

## SECTION 903: STREETS

A. **STREET PATTERN:** The arrangement, character, extent, width, grade and location of all streets shall conform to the Official Map and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

When the streets are not shown on the Official Map, the following design standards shall be met for the arrangement of new streets: where reasonable and practical, new streets shall be laid out to continue existing streets at no reduction in width, or when adjoining areas are not subdivided, the arrangement of streets in a subdivision or land development shall make provisions for the proper projection of streets into such adjoining areas with considerations for drainage and extensions of public utilities.

All street construction shall be subject to supervision by the Township Supervisors, or their representatives, and shall be consistent with the grades and dimensions drawn on the plans, profiles, and cross-sections submitted by the applicant and approved by the Township Supervisors. Private road construction shall refer to Section 904.C. for construction and design standards. The applicant shall reimburse the Township for the actual cost of the required final inspection of construction (including subgrade, subbase and pavement) by the Township Supervisors, or their representatives. The subdivider or developer shall not begin work on structures in any part of the subdivision or land development until the streets in that part have been graded to within four (4) inches of the base course. At such time as ten (10%) of the structures within the subject phase of a subdivision or land development have been completed or are under construction, the subdivider or developer shall be required to install finished grade prior to beginning work on any other structure within the subdivision or land development. The wearing course shall not be applied to any proposed Township street in a subdivision or land development until a minimum of 90% of the structures have been completed within that phase of the subdivision or land development. The subgrade, subbase, and pavement, including shoulders, shall be constructed per the specifications found in Section 904.B. of This Ordinance. The Board of Supervisors may, at its discretion and as a prerequisite to Final Plan approval, require any phased development to resurface specific segments of previously completed street that are proposed for extension in the phase under consideration.

B. **STREET WIDTHS:** Streets shall be designed with a minimum right-of-way of fifty (50) feet and a minimum paved cartway of twenty-two (22) feet in width; however, additional street width may be required as determined by the Township depending on the functional classification of the proposed street.

C. **ALLEYS:** No alleys will be permitted by the Township under this Ordinance.

D. **STREET NAMES:** Continuations of existing streets shall be known by the same name; but names of other streets shall not duplicate or closely resemble names for existing streets within the community and must be approved by the County Planning Commission.

E. **DEAD-END STREETS:** Dead-end streets are prohibited unless constructed as cul-de-sacs not exceeding 1,200 feet in length, with a turn-around having a diameter of 100 feet of which a minimum of 80 feet shall be paved. The minimum cul-de-sac length shall be two hundred fifty (250) feet. The length of a cul-de-sac shall be measured from its centerline intersection point to the centerpoint of the turnaround.

1. Temporary cul-de-sacs, upon approval of the Municipal Engineer, may be constructed without asphalt base or wearing course. The developer may be exempt from providing curbing at the terminus of temporary cul-de-sacs, unless curbs are required for drainage control. A temporary cul-de-sac shall be removed by the developer and replaced with the permanent street upon extension of the existing street.
2. A cul-de-sac shall not be approved wherever a through street or loop is practicable, except where the cul-de-sac is clearly the only practical design for the subdivision or land development.
3. Where the turnaround right-of-way of a cul-de-sac street approaches or abuts the tract boundary, a fifty (50) foot right-of-way shall be extended to the adjacent property to permit future extension of the street at full width, unless future extension is not possible.
4. Cul-de-sac streets, whether permanently or temporarily designed as such, shall be provided with a snow removal easement located at the terminus of the cul-de-sac street for plowed snow during the winter months. A snow dump area shall be provided within the turnaround right-of-way and delineated on the subdivision and land development plan. Snow dump areas shall be a minimum of thirty (30) feet in width and shall extend to the full depth of the cul-de-sac right-of-way from the curb or edge of cartway. A snow dump area shall not encroach on driveways, trees, fire hydrant, water or gas shutoff valves, mail box, street light, utility pole or similar encroachments.
5. Drainage of cul-de-sac streets shall preferably be towards the open end. If drainage is toward the closed end it shall be conducted away in an underground storm sewer.

F. **CLEAR SIGHT DISTANCE:** Clear sight distance along the centerline of streets shall be maintained at not less than 250 feet. For any streets intersecting existing major streets or highways, PennDOT's sight distance will prevail for the respective speed limit posted.

G. **GRADES:** There shall be a minimum centerline grade of one-half of one percent and a maximum of 10 percent.

H. **HORIZONTAL CURVES:** Changes in street direction by horizontal curves shall have a minimum radius of 200 feet, measured at the centerline. Shorter radii will be permitted on the recommendation of the Township Engineer.

I. **CROWNS:** The slope of the crown shall be between 1/8" and 1/3" per foot as directed by the Township Engineer.

J. **VERTICAL CURVES:** Changes in grade shall be joined by vertical curves; and the maximum rate of change of grade shall be seven percent per hundred feet of road, provided that the clear sight distances specified above are maintained at all points.

K. **SIDE SLOPES:** Streets cuts and fills shall be provided with side slopes no steeper than one vertical to three horizontal. Such slopes shall be suitably planted with perennial grasses or other vegetation to prevent gulling and erosion.

L. INTERSECTIONS: Street intersections shall be designed according to the following standards:

1. No more than two (2) streets shall cross at the same point. Street intersections shall be at right angles wherever possible, and intersections of less than sixty (60) degrees (measured at the centerline of the streets) will not be permitted.
2. Intersecting streets shall not enter into the same side of collector or major streets at intervals of less than eight hundred feet (800'). Minor streets entering another street from opposite sides should be directly opposite each other; or, if necessary, they may be separated by at least one-hundred fifty feet (150') between centerlines measured along the centerlines of the cross street. Greater offset may be required by the Township Supervisors depending on the importance of the cross street.
3. Maximum grade within any intersection shall not exceed five percent in any direction, and approaches to any intersection shall follow a straight course within one hundred feet (100') of the intersection.
4. Curb radii at intersections shall be according to the following schedule of minimum lengths: Fifteen feet (15') for intersections of alleys and all streets; twenty feet (20') for minor streets; and thirty feet (30') for major and collector streets. Where streets of different categories intersect, requirements for the larger radius shall hold. The minimum radius of intersecting right-of-way lines shall be forty feet (40').
5. Except where buildings are permitted to front on property lines, a seventy-five foot (75') clear sight triangle shall be provided, in which no building or structure, wall, fence, hedge, tree, shrub or other growth over thirty inches (30") in height shall be placed except for utility poles, light standards, street signs and fire hydrants.

M. ACCESS:

1. A residential subdivision/land development of thirty (30) or more dwelling units shall provide for at least two street connections to existing public streets. This requirement shall also apply to a proposed development which increases the number of existing users to more than thirty (30) on an existing street network currently limited to a single point of street access. In a non-residential subdivision or land development, the Board of Supervisors may require at least two street connections, or if the land is to be accessed by driveways, two driveway connections to existing public streets where necessary to ensure safe and efficient traffic flow.
2. Shared driveways may be used to provide required vehicular access between two (2) single-family detached dwellings and a street. The use of a shared driveway shall only be approved when cross-access easements ensure common use, access, and maintenance of the shared driveway for each property owner relying upon said shared driveway. The existence of such cross-access easements shall be clearly noted on the subdivision or land development plan and shall be recorded on the deeds for all affected lots. Shared driveways shall not exceed five hundred (500) feet in length and shall be a minimum of twenty (20) feet in width.

## **SECTION 904: STREET AND ROAD CONSTRUCTION**

All street materials, construction procedures and testing requirements shall conform to the current editions of PennDOT Publication 408/2003; Publication 213; Publication 72M, Standards for Roadway Construction, Series RC-1M to 100M Publication 111M, Standards for Traffic Control Signing, Series 7700 and 7800. Current edition, including all supplemental specifications, circular letters and amendments.

### **A. Inspections**

1. All street construction shall be subject to inspection at anytime by the Township or its agent.
2. A pre-construction meeting shall be held at the start of a project with a representative of the Township to determine what inspections will be required.
3. At a minimum, the following inspections and approvals shall be made:
  - a. Inspection and approval of the subgrade immediately prior to the installation of the subbase.
  - b. Inspection and approval of the subbase immediately prior to the installation of the base course.
  - c. Inspection and approval of the base course immediately prior to the installation of the wearing course.
  - d. Final inspection of the completed street and related improvements in conformance with Article V, Section 510 of the Pennsylvania Municipalities Planning Code, Article 247 of 1968, as amended.
4. The developer shall notify the Township a minimum of 24 hours in advance of each required inspection.
5. Copies of all stone and material delivery slips shall be kept on file and be made available for inspection until final approval by the Township is received.

### **B. Specifications.** The subgrade, subbase, base course, binder course, and wearing course of new, reconstructed, or resurfaced streets shall be designed using the DARWin Pavement Design and Analysis System or an acceptable alternate procedure that meets the requirements of the 1993 American Association of State Highway and Transportation Officials (AASHTO), as amended. Paving of bituminous pavement courses will not be allowed between the dates of October 15 and April 15 without the expressed written permission of the Municipal Engineer. Where curbs are required, the pavement shall extend from curb to curb and shall not be less than thirty-two feet (32') wide. Pavement Design procedures or the minimum depths indicated for each classification of street, whichever is greater, and constructed according to the following specifications:

#### **1. Arterial Streets.**

The developer shall consult with the Township in the matter of a Township-owned arterial street, and shall consult with the Pennsylvania Department of Transportation in the matter of Pennsylvania-owned arterial streets. The street specifications shall be governed by whichever entity owns or will

own the street. Unless special conditions exist, it shall be the Township policy to follow the construction standards of the Pennsylvania Department of Transportation, as amended.

2. Collector Streets.

- a. Subgrade. Prior to the installation of the subbase, the subgrade shall be prepared according to the specifications set forth in Section 210 of the current edition of the Pennsylvania Department of Transportation Specifications, Publication 408.
- b. Subbase. The subbase shall consist of 8 (eight) inches of compacted 2A aggregate constructed in accordance with the specifications set forth in Section 350 and Section 703 of the current edition of the Pennsylvania Department of Transportation Specifications, Publication 408.
- c. Base course. The base course shall consist of 5 (five) inches of compacted Hot Mix Asphalt Superpave Base Course, PG64-22, 25mm mix, 3.0 to 10.0 million ESALs, conforming to Section 309 of the current edition of the Pennsylvania Department of Transportation Specifications, Publication 408.
- d. Wearing course. The wearing course shall consist of 1 ½ (one and one half) inches of compacted Hot Mix Asphalt Superpave Wearing Course, PG64-22, 9.5 mm mix, 3.0 to 10.0 million ESALs, SRL-G, conforming to Section 409 of the current edition of the Pennsylvania Department of Transportation Specifications, Publication 408.

3. Minor Streets

- a. Subgrade. Prior to the installation of the subbase, the subgrade shall be prepared according to the specifications set forth in Section 210 of the current edition of the Pennsylvania Department of Transportation Specifications, Publication 408.
- b. Subbase. The subbase shall consist of 8 (eight) inches of compacted 2A aggregate constructed in accordance with the specifications set forth in Section 350 and Section 703 of the current edition of the Pennsylvania Department of Transportation Specifications, Publication 408.
- c. Base course. The base course shall consist of 3 (three) inches of compacted Hot Mix Asphalt Superpave Base Course, PG64-22, 25mm mix, 3 to 3.0 million ESALs, conforming to Section 309 of the current edition of the Pennsylvania Department of Transportation specifications, Publication 408.
- d. Wearing course. The wearing course shall consist of 1 ½ (one and one half) inches of compacted Hot Mix Asphalt Superpave Wearing Course, PG64-22, 9.5 mm mix, .3 to 3.0 million ESALs, SRL-M, conforming to Section 409 of the current edition of the Pennsylvania Department of Transportation Specifications, Publication 408.

### C. PRIVATE STREETS

The Township recognizes health, safety and general welfare concerns that are unique to private roads related to emergency management services, utilities, delivery services, and private landowner and maintenance issues. All of these concerns shall be considered in any decisions related to private roads rendered by the Township. All other requirements of the Township Ordinances shall apply to said plans.

1. The unimproved private road shall serve as an access for the development only and shall not be intended for general public use or thoroughfare.
2. The Developer shall provide for the total construction and maintenance of the road.
3. Only one such private road shall be permitted for any property as it existed on the date of adoption of this Ordinance.
4. A road maintenance agreement shall be required in any instance involving a private road. Included as part of this agreement shall be a statement indicating that the Township has no interest, obligation, responsibility or intent of maintaining or taking over said road until such time as it is reconstructed to meet all prevailing Township street design and construction specifications. Said agreement shall be provided to the Township as part of the Preliminary Plan application and shall be reviewed and approved by the Township Solicitor. A reference to the private road maintenance agreement shall appear on any and all newly created deeds for the subject properties. The plan creating the private road shall include a note stating that the Township has no interest, obligation, responsibility or intent of maintaining or taking over said road until such time as it is reconstructed to meet all prevailing Township street design and construction specifications.
5. It shall be the responsibility of the Developer to provide street name signs and stop signs at all private road intersections in accordance with Township specifications.
6. The total number of users of the road, existing and proposed, shall not exceed three (3). Private roads proposed for more than three users shall be subject to the public street construction and design standards of This Ordinance.
7. Said roads shall have a right-of-way width of fifty (50) feet and a minimum cartway width of sixteen (16) feet. The cartway shall be centered within the right-of-way. Unobstructed horizontal clearance for the entire width of the cartway and unobstructed vertical clearance of thirteen feet, six inches (13'-6") shall also be maintained throughout. Road construction shall be such to allow two-way vehicular traffic and transit by normal emergency management, utility and delivery vehicles throughout its length.
8. Said roads shall be limited to a length of twelve hundred feet (1,200 feet). Minimum turning radii shall be 36 feet inside and 52 feet outside. The minimum grade of the road shall be three-quarters of one percent (0.75%). The maximum grade of the road shall be ten percent (10%). Grades within the turnaround shall not exceed four percent (4%). The road shall be crowned in accordance with Township street specifications. Trees, landscaping, lamp posts, signs, and other vertical obstructions more than seven (7) feet tall shall not be placed within ten (10) feet of the outside turning radius.
9. Private roads shall be constructed of a base course consisting of a minimum of six (6) inches of 2A stone measured after it has been compacted with a vibratory roller of not less than ten (10) tons in

weight. When constructed with a downward slope toward the intersecting public road, the entrance to the private road shall be improved as per Township street specifications for a minimum distance of 50 feet from the edge of the existing cartway.

10. Private road construction and inspection shall be included with any public improvements for guarantee purposes prior to the release of any approved Final Plan.

11. Dead-end roads shall be constructed as cul-de-sacs including a turnaround built to Township specifications. Acceptable alternatives for private road turnarounds include a one-hundred twenty (120) foot hammerhead or an oblique ("Y") hammerhead with leg lengths of sixty (60) feet each. Minimum curve radii of 28 feet are required for each of these alternatives.

## **SECTION 905: STANDARDS FOR SEWER AND WATER SYSTEMS**

A planning revision module established by the Department of Environmental Protection shall be used as the format for the formal revision. No preliminary plan shall be approved until such revision is completed and filed in accordance with the Department of Environmental Protection's Rules and Regulations.

If a public sanitary sewer system is available within five-hundred feet (500') of any part of the proposed subdivision, mobile home park or land development, the subdivider or developer shall design and install a system including laterals, which shall be connected to the public system and shall serve every property within the proposed project. All plans and installations shall be subject to the approval of the applicable Municipal Authority.

All proposed subdivisions within  $\frac{1}{4}$  mile of well test sites with known and documented nitrate/nitrogen sample results of 5 mg/L or greater will require a preliminary hydrogeologic study. No mini modules (component one) may be approved in these areas. The subdivider must identify a suitable replacement area for each lot.

## **SECTION 906: DRIVEWAY PERMIT**

No driveway shall be connected to any Township road without first obtaining a driveway permit for an existing lot or subdivision approval for a new lot.

In the event the driveway connects to a State road, the applicant shall follow the procedures and comply with the requirements of PennDOT.

In the event the drive connects to a Letterkenny Township road, the applicant shall present a drawing of the lot and the proposal and/or existing structure, the proposed drive in reference to the Township road on the form prescribed by the Township. The drawing shall be accompanied by the following information:

- posted speed limit;
- clear sight distance in either direction (which must comply with PennDOT regulations, unless a lesser clear sight distance is approved by the Township Engineer);
- grade of the connecting roadway at intersection with proposed drive for a distance equal to the required clear sight distance;
- the driveway shall be marked on the site by use of a survey staple, with colored ribbon attached.

All applications shall be reviewed and granted or denied by the Township Supervisors or their agent.

The cost of each driveway permit shall be established by the resolution by the Township Board of Supervisors.

## **SECTION 907: STANDARDS FOR CURB AND SIDEWALK**

The construction and installation of curb and sidewalk within the Township shall conform to the following requirements:

- A. Curb and sidewalk shall be required along both sides of proposed streets within any proposed single-family detached residential subdivision or land development whenever the density of the overall development is three lots per acre or greater. Said density shall be calculated utilizing the property's net developable area, which is exclusive of any designated areas for open space, conservation, recreation, floodplain, wetland, stormwater management, and public rights-of-way. Sidewalks may be limited to one side of the proposed street in instances of developments where lots front only one side of the street. All other forms of residential, commercial, institutional and industrial developments shall be required to install curb and sidewalk.
- B. Curbing may be either vertical or mountable and shall be constructed in accordance with the standards set forth in the most recent edition of PennDOT Publication 72M – Standards for Roadway Construction. Curb and sidewalk design shall also include depressed areas at street intersections constructed per the aforementioned publication and to all prevailing ADA standards. Sidewalks shall be four-feet wide, four-inch thick, 4000 PSI Class A concrete with six-inch by six-inch by fourteen gauge welded wire fabric and light broom finish underlain by a four-inch AASHTO #57 compacted crushed stone base. Sidewalk shall be pitched at 1/4 inch per foot for drainage purposes. Slabs shall be completely separated by a 1/4 inch expansion joint and scored every five feet.
- C. Sidewalk shall be separated by a minimum five-foot grass strip from the edge of curb and shall be located no closer than one foot to the right-of-way.
- D. Crosswalks, a minimum of five feet in width, shall be provided where deemed necessary by the Township Board of Supervisors.

## **SECTION 908: BRIDGES AND STREAM ENCROACHMENTS**

All bridges and other forms of stream encroachments shall be permitted by the Township only in accordance with all applicable Federal, State and local agency rules and regulations. Final subdivision and/or land development plan approval shall be subject to the provision of permits and approvals from all applicable regulatory agencies including, but not limited to, the United States Army Corps of Engineers (USACE), the Pennsylvania Department of Environmental Protection (PADEP), the County Conservation District, the Federal Emergency Management Agency (FEMA), and the United States Fish and Wildlife Service.

Bridges, whether existing or proposed, shall be designed in accordance with AASHTO *Standard Specifications for Highway Bridges*, as amended, as part of any subdivision and/or land development plan approval. All bridges shall be designed using a design vehicle of AASHTO HS20 or HS25 live load rating,

whichever shall govern. Vehicle load limits shall be posted at both ends of each bridge with signs having reflective letters not less than four (4) inches in height on a contrasting background.

## SECTION 909: TRAFFIC IMPACT STUDIES

A Traffic Impact Study shall be performed for all developments that generate, individually or cumulatively, a total traffic volumes of 800 or greater trips per day as determined by the trip generation rates published by the Institute of Traffic Engineers (ITE), as amended. The study shall be prepared by a Pennsylvania-licensed traffic engineer and the cost of the study and its review by the Township shall be borne by the applicant. In addition to the above, the Board of Supervisors may require a Traffic Impact Study when, in their opinion, the following conditions exist: Current traffic problems exist in the local area (e.g., high accident location, confusing intersection, congested intersection), or the capability of the existing road system to handle increased traffic is questionable. A Traffic Impact Study shall conform to the following:

- A. Area of Traffic Impact Study - The Traffic Impact Study area shall be based on the characteristics of the surrounding area. The intersections to be included in the Study shall be adjacent to the site or have direct impact upon the access to the site. The intersections shall be mutually agreed upon by the Township Engineer and the traffic engineer preparing the Study. The Board of Supervisors shall resolve any dispute between the Township Engineer and the traffic engineer.
- B. Preparation by Transportation Engineer Required - Traffic impact studies shall be prepared under the supervision of qualified and experienced transportation engineers with specific training in traffic and transportation engineering, and at least two (2) years experience related to preparing traffic studies for existing or proposed developments.
- C. Horizon Year - The traffic forecasts shall be prepared for the anticipated opening year of the development, assuming full build-out and occupancy. This year shall be referred to as the horizon year in the ordinance.
- D. Non-Site Traffic Estimates - Estimates of non-site traffic shall be made, and will consist of through traffic and traffic generated by all other developments within the study area for which preliminary or final plans have been approved. Non-site traffic may be estimated using any one of the following three methods: "Build-up" technique, area transportation plan data or modeled volumes, and trends or growth rates.
- E. Trip Generation Rates Required - The Traffic Impact Study report shall include a table showing the categories and quantities of land uses, with the corresponding trip generation rates or equations (with justification for selection of one or the other), and resulting number of trips. The trip generation rate used must be either from the latest edition of Trip Generation by ITE, or from a local study of corresponding land uses and quantities. All sources must be referenced in the Study.
- F. Consideration of Pass-By Trips - If pass-by trips or shared trips are a major consideration for the land use in question, studies and interviews at similar land uses must be conducted or referenced
- G. Rate Sums - Any significant difference between the sums of single-use rates and proposed mixed-use estimates must be justified in the Study report.

H. Explanations Required - The reasoning and data used in developing a trip generation rate for special/unusual generators must be justified and explained in the report.

I. Definition of Influence Area - Prior to trip distribution of site-generated trips, an influence area must be defined which contains eighty percent (80%) or more of the trip ends that will be attracted to the development. A market study can be used to establish the limits of an influence area, if available. If no market study is available, an influence area should be estimated based on a reasonable documented estimate. The influence area can also be based on a reasonable convenient travel time to the site, or delineating area boundaries based on locations of competing developments. Other methods, such as using trip data from an existing development with similar characteristics or using an existing origin-destination survey of trips within the area can be used in place of the influence area to delineate the boundaries of the impact.

J. Estimates of Trip Distribution Required - Trip distribution shall be estimated using one of the following three methods:

1. Analogy
2. Trip distribution model
3. Surrogate data

Whichever method is used, trip distribution must be estimated and analyzed for the horizon year. A multi-use development may require more than one distribution and coinciding assignment for each phase (for example, residential and retail phases on the same site). Consideration must also be given to whether inbound and outbound trips will have similar distribution.

K. Trip Assignments - Assignments must be made considering logical routings, available roadway capacities, left turns at critical intersections and projected (and perceived) minimum travel times. In addition, multiple paths should often be assigned between origins and destinations to achieve realistic estimates, rather than assigning all of the trips to the route with the shortest travel time. The assignments must be carried through the external site access points and in large projects (those producing five hundred (500) or more additional peak direction trips to or from the site during the development's peak hour) through the internal roadways. When the site has more than one access driveway, logical routing and possibly multiple paths should be used to obtain realistic driveway volumes. The assignment should reflect conditions at the time of the analysis. Assignments can be accomplished either manually or with applicable computer models. If a thorough analysis is required to account for pass-by trips, the following procedures should be used:

1. Determine the percentage of pass-by trips in the total trips generated.
2. Estimate a trip distribution for the pass-by trips.
3. Perform two separate trip assignments, based on the new and pass-by trip distributions.
4. Combine the pass-by and new trip assignment.

Upon completion of the initial site traffic assignment, the results should be reviewed to see if the volumes appear logical given characteristics of the road system and trip distribution. Adjustments should be made if the initial results do not appear to be logical or reasonable.

L. Total Traffic Impacts - Traffic estimates for any site with current traffic activity must reflect not only new traffic associated with the site's development, but also the trips subtracted from the traffic stream

because of the removal of a land use. The Traffic Impact Study should clearly depict the total traffic estimate and its components.

M. Capacity Analysis - Capacity analysis must be performed at each of the major street and project site access intersection locations (signalized and unsignalized) within the Study area. In addition, analyses must be completed for roadway segments, deemed sensitive to site traffic within the Study area. These may include such segments as weaving sections, ramps, internal site roadways, parking facility access points, and reservoirs for vehicles queuing off site and on site. Other locations may be deemed appropriate depending on the situation. The recommended level of service analysis procedures detailed in the most recent edition of the Highway Capacity Manual must be followed. The Township considers the overall level of service ratings A, B, and C to be acceptable for signalized intersection; level of service D, E or F are considered to be unacceptable. The operational analyses in the Highway Capacity Manual should be used for analyzing existing traffic impacts, access requirements or other future conditions for which traffic, geometric, and control parameters can be established.

N. Required Levels of Service - The Traffic Impact Study shall identify the improvements necessary to meet the goals of the Study. The applicant shall be responsible for the improvements required to meet goals of the Traffic Impact Study. The offsite improvements are required if the Township has a traffic impact ordinance. The goals of the Traffic Impact Study are to:

1. Provide safe and efficient movement of traffic within the site and on surrounding roads,
2. Minimize the impact of the project upon non-site trips,
3. Not allow the levels of service at intersections currently rated A or B to be worse than C, and,
4. Not reduce the current levels of service at intersections with ratings of C or lower

O. Documentation Required - A Traffic Impact Study report shall be prepared to document the purpose, procedures, findings, conclusions and recommendations of the Study.

1. The documentation for a Traffic Impact Study shall include, at a minimum:
  - a. Study purpose and objectives.
  - b. Description of the site and study area.
  - c. Existing conditions in the area of the development.
  - d. Recorded or approved nearby development.
  - e. Trip generation, trip distribution and modal split
  - f. Projected future traffic volumes.
  - g. An assessment of the change in roadway operating conditions resulting from the development traffic.
  - h. Recommendation for site access and transportation improvements needed to maintain traffic flow to, from, within, and past the site at an acceptable and safe level of service.
2. The analysis shall be presented in a straightforward and logical sequence. It shall lead the reader step-by-step through the various stages of the process and resulting conclusions and recommendations.
3. The recommendations shall specify the time period within which the improvements should be made (particularly if the improvements are associated with various phases of the development construction), and any monitoring of operating conditions and improvements that may be required.

4. Data shall be presented in tables, graphs, maps, and diagrams wherever possible for clarity and ease of review.
5. To facilitate examination by the Planning Commission and the Board of Supervisors, an executive summary of one or two pages shall be provided, concisely summarizing the purpose, conclusions and recommendations.
6. The report documentation outlined above provides a framework for site traffic access/impact study reports. Some studies will be easily documented using this outline. However, the specific issues to be addressed, local study requirements, and the study results may warrant additional sections.

## **SECTION 910: LANDSCAPING**

- A. Any part or portion of a site which is not used for buildings or other structures, loading and parking spaces and aisles, sidewalks and designated storage areas shall be planted and maintained with landscaping.
- B. Except for single-family detached, single-family semi-detached and two-family detached dwellings, any part or portion of a site which is not used for buildings or other structures, loading and parking spaces and aisles, sidewalks and designated storage areas shall be landscaped according to an overall plan, prepared and approved as part of the Land Development Plan. Landscaping plans shall be prepared and certified by a landscape architect or arborist registered and licensed in the Commonwealth of Pennsylvania. A replacement program for non-surviving plants should be included.
- C. Landscaping within any parking area which provides more than ten (10) parking spaces shall be subject to the following provisions:
  1. Off-street parking areas shall be landscaped to reduce wind and air turbulence, heat and noise, and the glare of vehicular lights; to reduce the level of carbon dioxide; to provide shade; to improve stormwater drainage problems; to replenish the groundwater table; and to provide for a more attractive setting.
  2. The interior of each parking lot shall have at least one (1) three (3) inch caliper deciduous shade tree for every five (5) parking spaces, if there are no existing shade trees to satisfy this requirement. Shrubs and other plant materials are encouraged to be used to complement the trees, but shall not be the sole contribution to the landscaping. These trees shall be in addition to those required as an effective screen.
  3. The landscaping and planting areas shall be reasonably dispersed throughout the parking lot, except where there are more than twenty (20) spaces in which case the following shall apply.
    - a. Landscaped area at least ten (10) feet wide shall be provided around the periphery of parking areas. Such areas shall, at a minimum, extend the full length and width of the parking areas, except for necessary accessways, to prevent the encroachment of moving vehicles into parking areas.

- b. Landscaped islands between every fifteen (15) parking spaces and at both ends of each parking row shall be provided and shall be the length of the parking spaces in the row and at least ten (10) feet in width.
- c. There shall be a planting strip incorporated for every ten (10) rows of parking spaces. Such planting strip shall run parallel to parking rows and shall have a minimum width of ten (10) feet if double loaded or seven (7) feet if single loaded.

D. Existing plant material and trees with a caliper of six (6) inches or more shall be preserved wherever possible during construction. Such existing plants may be credited toward the amount of required plantings.

E. Maintenance Plan. Landscaping required in this section shall be maintained in a healthy, growing condition at all times. It shall be the responsibility of the property owner of record or his delegated representative to properly maintain and care for any landscaping or other treatment as approved by the Board of Supervisors. In order to insure proper maintenance of landscaping, a maintenance plan, addressing the following, shall be required:

1. The maintenance plan shall be prepared and certified by a landscape architect or arborist registered and licensed in the Commonwealth of Pennsylvania.
2. Project narrative.
3. Description of short-term maintenance procedures for the first year following the date of planting.
4. Long-term lawn and planting maintenance.
5. One-year contractor's warranty of all lawn and plant materials.

## **SECTION 911: WATER IMPACT STUDY**

### **A. Requirement for a Water Impact Study**

A water impact study shall be required at the time of any required Preliminary Plan submittal for all subdivision(s) and/or land development(s) of any land tract(s) in Letterkenny Township that proposes to utilize groundwater obtained from the said tract(s), any adjoining tract(s) or from any other tract(s) within the Township. The study will be required irrespective of whether that water is being distributed as part of a public water supply or as individual well(s) on lots within the said tract(s).

### **B. Exclusion and Modification to a Water Impact Study**

#### **1. Exclusion**

In the case of subdivision(s) or land development(s) involving less than ten (10) existing proposed or possible residential dwelling unit(s) or non-residential development(s) estimated to use less than 3,500 GPD (gallons per day) of water, the water impact study is not required. Studies shall also not be required when the applicant is a municipal water supplier, including but not limited to the

Township and surrounding municipalities, and the proposal is for a new or expanded regional water source.

## 2. PADEP Jurisdiction

When there are fifteen (15) or more dwelling unit connections proposed as possible additions in the future to the said well/water system or when there are or is a possibility, in the future, of twenty-five (25) or more human consumers of the water from the said source, the study, regulation(s) and approval(s) shall also be within the jurisdiction of PADEP for conduct of the water impact study.

## C. Conduct of a Water Impact Study

The water impact study shall be prepared, signed and sealed by a hydrologist, professional geologist or professional engineer qualified to conduct groundwater investigations in the Commonwealth of Pennsylvania. The purpose of the study will be to determine whether there is an adequate supply of groundwater for the proposed use and to estimate the impact of the additional water withdrawal(s) on existing nearby wells, underlying aquifers and streams and examine the possible connection(s) to an existing public water supply system and the capacity of that existing system to accommodate the proposed development(s). The scope of the study shall be determined upon consultation with the Township Engineer. Prior to approval, the Township shall conduct an independent, professional review of the study. The cost of the review shall be borne by the applicant.

## D. Water Impact Study Requirements

The Township Board of Supervisors shall only review and/or approve the water impact study after the person(s) preparing the study signs the report, certifies the data and has included the following information:

1. Calculations of the projected water needs using the criteria set forth in the following:
  - a. For residential usage, the PADEP calculation of 3.5 persons per dwelling unit and an average daily usage of 100 gallons per person per day shall be utilized.
  - b. For any non-residential usage, PADEP accepted estimated water usage figures shall be utilized in all computations.
  - c. For any and all proposed public water system usage, PADEP jurisdictions shall prevail.
  - d. Where applicable, calculations of the projected water needs using the criteria set forth in the following references shall be used:
    - i. PUBLIC WATER SUPPLY MANUAL Bureau of Water Quality Management Publication No. 15 by the PADEP, Harrisburg, Pennsylvania, as amended.
    - ii. GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOW by the Insurance Services Office (ISO) as amended.
    - iii. AMERICAN WATER WORKS ASSOCIATION Standards and Manuals for the American Water Works Association, Denver, Colorado, as amended.

2. A geologic map of the area within a one (1) mile radius of the site, at a scale of not more than one (1) inch to one thousand (1,000) feet (1"=1,000').
3. The location of all faults, lineaments and fracture traces within  $\frac{1}{4}$  mile of the site.
4. The locations of all existing and proposed wells within  $\frac{1}{4}$  mile of the site, and all large withdrawal wells (over 10,000 gpd) within 1 mile of the site.
5. The location of all existing and proposed on-lot septic systems and sewer lines within  $\frac{1}{4}$  mile of the site.
6. The location of all streams, perennial and intermittent, floodplains and wetlands, within the project's boundaries.
7. The locations of all existing sources of pollution/ contamination within  $\frac{1}{4}$  mile of the well site.
8. A discussion of the aquifers underlying the site and their long-term drought recharge capability based on accepted published data or detailed site specific investigations.
9. Based on the drought recharge capability of the underlying aquifer and the calculated daily groundwater withdrawals of the project, a hydrologic budget shall be calculated for the site property itself, and for the area within one quarter mile of the site.
10. Based on the results of the hydrologic budget, a determination shall be made on whether or not the potential exists for adverse affects on the hydrologic environment caused by the project.
11. The study shall include a brief statement of the qualifications of the person(s) preparing the study.
12. For each well that is constructed:
  - a. An accurate geologic log should be constructed during the drilling of the well giving a detailed description of the type and thickness of rocks encountered.
  - b. The log should contain information on the depth and thickness of all water bearing zones encountered and the yield for each zone. Yield from the well must be measured using a quantitative method.
13. A pumping test shall be conducted at a rate and duration to be determined by the Township or its designee. A test of greater duration may be required if a water table or unconfined-type response (delayed drainage) is encountered during the testing period. The test shall be conducted at a constant pumping rate that should not deviate greater than + / - 5% during the test. Notice of all pumping tests shall be given to the Township at least 72 hours before commencing the pumping test.
14. In order to determine the impact of the project on existing wells, a representative sample of existing wells, evenly spaced around the pumping well, shall be monitored for changes in water level. The number and location of monitoring wells shall be subject to approval by the Township or its designee before conducting a step test. Sufficient well monitoring shall be performed to allow for the

construction of hydrographs showing a continuous record of well levels before, during and after the pumping test.

15. A means of accurately measuring the well discharge shall be provided subject to approval by the Township or its designee.
16. Well discharge shall be directed away from the site by a method suitable to the County Conservation District and to a point suitable to the Township.
17. Records shall be compiled in typewritten form to include the following information:
  - a. Name of driller and personnel conducting test.
  - b. Description of test well to include horizontal and vertical dimensions, casing installed and grouting detail.
  - c. List of formation samples.
  - d. Static water level immediately prior to yield testing.
  - e. Hydrograph of depth to water surface during test pumping and recovery period at the test well showing corresponding pump and discharge rate in gallons per minute and time readings were taken.
  - f. Log of depth to water surface at existing and monitoring wells during test pumping period showing time readings were taken.
18. A report shall accompany the test well data, which analyzes and interprets all data regarding impacts on the groundwater supply and existing wells. The credentials of the individual(s) preparing the report shall be included. Conclusions shall be drawn from the analysis with respect to:
  - a. Availability of sufficient water for the land development proposed;
  - b. Probable effects of long-term pumping on well levels within one (1) mile of the test well.
19. No land development/subdivision plan requiring a water impact study shall be approved by the Township if the study indicates that the proposed well/water system does not provide an adequate supply of water for the proposed development/use, considering both quality and quantity, or that the proposed well/water supply adversely affects nearby wells and streams or does not provide for adequate groundwater recharge in respects to calculated withdrawals.
20. The submission to the Township shall include all applications, reports, or supplemental information submitted to and received from the PADEP and/or the County Conservation District.

## ARTICLE X

### MOBILE HOME PARK REGULATIONS

#### **SECTION 1000      PROCEDURE**

No person, firm or corporation shall construct, maintain or operate a Mobile Home Park within the Township without first obtaining a Mobile Home Park Permit from Letterkenny Township. The procedures and standards for acting upon mobile home park applications shall be the same as for subdivision and land development applications and in accordance with the provisions of this Ordinance, including, but not limited to, the provisions of acceptable financial security to the Township to secure the installation of required on-site improvements, unless otherwise specified in this Article.

Prior to the issuance of a Mobile Home Park Permit, applications shall be submitted to and approved by the Township Planning Commission and the Board of Supervisors in accordance with the requirements and procedures of Articles IV, V, VII, and VIII of this Ordinance, regarding General Procedure, Jurisdiction, Pre-application Consultation, Preliminary Plats and Final Plats.

- A. Board of Supervisors' Public Hearing. Before acting on any preliminary mobile home park plan, the Board of Supervisors shall arrange for a public hearing. Such public hearing shall be held after reviewing the recommendations, if any, of the Planning Commission, and within twenty (20) days of receipt of the said recommendations. This hearing shall be advertised in a newspaper of general circulation in the Township at least ten (10) days before such hearing, and notice of said hearing shall be posted by certified mail to the owners of property abutting the site and directly across an adjoining street and to any other persons that the Supervisors may feel to be particularly affected.
- B. Board of Supervisors' Action. The Board of Supervisors shall take official action on a preliminary mobile home park plan after it has received the report of the Township Planning Commission and after the required public hearing. The Board of Supervisors shall note its action on three (3) copies of the plans. Two (2) copies shall be returned to the applicant, and one (1) copy shall be retained for Township use.

#### **SECTION 1001      APPROVAL OF SITE PLAN**

In considering and acting upon mobile home park plans, the Board of Supervisors shall take into consideration the public health, safety and welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, and may prescribe conditions and safeguards as may be required in order that the result of its action may, to the maximum extent possible, further the expressed intent of this Ordinance.

Effect of Land Development Plan Approval. No building permit or occupancy permit shall be issued for any structure covered by this Article until an approved Land Development Plan or approved amendment of any such plan has been secured by the applicant from the Board of Supervisors.

## **SECTION 1002      MOBILE HOME 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 permit by Letterkenny Township hereunder; and unless he complies with provisions of this Ordinance and Regulations. A fee for said permit shall be established by the Township Board of Supervisors by resolution.
- B. Application to Letterkenny Township. Owner shall make application to the Township Supervisors on the form furnished by said officials 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.
- C. Inspection and Issuance of Permit. Upon receipt of such application the Township Supervisors or their authorized representative shall inspect applicant's proposed park to determine compliance with the provisions of this Ordinance. Upon approval the Board of Supervisors shall issue a Park Permit to applicant which shall be valid for the period of one (1) year thereunder. Upon determination that applicant 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.
- D. Renewal Permits and Transfers. Renewal permits for a like period shall be issued by the Township Supervisors upon application and compliance with This Ordinance. Every person holding a permit shall file notice in writing to the Township Supervisors within ten (10) days after having sold, transferred, given away, or otherwise disposed of interest in or control of any mobile home park.
- E. Applicability to Existing Parks. (1) Parks in existence upon effective date of this Ordinance will be required to meet 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. (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. (4) Any existing park that in the opinion of the Board of Supervisors creates a fire, health, or safety hazard shall be required to comply with the provisions of this Ordinance within a reasonable period of time as determined by the Board of Supervisors.

## **SECTION 1003      PARK SITE**

The park site shall be well drained and have such grades and soil as to make it suitable for the purpose intended. All such parks shall be planned as a unit and shall be located on a tract of land at least ten (10) acres in size. The area of said site shall be in single ownership or under unified control. All mobile home parks within Letterkenny Township shall provide centralized water and sanitary sewer service for their residents. Said centralized water and sanitary sewer systems shall be designed, constructed, permitted, operated and maintained in accordance with all applicable Township, State and Federal requirements. A mobile home park shall have a gross area of at least ten (10) acres and shall contain no more than four (4) mobile home lots per acre. Said minimum 10-acre project area shall not include areas identified as slopes steeper than twenty-five (25%) percent, wetlands, 100-year floodplain, and utility easements. Mobile home parks shall not be located within the 100-year floodplain.

**SECTION 1004****LOT REQUIREMENTS**

- A. All lots in any mobile home park shall be well drained and graded to a point where mobile homes may be parked so that the parking of the same shall result in safety to all concerned. In all instances as much natural vegetation as is reasonably possible shall be preserved by any mobile home park developer.
- B. On land laid out as a mobile home park, lots with homes of a width of sixteen (16') feet or less shall be not less than seventy (70') feet wide measured at the required front setback line. Lots with homes greater than sixteen (16') feet in width shall be not less than eighty-five (85') feet wide measured at the required front setback line. The minimum required lot area for all individual mobile home lots within mobile home parks shall be one-quarter (1/4) acre or ten thousand eight hundred ninety (10,890) square feet exclusive of street rights-of-way, 50-foot property boundary setbacks, and other public areas.
- C. All mobile home lots shall be given street numbers, and all park streets shall be given names approved by the County. Continuations of existing streets shall be known by the same name; but names for other streets shall not duplicate or closely resemble names for existing streets in the Township.

**SECTION 1005****YARD AND SETBACK REQUIREMENTS**

- A. All mobile homes shall be located at least seventy-five (75) feet from any street right-of-way which abuts a Mobile Home Park boundary and from any other boundary of the park.
- B. There shall be a minimum distance of twenty-five (25) feet between an individual mobile home and adjoining pavement of a park street or common parking area or other common areas.
- C. All mobile homes shall be separated from each other and from other buildings by at least twenty (20) feet. In a mobile home park, side and rear building setbacks shall be not less than twenty (20') feet from the side and rear lot lines of each mobile home lot.

**SECTION 1006****PARK STREET SYSTEM**

- A. Park Access. Access to Mobile Home Parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. Each Mobile Home Park shall be provided with at least two (2) points of ingress and/or egress and a distance of at least 150 feet shall be maintained between centerlines of access streets.
- B. Lot Access. All Mobile Home Parks shall be provided with safe and convenient paved access streets to and from each and every mobile home lot. Alignment and gradient shall be properly adapted to topography. All lots within a mobile home park shall access interior park streets and not dedicated Township roads.
- C. Streets. All streets shall be designed and paved in accordance with Township specifications and shall be kept in good repair. All streets within the mobile home park shall remain under single ownership with the park. Mobile home park streets shall not be offered for Township dedication. It shall be unlawful to permanently or temporarily locate or park a mobile home so that any part of such home will obstruct any roadway or walkway.

## **SECTION 1007      REQUIRED OFF-STREET PARKING**

- A. Off-street parking areas shall be provided in all Mobile Home 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 mobile home lot. Each off-street parking space shall contain at least 400 square feet and shall be located on the mobile home lot that it is intended to serve.
- B. Auxiliary parking areas shall be provided throughout the mobile home park at a rate of one space for each mobile home lot. Auxiliary parking areas shall be located within three hundred (300') feet of the lots they are intended to serve. Said auxiliary parking areas shall be paved and are intended for passenger vehicle use only.
- C. A specially assigned, secure parking and storage area shall be provided on-site in close proximity to the park office. This area shall be utilized for the storage of larger vehicles including, but not limited to, recreational vehicles, campers, boats, trailers, and tractors.

## **SECTION 1008      UTILITY IMPROVEMENTS**

- A. Water Distribution. All Mobile Home Parks shall provide to each separate mobile home lot a continuing supply of safe and potable centralized water as approved by the State Department of Environmental Protection.
- B. Sewage Disposal. All Mobile Home Parks shall provide to each separate mobile home lot a connection to a centralized sanitary sewer disposal system which shall be approved by the State Department of Environmental Protection.
- C. No Mobile Home Park Permit shall be issued until the sewage disposal and water distribution system for the Mobile Home Park have been approved by the State Department of Environmental Protection.
- D. Electrical Distribution and Television Service. All mobile home parks shall have underground electrical distribution systems, telephone service and television cable service where available which shall be installed and maintained in accordance with the local company's specifications regulating such systems.
- E. Individual Electrical Connections.
  - 1. Each mobile home lot shall be provided with an approved disconnecting device and over current protective equipment. The minimum service per outlet shall be 120/240 volts AC 200 amperes.
  - 2. All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding connector run with branch circuit conductors or other approved methods of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.
- F. Natural Gas System. Any natural gas system shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.

G. Liquified Petroleum Gas System. Liquified petroleum gas (LPG) systems provided for mobile homes, 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 mobile home and shall be maintained in effective operating condition.
3. All LPG piping outside of the mobile home shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas liquid form shall not be conveyed through piping equipment and systems in mobile homes.
4. Any vessel containing LPG shall be secured but not permanently fastened to prevent accidental overturning. Vessels with a capacity greater than one hundred (100) gallons must be placed no nearer than ten (10) feet from any building. Vessels with a capacity greater than five hundred (500) gallons are prohibited, and no mobile home shall have a total capacity greater than 500 gallons.
5. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specifically approved by Letterkenny Township.

H. Fuel Oil Supply Systems. All fuel oil supply systems provided for mobile homes, servicing buildings and other structures shall be installed and maintained in conformity with the following regulations:

1. All piping from outside fuel oil storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
2. All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.
3. All fuel oil storage tanks or cylinders shall be securely placed and shall not be less than ten (10) feet from any mobile home exit.
4. Fuel oil storage tanks located in areas subject to traffic shall be protected against physical damage.
5. Fuel oil storage tanks shall not be located under mobile homes.

## **SECTION 1009      COMMON OPEN SPACE**

A. All mobile home parks shall provide not less than ten (10%) percent of the total land area for common open space purposes for the enjoyment of park residents. The required open space shall not include undesirable areas including, but not limited to, slopes greater than twenty-five (25%) percent, wetlands, 100-year floodplain, and stormwater management facilities. Common open space shall be located so as to be free of traffic hazards and shall be centrally located and easily accessible to all park residents. Sidewalks shall be required to access all useable open space and recreation areas. Mobile home parks accommodating more than twenty-five (25) individual lots shall also be required to provide playgrounds or other physical recreational facilities to promote active recreation in addition to passive open space.

Such active recreation facilities may be included within the required open space area. Plans shall detail the types of facilities proposed and their locations.

- B. Exposed ground surface in all parts of every park shall be protected with a vegetation growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
- C. Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

## **SECTION 1010      LANDSCAPING AND SCREENING**

Mobile home parks shall comply with the landscaping and screening requirements of this Ordinance

## **SECTION 1011    CURBING AND SIDEWALKS**

Mobile home parks shall provide curbing and sidewalk as per the requirements found in Section 907 of This Ordinance. Additionally, all mobile home lots shall be connected to sidewalks, 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 (2) feet.

## **SECTION 1012      SIGNS AND LIGHTING**

- A. Mobile home parks shall be subject to all prevailing Township sign requirements found in this or any other Ordinance.
- B. All means of ingress and egress, walkways, streets, and parking lots shall be adequately lighted during nighttime hours, by the use of either low-pressure or high-pressure sodium luminaries mounted at a minimum height of twenty (20) feet. Park illumination for streets and other public areas shall be serviced by a separate circuit. The Developer is required to provide a lighting plan for review and approval by the Township. Said lighting plan shall be prepared by a professional engineer, licensed architect, professional lighting consultant or the power company servicing the proposed park.
- C. Along park streets and walkways, luminaries shall be provided at maximum intervals of two hundred (200) feet, except within two hundred (200) feet of intersections of park streets, where the maximum intervals shall be one hundred (100) feet.
- D. Park entranceways, where the park street connects with the public street, shall have at least two (2) luminaries at the street intersection.
- E. Auxiliary parking lots shall have one (1) luminary for each twenty (20) parking spaces, or fraction thereof, which shall be located to distribute the light as evenly as practical.

## **SECTION 1013      OTHER SITE IMPROVEMENTS**

- A. An enclosure of compatible design and material or "skirting" shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure and shall be designed in such a manner as to prevent animals from freely entering the area beneath the mobile home.
- B. Anchorage to prevent the movement of the mobile home by natural causes shall be provided for each mobile home. Anchorage may be provided for by anchors and tie-downs such as cast-in-place concrete, "dead-man" eyelets imbedded in arrowhead anchors, or other devices securing the stability of the mobile home. Anchors and tie-downs shall be placed at a minimum at each corner of the mobile home slab and each shall be able to sustain a minimum tensile strength of two thousand eighty (2,080 lbs.) pounds.
- C. Each mobile home 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 mobile home and not extend into the front or rear yards. In place of a concrete slab, a structurally stable porch may be constructed at the elevation of the entranceway. It must be located so as to be adjoining and parallel to the mobile home and not extended into the front or rear yards. The porch shall be of either metal or pressure treated wood construction at least 10 feet by 18 feet in size.
- D. Individual tenants at the mobile home park may construct attached enclosures or covered patios to individual mobile homes, provided that such enclosure does not encroach into the front, side, or rear building setbacks. Structures with a roof shall be anchored in such a manner as to prevent movement by natural causes. A Township building permit shall be required in each case.
- E. Provisions shall be made by the park operator to have garbage and waste collected at least once every week. Any refuse disposal site and/or recyclable drop-off site proposed within the mobile home park shall be subject to the approval of the Township.
- F. Mailboxes for park residents shall be located on one or more conveniently located, centralized pedestals inside the park. Mailboxes outside the park boundaries and/or along public roads shall be prohibited.
- G. There shall be provided in each mobile home park such other improvements as the Township may require in the best interests of the park residents.
- H. Waste receptacles shall be provided within 150 feet of each unit unless curbside collection is provided. Dumpsters shall be located no closer than 50 feet to any boundary of the park and no closer than 20 feet to any building within the park. Dumpsters shall be located so as to be clearly accessible to the servicing refuse collection vehicle.
- I. Mail box clusters shall be provided. They shall be located and designed to minimize interference with normal traffic operations at the park entrance.
- J. Storage sheds with a maximum area of 400 square feet may be placed on any individual mobile home lot.
- K. Minimum living area: No mobile home in any mobile home park shall contain less than 900 square feet of living area, excluding hitch and eaves.

- L. Canopies and awnings may be attached to any mobile home provided they meet current building code standards and comply with all applicable Township criteria.
- M. School bus stops shall be located in an area acceptable to the School District and the Township.

## **SECTION 1014      PARK AREAS FOR NON-RESIDENTIAL USE**

- A. No part of any mobile home 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 mobile home located on an individual lot and connected to the pertinent utilities.

## **SECTION 1015      RESPONSIBILITIES OF OPERATOR**

- A. Operator shall operate a park in compliance with this Ordinance and shall provide adequate supervision to maintain park, its facilities and equipment in good repair and in a clear and sanitary condition. Operator shall notify the Township within five (5) days of placement of additional mobile homes along with evidence of compliance with all prevailing Uniform Construction Code requirements. All mobile home parks shall include an on-site park manager's office. Said office shall be clearly identified and designated within the confines of the park. All park offices shall be open for business a minimum of twenty (20) hours per week. The regular hours of operation shall be clearly posted at the front of the office along with any changes in the schedule as necessary, a list of emergency phone numbers, and a legible map of the park layout including street names and individual lot addresses.
- B. Operator shall provide to the Township Supervisors and the State Department of Environmental Protection access at reasonable times to the park and facilities to inspect to ensure compliance; and shall maintain a register containing names of all park occupants to be available to any authorized person inspecting park, for health, assessment, taxation and other purposes. Said register shall also include the name and last permanent address of the head of the family occupying each mobile home; date of entry to the park; and the serial number, make and size of mobile home. Said register shall be kept at the park manager's office and shall be available at all times for Township or County inspection. Any changes in occupancy shall be reported to the Township and the County Tax Assessor's Office within one (1) month of the date of entry.
- C. Operator shall notify the Township and the Department of Environmental Protection of any suspected communicable or contagious disease within the park.

## **SECTION 1016      PENALTIES**

The penalties contained in Article XIV of this Ordinance relative to violations of subdivision and land development regulations, shall also be applicable to violations of the provisions of this Article X, relative to Mobile Home Park Regulations.