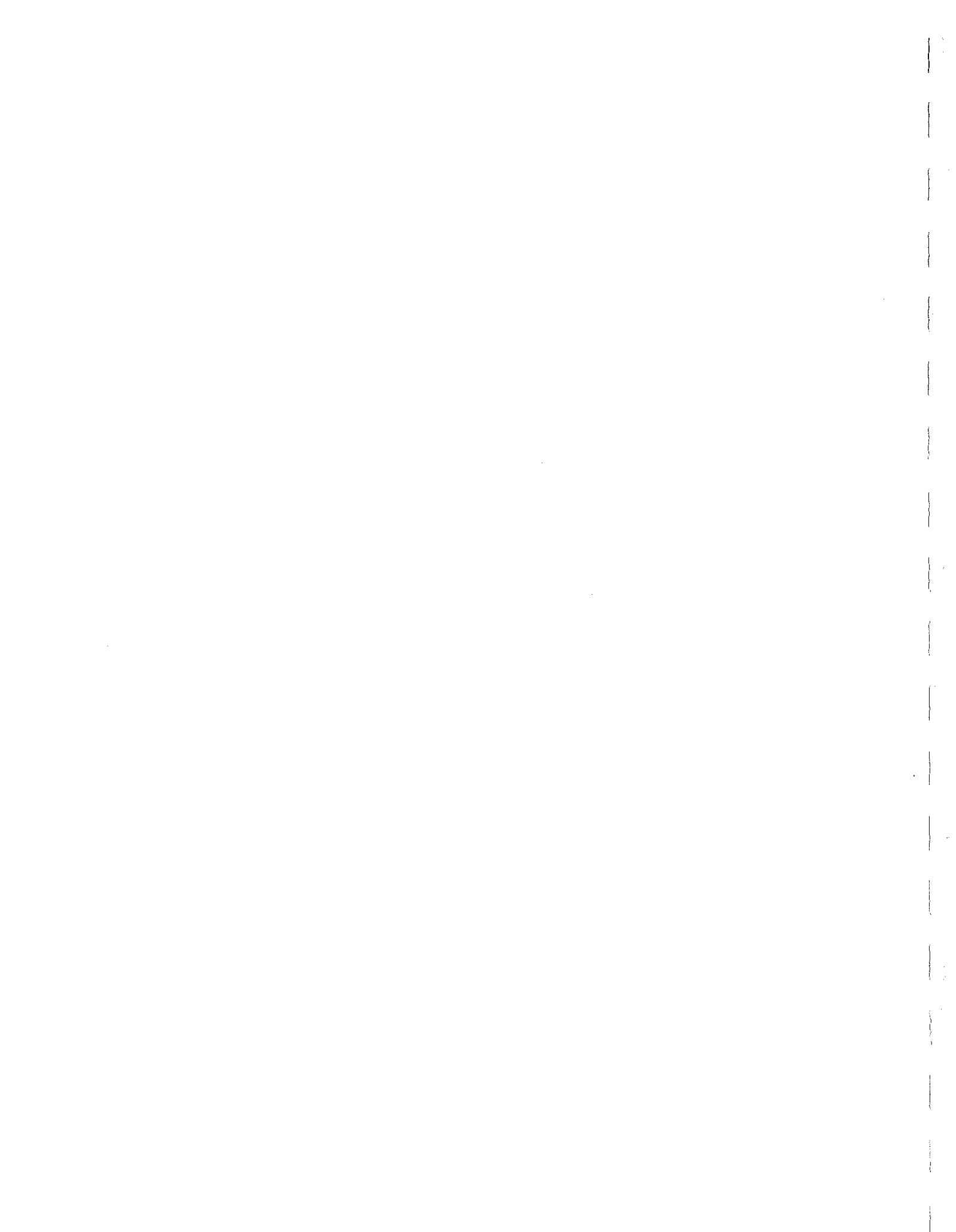
Harold E. Millen
Harold E. Millen

Samuel C. Berger
Samuel C. Berger

Kenneth E. Huss
Kenneth E. Huss

ATTEST:

R. Howard Bagley
Secretary



ORDINANCE No. 48-11-04

AN ORDINANCE AMENDING ARTICLE XVII, SECTION 1702.C. – GENERAL DRIVEWAY REQUIREMENTS OF THE WHEATFIELD TOWNSHIP ZONING ORDINANCE, AND SECTION 403 – EASEMENTS OF THE WHEATFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

IT IS HEREBY ENACTED AND ORDAINED BY THE Wheatfield Township Board of Supervisors that Article XVII, Section 1702.C of the Wheatfield Township Zoning Ordinance and Section 403 of the Wheatfield Township Subdivision and Land Development Ordinance are amended as follows:

SECTION 1: Section 1702.C.1 of the Wheatfield Township Zoning Ordinance is hereby amended as follows:

1. Sight distance for a private residential driveway, private right-of-way, or private street, except those located on a state designated highway, shall be two hundred (200) feet. Sight distance at the intersection of a private driveway, private right-of-way, or private street and existing township street shall be measured at a point ten (10) feet from the edge of cartway along the centerline of the road, three and one half (3.5) feet above grade.
 - a. Sight distance for a non-residential driveway shall comply with all provisions set forth in the Wheatfield Township Subdivision and Land Development Ordinance, Section 401.

SECTION 2: Section 1702.C. of the Wheatfield Township Zoning Ordinance is hereby amended by adding the following new section:

5. Existing and required sight distance along township and state roads shall be shown on all subdivision and land development plans to ensure adequate sight distance is available to access the proposed lots or structures.

SECTION 3: Section 403. of the Wheatfield Township Subdivision and Land Development Ordinance shall be amended by adding the following new section:

- D. One snow removal stockpile easement shall be provided at all intersections, and one snow removal easement shall be provided for every two driveways located on a public street cul-de-sac. The snow removal stockpile easement shall be a minimum of 40 feet in length along the cartway. The depth shall be measured from the edge of the cartway and shall be in no case less than twenty (20) feet. No on-street parking, driveway, structure, any above ground part of any utility, landscaping, or any other use shall be permitted along and within the snow removal stockpile easement that would interfere with the intended purpose

of the easement. All snow removal stockpile easements shall be delineated on all plans and the restrictions on their use shall be noted on the plan. All locations shall be approved by the Township.

SECTION 4: Repealer

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect.

SECTION 5: Enactment

ENACTED, ORDAINED, AND ADOPTED this 1st day of November, 2004 by the Supervisors of the Township of Wheatfield, Perry County, Pennsylvania in a lawful session duly assembled.

SUPERVISORS OF THE TOWNSHIP OF WHEATFIELD

James H. Fuller
Chairman

Paul E. Fisk
Supervisor

Robert E. Hines
Supervisor

CERTIFICATE OF ADOPTION

I hereby certify the foregoing to be an exact copy of an Ordinance adopted by the Supervisors of the Township of Wheatfield, Perry County, Pennsylvania, at a regular meeting of the Board on November 1, 2004.

ORDINANCE NO. 50-1-06

AN ORDINANCE AMENDING THE WHEATFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ZONING ORDINANCE PROVIDING FOR MINIMUM SIGHT DISTANCE ON TOWNSHIP COLLECTOR STREET INTERSECTIONS OF TWO HUNDRED FEET.

BE IT HEREBY ENACTED AND ORDAINED by the Wheatfield Township Board of Supervisors:

SECTION 1: Section 1702.C.1 of the Wheatfield Township Zoning Ordinance, as amended, is hereby amended to read as follows:

"1. Sight distance for a nonresidential driveway, private residential driveway, private right-of-way, or private street, except those located on a state designated highway, shall be two hundred (200) feet. Sight distance at the intersection of a nonresidential driveway, private driveway, private right-of-way, or private street and existing township street shall be measured at a point ten (10) feet from the edge of the cartway along the centerline of the road, three and one half (3.5) feet above grade."

SECTION 2: Section 401D.3.b of the Wheatfield Township Subdivision and Land Development Ordinance, as amended, is hereby amended as follows:

"b. Sight distance at the intersection of a proposed street and an existing township street measured from the point of intersection three and one half (3.5') feet above the centerline of the roadway shall be as follows:

<u>Type of Street</u>	<u>Sight Distance</u>
Collector and Minor	200' "

SECTION 3: Section 401.D.5 of the Wheatfield Township Subdivision and Land Development Ordinance, as amended, is hereby amended as follows:

"5. Sight Distance -

Sight distance must be provided with respect to both horizontal and vertical alignment measured along the centerline three and one half (3.5) feet above grade.

The sight distance must be as follows:

<u>Type of Street</u>	<u>Sight Distance</u>
Arterial	Based on PENN DOT criteria considering classification and design speed.
Collector and Minor	200' "

SECTION 4: All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

ENACTED into ordinance this 6th day of March,
2006.

Supervisors of Wheatfield Township

Barry J. Shyne
James L. Fuller
Robert E. Harris

CERTIFICATE OF ADOPTION

I hereby certify the foregoing to be an exact copy of an Ordinance adopted by the Supervisors of the Township of Wheatfield, Perry County, Pennsylvania, at a regular meeting of the Board on March 6, 2006.

Karen G. Jenkins
Secretary

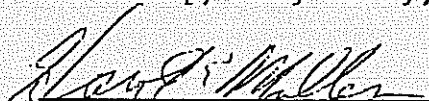
RESOLUTION NO. 3-88


A RESOLUTION of the Board of Supervisors of Wheatfield Township, Perry County, Pennsylvania, establishing a fee schedule for Subdivision and Land Development Plans and inspection fees:

BE IT RESOLVED AND ENACTED that the Board of Supervisors of Wheatfield Township, Perry County, Pennsylvania, establish the following fee schedule:

1. Minor Subdivision or Land Development Plan - Filing fee of \$25.00 and \$10.00 Per lot or unit of occupancy.
2. Preliminary Subdivision or Land Development Plan - Filing fee of \$25.00 and \$5.00 per lot or unit of occupancy.
3. Final Subdivision or Land Development Plan - Filing fee of \$25.00 and \$10.00 per lot or unit of occupancy.
4. Inspection Fee - At the time of the applicant's posting of satisfactory performance guarantees as required in the Subdivision and Land Development Ordinance dated February 25, 1988 an inspection fee shall be paid to the Township in the amount of one and one-half (1½) percent of the bondable cost of all improvements under the jurisdiction of the Township. Any unused portion of the inspection fee shall be returned to the applicant and any additional fees shall be paid by the applicant prior to release of the bond.

RESOLVED this 7th day of March 1988, at a regularly scheduled meeting of the Board of Supervisors of Wheatfield Township, Perry County, Pennsylvania.

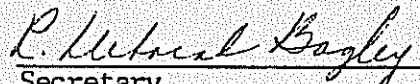

Harold E. Mullen


Samuel C. Berger


Kenneth E. Huss

CERTIFICATION

I hereby certify that the foregoing Resolution was duly passed by the Wheatfield Township Board of Supervisors on a motion by Samuel Berger and seconded by Harold Mullen. All supervisors voted in favor of the motion. This Resolution was adopted at a meeting of the Wheatfield Township Board of Supervisors held on March 7, 1988, and that said Resolution is still in full force and effect.


Secretary

