

ORDINANCE

SUMMIT TOWNSHIP  
ERIE COUNTY, PENNSYLVANIA

SUBDIVISION, LAND DEVELOPMENT AND MOBILE HOME PARK ORDINANCE

An Ordinance regulating the subdivision and/or development of land and the construction, opening, widening, and dedication of streets, alleys, sewers, and other facilities in connection therewith, and prescribing penalties for violations; and also regulating mobile home parks by establishing uniform requirements for the design, construction, alteration, extension, and maintenance of such mobile home parks and related utilities and facilities; authorizing the issuance of permits for such parks; authorizing the inspection of the mobile home parks, and fixing penalties for violations.

BE IT, THEREFORE, ORDERED BY THE SUPERVISORS OF SUMMIT TOWNSHIP AS FOLLOWS:

**TABLE OF CONTENTS**

GUIDELINE FOR SUBDIVIDERS .....1  
INTRODUCTION .....2

ARTICLE I - PURPOSE, AUTHORITY, JURISDICTION & SHORT TITLE

    Section 101 - Purpose .....3  
    Section 102 - Authority .....3  
    Section 103 - Jurisdiction .....3  
    Section 104 - Short Title .....4  
    Section 105 - Adoption by Reference .....4

ARTICLE II - DEFINITIONS

    Section 201 - General Interpretations .....5  
    Section 202 - Subdivision Definition & Meaning of Words...5  
    Section 203 - Mobile Home Parks & Meaning of Words.....11

ARTICLE III - PROCEDURES

    Section 301 - Pre-Application Investigation .....13  
    Section 302 - Preliminary Plan Application .....13  
    Section 303 - Final Plan Application .....16

ARTICLE IV - DEVELOPMENT STANDARDS

    Section 401 - General Standards .....23  
    Section 402 - Large Scale Development .....24  
    Section 403 - Planned Unit Development .....24

ARTICLE V - DESIGN STANDARDS

    Section 501 - Streets .....25  
    Subsection 501.8(a) Table of General Requirements  
    Section 502 - Blocks .....32  
    Section 503 - Lots .....33  
    Section 504 - Building Lines .....35  
    Section 505 - Easements .....35

ARTICLE V(a) GREENSPACE PROVISIONS.....**Appendix A**

ARTICLE VI - IMPROVEMENTS AND DRAINAGE

Section 600 - Erosion and Sediment Control Plan .....38  
Section 601 - Monuments and Markers .....38  
Section 602 - Streets .....39  
Section 603 - Sewers .....40  
Section 604 - Water .....42  
Section 605 - Storm Drainage .....42  
Storm Water Management Plan .....**Appendix B**  
Section 606 - Street Name Signs .....43  
Section 607 - Filing Plans and Profiles .....43  
Section 608 - Street Trees .....43

ARTICLE VII - PLAN REQUIREMENTS

Section 701 - Sketch Plan Drawing .....44  
Section 702 - Preliminary Plan Drawing .....44  
Section 703 - Final Plan .....46

ARTICLE VIII - MOBILE HOME PARKS

Section 801 - General .....49  
Section 802 - Other Required Permits and Approvals .....49  
Section 803 - Site and Design Criteria .....49  
Section 804 - Sewer and Water .....57  
Section 805 - Sanitation .....57

ARTICLE IX - ADMINISTRATION

Section 901 - Modification .....58  
Section 902 - Records .....58  
Section 903 - Amendments .....58  
Section 904 - Sanctions .....58  
Section 905 - Validity .....59  
Section 906 - Effective Date .....60

## A GUIDELINE FOR SUBDIVIDERS

This short procedural guide has been written to assist the subdivider and/or land developer so that he may have some idea of the steps that are required to complete the subdivision and/or land development process.

1. What is a subdivision? The precise definition for a subdivision can be found in Act 247 of 1968, the Pennsylvania Municipalities Planning Act. In general, under that law, any division of land into two or more parcels is a subdivision. The only division excluded is when the parcels are over ten (10) acres and are sold for agricultural purposes. Therefore, a subdivision is the creation of any single new lot.
2. Whose regulations do I follow? According to Pennsylvania law, if the local municipality (borough, township, or city) has a subdivision ordinance, it prevails. Summit Township's ordinance prevails.
3. If your subdivision and/or land development comes under a local ordinance, one should contact the respective municipal office for further instructions. Under the Pennsylvania Planning Code, they will, in their processing, ask for the County's review. The subdivider or developer should not bring the original to the County Planning office for signature until after the local processing is complete and local approvals are affixed to the subdivision or land development.
4. If a local municipality does not have regulations, then you are required to follow the County regulations. Copies of the Erie County Subdivision Regulations are available at the County Planning office. The Planning staff is readily available to provide assistance. Generally, if you have a minor subdivision, (one to ten new parcels, along an existing road), the subdivision review procedure is normally completed in a short time; larger projects require more time. They will try to expedite your project. Please remember, however, that under State law, they are given up to ninety (90) days for review of either a preliminary or final plat.
5. Some General Guidelines for All:
  - A. Subdivisions and/or land developments must be laid out by a licensed professional engineer or surveyor. His stamp must appear on the drawings.
  - B. Present only an original (linen or mylar transparency) for signature. Copies or reprints will not be signed.

- C. If a septic tank permit is required, contact the Erie County Health Department before you attempt to finalize your project.
- D. Attached is a sample listing of some of the endorsements that may be required for your subdivision.

#### INTRODUCTION

The conversion of unused or agricultural land to residential use is the most important element of the total development picture to individual municipalities. Once the open fields become houses, streets, and sidewalks, the community and its residents have a subdivision they must live with for 30, 40, 50 years or more. It is only fitting that such undertakings which have long term effects demand our constant attention. Since the adoption of subdivision regulations by the County in 1965 and the Township in 1966, many changes have taken place, not the least of which being the enactment of Act 247 and its amendments. It is for these reasons this amended ordinance is being considered.

It will be the purpose of the amended regulations to protect the public interest while at the same time providing a reasonable framework for the developer to operate within. Changes in design criteria have been included based upon the experience of sister counties in northwest Pennsylvania, suggested national standards, and a recent publication of PennDOT (Pennsylvania Department of Transportation).

If procedures seem long to a developer who may have financial, construction, or weather constraints, we can only say that a few months of processing is needed for an action that will have generations of impact. The best approach is to read these regulations carefully and follow them - then, needless delay and frustrations can be avoided.

ARTICLE I  
PURPOSE, AUTHORITY, JURISDICTION, AND SHORT TITLE

The purpose of these Subdivision and Land Development Regulations is to provide for the harmonious development of the Township by:

- 101.1       Assisting in the orderly and efficient integration of the many residential subdivisions and related community facilities.
- 101.2       Ensuring conformance of subdivision and land development plans with the public improvement plans of the County.
- 101.3       Ensuring coordination of inter-municipal public improvement plans and programs.
- 101.4       Securing the protection of soil, water, and related natural resources.
- 101.5       Facilitating the rational movement of traffic.
- 101.6       Securing equitable handling of all subdivision and land development plans by providing uniform standards and procedures; thus, providing suitable and safe sites for building purposes and human habitation.
- 101.7       Protecting the general public's interest.

Section 102 - AUTHORITY

The Erie County Metropolitan Planning Commission is vested by law with jurisdiction and control of the subdivision of land located within the County limits. (The County Code of 1955 as amended Act No. 130, Sections 2004 and 2008; Pennsylvania Municipalities Planning Code, Clean Stream Law, Act 222, 1970).

Section 103 - JURISDICTION

These regulations shall apply to Summit Township. However, applications for subdivision and land development located within a city, borough, incorporated town or township having adopted a subdivision and land development ordinance as set forth in this article shall be forwarded upon receipt by the municipality to the county planning agency for review and report at developer expense, provided that such municipalities shall not approve such applications until the county report is received or until the expiration of forty-five (45) days from the date the application was forwarded to the county.

103.1 In accordance with the provisions of the Pennsylvania Municipalities Planning Act, regulations governing mobile home (trailer) parks are set forth in Article VIII hereof.

103.2 Before approval by such municipalities, the Township shall transmit a copy of the proposed subdivision plan or land development plan to the Erie County Metropolitan Planning Commission for review and report to Summit Township. Pending the receipt and consideration of such report, Summit Township shall defer action thereon, but if such report is not received by Summit Township within forty-five (45) days from the submission of the plan to the Erie County Metropolitan Planning Commission, or within such further time as may be agreed upon by Summit Township, the Township may proceed to final action thereon.

103.3 Summit Township, having adopted land subdivision and land development regulations, has filed official copies thereof with the Commission in accordance with Act 247, in order that the procedure specified in Paragraph 103.2 can be established.

103.4 The provisions of the Summit Township Subdivision/Land Development Regulations shall apply to and control all land subdivisions or land development whose plans have not been recorded in the office of the Recorder of Deeds, in and for Erie County, Pennsylvania, prior to the effective date of these regulations. The effective date for these regulations is January 3, 1966.

Section 104 - SHORT TITLE

These regulations shall be known and may be cited as the "SUMMIT TOWNSHIP LAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS" as amended.

Section 105 - ADOPTION OF THESE REGULATIONS BY MUNICIPALITIES BY REFERENCE

These regulations may be adopted by any municipalities by reference, in accordance with the Pennsylvania Municipalities Planning Code as amended. In addition, the Erie County Metropolitan Planning Department may be designated as the official administrative agency for the review and approval of plats for such municipalities by separate ordinance of the municipality contingent upon formal notice of such action by the municipality to the Erie County Metropolitan Planning Commission and its acceptance of said designation in writing.

ARTICLE II  
DEFINITIONS

Section 201 - GENERAL INTERPRETATIONS

Unless otherwise expressly stated, the following terms shall for the purpose of these Regulations, have the meaning indicated. Words in the singular include the plural, and the words in the plural include the singular. The word "person" includes a corporation, unincorporated association, and a partnership, as well as an individual. The word "building" shall be construed as if followed by the words "or part thereof". The word "street" includes "road", "highway", "land", and "cartway" and "watercourses" include "drain", "ditch", and "stream". The words "shall" and "will" are mandatory; the word "may" is permissive. An "agency" shall be construed to include its successors and assigns.

Section 202 - SUBDIVISION AND MEANING OF WORDS

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

- 202.1     Access Road to Multiple Business:     A single private access roadway providing primary access to multiple businesses located on a single property. These roadways have 40 ft paved cartway and have a Cul-de-Sac if over 300 ft in length.
- 202.2     Arterial Highways:     A public street having a minimum 80 ft wide Right-of-Way providing for through traffic movement across the Township and direct access to abutting properties; subject to necessary control of entrances, exits and limited access. Arterial Highways have a minimum 48 ft wide paved cartway with 10 ft wide stabilized shoulders, except for where footnoted which shall be measured from the centerline of the road.
- 202.3     Blocks:     See Section 502.
- 202.4     Building or Setback Line:     The line within a property defining the required minimum distance between any building and the adjacent right-of-way.

- 202.5 Cartway: The surface of a street, access way, access street or highway available for vehicular traffic.
- 202.6 Chairman: The Chairman of the Summit Township Board of Supervisors.
- 202.7 Collector Street: A public street having a minimum 60 ft wide Right-of-Way providing for traffic movement between Local Streets and Arterial Highways and also providing direct access to abutting properties. Collector Streets have a minimum 36-ft. wide paved cartway face of curb to face of curb, utilizing plain concrete curb gutters, and are constructed in accordance with Township Specifications. Collector Streets may also have additional optional two lanes, which may be constructed in phases.
- 202.8 Commercial/Industrial Street: A public street having a minimum 60 ft wide Right-of-Way providing for direct access to abutting lots for local traffic movements and providing access to Collector Streets or Arterial Highways. Commercial/Industrial Streets have a minimum 36-ft wide paved cartway, face of curb to face of curb, utilizing plain concrete curb gutters, and are constructed in accordance with Township Specifications.
- 202.9 Crosswalk: A right-of-way, municipally or privately owned, intended to furnish access for pedestrians.
- 202.10 "Cul-de-Sac": A street intersecting another street at one end and terminating at the other in a vehicular turn-around.
- 202.11 Cut: An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.
- 202.12 Developer or Subdivider: Any land owner, 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.
- 202.13 Development Plan: The provisions for development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when in this Ordinance shall mean the written and graphic materials referred to in this definition.

- 202.14 Director: The Executive Director of the Erie County Metropolitan Planning Commission.
- 202.15 Double-frontage Lot: A lot with front and rear street frontage.
- 202.16 Dwelling Unit: Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.
- 202.17 Easement: A right-of-way granted for limited use of land and public and quasi-public purpose including such things as utilities and drainage.
- 202.18 Engineer: A licensed engineer registered in Pennsylvania designated by Summit Township to perform the duties of an engineer as herein specified.
- 202.19 Erosion: The removal of surface materials by the action of natural elements.
- 202.20 Erosion and Sediment Control Plan: A plan showing all present and proposed grades and facilities for storm water, drainage, erosion, and sediment controls usually incorporated with preliminary and final plans.
- 202.21 Excavation: Any act by which earth, sand, gravel, rock, or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated, or bulldozed, and shall include the conditions resulting therefrom.
- 202.22 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 and shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make a fill.
- 202.23 Flood Plain: The area along a natural watercourse which is periodically overflowed by water therefrom.
- 202.24 Fully Developed Watershed: May refer to a given point on a stream which contributes water to the flow at that point. The latest definition of the term watershed refers to all water draining into a single channel.

- 202.25 Hard Surface: The surface material layer must consist of either: (a) asphalt [cold or hot] or (b) cement or solid brick, with either (a) or (b) having a minimum depth of two (2) inches or, (c) triple seal coat; and an under-layer of a gravel material approved by the Township with a minimum depth of six (6) inches. (added 4/4/94) (amended 2/03/03)
- 202.26 Improvements: Those physical additions and changes to the land that may be necessary to produce usable and desirable lots.
- 202.27 Land Development: Shall include any of the following activities:
- (1) The improvement of one lot or two or more continuous lots, tracts or parcels of land for any purpose involving:
    - (i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
    - (ii) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
  - (2) A subdivision of land.
  - (3) Development in accordance with the Pennsylvania Municipalities Code, 53 P.S. ss10503(1.1).
- 202.28 Local Street: A public street having a 50 ft wide right-of-way and providing for direct access to abutting lots for local traffic movements and providing access to Collector Streets. Utilizing standing (plain) concrete curbs in residential subdivisions (regardless of zoning district), having a 28-ft. paved cartway, face of curb to face of curb, and constructed in accordance with Township Specifications.
- 202.29 Lot: A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.
- 202.30 Lot Area: The area contained within the property lines of the individual lots as shown on a subdivision or land development plan, excluding space within any street, but including the area of any easement.

- 202.31 Limited Access Highway: A public roadway having a variable width Right-of-Way which provides expeditious movement of large volumes of traffic between areas and across the Township, and not intended to provide access to abutting properties.
- 202.32 Marginal Access Streets: A public roadway having a 33 ft width Right-of-Way and its primary use is as a service access to the sides and backs of properties. A Marginal Access Street may also serve as a Marginal Access Way. This street has a 28 ft paved cartway and Cul-de-Sacs are provided at dead-ends. A Marginal Access Street must be at least 250 ft long and must be constructed in accordance with Township Specifications.
- 202.33 Marginal Access Way: A privately owned minor Right-of-Way used for vehicular service access to the front, sides, or rear of properties and/or abutting properties on a main thoroughfare, or a development accessing its parking lot with abutting developments for a common service drive. A Marginal Access Way has a 24 ft paved cartway and is constructed in accordance with Township Specifications.
- 202.34 Minor Subdivision: A subdivision of ten (10) lots or less and along an existing road. Summit Township Planning Commission may waive the requirement of submitting a preliminary plan prior to the consideration of a final plan.
- 202.35 Municipality: Summit Township.
- 202.36 Plan, Final: A complete and exact subdivision or land development plan prepared for official recording as required by statute.
- 202.37 Plan, Preliminary: The preliminary drawing indicating the proposed layout of the subdivision or land development to be submitted to the Erie County Metropolitan Planning Commission and Summit Township Supervisors for consideration.
- 202.38 Plan, Sketch: An informal plan not necessarily to scale indicating salient existing features of a tract and its surroundings and general layout of the proposed subdivision or land development.
- 202.39 Reverse Frontage Lot: A lot extending between, and having frontage on, an arterial street and a minor street, and with vehicular access solely from the latter.

- 202.40 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.
- 202.41 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".
- 202.42 Slope: The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per 100 feet of horizontal distance.
- 202.43 Street: A strip of land, including the entire right-of-way, intended for use as a means of vehicular and pedestrian circulation.
- 202.44 Expressway: Providing for expeditious movement of large volumes of through traffic between areas and across the city, and not intended to provide land access service.
- 202.45 Main Thoroughfares: Providing for through traffic movement between areas and across the city, and direct access to abutting property; subject to necessary control of entrances, exits, and curb use.
- 202.46 Sewers: Sewer Authority of Summit Township.
- 202.47 Street Centerline: An imaginary line which passes through the middle of the right-of-way and the cartway simultaneously.
- 202.48 Supervisors: Board of Supervisors of Summit Township.
- 202.49 Swale: A low lying stretch of land which gathers or carries surface water runoff including potholes.
- 202.50 Temporary Turn-Around: Temporary pavement at the end of a road which terminates at the subdivision boundary bordering undeveloped land.
- 202.51 Topsoil: Surface soils and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Topsoil is usually found in the uppermost soil layer called the A. Horizon.

- 202.52 Township: The Township of Summit, Erie County, Pennsylvania.
- 202.53 Utility Plan: A plan to show all existing and proposed fire hydrants, water, and sewer lines.
- 202.54 Water: Water Authority of Summit Township.
- 202.55 Watercourse: A permanent stream, intermittent stream, river, brook, creek, or a channel, or ditch for water, whether natural or manmade.

Section 203 - MOBILE HOME PARKS AND MEANING OF WORDS

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

- 203.1 Health Authority: The legally designated health authority of Pennsylvania including the Pennsylvania Department of Health, the Erie County Health Department and any health authority of Summit Township.
- 203.2 Permit: Written approval in whatever form as issued by the Erie County Health Department and Summit Township, authorizing a person to operate and maintain a mobile home park.
- 203.3 Mobile Home Park Lot: A parcel of land in a mobile home park constructed with the necessary utility connections, patio, and other appurtenances necessary for the erection thereon of a single mobile home, and the exclusive use of the occupants.
- 203.4 Mobile Home Park: A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of TWO or more mobile homes. A mobile home park is, in fact, a subdivision.
- 203.5 Person: Any individual, firm, trust, partnership, public or private association, or corporation, or other entity.
- 203.6 Recreational Vehicle: A vehicle with or without motive power which may be towed on the public highways by a passenger automobile without a special hauling permit, and which is designed for human occupancy under transient circumstances, such as camping, travel, or other recreation, sometimes variously known as a "travel-trailer" or a "camping trailer".

203.7 Service Building: A structure in which the business office, maintenance equipment, or other operational facilities are located, built to conform to required local standards.

203.8 Recreational Building: A structure housing recreational facilities to conform to required local standards.

ARTICLE III  
PROCEDURES

Section 301 - PRE-APPLICATION INVESTIGATION

- 301.1 Subdividers or developers are urged to discuss possible development sites with the \*Environmental Committee of the Erie County Metropolitan Planning Commission prior to submission of the preliminary plan. The purpose of the pre-application meeting is to afford the subdivider an opportunity to avail himself of the advice and assistance of the Planning Commission, and to consult early and informally with the agencies having jurisdiction or responsibilities in land development or subdivision.
- 301.2 The subdivider or developer may also consult with other parties, such as a lending and mortgage insurance institution, with a view to reaching at this initial stage, firm conclusions regarding what part of the market demand is intended to be served, the suitability of the location of the proposed subdivision or land development, the most advantageous subdivision or land development plan, the arrangement of streets, lots, and other features of the proposed development.
- 301.3 A sketch plan can be prepared and presented for review and discussion at the same time. Sketch plans will generally include those items listed in Article VII, Section 701, Plan Requirements.
- 301.4 Such discussion and/or sketch plan review will be considered as confidential between the subdivider or developer and the staff. Submission of a sketch plan shall not constitute formal filing of a plan with the Commission.

\* Environmental Committee of Erie Metropolitan Planning Commission consists of a representative of: Planning Commission, Health Department, Soil Conservation Service (and others as needed or desired, such as the sewer and water authorities of Summit Township).

Section 302 - PRELIMINARY PLAN APPLICATION

- 302.1 Submission of a Preliminary Plan.
- 302.2 The Preliminary Plan and all information and procedures relating thereto shall in all respects be in compliance with the applicable provisions of these Regulations. It is the responsibility of the subdivider/developer to coordinate his plans pursuant to the provisions of these regulations with the respective private and public service agencies.

- 302.3 All plans shall be reviewed at regular meetings of the Commission or as the Commission may designate. In order for plans to be considered for approval, the plans and all required information must be filed with the staff not less than ten (10) days in advance of the meeting date.
- 302.4 If a subdivision is ten (10) lots or less and along an existing road, the Summit Township Supervisors may waive the requirements of submitting a preliminary plan prior to the consideration of a final plan.
- 302.5 In addition to filing an application for approval of a preliminary plan with the Commission, the plan shall also be concurrently submitted to the Summit Township Supervisors.
- 302.6 The following information must be filed with the staff of the Erie County Metropolitan Planning Commission, and Summit Township Supervisors for an application to be considered complete.
- A. Application for review or approval. (one copy)
  - B. Subdivision or Land Development On-Lot Sewage Disposal Report, if on-lot sewage disposal system is used. (Follow directions on the report).
  - C. Draft of any proposed covenants to run with land. (two copies)
  - D. Tentative timetable for the proposed sequence of development for the subdivision or land development. (three copies)
  - E. A letter from the postmaster of the area in which the subdivision or land development is located stating the proposed names (except in the case of the extension of existing or proposed streets) do not duplicate the names of streets now in use. (Two Copies)
  - F. Five Diazo prints of the following:
    - 1. Preliminary designs of bridges or culverts which may be required.
    - 2. Tentative centerline profiles for each proposed street shown on the preliminary plan. Scales: vertical 1" = 5'; horizontal 1" = 50'

- G. Preliminary Plan Drawing. Five (5) prints required. Prints will be distributed to the Summit Township Supervisors, Erie County Health Department, and such other agencies as appropriate.
- H. Where the preliminary plan submitted covers only a part of the subdivider's entire holding, a sketch plan of the prospective future street system of the unsubmitted part shall be furnished; the street system of the submitted part will be considered in the light of adjustments and connections with future streets in the part not submitted.

302.7 Approval of Preliminary Plan

- A. The Erie County Metropolitan Planning Commission Staff will discuss the preliminary plan with the subdivider or his agent and will refer the plan to the Erie County Department of Health if on-site sewage disposal and on-site individual water supply are planned. A report will be obtained by the Erie County Metropolitan Planning Commission from the Health Department on the suitability of the land for subdivision in relation to public health standards. In cases where the subdivision or land development fronts on an existing or proposed state highway or has proposed streets entering on such highways, the Erie County Metropolitan Planning Commission may submit the plans to the Pennsylvania Department of Transportation for review.
- B. The Erie County Metropolitan Planning Commission Staff will review the plan to determine if it meets the standards as set forth in these Regulations. The staff may also discuss the plan with appropriate officials of Summit Township. Approval or review as applicable by the Erie County Metropolitan Planning Commission and approval by Summit Township shall be jointly required to constitute approval of the plan.
- C. At a scheduled public meeting, the Erie County Metropolitan Planning Commission shall review the preliminary plan for approval to determine its conformity to the design standards and requirements contained in these regulations. Within five (5) calendar\* days after this meeting, the director shall notify, in writing, the

subdivider or his agent, and Summit Township of the action taken by the Erie County Metropolitan Planning Commission specifying what changes or additions, if any, will be required prior to review of the final plan.

- D. Any modification of the preliminary plan required by the Erie County Metropolitan Planning Commission as prerequisites to approval shall be noted on three (3) copies of the preliminary plan. One (1) copy will be returned to the subdivider, one (1) will be retained by the Commission and the third will be filed with the Summit Township Supervisors, the agency empowered to approve the plans.
- E. Approval of the preliminary plan shall constitute approval of the subdivision or land development as to the character and intensity of development, the arrangement and approximate dimensions of streets, lots, and other planned features, but shall not authorize the sale of lots or the commencement of work on the development.
- F. Summit Township may issue building permits for the construction of sample homes upon approval of the preliminary plan.

\* As per Act 247 - Section 508.1

#### Section 303 - FINAL PLAN APPLICATION

303.1 Submission of Final Plan.

303.2 After the subdivider/developer has received official notification that the preliminary plan has been approved and what changes, if any, must be made if the plan is to proceed to consideration as a final plan, he has one year in which to submit a final plan. If he does not do so within a one year period, the approval of the preliminary plan shall become null and void unless an extension of time is requested by the subdivider in writing and is granted in writing by Summit Township Supervisors before the expiration date.

303.3 It is not necessary for the whole plan that received preliminary approval to be submitted as a final plan. The final plan may be submitted in sections, each

covering a portion of the entire proposed subdivision or land development shown on the preliminary plan. Except for the initial stage, the one year time limit does not apply.

The subdivider must indicate new sewage and water plan regardless of number of lots to be initially developed.

303.4 The completion of improvements is required prior to receiving final approval of the plan, or if this procedure is desired by the subdivider, the final plan may be given conditional approval. The plan and design requirements for conditional approval are the same as for final approval. Upon completion of the required improvements the conditional plan may proceed to final plan approval. One sample home may be constructed for every proposed ten (10) lots, if a building permit has been issued by Summit Township and upon receiving conditional approval of the final plan.

303.5 When the Summit Township Supervisors grant an extension of time for the submission of a final plan, the Commission shall do one of two things when the plan is submitted: (1) make a finding that the conditions on which its approval of the preliminary plan was based have not changed substantially, or (2) require changes in the plan, prior to final approval, that will reflect any substantial changes on the site of the subdivision or land development or in its surroundings, that have taken place since the grant of preliminary approval.

303.6 The following information must be filed with the Erie County Metropolitan Planning Commission and Summit Township Supervisors for an application to be considered complete.

- A. Final profiles, typical street cross-sections and specifications for street improvements and sanitary and storm sewers, and water distribution systems shall be shown on one or more separate sheets. (two copies)
- B. Restrictions of all types which will run with the land and become covenants in the deeds of lots shown on the drawing. (two copies)
- C. All covenants running with the land governing the reservation and maintenance of dedicated or undedicated land or open space, which shall bear the certificate of approval of the Township's Solicitor as to their legal sufficiency. (two copies)

- D. Certificate of dedication of streets and other public property. This is the offer of dedication. (two copies)
- E. Where lot sizes are based on public water and/or public sewer facilities assurance acceptably to the Summit Township Supervisors that such facilities will be installed. (two copies)
- F. Such certificates of approval by proper authorities of the Township, County, and/or State, as may have been required by the Erie County Metropolitan Planning Commission including certificates approving the water supply system and sanitary sewer system of the subdivision. (two copies)

303.7 In addition, the developer must submit one of the following guaranteeing improvements:

- A. A certificate from the subdivider and signed by the Township in which the subdivision or land development is located, that all improvements and installation in the subdivision or land development required by these regulations have been made or installed in accordance with specifications; or
- B. A certificate from the subdivider and signed by the Township that a bond, a certified check, or other security satisfactory to the Township has been filed with the Township; or
- C. The Commission shall require a bond, certified check, or other security satisfactory to the Township and Commission, which shall:
  - 1. Run or be made payable to Summit Township.
  - 2. Be in the amount determined by the Township to be sufficient to complete the improvements and installations in compliance with these regulations.
- D. In the case of a bond, it shall also:
  - 1. Be with surety satisfactory to the Township.
  - 2. Be in form, sufficiency, and execution acceptable to the Township.

303.8 The bond, certified check, or other securities shall specify the time for the completion of the required improvements. Such time shall be satisfactory to the Township. When the improvements have been completed and approved by the Township, the guarantee shall be released and returned. When a portion of the required improvements has been completed and approved by the Township, a portion of the bond, monies, or security commensurate with the cost of the improvement may be released and returned.

- 303.9 In the event that cash, or its equivalent is deposited as an improvement guarantee, it shall be held in an escrow fund, with interest earned to be returned to the developer.
- 303.10 Two copies of the final plan drawing, four prints required.
- 303.11 If a preliminary plan has not been previously submitted, the following additional report shall be submitted.
- A. Subdivision or Land Development On-Lot Sewage Disposal Report, if on-lot sewage disposal system is used.
- 303.12 For consideration at the next regular meeting of the Erie County Metropolitan Planning Commission, the final plan shall be filed with the Commission staff not less than ten (10) calendar days in advance of such meeting date.
- 303.13 The Erie County Metropolitan Planning Commission shall take action and report within forty-five (45) calendar days from the date of the submission of the final plan. Otherwise, such plan shall be deemed to have been approved, and the certificate of the Director as to the date of submission of the final plan for approval to the Commission and the failure of said Commission to report action thereon within forty-five(45) calendar days shall be issued on demand of the subdivider or his agent and of the Commission. The grounds of modification or of disapproval of any final plan submitted to the Erie County Metropolitan Planning Commission shall be stated on the records of the Erie County Metropolitan Planning Commission, and may include the refusal or failure of the subdivider to furnish such documents as the Erie County Metropolitan Planning Commission may require pursuant to these regulations, or to comply with such provisions of the following subsection as the Erie County Metropolitan Planning Commission may have required as prerequisites to approval of the final plan.

303.14 Improvements.

- A. The subdivider shall agree to complete improvements listed in Article VI, of these regulations, or such other improvements as Summit Township may require in the public interest as a prerequisite to approval of the final plan.
- B. No plan shall receive final plan approval by Summit Township unless the subdivider shall have completed all such improvements and the standards required by these regulations or shall have filed with Summit Township a performance bond or certified check or a letter from a financial institution guaranteeing the completion of improvements.

303.15 Summit Township, in accordance with Article VI, shall require a performance bond or other performance assurance to guarantee the proper installation and construction of the following improvements.

- A. Monuments and markers where grading conditions or other circumstances prohibit the placing of lot markers or street monuments at the time of submission of final plan, a cash deposit shall be made with the Township in an amount sufficient to cover the installation at future date. Should installation of the above monuments and markers not be completed within three (3) months after completion date of subdivision or land development by the subdivider, the Township shall cause such installation to be completed and pay, therefore, from cash deposits.
- B. Streets in accordance with the details listed thereunder where applicable.
- C. Sewers in accordance with the details listed thereunder where applicable and including on-lot private sewage disposal system.
- D. Water in accordance with the details listed thereunder and including on-lot individual water supply system.
- E. Storm drainage in accordance with the details listed thereunder.
- F. Erosion and sediment control measures as designated in the preliminary plan.

- 303.16 Summit Township Supervisors shall require their engineer to check final construction plans for the correctness, and to inspect the construction of improvements. If the Township decides that the subdivider pay for the engineering, the subdivider shall, prior to approval of the final plan, agree to pay for any such checking and inspection at the current schedule of fees, as prescribed by the Society of Professional Engineers.
- 303.17 Upon completion of the improvements, in accordance with the specifications of the Township, the subdivider shall take the final steps to dedicate the improvements and have the same accepted by the Supervisors.
- 303.18 Approval and Recording of Final Plan.
- A. After completion of these procedures and upon approval of a final plan by Summit Township, the Chairman shall notify the subdivider or his agent of such actions. The subdivider shall then present this plan for the signatures of the Chairman and the Director of the Erie County Metropolitan Planning Commission. The plan shall then be signed by Supervisors, and subsequently, be immediately recorded, but, in no case, shall the plan be recorded after ninety (90) days from the date of the original approval. Should the subdivider fail to record the final plan within such a period, the approval of the Supervisors shall be null and void unless an extension of time is requested in writing by the subdivider. The final plan shall be filed with the County Recorder of Deeds before proceeding with the sale of lots or construction of buildings. Three (3) copies of the plan, measuring 18 1/2" x 25" are required by the Recorder of Deeds.
- B. Recording of final plan, after approval of Supervisors, shall have the effect of an irrevocable offer to dedicate all streets and other public ways to public use, to dedicate or reserve all park reservations, and school sites and other public service areas as hereafter provided. Approval of Supervisors shall not impose any duty upon the Township concerning maintenance or improvement of any such dedicated streets, parks, areas or portions of same, until proper authorities of Summit Township shall have made actual appropriation of the same, by ordinance or resolution, or by entry, use, or improvement.

- C. The subdivider may place a notation on the final plan to the effect that there is no offer of dedication to the public or certain designated public areas, or (in unusual circumstances), streets or alleys, in which event the title to such areas shall remain with the owner, and Summit Township Supervisors shall assume no responsibility for improvement or maintenance thereof, which fact shall also be noted on the final plan.

ARTICLE IV  
DEVELOPMENT STANDARDS

Section 401 - GENERAL STANDARDS

- 401.1 The following requirements and guiding principles for land subdivision or land development shall be observed by all subdividers and developers.
- A. Summit Township Supervisors shall consider the suitability of location of a subdivision or land development, proposed for development, with respect to the following:
  - B. Land subject to flooding (identified in the Soil Survey report of Erie County, Pennsylvania, as alluvial soils subject to flooding) and land deemed for specific reasons as may have developed in the planning process by the Township to be uninhabitable for other reasons shall not be platted for residential occupancy nor for other such uses as may increase danger to health, life, or property, or aggravate the flood hazard, but such land within a plan shall be set aside for such uses as will not be endangered by periodic or occasional inundation, or will not produce satisfactory living conditions.
  - C. The subdivision or land development plan shall conform to such municipal maps or plans or to such parts thereof, as shall have been officially prepared and adopted by the Township for the locality in which the subdivision or land development is situated.
  - D. No subdivision or land development showing reserve strips controlling the access to public ways will be approved, except where the control and disposal of the land comprising such strips are definitely placed within the jurisdiction of Summit Township.
  - E. Lot lines shall, where possible, follow Township boundary lines rather than cross them.
  - F. The availability of drinking water and sewage disposal shall be a prime consideration for the size and configuration of development.

Section 402 - LARGE SCALE DEVELOPMENT

- 402.1 The standards and requirements of these regulations may be modified by Summit Township Supervisors in the case of a plan and program for a cluster subdivision of a neighborhood unit, which in the judgement of the Summit Township, provide adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract, when fully developed and populated, and which also provide such covenants or other legal provisions as will assure conformity to and achievement of the plan.

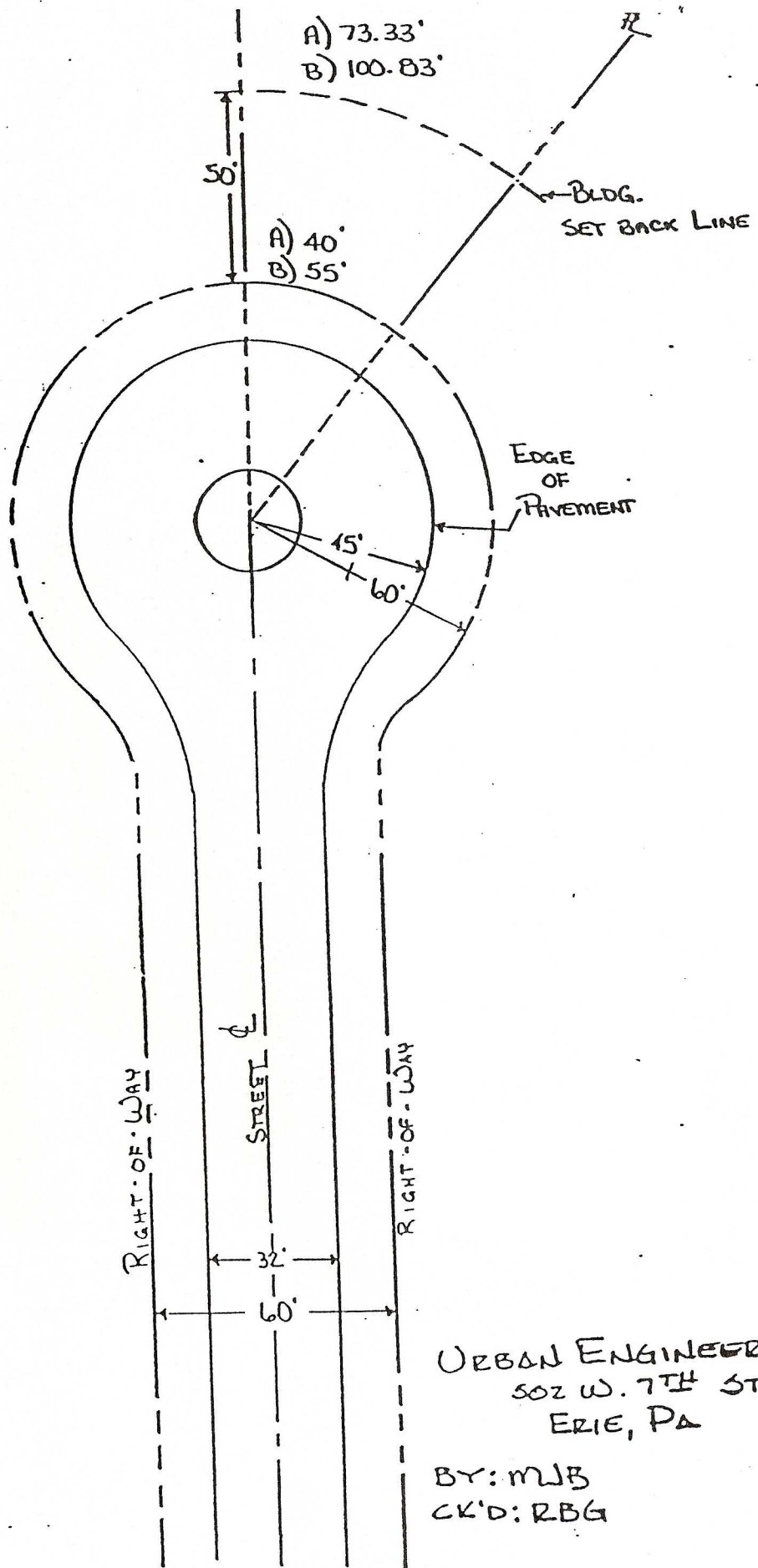
Section 403 - PLANNED UNIT DEVELOPMENT

- 403.1 The area of land to be developed is not less than five (5) acres.
- 403.2 The plan shall be consistent with the intent and purpose of these regulations.
- 403.3 A complete plan for the area will be submitted for review by the Erie County Metropolitan Planning Commission and Summit Township Supervisors to determine if the proposed project is consistent with these regulations.
- 403.4 A minimum of one (1) acre per fifty (50) dwelling units shall be reserved for recreational use, with no such recreation area to be less than one (1) acre.

ARTICLE V  
DESIGN STANDARDS

Section 501 - STREETS

- 501.1 Local streets in a new development shall be designated to discourage through traffic. However, the provisions for the extension and continuation of collector streets and/or marginal access streets into and from adjoining areas is required. Where a subdivision or land development abuts or contains an existing or proposed major street, Summit Township may require marginal access streets, reverse frontage lots or such treatments as will provide protection for abutting properties, reduction in the number of intersections with the major traffic streets, and separation of local and through traffic.
- 501.2 Where a subdivision or land development borders on or contains a railroad right-of-way, or an arterial highway right-of-way, Summit Township may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for parks or lots in residential districts, or for commercial, or industrial purposes, in appropriate districts. Such distances shall also be determined with due regard for the requirements or approach grades and future grade separation.
- 501.3 If the lots in the development are large enough for resubdivision, or if a portion of the tract is not subdivided, suitable access and street openings for such resubdivision shall be provided.
- 501.4 Dead-end or cul-de-sac streets in general shall not exceed five hundred (500) feet in length and must be provided with a paved turnaround and Right-of-Way radii as set forth in table 501.8(a) herein.
- 501.5 In general, local and collector streets shall not adjoin into the same side of arterial highways at intervals of less than eight hundred (800) feet.
- 501.6 Street jogs with centerline offsets of less than two hundred (200) feet shall be avoided.
- 501.7 General design criteria for street alignment and grades is contained in Table 501.8 (a) herein.
- 501.8 General Street Design Requirements (See table).



SCALE 1" = 40'

URBAN ENGINEERS, INC.  
 502 W. 7TH ST.  
 ERIE, PA

BY: MJB  
 CK'D: RBG

12/20/9

**GENERAL STREET DESIGN REQUIREMENTS**

Street Type	Minimum	Widths	Profile	Grades (6)	Min. Radii Centerline (4)	Minimum Radii of Cul-de-sac		Minimum Curb Radii @ Intersection (4)
	R-O-W	Cartway	Min	Max (5)		R-O-W	Outside Edge Of Cartway (3)	
Arterial Hwy	80'	48' (1)	0.5%	6%	500'	N/A	N/A	40'
Collector St	60'	36' (2)	0.5%	6%	300'	N/A	N/A	30'
Local Street	50'	28'	0.5%	6%	150'	60'	45'	20'
Comm/Ind. St	60'	36'	0.5%	6%	200'	100'	80'	40'
Marg Access Street	33'	28'	0.5%	6%	150'	60'	45'	20'
Marg Access Way	N/A	24'	0.5%	6%	150'	N/A	45'	20'
Access Rd to Multiple Business	N/A	40'	0.5%	6%	150'	N/A	45'	20'

1. Also requires 10 ft wide stabilized shoulders.
2. Also requires 4 ft wide stabilized shoulders.
3. The minimum cartway width of cul-de-sacs must be 32'.
4. Proper sight distances must be provided as per the most recent edition of "A Policy on Geometric Design of Highways and Streets" as produced by AASHTO or other approved standard.
5. Any profile grade greater than 6% requires approval by the Board of Supervisors. Justification for exceeding 6% based upon submittal of alternate designs showing efforts to reduce the profile grade to less than 6% is required. Under no circumstances will a profile grade exceeding 10% be approved.
6. The profile grade shall remain constant throughout the street design unless determined to be unsound based upon best engineering judgment.

Additional Information - Section 501.8

GENERAL STREET DESIGN REQUIREMENTS

<b>STREET TYPE</b>	<b>STREET NAMES</b>	<b>BUILDING SETBACK REQUIREMENTS FROM CENTERLINE</b>
Arterial Highway	Rt 19, 97, 99	125 ft
Collector Street	Oliver, Robison, Downs	100 ft
Local Street	Footmill, Hamot, etc.	75 ft (1)
Comm./Ind. Street	None constructed	80/130 ft (1)
Marginal Access Street	Eat-n-Park (no business in front)	46.5 ft (1) (16.5 ft + 30 ft) (R.O.W. + Setback)
Marginal Access Way	Private owned	12 ft + side or rear setback
Access Road to Multiple Business	Bob Evans, Comfort Inn, Summit Towne Centre	20 ft + district setback (1)
Limited Access Highway	I-90 & I-79	See plot plans + 50 ft

**(1) If right-of-way is greater than minimum, set-back has to be increased proportionally.**

501.9 Street Intersections.

- A. Multiple intersections, involving the junction of more than two (2) streets, shall be avoided whenever possible, but where they are unavoidable, such intersections shall be designed with extreme care for both vehicular and pedestrian safety.
- B. Right angle intersections shall be used whenever possible. When local streets intersect collector or arterial highways, the angle of intersection of the centerline shall not be less than sixty (60) degrees.
- C. Street curb intersections shall be rounded by a tangential arc with a minimum radius of twenty (20) feet for local street intersections, a minimum of thirty (30) for intersections of local and collector streets and a minimum of forty (40) ft for intersections involving commercial/industrial streets and/or arterial highways. Larger radii may be required where large truck combinations or buses turn frequent or where speed reductions would cause problems. Diagonal cutoffs for radius corners shall be provided on the property lines substantially concentric with or parallel to the chord of the curb radius corners.
- D. Except for local streets, there shall be a tangent of at least one hundred (100) feet between reverse curves.
- E. Proper sight lines shall be maintained at all intersections of streets. Measured along the centerline, there shall be a clear sight triangle of seventy-five (75) feet (150 feet for arterial streets) from that point of intersection; this shall be indicated on all plans. No building or obstruction shall be permitted in this area. New street intersections shall be designed with proper site distances as set forth in Chapter IX of the most recent edition of the ASSHTO Green Book.

501.10 Vertical curves shall be used in changes of grade exceeding 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 fifty (50) feet (measured from the intersection of the centerline) within which no grade shall exceed a minimum of four (4) percent.

- 501.11 Provisions for additional street width (right-of-way) may be required by Summit Township in specific cases for:
- A. Public safety and convenience.
  - B. Parking in commercial and industrial areas and in areas of high density residential development.
  - C. Widening existing streets (right-of-way), where the width does not meet with requirements of the preceding paragraph.

501.12 Other requirements:

- A. The dedication of half streets at the perimeter of a new subdivision or land development is prohibited. If circumstances render this impractical, adequate provisions for the concurrent dedication of the remaining half of the street must be furnished by the subdivider. Where there exists a half street in an adjoining subdivision or land development, the remaining half shall be provided by the proposed development.

Excepting a reservation of future right-of-way, the dedication of one-half the right-of-way and easement for a width of equal to one-half the right-of-way may be presented for approval by the Board of Supervisors. Said easement shall be in effect until such time as the adjoining parcel is developed and one-half the right-of-way dedicated, thereby creating a full width right-of-way and causing the easement need to be satisfied.

- B. When the subdivision or land development adjoins unsubdivided acreage, new streets shall be provided through to the boundary lines of the development with temporary easements for turn-arounds; or, at the discretion of the Summit Township, the entire width of the right-of-way may be paved for a distance of seventy-five (75) feet from the boundary line.
- C. Streets that are extensions, or obviously, in alignment with existing named streets shall bear the name of the existing streets. All street names shall be subject to the approval of Summit Township and the United States Postal Authorities.

501.13 In reviewing subdivision or land development plans, the Summit Township Planning Commission will consider the adequacy of existing or proposed community facilities to serve the increased needs for such facilities proposed by the subdivision or land development. The reservation of land for community facilities will be requested when appropriate, therefore, the subdivider shall give earnest consideration to reserving land for parks, playgrounds, churches, schools, and other community facilities. If a facility of this type has been tentatively planned in an area that is to be subdivided, the subdivider shall contact such organization to ascertain whether or not they plan to use the site.

501.14 (Section added 12/3/97) Public and Private streets in a Land Development of more than one lot shall have Public Right Of Way widths as specified in Section 501.8 for the type of street, and shall be designed, constructed, and maintained in accordance with the Summit Township Paving and Storm Sewer Specifications, and shall meet the following requirements:

A. Park Street System

1. General Requirements: A safe and convenient vehicular access shall be provided for abutting public streets or roads.
2. Access: The entrance road, or area connecting the park's first internal street with a public street or road, shall have a minimum pavement width of thirty (30) feet, if the usage is for both ingress and egress. Should these road usages be designated, adjacent and parallel, the combined pavement width will be totaled for compliance. In any case, a fifty (50) foot right-of-way must be maintained, measured from the center line(s) of the paved area(s).
3. Internal Streets: Surface roadways shall be of adequate width to accommodate anticipated traffic, and, in any case, shall meet the following minimum requirements:
  - a. Where parking is permitted on both sides, a minimum pavement width of thirty-six (36) feet will be required with a fifty (50) foot right-of-way.
  - b. A minimum road pavement width of thirty (30) feet will be required where parking is limited to one (1) side with a fifty (50) foot right-of-way.

- c. A minimum road pavement width of twenty (20) feet will be required where off-street parking is provided, with a fifty (50) foot right-of-way.
- d. Dead-end streets shall be provided at a closed end, with a turnaround having an outside paved roadway diameter of at least ninety (90) feet, with one hundred twenty (120) foot right-of-way.

Section 502 - BLOCKS

- 502.1 In general, all blocks in a subdivision shall have a maximum length of sixteen hundred (1600) feet. Blocks subdivided into lots shall be two (2) lot depths in width, except lots along a major thoroughfare which fronts on an interior street. Block lengths shall not be less than two hundred fifty (250) feet.
- 502.2 In commercial areas, the block layout shall conform, with due consideration to site conditions, to the best possible layout to serve the buying public, to permit good traffic circulation and the parking of cars, to make delivery and pickup efficient, and to reinforce the best design of the units in the commercial areas.
- 502.3 The block layout in industrial areas shall be governed by the most efficient arrangements of space for present use and future expansion, with due regard for worker and customer access parking.
- 502.4 In large blocks with interior parks and playgrounds, in exceptionally long blocks where access to a school and/or shopping center is necessary, or where cross streets are impractical or unnecessary, a pedestrian right-of-way at least ten (10) feet wide may be required by the Township near and through the center of every block over eight hundred (800) feet long and shall be paved with a walk at least four (4) feet wide, to Township standards.

Section 503 - LOTS

503.1 The size of lots shall conform to the following criteria found in Table 503.01.

**TABLE 503.01  
LOT REGULATIONS**

<b>DISTRICT</b>	<b>USE</b>	<b>AREA PER DWELLING; STRUCTURE (SQ. FT) (5)</b>	<b>LOT WIDTH AT BLDG SETBACK LINE (2)</b>	<b>TOTAL MAXIMUM COVERAGE BY STRUCTURE</b>
A-1	Dwellings	60,000	200 feet	10%
	Other Uses	60,000	400 feet	10%
A-2	Dwellings	1 acre	150 feet	10%
	Other Uses	1 acre	150 feet	10%
B-1, 2	All Uses	25,000	100 feet	40%
I-1, 2, 3	All Uses	5 acres	400 feet	50%
IP, LIP	All Uses	<b>(4)</b>	<b>(4)</b>	50%
R-1, 2, 3	Single Family Dwellings and Other Uses	20,000	100 feet	10%
R-2, R-3	Two Family Dwellings (Amended 10/05/98)	30,000	135 feet	10%
R-2, R-3	Three or More Family Dwellings (Amended 10/05/98)	35,000 + 5,000 for each unit over three	135 feet	10%
R-2 <b>(1)</b>	Single Family & Other Uses	15,000	90 feet	20%
R-3 <b>(1)</b>	Single Family & Other Uses	14,400 <b>(2)</b>	80 feet	20%
R-3 <b>(3)</b>	Single Family & Other Uses	9,600	70 feet	30%

- (1)** Served by either a central water supply or a central sewage disposal system, or both.
- (2)** 9,600 square feet if ownership prior to 2-4-57.
- (3)** Served by both a central water supply and a central sewage disposal system.
- (4)** See Article 5
- (5)** Corner lots must have 25% additional area.

503.2 In areas where, twin (semi-detached), row (attached), and multiple family structures are permitted, the lots shall be a minimum of one hundred (100) feet in depth and have a minimum area per dwelling of thirty thousand (30,000) square feet for first two units, and five

thousand (5,000) square feet for each additional unit. If row house structures are to be constructed, there shall be no more than ten (10) dwelling units in each structure, and there shall be a minimum of fifty (50) feet between each such structure. In no event shall a lot designed for more than one dwelling be less than thirty thousand (30,000) square feet in area. (Amended 10/05/98)

- 503.3 The size of lots in Table 503.01, above, may be increased according to the results of soil percolation tests. In all areas of the Township where on-lot sewage disposal is planned, the subdivider shall consult the County Department of Health before establishing a lot size and designing a subdivision or land development.
- 503.4 Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- 503.5 Generally, the depth of lots shall be not less than one, nor more than two and one-half times their width.
- 503.6 Side lines of lots, so far as practical, shall be at right angles or radial to street lines.
- 503.7 Corner lots shall be increased a minimum of 25% in size, so as to provide that any structure to be placed thereon shall conform to the building line of each street.
- 503.8 Requires minimum frontage of lots along a public street right-of-way shall conform to the following criteria:
- A. In all sections of the Township, except R-1, B-1 and B-2 zoning districts, not served by sanitary sewers or public water facilities either existing or officially authorized to be installed, each lot shall have a minimum frontage along a public street right-of-way of fifty-five (55) feet.
  - B. In all sections of the Township, except R-1, B-1 and B-2 zoning districts, serviced by sanitary sewer or public water facilities either existing or officially authorized to be installed, each lot shall have a minimum frontage of fifty-five (55) feet along a public street right-of-way.

- C. In all sections of the Township, except IP, R-1, B-1 and B-2 zoning district, which are served by public sewerage and public water supply, either existing or officially authorized to be installed, each lot shall have a minimum frontage along a public street right-of-way of forty (40) feet.
- D. In zoning district B-1 and B-2 of the Township, each lot shall have a minimum frontage of one hundred (100) feet along a public street right-of-way. Each lot shall also have a minimum depth of two hundred fifty (250) feet when measured from the edge of the right-of-way.
- E. In zoning district R-1 of the Township, each lot shall have a minimum frontage of fifty-five (55) feet along a public street right-of-way.

Section 504 - BUILDING LINES

- 504.1 The Summit Township Zoning Ordinance establishes the following standards for building lines:
- A. On streets determined to be arterial highways by the Township, the minimum setback shall be fifty (50) feet.
  - B. On streets determined to be collector streets by the Township, the minimum setback shall be fifty (50) feet.
  - C. On streets determined to be local and/or commercial/industrial streets by the Township, the minimum setback shall be fifty (50) feet.
  - D. 100 Feet in an I-1 Zone.

Section 505 - EASEMENTS

- 505.1 All natural gas lines shall be installed in compliance with the ASA Code \*B 31.8, 1968, as amended. The minimum distance from a natural gas line to a dwelling unit need to be only such distance, if any, as required by the applicable transmission or distributing company. In general, there shall be a minimum distance of one hundred (100) feet, measured in the shortest distance between each proposed dwelling unit and the centerline of any petroleum or petroleum products transmission line which may traverse the subdivision or land development. This requirement may be waived or reduced where topographic conditions decrease the hazards involved or where it would cause undue hardship in the efficient layout of the subdivision or land development.

\* Due to Federal Law, subdividers are urged to consult: U.S. Department of Transportation (DOT); regulations entitled: Transportation of Natural and Other Gases by Pipeline - Minimum Safety Standards - August 17, 1970.

505.2 Where a subdivision or land development is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a drainage easement conforming substantially with the water line of such watercourse, 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, improving, or protecting such drainage facilities, or for the purpose of installing a storm sewer.

505.3 Easements shall be provided for drainage ways and utilities and to the fullest extent possible be centered on or adjacent to property lines.

505.4 Easements shall have a minimum width of fifteen (15) feet.

505.5 UNLESS OTHERWISE PROVIDED FOR, all subdivision plans are bound by the sign limitations contained in the Summit Township Zoning Ordinance. Any subdivider who desires different sign provisions to apply must include the desired provisions in the subdivision plan prior to its acceptance by the Summit Township Planning Commission.

ARTICLE V (A)  
GREENSPACE PROVISIONS

ADOPTED AUGUST 5, 1991

Sections 501(a) through 506(a) - See Appendix A

ARTICLE VI  
IMPROVEMENTS AND DRAINAGE

Section 600 - EROSION AND SEDIMENT CONTROL PLAN

- 600.1 Land proposed for subdivision or land development shall not be developed or changed by grading, excavating, or by the removal or destruction of the natural topsoil, trees, or other vegetative cover, unless adequate provisions for minimizing erosion and sediment are provided by the plan or a determination has been made by the approving agency that a plan is not needed.
- 600.2 No Subdivision or land development plan will be approved unless: (1) the plan provides for minimizing erosion and sedimentation consistent with this section and improvement bond or other acceptable security is deposited with the Township in the form of an escrow guarantee which will ensure installation and completion of the required improvements, or (2) there has been a determination by the governing body of the Township that a plan for erosion and sediment control is not needed.
- 600.3 Erosion and sediment control measures shall, as a minimum, meet the standards and specifications of Erie County Soil and Water Conservation Service standards and specifications. Other standards and specifications may be used if the Summit Township Planning Commission deems them equal or superior in performance characteristics to these specified.

Section 601 - MONUMENTS AND MARKERS

- 601.1 Double monuments shall be set at all monument points. They shall be of concrete with a 3/8" dowel set in the center. The upper monument dimensions are 6" x 6" x 22". The top of the upper monument shall be set to finished grade. The top of the lower monument is to be 4" below the bottom of the upper monument.
- 601.2 Markers shall consist of magnetic metal pipes or bars at least twenty-four (24) inches long, and not less than three quarters inch in diameter.
- 601.3 Monuments and markers shall be placed so that the scored or marked point shall coincide exactly with the intersection of lines to be marked, and shall be set so that the top of the monument or marker is level with the surface of the surrounding ground.

- 601.4 Monuments shall be set:
- A. At the intersection of all lines forming angles in the boundary of the subdivision or land development.
  - B. At the intersection of all street lines.
- 601.5 Markers shall be set:
- A. At the beginning and ending of all curves along street property lines.
  - B. At all points where lot lines intersect curves either front or rear.
  - C. At all angles in property lines of lots.
  - D. At all other lot corners.
- 601.6 Any monument or markers that are removed shall be replaced by a registered engineer or surveyor at the expenses of the person removing them.

#### Section 602 - STREETS

- 602.1 Streets shall be graded to the full width of the right-of-way, surfaced, and improved to the grades and dimensions shown on plans, profiles, and cross-sections submitted by the subdivider and approved by Summit Township.
- 602.2 Pavement base shall be constructed according to the applicable specifications of the Pennsylvania Department of Transportation for similar roads.
- 602.3 Pavement wearing surface shall be constructed according to the applicable specifications of the Pennsylvania Department of Transportation for similar roads.
- 602.4 Gutters - In areas where curb is not used, the gutter must be stabilized to avoid erosion.
- 602.5 Sidewalks may be required on both sides of the street, in subdivisions or land developments, where semi-detached and multi-family structures are planned and in those subdivisions or land developments which have a typical lot width at the building setback line of eighty (80) feet or less. Sidewalks may also be required in subdivision or land developments where lots are greater than eighty (80) feet wide, if the character of the neighborhood is such that it would be deemed necessary, or if it would be desirable to continue sidewalks that are existing in adjacent subdivisions or land developments, or to provide access to community facilities such as schools, shopping areas, and recreation areas. Sidewalks shall be a minimum of four (4) feet wide. Within 1,000 feet of shopping centers, schools, recreation areas, and other community facilities, sidewalks shall be a minimum of five (5) feet wide, and located within the street right-of-way.

Generally, a grass planting strip should be provided between the curb and the sidewalk except where rolled curb and gutter is used, a grass planting strip shall be provided. Generally, the sidewalk should commence one foot inside the right-of-way line and extend toward the curb line. The sidewalk shall be constructed of concrete, and be at least four (4) inches thick, underlain by a base course which is approved by the Township engineer.

- 602.6 The developer shall not be responsible for paving the additional width of a cartway for a collector or arterial street if designated as such a street by the Pennsylvania Department of Transportation and is not the result of the construction of his subdivision.
- 602.7 Prior to placing the street surface, adequate sub-surface drainage for the streets and all sub-surface utilities, as acceptable to the Township, shall be provided or installed by the subdivider.
- 602.8 In all respects in which the standards for required improvements are not set forth herein or specified by Summit Township hereunder, the applicable standard requirement of the Pennsylvania Department of Transportation shall govern, and all work shall be performed in the manner prescribed in the standard specifications for road construction of said department, for the type of construction under consideration.
- 602.9 Maximum slopes of banks measured perpendicular to the centerline of the street shall be three to one for fills and three to one for cuts.

#### Section 603 - SEWERS

- 603.1 A sewerage system shall be extended into a subdivision or land development, if sewer lines are within a reasonable distance to the subdivision or land development boundary, and upon written approval by the Township and the utility company. In the case of extending sewer lines along or through adjacent property, the costs of construction may be proportionately shared by abutting properties, upon connecting to the sewer line, and provided that an agreement to this effect is consummated between the developer and the appropriate local authority.
- 603.2 Within an area of the Township not having a public sewer system or within an area having a public sewer system which is not reasonably accessible to the subdivision or land development, the subdivision or land development shall be provided with one of the following methods of sewage disposal.
- 603.3 A complete sanitary sewer system to convey the sewerage to a treatment plant to be provided in accordance with

- the requirements of the Pennsylvania Department of Environmental Protection, its successors or assigns, with adequate provision for the maintenance of such plant.
- 603.4 All on-lot sewage disposal systems shall be approved and inspected under the direct supervision of a representative of the Erie County Department of Health.
- 603.5 In areas of the Township not presently served by public sewers, but in which they are proposed to be installed within a period of five (5) years, the Supervisors shall require that capped sewer mains and house connections be installed in addition to the required on-site facilities.
- 603.6 The plans for the installation of a sanitary sewer system shall be prepared for the subdivision or land development and approved by the engineer of the sewerage system to which it will be connected and the Pennsylvania Department of Environmental Protection, its agents or assigns. The engineer of the sewerage system shall inspect the sewer line before it is covered over. Upon completion of the sanitary sewer installation, one (1) copy of each of the plans for such system, as built, shall be filed with the Erie County Metropolitan Planning Commission, the Township Sewer Authority, State Department of Environmental Protection, and the County Department of Health.
- 603.7 The minimum diameter of any sewer pipe main shall be (8) inches and any lateral four (4) inches. Storm sewers shall not be connected with sanitary sewers.
- 603.8 Footer-drains or downspouts shall not be connected to the sanitary sewerage system, but may be connected to storm sewers upon approval.

Section 604 - WATER

604.1 Where public water is not available, the subdivider, by covenant, will require that all wells be located, drilled, cased, and installed under the direct supervision of the Erie County Department of Health.

The subdivider shall provide the necessary data setting forth the availability and suitability of ground water for individual wells, plus he will supply to the County any other information regarded as necessary.

604.2 Where public water is available, a letter of intent from the water utility must be filed with Summit Township stating the following:

1. That the subdivision or land development can be served with an adequate water supply.
2. That sufficient static and flow pressures for fire protection are available at peak demand.
3. That the proposed plans for the water supply system have been designed to meet the requirements of the water utility.

Upon completion of the water supply system, one copy of each of the plans for such systems, as built, shall be filed with the Erie County Metropolitan Planning Commission, Erie County Department of Health, Summit Township, and the Summit Township Water Authority.

Where water mains are extended through or along adjacent property in other ownership, the costs of construction may be proportionately shared by abutting properties upon connecting to the water lines, and provided that an agreement to this effect is consummated between the developer and Summit Township Water Authority.

604.3 Fire hydrants shall be provided as an integral part of any public water supply system.

Section 605 - STORM DRAINAGE

605.1 Storm water drainage facilities shall be designed and constructed in accordance with the Summit Township Paving and Stormsewer Specifications.

605.2 All new land developments are required to develop and receive Township approval of a Storm Water Management Plan pursuant to the official **Storm Water Management Ordinance of Summit Township. (see Appendix B)**

Section 606 - STREET NAME SIGNS

Street name sign shall be placed at all intersections. Their design shall be approved by the Township Supervisors.

Section 607 - FILING PLANS AND PROFILES

Upon completion, plans and profiles of the improvements in a subdivision or land development, as constructed, shall be filed with the Erie County Metropolitan Planning Commission and the Summit Township Supervisors.

Section 608 - STREET TREES

Street trees of a deciduous hardwood type, with a minimum caliper of one and one-half inches shall, when provided, be planted between the sidewalk, or between the curb and the sidewalk, provided the planting strip is a minimum of six (6) feet wide.

ARTICLE VII  
PLAN REQUIREMENTS

Section 701 - SKETCH PLAN DRAWING

- 701.1 A subdivision or land development sketch plan may be submitted by the subdivider or property owner as a basis for informal and confidential discussion with the Erie County Metropolitan Planning Commission staff.
- 701.2 Data furnished in a sketch plan shall be at the discretion of the subdivider. It is suggested that the following items be included in the sketch plan presentation. Dimensions are not required:
- Tract boundary
  - Municipality in which subdivision or land development is located
  - North point
  - Streets on and adjacent to the tract
  - Topographical and physical features
  - Proposed general street layout
  - Proposed general lot layout
  - Proposed easements
  - Terminal of water and sewer lines

Section 702 - PRELIMINARY PLAN DRAWING

- 702.1 The following constitutes the requirements for the preliminary plan drawing. The copies of the preliminary plan drawing can be either black and white or blue and white diazo prints. The sheet size shall be a minimum of eighteen (18) by twenty-four (24), or a maximum of twenty-four (24) by thirty-six (36) inches in size.
- 702.2 The preliminary plan drawing shall be at a scale of fifty (50) or one hundred (100) feet to the inch and shall show the following information:
- A. Proposed subdivision or land development name or identifying title, and the municipality in which the subdivision or land development is located.
  - B. Name and address of the owner of the tract or of his agent, if any, and of the subdivider.
  - C. Date, north point, and graphic scale.
  - D. Total acreage of the tract, number of lots, proposed land use, remaining acreage of any unsubdivided or undeveloped land.
  - E. Zoning requirements - district and lot size.

- 702.3 A key map, for the purpose of locating the site to be subdivided or developed at a minimum scale of 2,000 feet to the inch, showing the relation of the tract to adjoining property and to all streets, roads, bodies of water, and municipal boundaries existing within 1,000 feet of any part of the property to be subdivided or developed.
- 702.4 Contours of vertical intervals of two (2) feet for land with average natural slope of four (4) per cent or less, and at vertical intervals of five (5) feet for more steeply sloping land and location of bench mark and datum used.
- 702.5 The names of all owners of all immediately adjacent unplatted land; the names of all proposed or existing subdivisions or land developments immediately adjacent, and the locations and dimensions of any streets or easements shown thereon; the locations and dimensions of all existing streets, roads, railroads, public sewers, aqueducts, water mains, and feeder lines, fire hydrants, gas, electric, communication and oil transmission lines, streams, intermittent drainageways, swales, and other significant features within 400 feet of any part of the property proposed to be subdivided or developed and the location of all buildings and approximate location of all tree masses within the property.
- A. A description of the existing vegetative cover.
- 702.6 The full plan of the subdivision or land development, showing the location of all proposed streets, roads, alleys, utility easements, parks, playgrounds, and other public areas, sewer and water facilities, proposed building setback lines for each street; proposed lot lines and approximate dimensions of lots; lot numbers and/or block numbers in consecutive order; and all streets and other areas designated for appurtenant facilities, public use, or future public use, together with the conditions of such dedications or reservations.
- 702.7 Tentative cross-sections for each proposed street shown on the preliminary plan. Drawn to the scale: horizontal 1" = 10', vertical 1/4" = 1'.
- 702.8 The following certificates, where applicable, will appear on the Preliminary Plan:
- A. Certificate of approval of review by the Erie County Metropolitan Planning Commission.
- B. Certificate for approval by Summit Township, its planning commission, and its engineer; latter two where applicable.

- C. Any changes that may be proposed in the provisions of the zoning applicable to the area to be subdivided; and suggested locations of buildings in connection therewith.

Section 703 - FINAL PLAN

The final plans which are to be submitted to the Supervisors for approval and subsequent recording shall either be drawn with india ink on tracing cloth or stable plastic film, of which two copies will be submitted. The final plans shall be at a scale of either fifty (50) feet or one hundred (100) feet to the inch. The sheet size shall be one size, 18" x 24". Variations for both size and scale may be allowed on minor subdivisions. If the final plans are drawn in two or more sections, it shall be accompanied by a key map showing the location of the several sections.

703.1 The final plan shall show the following:

- A. Name of the subdivision or land development and the municipality in which it is located.
- B. Name and address of the owner and subdivider.
- C. North point, graphic scale, and date.
- D. Block and lot numbers (in consecutive order), dimensions, minimum area, and total number of lots, acreage of whole development, density, and use of land.
- E. Source of title of the land of the subdivision or land development and to all adjoining lots, as shown by the books of the Recorder, names of the owners of all adjoining unsubdivided land.
- F. A location map of the subdivision or land development at a minimum scale of 2,000 feet to the inch, showing the relation of the property to adjoining property and to all streets, roads, and municipal boundaries existing within 1,000 feet of any part of the property proposed to be subdivided or developed.
- G. Lot lines with accurate bearings and distances. Distances to be to the nearest hundredth of a foot.
- H. Pedestrian ways.

- I. Accurate dimensions of existing public land and of any property to be dedicated or reserved for public, semi-public, or community use; all areas to which title is reserved by owner.
- J. Accurate boundary lines, with dimensions and bearings which provide a survey of the tract, closing with an error of not more than one foot in ten thousand feet.
- K. Accurate bearings and distances to the nearest established street corners or official monuments. Reference corners shall be accurately described on the plan.
- L. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
- M. Complete curve data for all curves included in the plan, including radius, delta angle, tangent arc, and chord.
- N. Street centerlines with accurate dimensions in feet and hundredths of feet, with bearings of such street centerlines.
- O. Street names.
- P. Location and material of all permanent existing and proposed monuments and lot markers.
- Q. Easements for utilities and any limitations of such easements.
- R. Setback lines not less than the minimum as fixed by the applicable zoning ordinance, or any other setback lines established by these Regulations, or by public authority, or those specified in the deed restrictions, whichever is greater.

703.2 The following certificates, where applicable, shall be shown on the plan:

- A. Certification, with seal, by a registered professional engineer or registered land surveyor to the effect that the survey and plan are correct.
- B. Certificates for review by the Summit Township Planning Commission and Erie County Metropolitan Planning Commission.

- C. A statement duly acknowledged before an officer to take acknowledgement of deeds and signed by the owner or owners of the property, to the effect that the subdivision or land development shown on the final plan is the act and deed of the owner, that he (subdivider) is the owner of the property shown on the survey and plan, and that he desires the same to be recorded as such.
- D. Certificate for approval by Summit Township Board of Supervisors.
- E. A certificate to provide for the recording information.

ARTICLE VIII  
MOBILE HOME PARKS

Section 801 - GENERAL

The term mobile home park, shall be construed to mean and include any site, lot, field, or tract of land, private or publicly owned or operated, upon which two or more mobile homes, used for living, eating, or sleeping quarters by persons not related to the proprietor or his agent, are, or are intended to be located, whether operated, for or without compensation by whatsoever name or title they are colloquially or commercially termed.

Recreational camps and campgrounds, which may provide spaces for mobile homes shall not be construed as a mobile home park under the terms of these regulations. This section is intended to provide guidelines for the development of mobile home parks only, and, should in no way be construed so as to include any other subdivision activities. Further, these regulations are intended to supplement and complement any laws or regulations enacted by the Commonwealth of Pennsylvania and the Erie County Mobile Home Park Ordinance of 1959, as amended.

Section 802 - OTHER PERMITS AND APPROVALS REQUIRED

Under the provisions of the Erie County Mobile Home Park Ordinance dated 1965, a permit is required to operate a mobile home park. Such permits are issued by the Erie County Health Department. In addition, any potential park operator is advised to consult with Summit Township Officials, in order that he might meet the requirements of any Township ordinance. Mobile home parks in existence upon the effective date of this ordinance, shall be required to meet only the standards of the Erie County Health Department. Summit Township, herewith, includes the provision that a permit fee, based on a construction value of \$1,500 per site, be obtained for all mobile home park sites as they are proposed for development. (Amended 6/2/86).

Section 803 - SITE DEVELOPMENT CRITERIA

- 803.1 No mobile home shall be installed on a mobile home lot until all required improvements, such as storm and sanitary sewers, have been installed.
  
- 803.2 Department of Health Permit: It shall be unlawful for any person to operate any mobile home park, within the limits of the Summit Township, unless he holds a permit issued annually by the Erie County Health Department.
  
- 803.3 Transfer of Ownership: Every person holding a permit shall file notice with the Erie County Health Authority and Summit Township Zoning Administrator within ten (10) days after having sold, transferred, given away, or, otherwise, disposed of any mobile home park. If the permit is transferred by the Health Authority, proof of such transfer shall be furnished to the Township Zoning Administrator.

803.4 Minimum Park Area: A mobile home park shall have a gross area of at least five (5) contiguous acres of land.

803.5 Site Location: The location of all mobile home parks shall comply with the following minimum requirements:

1. Free from adverse influence by swamps, marshes, garbage, or rubbish disposal areas, or other potential breeding places for insects or rodents.
2. Not subject to flooding.
3. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor, or glare.

803.6 Site Drainage Requirements:

1. The ground surface, in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
2. Surface water collectors and other bodies of standing water, capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Health Authority.
3. Waste water from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface in any part of a mobile home park.
4. Each mobile home lot will be blade graded to insure positive drainage away from the underside of that mobile home and other adjacent units.

803.7 Soil and Ground Cover Requirements:

1. Exposed ground surface, in all parts of every park, shall be paved or covered with stone screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
2. Park grounds shall be maintained free of vegetation growth which is poisonous or which harbors rodents, insects, or other pests harmful to man.

803.8

Required Setbacks, Buffer Strips, and Screening:

1. All occupied mobile homes shall be located at least fifty (50) feet from any park property boundary line abutting upon a public street or highway, and at least forty (40) feet from other park property boundary lines. Front depth shall be increased to one hundred (100) feet if within one-half (1/2) mile radius of a limited access highway interchange and on U. S. Route 19 or 97.
2. There shall be a minimum distance of ten (10) feet between an individual mobile home, including accessory structures attached thereto, and adjoining pavement of a park street, or common parking area, or other common areas and structures.
3. All mobile home parks shall be required to provide screening, such as fences or natural growth, along the property boundary line separating park and such adjacent non-residential and residential use.
4. Minimum distance between mobile homes shall be twenty (20) feet side to side or side to end, if, and only if, written proof is submitted to the Township that the mobile home meets or exceeds the fire standard rating for mobile homes constructed in 1997, and a building permit secured. Minimum distance between mobile homes shall be thirty (30) feet side to side or side to end if written proof is not submitted that the mobile home meets or exceeds the fire standard rating for mobile homes constructed in 1997. Minimum distance between mobile homes shall be fifteen (15) feet end to end regardless of the fire standard rating of the mobile homes. (amended 10-06-97)

803.9

Erection and Placement of Mobile Homes:

1. Section 803.9(1) Mobile Homes shall be placed upon the lot so as to provide not less than twenty (20) feet of distance between the side and end, or between the side and the side of any mobile home if, and only if, written proof is submitted to the Township that the mobile home meets or exceeds the fire standard rating for mobile homes constructed in 1997 and a building permit secured. Mobile homes shall be placed upon the lot so as to provide not less than thirty (30) feet of distance between the side and end or between the side and the side of any mobile home if written proof is not submitted that the mobile home meets or exceeds the fire standard rating for mobile homes constructed in 1997. Mobile homes shall be placed upon the lot so as to provide not less than fifteen (15) feet end to end, regardless of the fire standard rating of the mobile homes. (amended 10-6-97)

2. Anchorage: Tie down anchor devices are required, designed to assure retention for combined stresses due to wind load together with dead, live, and snow loads; the allowable working stress for structural material employed may be increased thirty-three and one-third (33 1/3) percent. The overturning moment, due to the wind load on a mobile home, shall not exceed seventy-five (75) percent of the moment of stability resulting from the dead load of the mobile home unit.
3. Skirting: All mobile home units shall be skirted within thirty (30) days after site installation.

803.10 Park Street System:

1. General Requirements: A safe and convenient vehicular access shall be provided from abutting public streets or roads.
2. Access: entrance road, or area connecting a parks first internal street with a public street or road, shall have minimum pavement width of thirty (30) feet if the usage is for both ingress & egress. Should these road usages be designated, adjacent & parallel, combined pavement width will be totaled for compliance. In any case, fifty (50) foot right-of-way must be maintained, measured from the center line(s) of the paved area(s).
3. Internal Streets: Surface roadways shall be of adequate width to accommodate anticipated traffic, and in any case, shall meet the following minimum requirements:
  - A. Where parking is permitted on both sides, a minimum pavement width of thirty-six (36) feet will be required with a fifty (50) foot right-of-way.
  - B. A minimum road pavement width of thirty (30) feet will be required where parking is limited to one (1) side with a fifty (50) foot right-of-way.
  - C. A minimum road pavement width of twenty (20) feet will be required where off-street parking is provided, with a fifty(50) foot right-of-way.
  - D. Dead-end streets shall be provided at the closed end, with a turn-around having an outside paved roadway diameter of at least ninety (90) feet with one hundred twenty (120) foot right-of-way.

4. Required Illumination of Park Street System: All parks shall be furnished with lighting units, so spaced and equipped with luminaries, placed at such mounting heights, as will provide average levels of illumination for the safe movement of pedestrians and vehicles at night.
5. Street Construction and Design Standards:
  - A. Streets: All streets shall be surfaced in accordance with Township specifications, applicable to streets in conventional residential developments, as set forth in appropriate Township ordinances.
  - B. Street Grades:
    1. There shall be in general a minimum grade of at least one-half (1/2) percent on all streets; a maximum grade of six (6) percent on arterial and collector streets, and ten (10) percent on minor streets.
    2. Vertical curves shall be used in changes of grade exceeding one (1) percent, and shall be designed for maximum visibility. Intersections shall be approached on all sides by leveling areas. Where grade exceeds seven (7) percent, such leveling areas shall have a minimum length of fifty (50) feet (measured from the intersection of the centerline), within which no grade shall exceed a maximum of four (4) percent.
    3. Intersections: Within the park and within one hundred (100) feet of an intersection, streets shall be approximately right angles. A distance of at least two hundred (200) feet shall be maintained between centerlines of offset intersecting streets. Intersections of more than two (2) streets at one point shall be avoided.

803.11 Off-Street Parking Areas: Off-street parking for at least two (2) motor vehicles shall be provided for each mobile home lot. Off-street areas for additional vehicles of park occupants and guests shall be provided where street right-of-ways are of sufficient width. Off-street parking spaces shall be provided in accordance with specification of the Township Zoning Ordinance.

803.12 Visitors' Parking: Off-street parking shall be provided for at least one (1) motor vehicle for every two (2) mobile home lots for visitors' parking.

803.13 Walks: General requirements: See Section 602.5 of Subdivision Ordinance.

Common Walk System: See Section 502.4 of Subdivision Ordinance.

803.14 Construction of Mobile Home Lots:

1. Mobile home lots within the park shall have an area of 5,000 square feet with a minimum width of fifty (50) feet.
2. If a portion of the park is designed for the transient accommodation of recreational vehicles, lots constructed for this purpose shall have an average gross area of not less than eight hundred (800) square feet. Transient areas shall be separate from permanent residents.
3. The total number of lots in a park shall not exceed and average density of seven (7) per acre.

803.15 Recreational Area:

1. A recreational area or areas, with suitable facilities, shall be improved and maintained within the Park for the use of all park residents for recreational activities and shall be at least ten (10) percent of the gross area of the park.
2. Such recreational area shall conform to the requirements of the Health Authority and the Township.

- 803.16 Electrical Distribution General Requirements: 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.
- 803.17 Power Distribution Lines: Main power lines and all direct burial conductors must meet the requirements of the Pennsylvania Electric Company.
- 803.18 Individual Electrical Connections: Each mobile home lot shall be provided with equipment approved by the Pennsylvania Electric Company or successor company.
- 803.19 Service Buildings: The requirements of this section shall apply to service buildings, recreation buildings, and other community service facilities. Every subdivision applicant shall submit, as a part of the master plan of development, a plan which shall show proposed construction which may include the following:
1. Management offices, repair shops, and storage area.
  2. Laundry facilities.
  3. Indoor recreation areas.
  4. Commercial uses supplying essential goods or services for the exclusive use of park occupants.
- 803.20 Natural Gas System:
- All fixtures, equipment, and appurtenances shall be installed and maintained in accordance with the local gas company's specifications regarding such systems.
- 803.21 Liquified Petroleum Gas Systems:
1. Liquified petroleum gas systems provided for mobile homes, service buildings, or other structures, when installed, shall be maintained in conformity with the rules and regulations of the authority having jurisdiction and shall include the following:
    - A. Systems shall be provided with safety devices to relieve excessive pressure 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 mobile home and shall be maintained in effective operating condition.
- C. All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas, in liquid form, shall not be conveyed through piping equipment and systems in mobile homes.
- D. Vessels of more than twelve (12) and less than sixty (60) U. S. gallons gross capacity, may 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, mobile home, or any other structure unless such installations are especially approved by the authority having jurisdiction.

803.22 Fuel Oil Supply System:

- 1. All fuel oil supply systems, provided for mobile homes, service buildings, and other structures, shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction, when provided.
- 2. All piping from outside fuel storage tank or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
- 3. 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.
- 4. All fuel storage tanks or cylinders shall be securely placed and shall not be less than five (5) feet from any mobile home, nor less than five (5) feet from any lot line.
- 5. Storage tanks located in areas subject to traffic, shall be protected against physical damage.

Section 804 - SEWER AND WATER

All sewer and water facilities shall be approved by the Erie County Health Department and Summit Township Sewer and Water Authorities.

No water tap-in or sewer connection shall be permitted by the Summit Township Water Authority or the Summit Township Sewer Authority without such authority having first secured a copy of the applicant's site permit from the zoning office of Summit Township.  
(Amended 8/16/93)

Section 805 - SANITATION

Adequate provisions shall be provided for the disposal of all solid wastes.

ARTICLE IX  
ADMINISTRATION

Section 901 - MODIFICATION

- 901.1 The provisions of these regulations are the minimum standards for the protection of the public welfare. The Township reserves the right to modify or to extend them as may be necessary in the public interest.
- 901.2 If any mandatory provisions of these regulations are shown by the applicant, to the satisfaction of a majority of the Supervisors present at a scheduled meeting, to be unreasonable and to cause unique and undue hardship, as they apply to his proposed subdivision, the Supervisors shall grant a variance in writing to such applicant from such mandatory provisions, so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purposes of these regulations.
- 901.3 In granting variances and modifications, the Supervisors may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied and modified.

Section 902 - RECORDS

The Supervisors shall maintain an accurate public record of all plans upon which it takes action and of its findings, decisions, and recommendations in relation thereto.

Section 903 - AMENDMENT

The Supervisors may, from time to time, revise, modify, and amend these regulations by appropriate action taken at a scheduled meeting.

Section 904 - SANCTIONS

Any person, partnership, or corporation, who or which being the owner or 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 the 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 and no/100 (\$1,000.00) dollars per lot or parcel or per dwelling within each lot or parcel. All fines collected for such violations shall be paid over to Summit Township. 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 transferor from such penalties or from the remedies herein provided.

Section 905 - VALIDITY

Should any section, sub-section, or provision of these regulations be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the regulations as a whole, or of any other part thereof.

