

Venango County Subdivision and Land Development Ordinance

Approved by the Venango County Regional Planning Commission _____
Adopted by the Venango County Board of Commissioners _____

INTRODUCTION

Converting open land to a new use is something that should be the subject of careful study by the landowner, by the municipality in which the subdivision or land development is to be located, and by the County. Once 'brick and mortar' replaces open fields and woodlands, it becomes a permanent part of the community and County landscape. It cannot easily be reshaped except through the costly process of community renewal. Based upon the policies adopted by Venango County, as part of its 2005 Comprehensive Plan, these Ordinance Revisions are presented as a step in implementing that Plan.

The primary purpose of this Ordinance is to encourage the best possible development of the total County community. This purpose can only be achieved if a spirit of inter-governmental cooperation is fostered; therefore, the County must enlist the cooperation and assistance of its cities, boroughs and townships. Of course, the Commission also expects to work closely with owners, developers, and subdividers. One of the basic purposes of this Ordinance is to insure that equitable treatment is extended to all in the review of future subdivisions and land developments. Few, if any, developers would purposely leave an indelible liability on a community. It is strongly felt that this Ordinance will help the developers to avoid the problems that have been inherent in subdivisions and land developments designed with little, if any, planning as a base.

All those who are involved in subdividing or land development in the County should become familiar with this Ordinance. The County Planning Staff will be glad to advise and cooperate with the subdivider, but should not be expected to prepare the subdivision or land development plans. A trained and qualified planner, landscape architect, engineer, or surveyor should be engaged by the developer to obtain the best results. It should be noted that a registered surveyor is required to prepare parts of the Preliminary and Final Plans.

Ordinance No. ___ of _____
**VENANGO COUNTY SUBDIVISION
&
LAND DEVELOPMENT ORDINANCE**

An Ordinance amending Ordinance Number 1 of 2006, as previously amended, and enacting rules, regulations and standards for regulating subdivisions and land developments within Venango County; setting forth the powers, duties and procedures to be followed by the Venango County Regional Planning Commission in applying and administering this Ordinance and setting forth the penalties for violation thereof.

This Ordinance is adopted pursuant to the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as reenacted and amended.

The County of Venango does hereby ordain, enact and adopt:

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100 GENERAL

This Ordinance shall be known and may be cited as the
“*Venango County Subdivision and Land Development Ordinance.*”

101 PURPOSE

This Ordinance is adopted for the following purposes:

- 101.1 To assure sites suitable for building purposes and human habitation.
- 101.2 To assist orderly, efficient, integrated, and harmonious development of the County.
- 101.3 To coordinate proposed streets with existing streets or other proposed streets, parks, or other features of the County within or bordering a subdivision or land development.
- 101.4 To ensure coordination of subdivision and land development plans with municipal, inter-municipal, county, and Commonwealth improvement and comprehensive plans.
- 101.5 To prevent or eliminate damage to the environment, and to encourage productive and enjoyable harmony between man and his environment, consistent with the mandates of the National Environmental Policy Act of 1969 and Article I, Section 27 (the Environmental Amendment) of the Pennsylvania Constitution. As well as ensuring the proper management and design of stormwater BMP’s through the Stormwater Management Act of 1978 (Act 167) in recognizing that development can dramatically effect of stormwater runoff.
- 101.6 To secure equitable handling of all subdivision and land development plans by providing uniform procedures and standards.
- 101.7 To create conditions favorable to the health, safety, and general welfare of the citizens of Venango County.
- 101.8 Providing encouragement in the use of renewable energy systems and energy-conserving building design.
- 101.9 Providing uniform regulations throughout the county for minimum setback lines and lot sizes based upon the availability of water and sewage, in the event the municipality has not enacted a zoning ordinance.
- 101.10 Provisions to ensure that Section 503 of the Municipalities Planning Code is adhered to.

102 JURISDICTION

The board of the Venango County Commissioners hereby determines that, with respect to subdivisions and land developments, the Venango County Regional Planning Commission and the Planning Commission staff are designated and empowered to review and approve or disapprove subdivisions and land developments pursuant to the procedures and standards established herein.

- 102.1 The Venango County Regional Planning Commission and Planning Commission Staff shall have jurisdiction and control of subdivisions within the municipalities that have not officially adopted subdivision and land development ordinance. All plans shall be submitted to the Commission in accordance with this Ordinance.
- 102.2 Plans for subdivision and land development within municipalities which have adopted a subdivision and land development ordinance shall be forwarded, upon receipt by the municipality, to the Planning Commission for review and report, together with a fee which may be established annually by the Planning Commission sufficient to cover the costs of the review and report, which fee shall be paid by the applicant. Such municipalities shall not approve such applications until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.
- 102.3 Where a subdivision or land development has been laid out and recorded prior to March 1, 1974, such subdivision or land development shall be exempt from the requirements of this Ordinance. Further, where any subdivision or land development has been referenced in a deed or other recorded document, including wills probated prior to March 1, 1974, such subdivision or land development shall also be exempt.
- 102.4 Subdivisions and land developments submitted but not yet approved prior to the effective date of this Ordinance, or can be plausibly shown to have been in existence prior to March 1, 1974, will be reviewed according to Ordinance Number 1 of 1974, Ordinance Number 1 of 1976, Ordinance Number 2 of 1991, Ordinance Number 2 of 2005, and Ordinance Number 1 of 2006.
- 102.5 Lots divided by an existing public roadway shall be considered separate lots for purposes of this ordinance and shall not require subdivision approval. When selling a lot divided by an existing public roadway no subdivision plan need be filed, however documentation of the recording of new deeds for the subject parcel shall be provided to the Planning Commission.

103 COMPLIANCE

No subdivision or land development of any lot, tract, or parcel shall be made, no street, sanitary sewer, storm sewer, water main or other improvement in connection therewith shall be laid out, constructed, opened or dedicated for public use and travel, or the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance. No lot in a subdivision or unit in land development may be sold, transferred, by any means or leased, no permit to erect any building in a subdivision or land development may be issued, unless and until a plan for such subdivision or land development shall have been approved and properly recorded, and until the improvements required by this Ordinance in connection therewith shall have been constructed or guaranteed as herein provided. It shall not be lawful to record any plan required to be approved pursuant to this Ordinance in any

public office unless the same shall bear thereon the approval of the Planning Commission or Staff. The disapproval of any such plan by the Commission or Staff shall constitute a refusal of the privilege to record such plan.

104 WAIVERS

Where, owing to special conditions, a literal enforcement of this Ordinance would be inappropriate, the Commission may make such reasonable exceptions thereto as will not be contrary to the public interest and may authorize the sale of a lot, issuance of a permit, or erection of a building subject to conditions necessary to assure adequate streets and other public improvements. The financial inability to install the required improvements alone is not considered adequate justification for a waiver. The Commission may alter site requirements to encourage and promote flexibility, economy, energy efficiency, and ingenuity in the layout and design of subdivisions and land developments; and to encourage other practices which are consistent with modern and evolving principles of site planning and development. In granting modifications, the Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified. All waiver requests shall be in writing and must refer to the specific justification for the waiver request. Waiver requests shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary. The waiver shall be granted or denied by the Venango County Regional Planning Commission Board. The planning agency shall keep in written record all action on all requests for waivers / modifications. The decision of the waiver request shall be communicated in accordance with this ordinance.

105 AMENDMENT

This Ordinance as set forth herein may be amended by the Board of County Commissioners from time to time after a public hearing is held pursuant to public notice. In the case of an amendment other than that prepared by the County Planning Commission, the Board of County Commissioners shall submit such amendment to the County Planning Commission for review and recommendations at least thirty (30) days prior to the date of the public hearing. Amendments to this ordinance must be done in accordance with the Pennsylvania Municipal Planning Code.

106 MPC AMENDMENTS

The Board of Venango County Commissioners may, from time to time, revise, modify, and amend this Ordinance pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, P.L. 805, No. 247, (53 P.S. 10101 et. seq), as from time to time reenacted and amended or other applicable law in effect at the time of said amendment. Provided, however, in the event that the amendments of the Pennsylvania Municipalities Planning Code require changes in the provisions of this Ordinance (i.e. definitions, approval requirements, guarantee for completion of improvements, etc.) said amendments shall automatically become a part of this Ordinance and the Venango County Regional Planning Commission shall be authorized to attach to this Ordinance and to copies hereof written addendum setting forth such Pennsylvania Municipalities Planning Code amendments and the sections of this Ordinance affected thereby.

107 CONFLICT

Whenever there is a difference between the minimum standards or dimensions specified herein and that contained in other duly adopted regulations, resolutions, or other ordinances of the local municipality, the local standard or dimensions shall govern. It shall be the sole responsibility of the local municipality to inform the County Planning Commission of any such local regulations, resolutions, or ordinances and to provide an official copy of such act.

108 SEVERABILITY

Should any provisions of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any other provision thereof.

109 APPEALS

Any person aggrieved by a decision or interpretation made by the Planning Commission Staff may appeal that action to the Planning Commission. Any person aggrieved by the decision may appeal to the Court of Common Pleas of Venango County, Pennsylvania, in accordance with the time limits and procedures set forth in the Pennsylvania Municipalities Planning Code, as amended.

110 PENALTIES

Any person, partnership, or corporation, who or which being the owner or agent of any lot, tract or parcel of land shall construct, open, or dedicate any street, sanitary sewer, storm sewer, water main, or other improvement for public use, travel, or other purpose 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 any 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 Ordinance and has been recorded as provided herein, shall, upon being found liable therefore in a civil enforcement proceeding commenced by Venango County, pay a judgment of not more than \$500, plus all court costs, including reasonable attorney fees incurred by Venango County as a result thereof. No judgment shall commence or be imposed, levied, or payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the County may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation. The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment. All judgments collected from such proceedings shall be paid to the County of Venango. 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 the remedies herein provided. Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the County of Venango the right to commence any action for enforcement pursuant to this section.

111 EFFECTIVE DATE

This Ordinance shall become effective on the earliest date permitted by law, and shall remain in effect until amended or rescinded by the Board of Venango County Commissioners.

112 FILING FEE

The fee for the filing of subdivision and land development plans may be recommended annually by the Venango County Regional Planning Commission for approval by resolution by the Board of Venango County Commissioners.

113 GENERAL EXCLUSION

The definitions, sections, or articles of this Ordinance shall apply to neither the lease, severance, conveyance, assignment, ownership, subdivision or development of oil, gas, minerals or other subsurface ownership rights, nor surface operations, including but not limited to, drilling, hauling, grading, and digging, conducted therewith.

114 REPEALER

All ordinances or sections thereof and resolutions, which are inconsistent with any of the provisions herein, are hereby repealed. Repeal of said Ordinances or resolutions shall not be construed to affect any suit or proceeding now pending in any court or any rights accrued or liability incurred or any cause or causes of action accrued or existing under any Ordinance repealed hereby; nor shall any right or remedy be lost, impaired, or affected by this Ordinance.

115 LIABILITY DISCLAIMER

The granting of approval of a subdivision or land development plan or any improvement installed as a condition thereof, shall not constitute a representation, guarantee, or warranty of any kind by the Venango County, or by any official, employee, or appointee thereof, of the practicality or safety of the proposed use or improvement, and shall create no liability upon or cause of action against Venango County, its officials, employees, or appointees for any damage that may result pursuant thereto. The applicant is responsible for ensuring that any subdivision or land development will not cause injury or damage to other persons or property.

ARTICLE 2 – DEFINITION OF TERMS

200	General
201	General Terms
202	Specific Terms

200 GENERAL

Unless otherwise expressly stated, the following terms and words used herein shall, for the purposes of this Ordinance, have the meaning indicated in this Section.

201 GENERAL TERMS

- A. Words used in the present tense include the future tense; the singular number includes the plural, and the plural number includes the singular; words of masculine gender include feminine gender; and words of feminine gender include masculine gender.
- B. The word "includes" or "including" shall not limit the term to the specific example but is intended to extend its meaning to all other instances of like kind and character.
- C. The word "applicant", "person", "subdivider", "developer" and "owner" include an individual, firm, association, organization, partnership, trust, company, corporation, or any other similar entity.
- D. The word "lot" includes the word "plot" or "parcel".
- E. The word "structure" includes "building" and the use of either word shall be construed as if followed by the phrase "or a part thereof".
- F. The words "shall", "must", and "will" are mandatory; the word "may" is permissive.
- G. The words "used or occupied" include the words "intended, designed, maintained, or arranged to be used, occupied or maintained".
- H. Periods of time stated as a number of days refer to consecutive calendar days, unless specified as "working days".

202 SPECIFIC TERMS

ADT: Average daily traffic volume.

Accelerated Erosion: The removal of the surface of the land through the combined action of man's activities and natural processes at a rate greater than would normally occur from natural processes alone.

Accessory Building – See Building, Accessory.

Access Drive – A vehicular approach or entry to or exit from a multi-unit residential or a non-residential land development.

Act 247: The Pennsylvania Municipalities Planning Code of July 31, 1968, 53 P.S. 10101. Et seq., as amended from time to time.

Agriculture: Any agricultural use including farming, dairying, pasturage. Horticulture, hydroponics, floriculture, viticulture, silviculture, animal and poultry husbandry, and forestry (including the harvesting of timber.

Agricultural Operation – an enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock, and livestock products and in the production, harvesting, and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

Alley: See "Service Street."

Alteration: As applied to land, a change in topography as a result of the moving of soil and rock from one location or position to another; also the changing of surface conditions by causing the surface to be more or less impervious; land disturbance.

Amusement Park - A commercially operated park with a predominance of outdoor games and activities for entertainment including motorized, mechanical, aquatic or other devices that hold or carry passengers for amusement over a fixed or restricted area. Also typically includes booths for the sale of food and drink.

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

Application for Development: Every application, whether preliminary or final, is required to be filed and approved prior to start of construction or development, including but not limited to an application for a building permit, for the approval of a subdivision plan, for the approval of a land development plan, and for the approval of a planned residential development. This is to include the application and approval of zoning where such ordinances exist.

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

Area, net lot: The lot area less any portions of the lot located in an identified floodplain area and/or wetland.

Area, net site: The site area less any portions of the site located in environmentally sensitive areas and/or constituting non-developable land, those areas designated for nonresidential uses including but not limited to neighborhood commercial areas and common open space, and those areas consisting of streets and utilities.

Authority: A body politic and corporate created pursuant to the act of May 2, 1945 (P.L.382, No.164), known as the “Municipality Authorities Act of 1945.”

Backfill: Material used to replace or the act of replacing the land surface with material removed during construction.

Base Course: The layer or layers of specified or selected material of design thickness placed on a subbase or a subgrade to support a surface course.

Berm: That portion of a street lying on either side of the cartway between the edge thereof and the adjacent road ditch, intended primarily for stop and parking purposes. Also may be a mound of soil, either natural or manmade, used to obstruct views or redirect surface runoff.

Bikeway: A pathway designed to be used by un-motorized bicycles

Block: A unit of land containing one or more lots which is entirely bounded by existing or proposed streets, public lands, cemeteries, railroads, rights-of-way, watercourses or any other barriers to contiguous development.

BMP (Best Management Practices): Stormwater structures, facilities or techniques used to maintain or improve the water quality of surface runoff.

Bridge: A structure including supports having an opening measured along the center of the pavement of more than twenty (20) feet between supports (i.e. undercroppings, abutments) designed to convey vehicles, pedestrians, or other moving loads over a watercourse, railroad, public or private right-of-way, or any depression.

Buffer Strip or Screen: A strip of required yard space adjacent to a use or facility within a property, or to the boundary of a property or district, on which is located a visual barrier of sufficient height and density to appropriately buffer or screen the property or use. Such barrier shall be comprised of vegetative material unless specific authorization is given by the Board for alternatives (e.g., berming, fences, walls, etc.).

Buildable Area: The area of a lot remaining after the minimum rights-of-way, setbacks (front, rear, and side) and open space requirements have been met.

Building: Any combination of materials forming a structure which is designed, intended or arranged for the housing, sheltering, enclosure, or structural support of persons, animals, equipment, goods, process or property of any kind.

- A. **Building, Accessory:** A detached subordinate building, the use of which is customarily incidental and subordinate to that of the principal building, which is located on the same

lot as that occupied by the principal building. An accessory building is not used for dwelling purposes nor normally occupied by personnel associated with any use.

- B. **Building, Principal** – The main structure on a given lot, in which the principal use of the site is conducted.

Building Setback Line, Front: A line that designates the minimum distance that buildings must be setback from a road right-of-way. Such distance shall be measured at right angles from the front street right-of-way that abuts the property upon which a building is to be located and be parallel to the right-of-way line.

Building Setback Line, Rear: A line that designates the minimum distance that buildings must be setback from the rear property line. Such distance shall be measured at right angles from the rear property line that abuts the property upon which a building is to be located and be parallel to the said rear property line.

Building Setback Line, Side: A line that designates the minimum distance that buildings must be setback from side property lines that extends from the front building setback line to the rear building setback line. Such distance shall be measured at right angles from the side property lines that abut the property upon which a building is to be located and be parallel to the said side property lines.

Caliper: The outside diameter of trees measured for buffering and landscaping purposes at a point on the trunk six (6) inches above the natural ground line.

Campground: A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education, or vacation purposes.

Camping Unit: Any tent, trailer, cabin, lean-to, or similar structure established or maintained and operated in a campground as temporary living quarters for recreation, education, or vacation purposes.

Campsite: Any plot of ground within a campground intended for the exclusive occupancy by a camping unit or units.

Cartway: The portion of a street right-of-way, paved or unpaved, customarily used by vehicles in the regular course of travel over the street.

Centerline: A line running parallel to and equidistant from both sides of the traveled portion of a street.

Class A Concrete: Cement concrete meeting the requirements set forth in the Pennsylvania Department of Transportation Publication 408.

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

Cluster Development: A development design and site-planning concept in which several buildings are concentrated in specific areas on the site to allow the remaining land to be used for recreation, common open space, and protection of other valued natural, historic, and cultural features and resources.

Commission: The word Commission or the words Planning Commission or County Planning Commission shall mean the Venango County Regional Planning Commission.

Commission Engineer: A licensed professional engineer registered by the Commonwealth of Pennsylvania appointed by the Venango County Regional Planning Commission to perform independent review of engineering and technical site design details of subdivisions and land developments.

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

Commonwealth: Commonwealth of Pennsylvania.

Communications Antenna: Any device used for the transmission or reception of radio, television, wireless telephone, pager, commercial mobile radio service, emergency band towers, or any other wireless communications signals including, without limitation, omnidirectional or whip antennas and directional or panel antennas, owned or operated by any person or entity licensed by the Federal Communications Commission (FCC) to operate such device. This definition shall not include private residence mounted satellite dishes, television antennas, or amateur radio equipment including, without limitation, ham or citizen radio band antennas.

Communications Equipment Building: An unmanned building or cabinet containing communications equipment required for the operation of communications antennas and covering an area on the ground not greater than 250 square feet.

Communications Tower: A structure, other than a building such as a monopole, self-supporting, or guyed tower, designed and used to support communications antennas.

Comprehensive Plan: The comprehensive general plan or any of its parts, for future growth, protection, and development of Venango County and the townships, boroughs, or cities located within the County.

Condominium: A form of ownership of real property, as defined in the PA Uniform Condominium Act of 1980, which includes an undivided interest in a portion of a parcel, together with a separate interest in a space within a structure.

Conservation District: The Venango Conservation District.

Consistency: A reasonable, rational, similar connection or relationship between a development proposal and the municipal, multi-municipal, and/or county comprehensive plan(s) or other relevant adopted planning documents and ordinances.

Construction: The erection, fabrication, installation, demolition, or removal of any structure, facility, feature or addition thereto, including all related activities such as clearing of land, grading, earthmoving, paving, and all other activities regulated by this Ordinance.

County: County of Venango, Pennsylvania.

Crosswalk: A public right-of-way which crosses a block to furnish access by pedestrians to adjacent streets or properties.

Cul-de-sac: A street that provides a single means of ingress and egress by intersecting another street at one end and terminating at the other end in a vehicular turnaround.

Culvert: A structure designed to convey a watercourse, not incorporated in a closed drainage system, under a road or pedestrian walk.

Curb: A concrete, stone or other improved boundary usually marking the edge of the roadway or paved area.

Curb Radius: The curved edge of a street or driveway at intersections, measured at the edge of the cartway.

Curb Return: A curved curb connecting the tangents of two intersecting curbs of streets or driveways.

Cut: The difference between a point on the original ground and designated point of lower elevation on the final grade; an excavation.

Dam: An artificial barrier, together with its appurtenant works, constructed for the purpose of impounding or storing water or another fluid or semi-fluid, or a refuse bank, fill or structure for highway, railroad or other purposes which does or may impound water or another fluid or semi-fluid.

Deciduous: Plants that drop their foliage annually before becoming dormant.

Dedication: The deliberate appropriation or conveyance of land or an interest in land by the owner to another party (i.e. municipality,) for public use through a written instrument, and completed with an acceptance by the municipality.

Deed: A legal document conveying ownership of real property.

Deed of Record: A legal document conveying ownership of real property officially on file in the Recorder of Deeds Office of Venango County, Pennsylvania.

Deed Restriction: A restriction upon the use of a property, lot, or parcel set forth in a deed that runs with the title of the land and is binding upon subsequent owners of the property but which is enforced by the landowners involved and not the county, municipality, or other public agency. Sometimes known as a private or restrictive covenant.

Density: The number of dwelling units per acre, exclusive of any street right-of-way.

Design Manual, Part 2: Pennsylvania Department of Transportation (Penn DOT) publication containing highway design criteria.

Design Speed: Speed, selected for a specific street, which takes into consideration the geometric limits, such as degree of curvature, super elevation, sight distances, etc., and which controls the safe operation of the vehicle as well as allowing for safe pedestrian traffic. The design speed is governed by the volume of traffic, parking, speed limits, turning movements at intersections, intersection controls, land width, and pavement surface conditions.

Designated Growth Area: A region within a county or counties described in a municipal or multi-municipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.

Designee: The agent of Venango County and/or the Venango County Regional Planning Commission involved with the administration, review or enforcement of any provisions of this Ordinance by contract or memorandum of understanding.

Detention Basin: A structure designed to retard surface water runoff for a period of time sufficient to cause the deposition of sediment and to reduce the velocity and volume of surface flows leaving a site, thus preventing further erosion or flooding.

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

Development of Regional Significance and Impact: Any land development that, because of its character, magnitude, or location will have substantial effect upon the health, safety, or welfare of citizens in more than one municipality.

Development Plan: The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase “provisions of the development plan” when used in this act shall mean the written and graphic materials referred to in this definition.

Director: The Venango County Planning Director.

Downslope Property Line: That portion of the property line of the lot, tract, or parcels of land being developed located such that all overland or pipe flow from the site would be directed towards it.

Drainage Conveyance Facility: A Stormwater Management Facility designed to transmit stormwater runoff and shall include streams, channels, swales, pipes, conduits, culverts, storm sewers, etc.

Drainage Easement: A right granted by a landowner to a grantee, allowing the use of private land for stormwater management purposes and/or required for the preservation or maintenance of a natural stream or watercourse or other drainage facility.

Drainageway: Any natural or artificial watercourse, trench, ditch, swale or similar depression into which surface water flows.

Driveway: A private drive providing vehicular access between a street or access drive and a parking area or structure.

Dwelling Unit: A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Earth Disturbance: Any activity including, but not limited to, construction, mining, timber harvesting and grubbing which alters, disturbs, and exposes the existing land surface.

Easement: A permanent right granted for limited use of private land, normally for a public purpose. The owner of the property shall have the right to make any other use of the land, which is not inconsistent with the rights of the grantee. (e.g. utility, drainage, and public access easements)

Easement, Conservation: A legal agreement between a property owner and an appropriate conservation organization or governmental entity, through which the property owner establishes certain use restrictions over all or portion(s) of the property for the conservation purposes.

Elevation: A vertical distance above or below a predetermined and fixed reference level i.e. above or below sea level.

Emergency: An unforeseen occurrence or combination of circumstances that calls for immediate action or remedy.

Energy Dissipater: A device used to slow the velocity of stormwater particularly at points of concentrated discharge such as pipe outlets, dam over flow outlets, or spillways.

Engineer: A professional engineer licensed as such in the Commonwealth of Pennsylvania.

Environmental Impact Assessment: An assessment of the impact of a use on the (1) natural environment, i.e., geology, topography, soils, hydrology, vegetation, wildlife, wetlands and air quality; (2) the cultural environment, i.e., lot use, utilities, traffic, population, economics, services, historic assets, scenic vistas and general character of the neighborhood. The assessment of traffic impact must include a complete traffic analysis prepared and sealed by a professional traffic engineer identifying the impact of the proposed development on existing traffic and circulation patterns and proposing solutions to problems which may arise as a consequence of the proposed development.

Environmentally Sensitive Area: An area having one or more of the following environmental characteristics: (1) slopes over 25%; (2) identified floodplain area; (3) wetlands (4) rare and endangered flora and / or fauna.

Erosion: The movement of soil particles by the action of water, wind, ice, or other natural forces.

Erosion and Sedimentation Control Plan: A plan, which is designed to minimize accelerated erosion and sedimentation according to Chapter 102 of the Clean Streams Law, Act 222 as amended.

Evergreen: A plant with foliage that remains green year round.

Excavation: Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated, bulldozed, and including all methods of replacement.

Fill: Any act by which earth, sand, gravel, rock or any other similar material is placed, pushed, dumped, pulled, transported, or moved to a new location above the natural surface of the ground or on top of the stripped surface; the difference of the elevation between a point on the original ground and a designated point of high elevation of the final grade; the material used to make fill.

Final Approval: The official action of the Planning Commission taken on a minor subdivision or a preliminarily approved major subdivision or land development plan after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed or guarantees properly posed for their completion or approval conditioned upon the posting of such guarantee. Payment of fees has been received by the planning commission for all costs incurred such as review fees, recording fees, and reimbursement of engineering fees.

Final Plan: The plan of a proposed subdivision or land development including all supplemental information required by this Ordinance, or by an applicable municipal ordinance, submitted to obtain final approval and having a form acceptable for recording in the office of the recorder of deeds.

Flood, 100-year: A flood that, on average, is likely to occur once every 100 years (i.e., that has a 1% chance of occurring each year, although the flood may occur in any year). (As denoted on the FEMA maps)

Flood Fringe: That portion of the flood hazard area outside of the floodway, based on the total area inundated during the regulatory base flood plus 25 percent of the regulatory base flood discharge.

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

Floodway: The channel of a stream plus and adjacent floodplain areas that must be kept free of encroachment in order that the 100-year flood can be carried without substantial increases in flood heights.

Flood Hazard Boundary: The boundary line along a natural watercourse that delineates the area subject to periodic inundation by floodwaters. The boundary line may encompass a relatively flat or low land area adjoining a watercourse, which is subject to partial or complete inundation, or any area subject to the unusual and rapid accumulation or runoff of surface waters from any source and/or any

land deemed subject to flooding by the Venango County Conservation District, Venango County Soil Conservation Service, Federal Insurance Administrator, U.S. Army Corps of Engineers, local municipality, Venango County Regional Planning Commission, or other official authority.

Floor Area: Total gross area of all floors enclosed within the exterior walls of any building, including accessory buildings and including any areas that may be enclosed by temporary exterior walls such as garage doors or removable solarium glass enclosures; or as defined in an applicable municipal zoning ordinance.

Foot-candle: The unit of illumination when the foot is the unit of length, as shown as an isofootcandle diagram, where all points on the line represents the same level of illumination.

Forestry: The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

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

Frontage: That side of a lot abutting on a street measured along the front lot line at the front building setback line.

Future Growth Area: An area of a municipal or multimunicipal plan outside of and adjacent to a designated growth area where residential, commercial, industrial and institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension and provision of public infrastructure services.

Governing Body: The Board Venango County Commissioners or the elected officials of any municipality under jurisdiction of this ordinance.

Grade: A slope, usually of a road, street, other public way, channel or natural ground specified in percentage change in elevation per horizontal distance and shown on plans as specified herein.

Grade, Existing: The surface of the ground or pavement as it exists prior to disturbance in preparation for activities regulated by this Ordinance.

Grade, Finished: The final elevation of the ground surface after development.

Grade, Natural: The elevation of the ground level in its natural state, before construction, filling, or excavation.

Grading Plan: A plan showing all present and proposed grades for stormwater drainage, erosions and sediment control measures; streets and improvements.

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

Groundwater Recharge: Replenishment of existing natural underground water supplies.

Guarantee, Maintenance: Any security that may be required of a developer by the County after final acceptance by the County and/or Municipality of improvements installed by the developer. Such security may include, but is not limited to, Federal or Commonwealth lending institution irrevocable letter of credit or restrictive or escrow account.

Guarantee, Performance: Any security that may be required of a developer by the County or any Municipality in lieu of a requirement that certain improvements be made before the County approves the developer's subdivision plan or land development plan. Such security may include, but is not limited to, those instruments cited above as acceptable for maintenance guarantees.

Historic Place: Any site identified in the National Register of Historic Places, the State Inventory of Historic Sites, or other such place as may be identified by the Commission as having historic significance.

Holding Pond: A retention or detention pond. (See detention basin)

Homeowners Association: An incorporated or unincorporated nonprofit, cooperative organization operating under recorded land agreements through which: (a) each lot and/or homeowner in a described land area is automatically a member; (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property (i.e. streets, open space, stormwater facility); and (c) the charge if unpaid becomes a lien against the property.

Impervious Surface: Material which is impenetrable and unable to absorb water, including but not limited to buildings, structures, and paved areas (driveways, parking lots, gravel driveway, etc.).

Improvements: Buildings, for public or quasi-public use, streets, curbs, gutters, streetlights and signs, water mains, hydrants, sanitary sewer mains including laterals to the street right-of-way line, storm drainage lines, stormwater management structures, walkways, recreational facilities, open space improvements, shade trees, buffer or screen plantings, and all other additions to the tract that are required by ordinance or necessary to result in a complete subdivision or land development in the fullest sense of the term.

Improvements, Public: Improvements, including but not limited to those contained in the definition of "Improvements," that are intended for dedication to the County or any Municipality, either in fee or by easement.

Infiltration Structures: A structure designed to direct runoff into the ground (e.g. French drains, seepage pits, or seepage trenches).

Inlet: A surface connection to a closed drain. A structure at the diversion end of a conduit. The upstream end of any structure through which water may flow.

Land Development: any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving (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 section 503 (1.1) of the MPC as stated below.

Excluded from the definition of land development are:

1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium;
2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or
3. The addition or conversion of buildings or rides within the confines of an enterprise, which would be considered an amusement park. For the purpose of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

Land Development Fee:

1. Minor Land Development Plans (less than 20,000 square feet) – A deposit in the amount as stated per the current resolution by the Board of the Venango County Commissioners shall be paid at the time of plan submittal. In addition to the submission fee additional reimbursement shall be required for all engineering fees or any other such fees in which the Venango County Regional Planning Commission incurs.
2. Major Land Development Plans (greater than 20,000 square feet) – – A deposit in the amount as stated per the current resolution by the Board of the Venango County Commissioners shall be paid at the time of plan submittal. In addition to the submission fee additional reimbursement shall be required for all engineering fees or any other such fees in which the Venango County Regional Planning Commission incurs.

Land Disturbance: Any activity which causes land to be exposed to the danger of accelerated erosion, including clearing, grading, filling, plowing, or any other earthmoving, as defined.

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

Landscape Architect: A professional landscape architect licensed by the Commonwealth of Pennsylvania.

Land Use: Any activity, business, function, or purpose for which any piece of land or structure is used or intended to be used.

Lateral: A utility line between a main line, located in a utility easement or street right-of-way, and the building the line serves.

Leveling Area: A safe stopping area at the intersection of streets or the intersection of a driveway and a street.

Level of Service (LOS): A measure of the effect of traffic on the capacity of a road, describing conditions within a traffic stream; generally described in such factors as speed, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. Levels of service are designated A through F, with LOS A indicating the best service and LOS F indicating the worst. Further defined in the 2000 Highway Capacity Manual (HCM 2000) published by the Transportation Research Board.

Local Planning Commission: The duly appointed planning commission of a municipality in Venango County as authorized by the Pennsylvania Municipalities Planning Code, Act 247 as amended.

Lot: A parcel of land. When a tract is bisected by a publicly owned and maintained road, each of the resulting parcels shall be considered a separate lot.

Lot Area: The area contained within the property lines, excluding space within any street, but including the area of any easement.

Lot, Corner: A lot abutting the intersection of two or more streets. Corner lots have two front yards and require the necessary front yard setbacks for each yard.

Lot, Depth: The mean (average) distance measured between the front and rear lot lines.

Lot, Double Frontage: A lot having at least two (2) sides fronting on separate streets, which do not intersect while adjoining the lot. In the case of lots with double frontage the other setback shall be the rear setback.

Lot, Frontage: The length of the front lot line measured at the street right-of-way line.

Lot, Interior (Flag): A lot which does not adjoin a street but is connected thereto by an access strip of required minimum width. Minimum lot area and other dimensional requirements shall be those of the applicable zoning district, and shall be met on that portion of the lot exclusive of the access strip.

Lot Lines: The property lines bounding the lot.

- a. **Lot Line, Front:** The line separating the lot from a street.
- b. **Lot Line, Rear:** The lot line opposite, nearly parallel to and most distant from the front lot line.
- c. **Lot Line, Side:** Any lot line other than a front or rear lot line.

Lot Line Marker: A metal plate or pin set by a professional land surveyor to permanently identify curves along property lines, angles in property lines, and lot line intersections.

Lot of Record: Any lot which individually or as part of an approved subdivision has been recorded in the Office of the Venango County Recorder of Deeds.

Maintenance Guarantee: Any security that may be required and accepted by the governing body of the **local municipality** to ensure that necessary improvements will function as required for a specific period of time.

Mediation: A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating in a written agreement, which the parties themselves create and consider acceptable.

Mobile Home: A transportable, single-family dwelling intended for permanent occupancy 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, including any addition or accessory structure, such as porches, sheds, decks, or additional rooms. All mobile homes shall meet construction standards set by the U.S. Department of Housing and Urban Development.

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

Mobile Home Park: A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for nontransient use, consisting of two or more mobile home lots whether or not the occupants of the mobile home are related.

Modification: A process for alleviating specific requirements imposed by this Ordinance, the procedure for which is outlined in this ordinance.

Monument: A tapered, permanent survey reference point of stone or concrete having a round top, 4 inches on each side with a length of 24 inches.

Multimunicipal Plan: A plan developed and adopted by any number of contiguous municipalities, including a joint municipal plan as authorized by this act, except that all of the municipalities participating in the plan need not be contiguous if all of them are within the same school district.

Multimunicipal Planning Agency: A planning agency comprised of representatives of more than one municipality and constituted as a joint municipal planning commission in accordance with the MPC, or otherwise by resolution of the participating municipalities, to address on behalf of the participating municipalities multimunicipal issues, including, but not limited to, agricultural and open space preservation, natural and historic resources, transportation, housing and economic development.

Municipal Authority: A body politic or corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164) known as the "Municipal Authorities Act of 1945".

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

Municipal Governing Body: The council in cities and boroughs, the board of commissioners in townships of the first class, the board of supervisors in townships of the second class, or any other similar body as may be designated in law providing for the form of government with the final decision making, budgeting, and appointing authority of a general purpose unit of government.

Municipal Planning Commission: The planning agency appointed by the municipal governing body.

Municipality: Any city, borough or township located within Venango County.

Municipalities Planning Code (MPC): The Pennsylvania Municipalities Planning Code, Act 247 of 1968, P.L. 805, (53 P.S. 10101 et seq.), as from time to time reenacted and amended.

Nonconforming Lot: A lot area or dimension of which was lawful prior to the adoption or amendment of this Ordinance and/or applicable zoning ordinance, but which fails to conform to the requirements of this Ordinance and/or zoning ordinance by reasons of such adoption or amendment.

Official Map : A map adopted by ordinance pursuant to Article VI of the Pennsylvania Municipalities Planning Code, Act 247 of 1968 P.L. 805, (53 P.S. 10101 et seq.) as from time to time reenacted and amended.

On-Site Stormwater Management: The control of runoff to allow water falling on a given site to the extent that after development the peak runoff rate of discharge leaving the site does not exceed the rate prior to development.

Open Space, Common: A parcel or parcels of land or an area of water, or a combination of land and water, within a development and designed and intended for the use or enjoyment of residents of the development, excluding streets, off-street parking areas, areas set aside for public facilities, and private yards.

Ordinance: The Venango County Subdivision and Land Development Ordinance.

Parent Tract: The original lot or tract of land from which a new lot is being subdivided.

Parcel: A lot or tract of land. (See lot).

Park: A tract of land dedicated and used by the public for active and passive recreation.

Parking Aisle: The clear space for traffic movement and maneuvering between rows of parking spaces.

Parking Area/Lot: Any public or private land area designated and used for parking of vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

Parking Aisle Treatment: Internal parking lot landscaping that separates rows of parking spaces to provide a buffer and visual relief from the negative impacts of parking infrastructure.

Parking Space: An off-street parking area available and designated for the parking of a single vehicle.

Pavement: A sub-base, base course, or surface course placed on a sub-grade to support traffic load.

Pedestrian Way: A specified easement or right of way, publicly or privately owned, in the form of a walkway, path, sidewalk or other reservation which is designed and designated for the exclusive use of pedestrians.

PA DEP: Pennsylvania Department of Environmental Protection.

Pennsylvania Planning Code: See Municipalities Planning Code.

Plan:

As Built: A corrected final plan, showing dimensions and location of all streets and other improvements as actually constructed.

Conservation: As required by and specified in the Township Natural features Conservation Ordinance, a plan to accompany preliminary and final plan submissions, including natural resources inventory, impact assessment, and mitigation and maintenance proposals.

Final: An exact and complete site design and layout plan and improvements construction plan prepared by a registered engineer, to be recorded upon approval.

Improvements Construction: A component of the preliminary and final plan, prepared by a registered engineer, showing the construction details of streets, drains, sewers, water supply systems, bridges, culverts, and other improvements as required, including a horizontal plan, profiles, and cross-sections.

Preliminary: A site design and layout plan and improvements construction plan prepared by a registered engineer, in less detail than a final plan and prepared for consideration prior to submission of a final plan.

Recorded: A final plan, with accompanying documents as required by this Ordinance, which has been recorded in the office of the Recorder of Deeds of Venango County.

Site Design and Layout: A component of the preliminary and final plan, prepared by a registered engineer, showing: property lines, existing and proposed streets, lots, buildings, public areas, drainage facilities, easements, and other details pertinent to the proposal.

Sketch: A plan submitted, at the applicant's option, for review and discussion prior to application for preliminary plan approval, including whatever information the applicant deems useful; for example, a graphic plan, not necessarily to scale, showing approximate tract boundaries and a General layout of lots, buildings, and streets.

Planning Commission: Venango County Regional Planning Commission and its staff.

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

Planning Agency: A planning commission, planning department, or a planning committee of the governing body.

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

Power Generation Facility: A facility, structure or group of structures designed and intended to generate energy for the distribution and/or sales of electricity or other power source. This includes but is not limited to coal fired, natural gas fired, cogeneration, nuclear, solar, water and wind power. It however shall not include an individual home that has erected solar or wind energy generation equipment for personal use.

Preservation or Protection: When used in connection with natural and historic resources, shall include means to conserve and safeguard these resources from wasteful or destructive use, but shall not be interpreted to authorize the unreasonable restriction of forestry, mining, or other lawful uses of natural resources.

Prime Agricultural Land: Land used for agricultural purposes that contains soils of the first, second or third class as defined by the United States Department of Agriculture Natural Resource and Conservation Services County Soil Survey.

Principal Structure: A structure in which is conducted the main or principal use of the lot on which it is situated.

Private Driveway Access Easement: Any existing, recorded, or proposed easement for private driveways in which a private right-of-way agreement properly executed between the landowners granting access and all affected parties abutting the easement.

Private Street: All streets which are not public, including but not limited to, streets maintained by private agreements, by private owners or an association of private property owners or for which no maintenance responsibility has been established; and including all private driveway access agreements or rights-of-way for access.

Professional Consultants: Persons who provide expert or professional advice, including, but not limited to, architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects or planners.

Publication 408: Pennsylvania Department of Transportation Publication containing highway construction specifications, as supplemented.

Public Grounds: Include:

- a. Parks, playgrounds, trails, paths, other recreational areas and other public areas;
- b. Sites for schools, sewage treatment, water treatment, and other publicly owned or operated facilities; and
- c. Publicly owned or operated scenic and historic sites.

Public Hearing: A formal meeting held pursuant to public notice by a governing body or planning agency, intended to inform and obtain public comment, prior to taking certain actions in accordance with the Pennsylvania Municipalities Planning Code or prior to amending this ordinance.

Public Infrastructure Area: A designated growth area and all or any portion of a future growth area described in a county or multi-municipal comprehensive plan where public infrastructure services will be provided and outside of which such public infrastructure services will not be required to be publicly financed.

Public Infrastructure Service: Services that are provided to areas with densities of one or more units to the acre, which may include sanitary sewers and facilities for the collection and treatment of sewage, water lines and facilities for the pumping and treating of water, parks and open space, streets and sidewalks, public transportation and other services that may be appropriate within a growth area, but shall exclude fire protection and emergency medical services and any other service required to protect the health and safety of residents.

Public Meeting: A forum held pursuant to notice under 65 Pa. C.S. A. 701 et seq., (Relating to open meetings).

Public Street: Streets ordained or maintained or dedicated and accepted by a Township, Borough, County, State, or Federal Government and open to public use.

Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which is either self-powered or is mounted on or drawn by another vehicle including, but not limited to: travel trailer, camping trailer, truck camper, and motor home.

Recreational Vehicle Park: A plot of land upon which two (2) or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles as temporary living quarters for recreation, vacation purposes, or seasonal usage and does not involve transfer of property or permanent occupancy.

Regional Planning Agency: A planning agency that is comprised of representatives of more than one county. Regional planning responsibilities shall include providing technical assistance to counties and municipalities, mediating conflicts across county lines and reviewing county comprehensive plans for consistency with one another.

Renewable Energy Source: Any method, process or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant, including, but not

limited to, biomass conversion, geothermal energy, solar and wind energy and hydroelectric energy and excluding those sources of energy used in the fission and fusion processes.

Resort: A group or groups of buildings containing guest rooms and furnishing services customarily provided by a hotel, including a restaurant and convention facilities and providing outdoor recreational activities on a large portion of the site such as horseback riding, tennis, skiing, swimming, shuffleboard, and golf.

Resubdivision: The subdivision or division of a tract or parcel of land that itself was part of a previously approved subdivision.

Retention Basin: A reservoir, formed from soil or other material, which is designed to detain temporarily a certain amount of stormwater from a catchment area and which also may be designed to permanently retain additional stormwater runoff from the catchment area. Retention basins also may receive fresh water from year-round streams. Unlike detention basins, retention basins always contain water, and thus may be considered man-made lakes or ponds.

Right-of-Way: A corridor of land reserved or dedicated, in whole or part, intended to be occupied as a street, alley, pedestrian way, or other means of public or private transportation and access; or for an electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer, or other similar use. A right-of-way includes the entire area reserved or dedicated for the use.

Rural Resource Area: An area described in a municipal or multi-municipal plan within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted, and public infrastructure services are not provided except in villages.

Sediment: Solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by water.

Sediment Basin: A temporary dam or barrier constructed across a waterway or at other suitable location to intercept the runoff and to trap and retain the sediment.

Setback Line: See Building Setback Line.

Sewage Enforcement Officer: The official of the local municipality who issues and reviews sewage permit applications and conducts such investigations and inspections, as necessary to implement the Pennsylvania Sewage Facilities Act, Act 537 of 1966, and the rules and regulations thereunder.

Sewage Facilities:

Individual system/ On-lot: The disposal of sewage by use of septic tanks, or other safe and healthful means, approved by the Municipal Sewage Enforcement Officer, and generally within the confines of the lot on which the use is located.

Community system: A sanitary sewage system, privately built and operated, in which sewage is carried from individual dischargers by a system of pipes to one or more common

treatment and disposal facilities. Treatment and disposal may occur either on-site or off-site, and shall be approved by the Pennsylvania Department of Environmental Protection.

Public system: A system for the treatment and disposal of sewage in which sewage is conveyed by a system of pipes to an off-site, publicly-operated treatment facility and disposed of through means approved by the Pennsylvania Department of Environmental Protection.

Shoulder: The improved or graded portion of the highway, contiguous to the traffic lanes, for accommodation of stopped vehicles, emergency use, or lateral support of base and surface courses or pavements.

Sidewalk: A level improved concrete surface built in accordance with this Ordinance that is typically separated from, but located adjacent to a roadway, intended for pedestrian travel.

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

Object Sight Distance: Shall be measured from a point 4.5' above the center line of the road surface to a point 0.5' above the center line of the road surface.

Vehicle Sight Distance: Shall be measured from one point 4.5' above the centerline of a road surface to another point 4.5' above the centerline of a road surface.

Specific Plan: A detailed plan for nonresidential development of an area covered by a municipal or multi-municipal comprehensive plan, which when approved and adopted by the participating municipalities through ordinances and agreements supersedes all other applications.

Square Footage: The unit of measure used to express the area of a lot, tract, or parcel involved in a subdivision or land development; the length of a lot, in feet, times the width of a lot in feet ($l \times w =$ square footage area).

Staff: The staff of the Venango County Regional Planning Commission.

Storage Structure: A retention or detention structure.

Stormwater: Water that surfaces, flows, or collects during and subsequent to rain or snowfall.

Stormwater Management: The control of runoff to allow water falling on a given site to be absorbed or retained on site to the extent that after development the peak rate of discharge leaving the site does not exceed the rate prior to development.

Street: A right-of-way intended for general public use to provide means of approach for vehicles and pedestrians. The word "street" includes the words "road," "highway," "thoroughfare," and "way." Streets are functionally classified as follows:

Arterial: A street serving a large volume of comparatively high speed and long distance traffic, including all facilities classified as main and secondary highways by the Pennsylvania Department of Transportation.

Principal Artery: An arterial serving the heaviest volumes of traffic in the County, providing the highest degree of vehicular mobility, and involving controls on access. (Routes I-80, US/PA 8, 62 and 322)

Minor Artery: An arterial serving high volumes of traffic, providing a high degree of mobility, and involving some controls on access. (Routes 38, 208, 308, 965, 427, 417, 428, 27, 227, 36, 157, 257.

Collector: A street designed and located to provide means to drain traffic off local streets and to provide access for through traffic between residential neighborhoods and districts within the County to major streets and/or a streets used for access to non-residential properties, i.e., commercial, industrial, professional, etc.

Major Collector: A collector serving moderate levels of traffic (1,000 or more vehicles per day) within the County, providing a mix of access and mobility, and linking neighborhoods.

Minor Collector: A collector serving lower amounts of traffic (500 or more vehicles per day), providing relatively more access than mobility, and serving as a major road through identifiable neighborhoods.

Cul-de-sac Street: A street that provides a single means of ingress and egress by intersecting another street at one end and terminating at the other end in a vehicular turnaround.

Local Streets: A street intended to serve and provide access to the properties abutting thereon and not connecting with other streets in such a manner as to encourage through traffic.

Private Street: A local street or cartway, serving only abutting lots that is not offered or required to be offered for dedication.

Service Street (Alley): A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties.

Street Grade: The overall slope of a street or road between two points typically expressed as a percentage.

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

Subdivider: A person who is the landowner or authorized agent of the owner of the land to be subdivided or developed.

Subdivision Administrator: A person, or persons, designated by the Venango County Regional Planning Commission Executive Director to administer this Ordinance.

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

Subdivision: The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for purpose, whether immediate or future, of lease, transfer of ownership or building or land development, provided, however, that the division of land for agricultural purposes or lease of land into parcels of more than ten (10) acres, not involving any new street or easement of access, shall be exempted. The term "Subdivision" includes any development of a parcel of land, (for example, as a shopping center, an industrial park, or a multiple dwelling project), which may involve installation of streets and alleys which may not be dedicated immediately for purposes of conveyance, transfer or sale.

Subdivision, Major: A subdivision containing more than ten (10) lots or dwelling unit or a land development involving a group of two (2) or more buildings, or the division or allocation of land or space between or among two (2) or more existing or prospective occupants by means of, or for the purposes of streets, common open spaces, leaseholds, condominiums, building groups, or other features, or subdivision or land development involving the creation of a new street, or a single-lot land development where the combined building and paved parking area exceeds 20,000 square feet.

Subdivision, Minor: A subdivision containing ten (10) or fewer lots or dwelling units, or a land development on a single lot involving fewer than two (2) buildings that is served by an existing public street and has a combined building and paved parking area of 20,000 square feet or less. If, after subdividing nine (9) lots, residue of the land remains of the original tract, that residue shall be considered the tenth lot. Whenever an eleventh or subsequent building lot or dwelling unit is proposed, the subdivision shall cease to be a Minor Subdivision and must then conform to the requirements of a Major Subdivision.

Substantially Completed: When, in the judgment of the Commission and/or municipality holding escrow, at least ninety percent (90%) (based on the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied, or operated for its intended use.

Surface Course: One or more layers of a pavement structure designed to accommodate the traffic load, the top layer of which resists skidding, traffic abrasion, and the disintegrating effects of climate. The top layer is sometimes called: "Wearing Course".

Surveyor: A registered professional land surveyor, certified in accordance with the Professional Engineers Registration Law, Act 120 of 1979, as amended.

Swale: See Grassed Waterway.

Topography: The general configuration of a land surface or any part of the earth's surface, including its relief and position of its natural and man-made features. The natural or physical surface features of a region, considered collectively as to its form.

Tract: See lot.

Traditional Neighborhood Development (TND): An area of land developed for a compatible mixture of residential units for various income levels and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. TND is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and a discernible edge. The center of the neighborhood is in the form of a public-park, commons, plaza, square or prominent intersection of two or more major streets. Generally there is a hierarchy of streets laid out in a rectilinear or grid pattern of interconnecting streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally.

Tract Residual or Tract Remainder: The lot or parcel created through subdivision that is the remaining portion of the parent tract after subdivision occurs. The residual property shall be considered as an integral part of the proposed subdivision and shall be required to meet the standards of this Ordinance.

Traffic Impact Analysis: An analysis prepared by a professional engineer of the potential increase of traffic generated by a new or expanded development plan on roads that provide access to the development.

Transferable Development Rights: The attaching of development rights to specified lands which are desired by a municipality to be kept undeveloped, but permitting those rights to be transferred from those lands so that the development potential which they represent may occur on other lands where more intensive development is deemed to be appropriate.

Unbuildable Site: A portion of a tract of land which due to physical or environmental conditions cannot support or is inappropriate for construction of a road, structure, or any other man-made improvement. Examples include wetlands, flood prone areas, sinkholes, landslide prone areas, endangered species habitats, and hazardous waste dumps.

Undeveloped Condition: Land in its natural state before development.

Water Supply:

Individual system: A safe, healthful, and adequate supply of water to a single user from a private well located on the land of the user.

Central water supply system: A system for supplying water from a common source or sources to all dwellings and other buildings within a development. The water supply source may be located on-site and/or off-site. A central system can be further described as either of the following

Public water supply system: A system which is owned by a municipality, a public company, or a private company which serves more than a single community or subdivision and may be interconnected with other water supply systems.

Community water supply system: A system which is owned by a municipality, a public company, or a private company and which serves a single community or subdivision and is not interconnected with any other water supply system.

Watercourse: A natural or constructed channel, over which water travels.

Watershed: The entire region or area drained by a river or other body of water, whether natural or artificial, a drainage basin or sub-basin.

Waters of the Commonwealth: Any and all rivers, streams, creeks, rivulets, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs, and all other bodies or channels of conveyance of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of this Commonwealth.

Water Survey: An inventory of the source, quantity, yield and use of ground water and surface-water resources within a municipality.

Wetlands: Any area meeting the criteria of the appropriate State or Federal agency to be classified as a wetland.

Wind Farm: A single wind turbine exceeding 75 feet in height above grade or two (2) or more wind turbines of any size proposed and/or constructed by the same person or group of persons on the same or adjoining parcels for the purposes of generating power for other than personal consumption.

Wind Turbine: Any machine used to produce electricity by converting the kinetic energy of wind to electrical energy. Wind turbines consist of the turbine apparatus and any other buildings, support structures, or other related improvements necessary for the generation of electric power.

Wireless Telecommunications Site: A tract, parcel or leasehold of land that contains or is intended to contain a cellular communications antenna, its support structure, accessory buildings, parking, appurtenances, and other associated uses ancillary to cellular communications transmissions.

Woodland: A community of plants characterized by areas, groves, or stands of trees.

Zoning Ordinance: Zoning Ordinance enacted by the governing body of the county or a municipality within the county pursuant to the provisions of the Pennsylvania Municipalities Planning Code.

ARTICLE 3
PROCESSING, REVIEW, APPROVAL, AND RECORDING OF
PLANS

300	General
301	Plan Classification
302	Exemptions
303	Pre-Application Review
304	Plan Submission Deadlines
305	Sketch Plans: Major & Minor SD and LD
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309	Reviews by Engineer or other Professional Consultants
310	Site Inspections

300 GENERAL

The procedures established in this Article shall apply to all subdivisions and land developments that require the approval of the Venango County Regional Planning Commission.

301 PLAN CLASSIFICATION

Subdivisions and Land Developments are classified within this Ordinance and any Subdivision or Land Development must fall within one of the classifications prescribed herein.

- A. **Minor Subdivision:** A subdivision containing ten (10) or fewer lots or dwelling units, or a land development on a single lot involving fewer than two (2) buildings that is served by an existing public street and has a combined building and paved parking area of 20,000 square feet or less. If, after subdividing nine (9) lots, residue of the land remains of the original tract, that residue shall be considered the tenth lot. Whenever an eleventh or subsequent building lot or dwelling unit is proposed, the subdivision shall cease to be a Minor Subdivision and must then conform to the requirements of a Major Subdivision.

- B. **Major Subdivision:** A subdivision containing more than ten (10) lots or dwelling unit or a land development involving a group of two (2) or more buildings, or the division or allocation of land or space between or among two (2) or more existing or prospective occupants by means of, or for the purposes of streets, common open spaces, leaseholds, condominiums, building groups, or other features, or subdivision or land development involving the creation of a new street, or a single-lot land development where the combined building and paved parking area exceeds 20,000 square feet.

- C. **Land Development:** The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving: (1) 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 (2) 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.

302 EXEMPTIONS

In accordance with the requirements of section 503(1.1) of the Pennsylvania Municipalities Planning Code, the following activities shall be exempted from the requirements of this Ordinance:

- A. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium.
- B. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.
- C. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. This shall not apply to newly acquired acreage by an amusement park until proper authorities have approved initial plans for the expanded area.

303 PRE-APPLICATION REVIEW

- A. Applicants are encouraged to arrange with Venango County Planning staff a meeting designed to afford an applicant opportunity to receive the advice and assistance of Commission staff on subdivision and land development procedures, the requirements necessary to achieve conformity to the standards and provisions of this Ordinance, and to alert the applicant to other factors pertinent to the design and effectuation of the subdivision or land development.
- B. Although not required, such review meeting is strongly recommended before submission of a formal plan, particularly for proposals that involve the creation of new streets or storm water facilities, or plans for nonresidential structures.
- C. A review meeting shall not constitute the filing of an application for approval of a plat, and all such meetings and/or review shall be considered informal. At the discretion of the applicant a proposal may be presented at a Planning Commission Board meeting for informal review and comment.

304 PLAN SUBMISSION DEADLINES

- A. Plans that are either a major subdivision, minor land development or a major land development must be submitted to the Venango County Regional Planning Commission staff at least fifteen (15) working days in advance of the scheduled monthly meeting for the purpose of reviewing the plans at such meeting. Plans submitted less than fifteen (15) working days prior to a monthly meeting will be held until the following month's meeting.
 - 1. It is at the sole discretion of the Venango County Regional Planning Commission as to whether or not a plan is ready to be placed on an agenda, regardless of submission date.

2. In the event a plan is placed on the agenda, it does not guarantee that the plan will be acted on at that particular meeting, but may be placed on the agenda for an initial review of the plans by members as well as the plan review committee.

- B. A plan shall not be considered submitted or filed and shall not be processed until it includes all required drawings, documents, and information as specified in this ordinance. If the submission is incomplete, it may be returned to the applicant. The Director of the Planning Department or the Director's designee shall have seven (7) working days from the date an application was delivered to check the plans and accompanying documents to determine if on face value they are in proper form and contain all the information required by this Ordinance. If incomplete the application will be returned to the applicant with a statement that the application is incomplete within the seven (7) working day period; otherwise the application shall be deemed accepted for filing. Acceptance shall not constitute a waiver of any deficiencies or irregularities. An applicant may appeal a decision by the Director or designee to the Planning Commission. The date an application is considered submitted or filed shall be the date the application was initially submitted to the County, unless the application is deemed incomplete, in which case no submission or filing shall have occurred.
- C. After an application has been officially filed in accordance with this section and while a decision is pending, no change in any zoning, subdivision, or other local governing ordinance or plan shall effect the decision on the application adversely to the applicant; and the applicant shall be entitled to a decision in accordance with the provisions of the local governing ordinances and regulations effective on the official plan filing date.

305 SKETCH PLAN (Major and Minor subdivisions and Land Developments)

- A. Applicants are encouraged to submit a Sketch Plan during or after the optional review meeting in order to present the overall development concept of a particular tract before preparing and submitting a formal preliminary or final plan.
- B. The Sketch Plan, like the optional review meeting, is not mandatory but is strongly recommended. Items to be placed on a sketch plan are noted in section 401 of this ordinance.
- C. Presentation of a Sketch Plan shall not constitute the filing of an application for approval of a plat. The applicant may present the Sketch Plan at a Planning Commission Board meeting for informal review and comment.
- D. No formal action will be taken on a Sketch Plan submission, but the Planning Commission staff may, after review and evaluation of the proposal, notify the applicant in writing of findings and recommendations regarding preparation of preliminary or final plans.

**306 PRELIMINARY PLANS:
MAJOR SUBDIVISION AND LAND DEVELOPMENT**

- A. With the exceptions specifically noted in this Ordinance, a Preliminary Plan is required for applications that meet any of the following conditions:

1. New streets, sanitary sewers, stormwater management facilities, or other improvements are proposed and are being offered for public dedication.
2. An applicant opts to forgo posting an improvements guaranty in accordance with this Ordinance and intends to construct improvements prior to Final Plan approval and the sale of lots.
3. In all cases where an applicant proposes phasing of construction activities.

B. All Preliminary Plan Applications shall include the following:

1. Six (6) copies of the Preliminary Plan in permanent ink. Additional copies may be required to be submitted to PennDOT if the development is fronts on or is intended to have a street access to a state highway the applicant is also responsible for submitting necessary copies for sewage planning review to the municipal Sewage Enforcement Officer (SEO).
2. Three (3) copies of all reports, deed covenants, notifications, regulatory permit applications and reviews, and certifications which are not provided on the Preliminary Plan, including but not limited to, traffic engineer reports, stormwater management narrative and calculations, maintenance and use agreements, and sewage percolation test results.
3. Applications must include one (1) completed “Venango County Subdivision and Land Development Application” form with all information legible and bearing the required signatures.
4. Two CD’s/DVD’s shall be submitted, each containing an Adobe PDF digital copy of all documents being submitted, including plans, applications, and accompanying reports.
5. Appropriate filing fee in the form of a check or money order made payable to the Venango County Regional Planning Commission for an amount established by a fee schedule adopted by resolution of the Venango County Board of Commissioners, which is available from the Venango County Planning Department Office.
6. Plan review escrow fees in an amount to be established by a fee schedule adopted by resolution of the Venango County Board of Commissioners, which is available from the Venango County Planning Department Office. This escrow shall be drawn on by the County to cover professional consultant fees associated with the review of the submitted plan.

C. **Phased Development.** If an applicant intends to develop land in phases, the Preliminary Plan application shall encompass the entire land area proposed for development and shall serve as a master plan.

D. **Commission Action.** The Commission shall review and render a decision to approve the preliminary plan as submitted, to approve the plan subject to conditions specified by the

Commission, or to disapprove the plan at a scheduled public meeting not later than ninety (90) days following the date of the regular meeting of the Venango County Regional Planning Commission next following the date the application was filed, or after a final order of the court remanding an application, provided that should the said next regular meeting occur more than 30 days following the filing of the application, or the final order of the court, the said 90 day period shall be measured from the 30th day following the day the application has been filed. These time periods shall be in effect unless the applicant grants the Commission in writing an extension of time.

- E. **Written Decision.** The applicant shall be notified in writing of Commission action within fifteen (15) consecutive days following the decision. Said notice will be mailed to the last known address on file at the Planning Department Office.
- F. **Acceptance of Conditions.** If an application for a Preliminary Plan is approved subject to conditions, such conditions shall be specified by the Commission and shall be accepted by the applicant in writing within fifteen (15) days after the written decision of the Commission was mailed or delivered to the applicant or the approval shall be automatically rescinded, in which case the plans shall be deemed to have been denied by the Commission.
- G. **Approval Pending Receipt of Additional Information.** When a Preliminary Plan is conditionally approved the applicant shall submit revised plans and necessary documents to the Commission for approval by the staff within forty-five (45) days of acceptance of the conditions. Failure to meet the conditions of plan approval within forty-five (45) days shall constitute an automatic disapproval of the plan unless the Commission and the applicant mutually agree upon a time extension. A request for a time extension must be submitted in writing by the applicant. Not to exceed and additional forty-five (45) days. For plans conditionally approved, the date of official plan approval shall be the date on which all conditions are met.
- H. **Specified Defects.** If an application for a Preliminary Plan is disapproved as filed, the decision shall specify the defects found in the application and shall identify the requirements that have not been met; citing the provisions of the statute or ordinance relied upon.
- I. **Deemed Approval.** Failure of the Commission to render a decision and communicate it to the applicant within the time and in the manner prescribed herein shall be deemed approval of the application in terms as presented unless the applicant has agreed in writing to an extension of the time or manner of presentation of communication of the decision. Per section 508(3) of the Pennsylvania Municipalities Planning Code – approval of plats.
- J. **Preliminary Plan Certification.** After receipt of Preliminary Plan approval and compliance with all conditions of approval, the Commission will execute the plan approval certification with one (1) copy being retained by the Commission, one (1) copy for the applicant, and one (1) copy to be provided to the municipal governing body.

K. Effect of Preliminary Approval.

1. Approval of the Preliminary Plan application by the Commission shall constitute approval of the proposed subdivision and/or land development in regard to general design, character and intensity of development, general arrangement of streets, lots, structures, and other planned facilities, but shall not constitute final plan approval.
2. A Preliminary Plan shall not be accepted for recording in the office of the Venango County Recorder of Deeds.
3. Preliminary Plan approval will be in effect for a five (5)-year period from the date of the Commission's approval of the Preliminary Plan application; thereafter Final Plan application(s) for the entire project shall be made within five (5) years of Preliminary Plan approval unless the Commission grants a waiver by extending the effective time period of the approval.
4. After receipt of Preliminary Plan approval the applicant may proceed to construct the improvements required by this Ordinance and shown on the approved Preliminary Plan. The applicant shall indicate the intent to construct improvements in writing to the Commission prior to the start of construction.
5. Preliminary Plan approval shall not authorize the sale of lots or occupancy of proposed buildings shown on the plan regardless of whether or not proposed improvements have been installed.

**307 FINAL PLANS:
MAJOR SUBDIVISION AND LAND DEVELOPMENT**

- A. Final Plan Applications. An application for Final Plan review and approval may be submitted when the following conditions have been met:
1. The applicant has unconditional Preliminary Plan approval from the Commission. This includes Preliminary Plans which were conditionally approved with all conditions having since been resolved to the satisfaction of the County Planning Commission.
 2. Application is not required to be preceded by a Preliminary Plan in accordance with this Ordinance.
 3. The improvements required by this Ordinance have been completed and acknowledged by the Commission and municipality as having been completed correctly as shown on the preliminary plan when said improvements are not assured by a type of guarantee as provided in of this Ordinance.
- B. **Application Requirements.** All Final Plan Applications shall include the following:
1. Six (6) copies of the Final Plan in either permanent black on white Additional copies may be required to be submitted to PennDOT if the development is fronts on or is

intended to have a street access to a state highway The applicant is also responsible for submitting the necessary copies for sewage planning review to the municipal Sewage Enforcement Officer

2. Three (3) copies of all reports, deed covenants, notifications, regulatory permit applications and reviews, and certifications which are not provided on the Final Plan, including but not limited to, traffic engineer reports, stormwater management narrative and calculations, improvements guaranty, maintenance and use agreements, and sewage percolation test results.
3. Applications must include one (1) completed “Venango County Subdivision and Land Development Application” form with all information legible and bearing the required signatures.
4. Two CD’s/DVD’s shall be submitted, each containing an Adobe PDF digital copy of all documents being submitted, including plans, applications, and accompanying reports.
5. Appropriate filing fee in the form of a check or money order made payable to Venango County Regional Planning Commission for an amount established by a fee schedule adopted by resolution of the Venango County Board of Commissioners, which is available from the Venango County Planning Department office.
6. Plan review escrow fees in an amount to be established by a fee schedule adopted by resolution of the Venango County Board of Commissioners, which is available from the Venango County Planning Department Office. This escrow shall be drawn on by the County to cover professional consultant fees associated with the review of the submitted plan.
7. **Conformance with Preliminary Plan.** When a Final Plan follows a Preliminary Plan, Final Plans shall conform in all-important respects with the approved Preliminary Plan; otherwise the plan submitted shall be considered as a revised Preliminary Plan.
8. **Improvements.** No Final Plan shall be approved unless the applicant has satisfactorily filed with the Commission an adequate financial guarantee in accordance with this Ordinance to insure proper installation and construction of said improvements.

C. **Phased Development.** The Final Plan may be submitted in phases as long as the following conditions are met:

1. Each phase shall cover a reasonable portion of the entire proposed subdivision or land development as shown on the approved Preliminary Plan.
2. Each phase, except for the last section, shall contain a minimum of twenty-five percent (25%) of the total number of units of occupancy as depicted on the approved Preliminary Plan unless the Commission approves a lesser percentage for one of the phases.

3. A schedule shall be submitted indicating the intended submission of final plans for remaining phases.
 4. Final Plan approval for all phases shall be within five (5) years of Preliminary Plan approval.
- D. **Commission Action.** The Commission shall review and render a decision to approve the Final Plan as submitted, to approve the plan subject to conditions specified by the Commission, or to disapprove the plan at a scheduled public meeting not later than ninety (90) days following the date of the regular meeting of the Venango County Regional Planning Commission next following the date the application was filed, or after a final order of the court remanding an application, provided that should the said next regular meeting occur more than 30 days following the filing of the application, or the final order of the court, the said 90 day period shall be measured from the 30th day following the day the application has been filed. These time periods shall be in effect unless the applicant grants the Commission in writing an extension of time.
- E. **Written Decision.** The applicant shall be notified in writing of Commission action within fifteen (15) calendar days following the decision. Said notice will be mailed to the last known address on file at the Planning Department Office.
- F. **Acceptance of Conditions.** If an application for a Final Plan is approved subject to conditions such conditions shall be specified by the Commission and shall be accepted by the applicant in writing within 15 days after the written decision of the Commission was mailed or delivered to the applicant, or the approval shall be automatically rescinded. It should be noted that it will be the general policy of the Commission to not give approval subject to conditions on Final Plans except when a state permit or approval is required or other minor deficiencies exist.
- G. **Approval Pending Receipt of Additional Information.** When a Final Plan is conditionally approved the applicant shall submit revised plans and necessary documents to the Commission for approval by the staff within 45 days of acceptance of the conditions. Failure to meet the conditions of plan approval within 45 days shall constitute an automatic disapproval of the plan, unless the Commission and the applicant mutually agree upon a time extension. A time extension must be requested in writing by the applicant; not to exceed an additional forty-five (45) days. For plans conditionally approved, the date of official plan approval shall be the date on which all conditions are met.
- H. **Specified Defects.** If an application for a Final Plan is disapproved as filed, the decision shall specify the defects found in the application and shall identify the requirements that have not been met; citing the provisions of the statute or ordinance relied upon.
- I. **Deemed Approval** Failure of the Commission to render a decision and communicate it to the applicant within the time and in the manner prescribed herein shall be deemed approval of the application in terms as presented unless the applicant has agreed in writing to an extension of the time or manner of presentation of communication of the decision. Per section 508(3) of the Pennsylvania Municipalities Planning Code – approval of plans.

- J. **Final Plan Certification.** After receipt of Final Plan approval and compliance with all conditions of approval, the Commission will execute the plan approval certification with one (1) copy being retained by the Commission and one (1) copy to be provided to the municipal governing body. No Final Plan shall be recorded with the Office of the Venango County Recorder of Deeds without bearing an original signature of the Planning Commission Chairperson and the Planning Director denoting approval of the plan. All other plans will be distributed to the proper organizations and landowner.

- K. **Recording.** Approval of the Final Plan application by the Commission shall entitle the plans to be recorded in the Office of the Venango County Recorder of Deeds once necessary approval signatures and certificates are executed. All Final Plans approved by the Commission shall be recorded by the planning department in the Office of the Venango County Recorder of Deeds within ninety (90) days of the Commission approval date noted on the plan or within ninety (90) days after the date of delivery of an approved plat signed by the Planning Commission, following completion of conditions imposed for such approval, whichever is later. All plan sheets deemed of significant importance, included with the approval, shall be recorded. Failure of the applicant to record the plan within this time shall render the plan null and void unless a time extension is requested by the applicant in writing and is granted by the Commission in writing prior to the expiration date. Under no circumstances shall a plan be recorded as an attachment to or an exhibit of the instrument of conveyance.

- L. **Sale of Lots.** The sale of lots, issuance of building permits, and/or construction and occupancy of proposed buildings in a subdivision or land development shall not commence until the approved Final Plan is filed and recorded with the Venango County Recorder of Deeds Office. The Commission may seek preventive remedies, injunction or enforcement action in accordance with this Ordinance if lots are sold or occupancy of buildings occurs prior to Final Plan approval.

- M. **Effect of Ordinance Changes on Approval.** When an application has been granted Final Plan approval, no change in this Ordinance or in any applicable municipal ordinance shall affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years. Where Final Plan approval is preceded by Preliminary Plan approval, the five (5) year period shall be counted from the date of Preliminary Plan approval.

308 MINOR SUBDIVISION

- A. **Plan Applications.** For Minor Subdivision Plans, as defined in this Ordinance, the applicant may apply directly for Final Plan approval in accordance with the Final Plan processing procedures set forth in this ordinance with the exceptions herein noted.

- B. **Staff Approval.** A proposal subject to Minor Subdivision or Lot Addition, Consolidation, and Replot Plan classification may be approved, approved with additional conditions specified, or

disapproved by Commission Staff, in lieu of the Venango County Regional Planning Commission, when the following conditions are met:

1. No lot or tract of land shall be created or sold which is neither smaller than the minimum lot size under this Ordinance or the applicable zoning ordinance.
2. Drainage easements or rights-of-way shall not be changed.
3. The proposed lots shall front on an existing public or municipally recognized private street and shall provide vehicular access that does not interfere with normal movement of traffic.
4. Street alignments are not changed.
5. All applicable Ordinance provisions can be fully met. Staff shall not be authorized to grant modifications to this Ordinance; therefore, any application that includes a request for a modification shall not be processed as a minor subdivision under this Section. The same shall be the case if staff determines that a modification request is needed.

The intent of this provision is to expedite the process of reviewing certain Subdivision Plans by granting discretionary powers to the staff. The staff shall ensure that such proposals meet all applicable requirements of this Ordinance.

- C. **Staff Action.** The Staff shall review and render a decision to approve the Final Plan as submitted or to disapprove the plan not later than ninety (90) days following the acceptance of the minor application as deemed a complete submission. This time period shall be in effect unless the applicant grants the Commission in writing an extension of time.
- D. **Written Decision.** The applicant shall be notified in writing of Staff action within fifteen (15) calendar days following the decision. Said notice will be mailed to the last known address on file at the Planning Department Office.
- E. A listing of all subdivisions approved utilizing this procedure during the preceding month will be provided to the full Commission at each monthly meeting for review.
- F. Any applicant aggrieved by a decision of the Commission staff under this Section shall have the right to appeal such decision to the full Commission at their next regularly scheduled meeting. Requests for an appeal to a staff decision shall be submitted to the Commission in writing 15 or more days prior to the next regularly scheduled meeting.
- G. **Specified Defects.** If an application for a Final Plan is disapproved as filed, the decision shall specify the defects found in the application and shall identify the requirements that have not been met; citing the provisions of the statute or ordinance relied upon.
- H. **Deemed Approval.** Failure of the staff to render a decision and communicate it to the applicant in the manner prescribed herein shall be deemed approval of the application as presented in accordance with section 508(3) of the Pennsylvania Municipalities Planning Code.

- I. **Final Plan Certification.** After receipt of Final Plan approval and compliance with all conditions of approval, staff will execute the plan approval certification with one (1) copy being retained by staff and one (1) copy to be provided to the municipal governing body. No Final Plan shall be recorded with the Office of the Venango County Recorder of Deeds without bearing an original signature of the Planning Director denoting approval of the plan.
- J. **Recording.** Approval of the Final Plan application by staff shall entitle the plans to be recorded in the Office of the Venango County Recorder of Deeds once necessary approval signatures and certificates are executed. All Final Plans approved by staff shall be recorded by the planning department in the Office of the Venango County Recorder of Deeds within ninety (90) days of the staff approval date noted on the plan. Failure of the applicant to record the plan within this time shall render the plan null and void unless a time extension is requested by the applicant in writing and is granted by staff in writing prior to the expiration date. Under no circumstances shall a plan be recorded as an attachment to or an exhibit of the instrument of conveyance.
- K. **Sale of Lots.** The sale of lots, issuance of building permits, and/or construction and occupancy of proposed buildings in a subdivision or land development shall not commence until the approved Final Plan is filed and recorded with the Venango County Recorder of Deeds Office. The Commission may seek preventive remedies, injunction or enforcement action in accordance with this Ordinance if lots are sold or occupancy of buildings occurs prior to Final Plan approval.
- L. **Effect of Ordinance Changes on Approval.** When an application has been granted Final Plan approval, no change in this Ordinance or in any applicable municipal ordinance shall affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years. Where Final Plan approval is preceded by Preliminary Plan approval, the five (5) year period shall be counted from the date of Preliminary Plan approval.

309 REVIEWS BY ENGINEER OR OTHER PROFESSIONAL CONSULTANTS

- A. The Commission Engineer, and/or other professional consultant experienced in a particular discipline, shall review any application that involves engineering or other specialized considerations, and any comments received from said engineer and/or other professional consultants shall be considered a part of the application review and incorporated therein. Costs of such review by the Commission Engineer and/or other professional consultants shall be borne by the applicant.
- B. Where a conflict of interest arises due to an application being filed by the Commission Engineer or other professional consultant or their office, the Commission shall appoint an independent engineer and/or professional consultant to review said application.
- C. The payment of professional consultant review fees, and challenges of these fees by applicants, shall be governed by section 503(1) of the Pennsylvania Municipalities Planning Code.

310 SITE INSPECTIONS

The Commission and staff representatives may visit any site proposed for subdivision and/or land development before any action is taken to approve or disapprove a plan in order to evaluate a plan application on the basis of the information presented.

ARTICLE 4

SUBDIVISION AND LAND DEVELOPMENT PLAN REQUIREMENTS

400	General
401	Sketch Plans
402	Plan Standards
403	Preliminary SD and LD
404	Final SD and LD
405	Minor SD Plans

400 GENERAL

All plans submitted for approval by the Venango County Regional Planning Commission and/or staff shall meet the requirements specified in the following sections. Applicants are encouraged to meet with the Commission staff for advisory information and an explanation of these requirements prior to filing an application.

401 SKETCH PLANS

Sketch Plans should contain sufficient information to clearly indicate the character and extent of the proposed subdivision or land development and its relationship to existing conditions and facilities within the area it is to be located. Six (6) copies of the Sketch Plans should be submitted and include the following data and information, legibly drawn, but not necessarily to scale or showing precise dimensions:

- A. Location sketch with sufficient detail, showing roads and significant community facilities to enable the Commission to locate the property.
- B. Existing tract boundaries accurately labeled with the names of adjacent landowners.
- C. Title Block indicating the applicant and/or landowner, municipality, date, individual that prepared the plan, and scale of the drawing.
- D. North Arrow
- E. Significant topographic and physical features (i.e. water bodies, floodplains, streets, structures)
- F. Proposed general street, parking, building and lot layout including the acreage of the area to be developed.
- G. Proposed land use; if multiple land uses are proposed the general location of each land use shall be shown.
- H. Statement explaining the methods of water supply and sewage disposal to be used.
- I. Municipal zoning information.

402 PLAN STANDARDS

All plans shall be prepared in accordance with the following drafting standards: (Sketch Plans submitted under Section 401 of this Ordinance are exempt from the drafting standards prescribed herein):

- A. The preparation of all plans shall adhere to the laws of the Commonwealth of Pennsylvania, including but not limited to, the Engineer, Land Surveyor, and Geologist Registration Law, May 23, 1945, P.L. 913, No. 367 (63 P.S. 148 et seq.) and the Landscape Architects Registration Law, January 24, 1966, 1965 P.L. 1527, No. 535 (63 P.S. 901 et seq.) as from time to time reenacted and amended.
- B. Plans shall in permanent ink with a sheet size no smaller than eighteen by twenty-four (18 x 24) inches and no larger than twenty-four by thirty-six (24 x 36) inches. If the plan is drawn in two (2) or more sections, a key map showing the location of the sections shall be placed on each sheet with the match lines showing. All sheets shall be the same size and numbered to show the relationship to the total number of sheets in the plan, i.e. "Sheet 1 of ____, Sheet 2 of ____, Sheet 3 of ____, etc."
- C. The Plan shall be clearly and legibly drawn at a scale of one (1) inch equals twenty (20), one (1) inch equals fifty (50) feet, one (1) inch equals one hundred (100) feet, or one (1) inch equals two hundred (200) feet (1" = 20', 1" = 50', 1" = 100', or 1"=200'), or other suitable scale if approved by the staff.
- D. Dimensions shall be in feet and decimals to the nearest 100th of a foot; bearings with directions shall be in degrees, minutes, and seconds.
- E. A directional arrow showing North shall be placed on all plan pages.
- F. Lot line descriptions shall read in a clockwise direction.
- G. Surveys and other professional services associated with plan preparation shall be consistent with prevailing professional standards and the Laws of the Commonwealth.
- H. Plans must close within a limit of error 1 to 10,000. A designated starting point must be shown with bearings and distances from the established starting point.

403 PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS

All Preliminary Plan applications shall be prepared in accordance with this Section to provide sufficient design information to demonstrate conformance with the requirements of this Ordinance:

- A. **Project Description and Location** – For Preliminary Plan applications the following shall be shown on, or where appropriate accompany, the plan.
 - 1. A brief narrative describing the proposed project.
 - 2. Title Block containing the following:

- a. Project name or identifying title including the words "Preliminary Plan"
- b. Municipality in which it is located
- c. Plan date and dates of all revisions
- d. Name, address, and phone number of the owner or applicant
3. Name, address, and telephone number of individual or firm preparing the plan, assigned project number, name signature, registration number, and seal of engineer, surveyor or landscape architect involved in preparation of the plan.
4. North arrow.
5. Graphic and Written Scale.
6. Site location map of a sufficient size and scale to clearly show the location of the property, its relation to the surrounding area, including roadway system, municipal boundaries, and community facilities within ½ mile of the project area. May be taken from a U.S.G.S. quadrangle map with sheet name identified.
7. Deed book and page number and tax parcel identification number of the tract to be subdivided or developed.
8. Total acreage of the entire existing tract as well as number of proposed lots or dwelling units.
9. The entire tract boundary with bearings and distances showing the relationship of the proposed development to the entire tract and all prior conveyances, including acreage made from the parent tract since the inception of Venango County Subdivision and Land Development Ordinance.
10. Owners names, deed book and page numbers, and parcel identification numbers of adjacent unplotted land and the names, deed book and page numbers of all abutting recorded subdivisions.
11. Schedule or table of zoning district requirements, including lot area and bulk regulations, density, building and impervious coverage, and yard requirements. Show zoning for adjacent lands if different for tract to be subdivided or developed.
12. List of any variances or other zoning approvals that are being requested or which have been granted by the municipality.
13. List, with supporting evidence for the request, of any modifications that are requested in accordance with this Ordinance. Modifications granted shall be so noted on the Final Plan.
14. A vicinity map, for the purpose of locating the site to be subdivided or developed, showing the relationship of the tract to the adjoining properties and to all streets, schools, parks, and municipal boundaries existing within one thousand (1,000) feet of any part of the parcel to be subdivided or developed.

B. Existing Site Characteristics – The following existing conditions shall be shown on the plan:

1. Topographic contours shown at five (5) foot vertical intervals for land with average undisturbed slope less than twenty-five percent (25%) and, at a minimum, vertical intervals of ten (10) feet for slopes greater than 25%. One (1) or two (2) foot topographic contours may be required for more densely developed projects or when deemed appropriate by the Commission. Contours shall be accompanied by the location of the benchmark and notation indicating the datum used.
2. Steep Slopes delineated as those areas 16 to 25 percent and those areas greater than 25 percent.

3. Soil types and boundaries as shown in the Venango County Soil Survey.
4. Prominent natural and topographic features including but not limited to watercourses, wetlands, drainage channels, sinkholes, rock outcroppings, regulatory 100-Year floodplains and floodways, tree masses, plant and wildlife habitat for rare, threatened, or endangered species, areas identified in the Venango County Natural Areas Inventory, and other pertinent elements that may influence design. Additionally the Preliminary Plan shall indicate any proposed disturbance, encroachment, or alteration to such features when located upon the site proposed for development.
5. General vegetative cover of the site including a brief description and type (i.e. meadow, woodland, transitional).
6. A note on the plan indicating whether the site is/is not underlain by carbonate geology (limestone and dolomite).
7. Location of quarry sites, solid waste disposal areas, illegal dumps, EPA Superfund sites, and other potentially hazardous conditions on the site and on adjacent tracts.
8. Show approximate location and cite source information for significant historic and cultural features such as cemeteries, burial sites, archaeological sites, historic buildings, structures, plaques, markers, or monuments on the subject tract and within 200 feet on adjacent tracts.
9. All existing or recorded streets, roads, alleys, or other means of access and easements on or adjacent to the tract; including name or number, jurisdiction of ownership, right-of way or easement width, width and condition of pavement and grades and, in the case of easements, the purpose for which it was created.
10. The location, ownership, and width of associated right-of-way or easement for any of the following features: existing buildings, storm and sanitary sewers, water supply lines, culverts, natural gas lines, on-lot sewage facilities, petroleum or petroleum products lines, power transmission and telephone lines, fire hydrants, stormwater management facilities, cellular towers, railroads, trails, wellhead protection areas, and other significant manmade features on or adjacent to the site.
11. Location and material of all existing permanent monuments and lot line markers.

C. Proposed Site Conditions – The following proposed conditions shall be shown on the plan:

1. Tabulation of site data, including total acreage of land to be subdivided or developed, number of lots, proposed density, number of dwelling units, existing land use, proposed land use, acreage of any proposed open space or other public/common areas, amount of impervious area, and the amount of tract residual. Multi-Family and non-residential shall also show the total square footage of all proposed buildings, percent of lot coverage, number of parking spaces required, and the number provided.
2. All required yards and building setback lines, with distances from the street centerline or street right-of-way lines, whichever is required by this Ordinance or applicable municipal Ordinances.
3. Lot layout with lot lines, approximate dimensions, lot square footage and acreage.
4. Block and lot numbers in a consecutive and clockwise or left to right order.
5. Exact location, name, width, and grade of proposed streets, alleys, driveways, or other means of access.
6. Location and width of rights-of-way and cartways and sight distances.
7. Delineation of clear sight triangles and sight distances.

8. Design information for horizontal curves (i.e. degree of curvature, point of tangents, radius, arc length, chords, etc.)
9. Length of tangents between reverse curves.
10. Curb radii at intersections and intersection equalities between streets.
11. Curbs and gutter location.
12. Location of sidewalks and/or trails showing width, grades, and ramps for ADA accessibility requirements.
13. Location of streetlights, street name signs, and traffic control devices and/or signs and pavement markings.
14. Location and type of vegetation to be planted between curb and shoulder and right-of way line.
15. Location and species of shade trees within street rights-of-way.
16. Lighting plan in accordance with this Ordinance indicating the types, size, quantity and location of light fixtures.
17. Proposed public buildings and areas, playgrounds, reserved areas, open space areas, and any related conditions or restrictions.
18. Identification of buildings and historic features proposed to be demolished.
19. Location, width, and intended use of utility, drainage, and all other proposed easements.
20. Location and pipe diameter (I.D.) of storm water, sanitary sewer, and water mains and laterals to each lot.
21. Location of fire hydrants and other operational water main infrastructure.
22. Location of all proposed stormwater management and erosion control facilities.
23. Deep-probe and soil percolation test sites and proposed absorption field areas if on-lot sewage disposal facilities are proposed, including the identification of applicable isolation distances.

D. Other Required Information and Reports to be Submitted

1. Copies of private deed restrictions, covenants, grants of easements, homeowner and business association agreements or other restrictions.
2. Preliminary design of proposed bridges and culverts.
3. Typical street cross-section for each proposed street, and typical cross section for any existing street that will be improved as part of the application. Each cross section shall include the entire right-of-way width and show materials for base and surfacing, and method of construction.
4. Street centerline profile for each proposed street showing finished grade at a scale of one inch equals fifty feet (1" = 50') horizontal and one inch equals five feet (1" = 5') vertical or other appropriate legible scales.
5. A grading plan showing all final topographic contours and cross sections for cut and fill areas for general site development activities including parking areas, buildings, stormwater facilities, etc.
6. Typical curb and gutter design, materials, and method of construction.
7. Typical sidewalk or trail design, materials, and method of construction.
8. A Sewage Facilities Plan and/or Engineering Feasibility Study and required documentation in accordance with this Ordinance.
9. A Water Facilities Plan and required documentation in accordance with this Ordinance.

10. For proposals to be served by an existing utility, water and/or sewer service provider(s), a letter of intent or an executed agreement to provide service shall be provided from the service provider(s).
11. A Stormwater Management and Drainage Plan and narrative including runoff calculations with complete hydrologic and hydraulic design and analysis of all conveyance and control facilities in accordance with this Ordinance.
12. When the Preliminary Plan covers only a part of the applicant's holdings, a sketch of proposed streets, sanitary and storm sewer and water lines for the remainder of the tract will be required.
13. Estimated cost of all improvements including an itemized list of components of work with quantities, unit cost, and total cost. See Appendix for an example.
14. For a Preliminary Plan indicating phased installation of improvements, a schedule shall be filed detailing all proposed sections as well as deadlines when it is expected that applications for Final Plan approval for each section will be filed.
15. A landscaping plan in accordance with this Ordinance including the names, sizes, quantities, and approximate location of all proposed plant materials if required.
16. Where applicable by law, an Erosion and Sedimentation Pollution Control Plan showing all erosion and sedimentation control measures, temporary as well as permanent, and a letter from the Venango County Conservation District stating that the proposed measures meet all state requirements.
17. If any portion of the project is in a floodplain area, then documentation shall be submitted indicating compliance with all applicable laws and regulations of the municipality in which the project is located and of the Pennsylvania Department of Environmental Protection (PA DEP).
18. Copies of required permits from the PA DEP and/or other appropriate regulatory agencies for any proposed alteration, excavation, relocation, encroachment or obstruction of a watercourse.
19. A Community Impact Analysis and Natural Features shall be submitted in accordance with this Ordinance for all subdivision or land development plans. In accordance with PennDOT Publication 170, a Traffic Impact Study (TIS) shall be submitted when the project meets the warrant requirements of the latest PennDOT TIS Guidelines when a project involves state OR local roads. When required, the TIS shall be prepared in accordance with the PennDOT TIS Guidelines.
20. When the tract contains a natural gas pipeline, petroleum or petroleum products pipeline, an electric transmission line, telecommunications line, or other utility, a letter shall accompany the application from the owner or lessee of such utility stating the minimum setback distance and other requirements pertaining to such features. A valid occupancy permit from such utility provider would also be acceptable.
21. A letter of zoning compliance from the municipal zoning officer.
22. A letter from the Venango County Emergency Communications Center verifying approval of proposed subdivision and road names.
23. When the land included in the subject tract has agricultural, woodland, or other natural resource protection easement(s) located within the tract, the application shall be accompanied by a letter from the party holding the easement(s) stating any conditions on the use of the land.
24. For lots requiring access onto a state route or highway, a PennDOT Highway Occupancy Permit (HOP) or a letter from PennDOT indicating a HOP can be obtained

- shall be submitted. For lots requiring access onto a Township or Borough street the appropriate municipal Driveway Permit shall be submitted if applicable.
25. When the applicant intends to construct the improvements required by this Ordinance after unconditional preliminary plan approval, the applicant shall submit the appropriate executed Improvements Guarantee Agreement. See Appendix.
 26. When the proposed subdivision or land development site contains or formerly contained hazardous substances or groundwater contamination a geotechnical report and a remedial investigation/feasibility study shall be provided. For sites that formerly contained hazardous substances or groundwater contamination, a letter from applicable state and federal agencies verifying that the site meets the remediation standards for the proposed use will suffice in lieu of a remedial investigation/feasibility report.
 27. All applicable plan processing applications and review fees in accordance with this Ordinance.

E. Certification and Notification

1. Certificate, signature and seal, of the professional land surveyor certifying the accuracy of the survey. See Appendix.
2. Certificate, signature, and seal of the landscape architect, surveyor, or professional engineer that all other details on and accompanying the plan is correct. See Appendix.
3. Certification of Ownership in the form of a notarized statement by the owner(s) certifying ownership of the property. See Appendix.
4. Preliminary Plan Certification of Notification for Municipal Governing Body. This is required when improvements are being offered for dedication. See Appendix.
5. Preliminary Plan Approval Certification block for Venango County Regional Planning Commission. See Appendix.
6. Notation on the plan of any modifications granted by the Commission pursuant to this Ordinance.
7. Notation on the plan of any variances granted in accordance with the applicable zoning ordinance.

SECTION 404 FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS

All Final Plan applications shall be prepared in accordance with this Section to provide sufficient design information to demonstrate conformance with the requirements of this Ordinance.

- A. Project Description and Location** – For Final Plan applications the following shall be shown on, or where appropriate, accompany the plan.
1. A brief narrative describing the proposed project.
 2. Title Block containing the following:
 - a. Project name or identifying title including the words "Final Plan"
 - b. Municipality in which it is located
 - c. Plan date and dates of all revisions
 - d. Name, address, and phone number of the owner or applicant

3. Name, address, and telephone number of the individual or firm preparing the plan, including assigned project number, name signature, registration number, and seal of engineer, surveyor or landscape architect involved.
4. North arrow.
5. Graphic and Written Scale.
6. Site location map of a sufficient size and scale to clearly show the location of the property, its relation to the surrounding area, including roadway system, municipal boundaries, and community facilities within ½ mile of the project area. May be taken from a U.S.G.S. quadrangle map with sheet name identified.
7. Deed book and page number and tax parcel identification number of the tract to be subdivided or developed.
8. Total acreage of the entire existing tract.
9. The entire tract boundary with bearings and distances showing the relationship of the proposed development to the entire tract and all prior conveyances, including acreage made from the parent tract since the inception of first Venango County Subdivision and Land Development Regulations.
10. Owners names, deed book and page numbers, and parcel identification numbers of adjacent unplotted land and the names, deed book and page numbers of all abutting recorded subdivisions.
11. Schedule or table of zoning district requirements, including lot area and bulk regulations, density, building and impervious coverage, and yard requirements. Show zoning for adjacent lands if different for tract to be subdivided or developed.
12. List of any variances or other zoning approvals that have been granted or are being requested which have not been granted by the municipality.
13. List, with supporting evidence for the request, of any modifications that are requested in accordance with this Ordinance. Modifications granted shall be so noted on the Final Plan.

B. Existing Site Characteristics – The following existing conditions shall be shown on the plan:

1. Topographic contours shown at five (5) foot vertical intervals for land with average undisturbed slope less than twenty-five percent (25%) and, at a minimum, vertical intervals of ten (10) feet for slopes greater than 25%. One (1) or two (2) foot topographic contours may be required for more densely developed projects or when deemed appropriate by the Commission. Contours shall be accompanied by the location of the benchmark and notation indicating the datum used.
2. Steep Slopes delineated as those areas 16 to 25 percent and those areas greater than 25 percent.
3. Soil types and boundaries as shown in the Venango County Soil Survey.
4. Prominent natural and topographic features including but not limited to watercourses, wetlands, drainage channels, sinkholes, rock outcroppings, regulatory 100-Year floodplains and floodways, tree masses, plant and wildlife habitat for rare, threatened, or endangered species, areas identified in the Venango County Natural Areas Inventory, and other pertinent elements that may influence design. Additionally the Preliminary Plan shall indicate any proposed disturbance, encroachment, or alteration to such features when located upon the site proposed for development.

5. General vegetative cover of the site including a brief description and type (i.e. meadow, woodland, transitional).
6. A note on the plan indicating whether the site is/is not underlain by carbonate geology (limestone and dolomite).
7. Location of quarry sites, solid waste disposal areas, illegal dumps, EPA Superfund sites, hazardous waste contamination, and other potentially hazardous conditions on the site and on adjacent tracts.
8. Show approximate location and cite source information for significant historic and cultural features such as cemeteries, burial sites, archaeological sites, historic buildings, structures, plaques, markers, or monuments on the subject tract and within 200 feet on adjacent tracts.
9. All existing or recorded streets, roads, alleys, or other means of access and easements on or adjacent to the tract; including name or number, jurisdiction of ownership, right-of way or easement width, width and condition of pavement and grades and, in the case of easements, the purpose for which it was created.
10. The location, ownership, and width of associated right-of-way or easement for any of the following features: existing buildings, storm and sanitary sewers, water supply lines, culverts, natural gas lines, on-lot sewage facilities, petroleum or petroleum products lines, power transmission and telephone lines, fire hydrants, stormwater management facilities, cellular towers, railroads, trails, wellhead protection areas and other significant manmade features on or adjacent to the site.
11. Location and material of all existing permanent monuments and lot line markers.

C. **Proposed Site Conditions** – The following proposed conditions shall be shown on the plan:

1. Tabulation of site data, including total acreage of land to be subdivided or developed, number of lots, proposed density, number of dwelling units, existing land use, proposed land use, acreage of any proposed open space or other public/common areas, amount of impervious area and the amount of tract residual. Multi-Family and non-residential site plans shall also show the total square footage of all proposed buildings, percent of lot coverage, and number of parking spaces required and the number provided.
2. All required yards and building setback lines, with distances from the street centerline or street right-of-way lines, whichever is required by this Ordinance or applicable municipal Ordinances.
3. Lot layout with lot lines, exact dimensions, lot square footage, lot acreage and location and material of all permanent monuments and lot line markers, including a note that all monuments and lot line markers are set.
4. Block and lot numbers in a consecutive and clockwise or left to right order.
5. Exact location, name, width, and grade of proposed streets, alleys, driveways, or other means of access.
6. Location and width of rights-of-way and cartways along with sight distances.
7. Delineation of clear sight triangles and sight distances.
8. Design information for horizontal curves (i.e. degree of curvature, point of tangents, radius, arc length, chords, etc.)
9. Length of tangents between reverse curves.
10. Curb radii at intersections and intersection equalities between streets.
11. Curb and gutter location.

12. Location of sidewalks and/or trails showing width, grades, and ramps for ADA accessibility requirements.
13. Location of streetlights, street name signs, and traffic control devices and/or signs and pavement markings.
14. Location and type of vegetation to be planted between curb and shoulder and right-of way line.
15. Location and species of shade trees within street rights-of-way.
16. Lighting plan in accordance with this Ordinance indicating the types, size, quantity and location of light fixtures.
17. Proposed public buildings and areas, playgrounds, reserved areas, open space areas, and any related conditions or restrictions.
18. Identification of buildings and historic features proposed for demolition.
19. Location, width, and intended use of utility, drainage, and all other proposed easements.
20. Location and pipe diameter (I.D.) of storm water, sanitary sewer, and water mains and laterals to each lot.
21. Final vertical and horizontal alignment for sanitary sewer, water distribution system, and storm sewer drainage systems. Manhole locations, size and type of material shall be shown.
22. Location of fire hydrants and other operational water main infrastructure.
23. Location of all proposed stormwater management and erosion control facilities.
24. Deep-probe and soil percolation test sites and proposed absorption field areas if on-lot sewage disposal facilities are proposed, including showing of applicable isolation distances.
25. Assigned tax parcel identification numbers from the Venango County Tax Assessment Office and addresses for each parcel as issued by the Venango County Emergency Communications Center.

D. Other Required Information and Reports to be Submitted

1. Copies of private deed restrictions, covenants, grants of easements, homeowner and business association agreements or other restrictions.
2. Final design of proposed bridges and culverts.
3. Typical street cross-section for each proposed street, and typical cross section for any existing street that will be improved as part of the application. Each cross section shall include the entire right-of-way width and show materials for base and surfacing, and method of construction.
4. Street centerline profile for each proposed street showing finished grade at a scale of one inch equals fifty feet (1" = 50') horizontal and one inch equals five feet (1" = 5') vertical or other appropriate legible scales.
5. A grading plan showing all final topographic contours and cross sections for cut and fill areas for general site development activities including parking areas, buildings, stormwater facilities, etc.
6. Typical curb and gutter design, materials, and method of construction.
7. Typical sidewalk or trail design, materials, and method of construction.
8. A Sewage Facilities Plan, Engineering Feasibility Study and required documentation in accordance with this Ordinance.
9. A Water Facilities Plan and required documentation in accordance with this Ordinance.

10. For proposals to be served by an existing utility, water and/or sewer service provider(s), a letter of intent or an executed agreement to provide service shall be provided from the service provider(s).
11. A Stormwater Management and Drainage Plan and narrative including runoff calculations with complete hydrologic and hydraulic design and analysis of all conveyance and control facilities in accordance with this Ordinance.
12. When the Final Plan covers only a part of the applicant's holdings, a sketch of proposed streets, sanitary and storm sewer and water lines for the remainder of the tract may be required.
13. Final cost of all improvements, including an itemized list of components of work, with quantities, unit cost, and total cost. See Appendix for an example.
14. An appropriately executed Improvements Guarantee Agreement that sets forth the responsibilities of all parties regarding the installation and inspection of the required improvements. See Appendix.
15. A fully executed improvements guarantee in accordance with this Ordinance.
16. A landscaping plan in accordance with this Ordinance, including the names, sizes, quantities, and approximate location of all proposed plant materials, if required.
17. Where applicable by law, an Erosion and Sedimentation Pollution Control Plan showing all erosion and sedimentation control measures, temporary as well as permanent, and a letter from the Venango Conservation District stating that the proposed measures meet all state requirements.
18. If any portion of the project is in a floodplain area, then documentation shall be submitted indicating compliance with all applicable laws and regulations of the municipality in which the project is located and of the PA DEP.
19. Copies of required permits from the PA DEP and/or other appropriate regulatory agencies for any proposed alteration, excavation, relocation, encroachment or obstruction of a watercourse.
20. A Community Impact Analysis and Natural Features shall be submitted in accordance with this Ordinance for all subdivision or land development plans. In accordance with PennDOT Publication 170, a Traffic Impact Study (TIS) shall be submitted when the project meets the warrant requirements of the latest PennDOT TIS Guidelines when a project involves state OR local roads. When required, the TIS shall be prepared in accordance with the PennDOT TIS Guidelines. If these documents were submitted during the preliminary plan process and the preliminary plan was approved, these documents will not be required during the final plan process.
21. When the tract contains a natural gas pipeline, petroleum or petroleum products pipeline, an electric transmission line, telecommunications line, or other utility, a letter shall accompany the application from the owner or lessee of such utility stating the minimum setback distance and other requirements pertaining to such features. A valid occupancy permit from such utility provider would also be acceptable.
22. Zoning compliance from the municipal zoning officer is required for Final Plan approval. The Zoning Officer's signature shall be affixed to the title sheet of the Plan.
23. Letter(s) from the appropriate Venango County agencies verifying approval of final subdivision or land development name and road names, assigned lot addresses and tax parcel identification numbers.
24. When the land included in the subject tract has agricultural, woodland, or other natural resource protection easement(s) located within the tract, the application shall be

- accompanied by a letter from the party holding the easement(s) stating any conditions on the use of the land.
25. For lots requiring access onto a state route or highway, a PennDOT Highway Occupancy Permit (HOP) or a letter from PennDOT indicating a HOP can be obtained shall be submitted. For lots requiring access onto a Township or Borough street the appropriate municipal Driveway Permit shall be submitted if applicable.
 26. When the proposed subdivision or land development site contains or formerly contained hazardous substances or groundwater contamination a geotechnical report and a remedial investigation/feasibility study shall be provided. For sites that formerly contained hazardous substances or groundwater contamination, a letter from applicable state and federal agencies verifying that the site meets the remediation standards for the proposed use will suffice in lieu of a remedial investigation/feasibility report.
 27. All applicable plan processing applications and review fees in accordance with this Ordinance.

E. Certification and Notification

1. Certificate, signature and seal, of the professional land surveyor certifying the accuracy of the survey. See Appendix.
2. Certificate, signature, and seal of the landscape architect, surveyor, or professional engineer that all other details on and accompanying the plan is correct. See Appendix. Certification of Ownership in the form of a notarized statement by the owner(s) certifying ownership of the property. See Appendix.
4. Final Plan Certification for Notification of Municipal Governing Body. This is required when improvements are being offered for dedication. See Appendix.
5. Final Plan Approval Certification block for Venango County Regional Planning Commission. See Appendix.
6. A four inch (4") x two inch (2") space in the upper left hand corner to accommodate the Certification Block of the Venango County Recorder of Deeds Office.
7. A certificate of dedication of streets, sidewalks, and other public property. See Appendix.
8. A notification placed on the Plan indicating any area and/or improvement(s) that are not to be offered for dedication. See Appendix.
9. Notation on the plan of any modifications granted by the Commission pursuant to this Ordinance.
10. Notation on the plan of any variances granted in accordance with the applicable zoning ordinance.

SECTION 405 MINOR SUBDIVISION PLANS

All Final Plan applications for Minor Subdivisions as defined in this Ordinance may be prepared in accordance with this Section for those plans that demonstrate conformance with the requirements of this Ordinance and do not significantly alter the character of the area being subdivided.

- A. **Project Description and Location** – For all Final Plan applications for Minor Subdivisions the following shall be shown on, or where appropriate, accompany the plan.
1. A brief narrative describing the proposed project.
 2. Title Block containing the following:
 - a. Project name or identifying title including the words "Final Plan-Minor Subdivision"
 - b. Municipality in which it is located
 - c. Plan date and dates of all revisions
 - d. Name, address, and phone number of the owner or applicant
 3. Name, address, and telephone number of the individual or firm preparing the plan, including assigned project number, name signature, registration number, and seal of engineer, surveyor or landscape architect involved.
 4. North arrow.
 5. Graphic and Written Scale.
 6. Site location map of a sufficient size and scale to clearly show the location of the property, its relation to the surrounding area, including roadway system, municipal boundaries, and community facilities within ½ mile of the project area. May be taken from a U.S.G.S. quadrangle map with sheet name identified.
 7. Deed book and page number and tax parcel identification number of the tract to be subdivided or developed.
 8. Total acreage of the entire existing tract.
 9. The entire tract boundary with bearings and distances showing the relationship of the proposed development to the entire tract and all prior conveyances, including acreage made from the parent tract since the inception of the first Venango County Subdivision and Land Development Regulations.
 10. Owners names, deed book and page numbers, and parcel identification numbers of adjacent unplotted land and the names, deed book and page numbers of all abutting recorded subdivisions.
 11. Schedule or table of zoning district requirements, including lot area and bulk regulations, density, building and impervious coverage, and yard requirements. Show zoning for adjacent lands if different for tract to be subdivided or developed.
 12. List of any variances or other zoning approvals that have been granted or are being requested which have not been granted by the municipality.
 13. List, with supporting evidence for the request, of any modifications that are requested in accordance with this Ordinance. Modifications granted shall be so noted on the Final Plan.

- B. Existing Site Characteristics** – The following existing conditions shall be shown on the plan:
1. Topographic contours shown at five (5) foot vertical intervals for land with average undisturbed slope less than twenty-five percent (25%) and, at a minimum, vertical intervals of ten (10) feet for slopes greater than 25%. One (1) or two (2) foot topographic contours may be required when deemed appropriate by the Commission. Contours shall be accompanied by the location of the benchmark and notation indicating the datum used. Interpolated U.S.G.S contours may be utilized with the prior authorization of Commission staff. This requirement may be waived by staff.
 2. Steep Slopes delineated as those areas 16 to 25 percent and those areas greater than 25 percent.
 3. Soil types and boundaries as shown in the Venango County Soil Survey.
 4. Prominent natural and topographic features including but not limited to, watercourses, wetlands, drainage channels, sinkholes, rock outcroppings, regulatory 100-Year floodplains and floodways, tree masses, plant and wildlife habitat for rare, threatened, or endangered species, areas identified in the Venango County Natural Areas Inventory, and other pertinent elements that may influence design. Additionally the Plan shall indicate any proposed disturbance, encroachment, or alteration to such features when located upon the site proposed for development.
 5. General vegetative cover of the site including a brief description and type (i.e. meadow, woodland, transitional).
 6. A note on the plan indicating whether the site is/is not underlain by carbonate geology (limestone and dolomite).
 7. Location of quarry sites, solid waste disposal areas, illegal dumps, EPA Superfund sites, hazardous waste contamination, and other potentially hazardous conditions on the site and on adjacent tracts.
 8. Show approximate location and cite source information for significant historic and cultural features such as cemeteries, burial sites, archaeological sites, historic buildings, structures, plaques, markers, or monuments on the subject tract.
 9. All existing or recorded streets, roads, alleys, or other means of access and easements on or adjacent to the tract; including name or number, jurisdiction of ownership, right-of way or easement width, width and condition of pavement and grades and, in the case of easements, the purpose for which it was created.
 10. The location, ownership, and width of associated right-of-way or easement for any of the following features: existing buildings, storm and sanitary sewers, water supply lines, culverts, natural gas lines, on-lot sewage facilities, petroleum or petroleum products lines, power transmission and telephone lines, fire hydrants, stormwater management facilities, cellular towers, railroads, trails, wellhead protection areas and other significant manmade features on or adjacent to the site.
 11. Location and material of all existing permanent monuments and lot line markers.

- C. **Proposed Site Conditions** – The following proposed conditions shall be shown on the plan:
1. Tabulation of site data, including total acreage of land to be subdivided or developed, number of lots, proposed density, number of dwelling units, existing land use, proposed land use, acreage of any proposed open space or other public/common areas, amount of impervious area and the amount of tract residual.
 2. All required yards and building setback lines, with distances from the street centerline or street right-of-way lines, whichever is required by this Ordinance or applicable municipal Ordinances.
 3. Lot layout with lot lines, exact dimensions, lot square footage, lot acreage and location and material of all permanent monuments and lot line markers, including a note that all monuments and lot line markers are set.
 4. Block and lot numbers in a consecutive and clockwise or left to right order.
 5. Location and width of rights-of-way and cartways, along with sight distances.
 6. Delineation of clear sight triangles and sight distances.
 7. Identification of buildings and historic features proposed to be demolished.
 8. Location, width, and intended use of utility, drainage, and all other proposed easements.
 9. Location of all proposed stormwater management and erosion control facilities.
 10. Deep-probe and soil percolation test sites and proposed absorption field areas if on-lot sewage disposal facilities are proposed including applicable isolation distances.
 11. Assigned tax parcel identification numbers from the Venango County Tax Assessment Office and addresses for each parcel as issued by the Venango County Emergency Communications Center.

D. **Other Required Information and Reports to be Submitted**

1. Copies of private deed restrictions, covenants, grants of easements, homeowner and business association agreements or other restrictions.
2. A Sewage Facilities Plan, Engineering Feasibility Study and required documentation, in accordance with this Ordinance.
3. A Stormwater Management and Drainage Plan and narrative, in accordance with this Ordinance if applicable.
4. An Erosion and Sedimentation Pollution Control Plan and narrative showing all erosion and sedimentation control measures, temporary as well as permanent, and a letter from the Venango County Conservation District stating that the proposed measures meet all state, federal and local requirements.
5. If any portion of the project is in a floodplain area, then documentation shall be submitted indicating compliance with all applicable laws and regulations of the municipality in which the project is located and of the PA DEP.
6. Copies of required permits from the PA DEP and/or other appropriate regulatory agencies for any proposed alteration, excavation, relocation, encroachment or obstruction of a watercourse.
7. When the tract contains a natural gas pipeline, petroleum or petroleum products pipeline, an electric transmission line, telecommunications line, or other utility, a letter shall accompany the application from the owner or lessee of such utility stating the minimum setback distance and other requirements pertaining to such features. A valid occupancy permit from such utility provider would also be acceptable.
8. Letter of zoning compliance from the municipal zoning officer is required for Final Plan approval.

9. Letter(s) from the appropriate Venango County agencies verifying approval of final assigned lot addresses and tax parcel identification numbers.
10. When the land included in the subject tract has an agricultural, woodland, or other natural resource protection easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land.
11. For lots requiring access onto a state route or highway, a PennDOT Highway Occupancy Permit (HOP) or a letter from PennDOT indicating a HOP can be obtained shall be submitted. For lots requiring access onto a Township or Borough street the appropriate municipal Driveway Permit shall be submitted if applicable.
12. When the proposed subdivision or land development site contains or formerly contained hazardous substances or groundwater contamination a geotechnical report and a remedial investigation/feasibility study shall be provided. For sites that formerly contained hazardous substances or groundwater contamination, a letter from applicable state and federal agencies verifying that the site meets the remediation standards for the proposed use will suffice in lieu of a remedial investigation/feasibility report.
13. All applicable plan processing applications and review fees in accordance with this Ordinance.

E. Certification and Notification

1. Certificate, signature and seal, of the professional land surveyor certifying the accuracy of the survey. See Appendix.
2. Certificate, signature, and seal of the landscape architect, surveyor, or professional engineer that all other details on and accompanying the plan is correct. See Appendix.
3. Certification of Ownership in the form of a notarized statement by the owner(s) certifying ownership of the property. See Appendix.
4. Final Plan Approval Certification block for Venango County Regional Planning Commission. See Appendix.
5. A four inch (4") x two inch (2") space in the upper left hand corner to accommodate the Certification Block of the Venango County Recorder of Deeds Office.
6. Notation on the plan of any modifications granted by the Commission pursuant to this Ordinance.
7. Notation on the plan of any variances granted in accordance with the applicable zoning ordinance.

ARTICLE 5 DESIGN STANDARDS

500	General
501	Natural Features, Flood Plains, and Historic Places
502	Streets, Roads, and Intersections
503	Connectivity of Developments
504	Off-Street Parking and Driveways & Access Drives
505	Blocks
506	Lots
507	Building Lines
508	Easements
509	Monuments
510	Sewers
511	Water Supply
512	Utilities
513	Screening & Landscaping
514	Stormwater Management
515	Recommended Improvements

500 GENERAL

In the layout, development, and improvement of a subdivision or land development, the subdivider or developer shall comply with all standards, specifications, codes, and ordinances of the state, municipality and of Venango County, and, in addition, shall meet, as a minimum, the standards of design and principles set forth in this article. It is the responsibility of the subdivider or developer to know and understand all applicable standards, specifications, codes and ordinances.

The standards and details of design herein contained are intended only as minimum requirements so that the general arrangements and layout of a subdivision or land development may be adjusted to a wide variety of circumstances. However, in the design and development plan, the subdivider should use standards consistent with the site conditions so as to insure an economical, pleasant, and durable subdivision or land development.

501 NATURAL FEATURES, FLOOD PLAINS, AND HISTORIC PLACES

Existing natural features, such as trees, steep slopes, wetland, forested areas and watercourses shall be preserved as a conservation measure except to the extent that their removal or modification is functionally related to the harmonious design of the subdivision. Subdividers and developers shall make every effort to preserve and conserve historic places whenever an identified historic place exists on land that is being subdivided.

Land subject to slides, subsidence, or other hazards shall not be developed in such a way as to create a dangerous situation.

Land deemed subject to flooding by the Planning Commission, Venango County Conservation District or other official authority shall not be utilized for residential occupancy, or for such other uses as may involve danger to health, life, or property or aggravate the flood hazard. Such land within the flood

hazard boundary of the plan shall be set aside for such uses as shall not be endangered by periodic occasional flooding. Development in flood prone areas shall be permitted only within the rules and regulations of the National and State Flood Insurance Program or other flood regulations as they may be adopted and/or amended.

It shall be the responsibility of the municipality to submit to the Venango County Regional Planning Commission a copy of any local ordinance relating to development in the flood hazard area.

502 STREETS, ROADS, INTERSECTIONS

- A. All streets shall be designed and constructed in accordance with the construction standards of the municipality in which the proposed development is located.
1. In municipalities that do not have minimum construction standards, the streets will be designed and constructed in accordance with this ordinance and the standards of the Pennsylvania Department of Transportation.
 2. It is the responsibility of the subdivider to maintain the streets in the development unless and until the municipality assumes the responsibility, the individual property owners agrees to maintain the street, or other binding arrangements are made. The Commission may require a bond in accordance with this ordinance to assure compliance with this requirement.
 3. It shall be the responsibility of the municipality to submit a current copy of any local ordinance relating to road construction standards and design.
- B. **Road and Street Standards.** The development plan shall conform to such plan or plans of the municipality within the County as shall have been prepared and adopted by the County Planning Commission or municipalities within the County.
1. Chapter 441 of the Pennsylvania Code defines a Local Road as “an access intended to serve more than three properties or to act as a connecting link between two or more roadways.” All subdivision streets that meet this criteria shall be considered a local road and not a driveway.
 2. Local residential streets in a new development shall be so laid out as to discourage through traffic, but provisions for the extension and continuation of streets into and from adjoining areas is required.
 3. At all times, the street layout should be logically related to the topography of the land. Maximum slopes of banks measured perpendicular to the centerline of the street shall be three (3) horizontal to one (1) vertical: two (2) horizontal to one (1) vertical on rock, three (3) horizontal to one (1) vertical on stable soils, and four (4) horizontal to one (1) vertical or flatter in unstable soils.
 4. Where the centerlines of local streets opening into opposite sides of a major thoroughfare are within two hundred (200) feet of each other, they shall be made to coincide by curving or angling the local streets.
 5. If the lots resulting from the original development are large enough for re-subdivision, or if a portion of the tract is not subdivided or developed, suitable access and street openings for such eventuality shall be provided.

6. Intersecting local and collector streets shall not empty into the same side of a major thoroughfare at intervals of less than eight hundred (800) feet measured from the centerline.
7. Reverse frontage lots or marginal access streets shall be required, wherever practical, along traffic routes. Where reverse frontage lots are so employed, they shall provide a rear yard with a minimum depth of eighty (80) feet, measured in the shortest distance from the proposed dwelling unit to the centerline of the traffic route. Buffering may be requested when separation from the street is desired because of topographic, aesthetic, congestion, and safety or high noise considerations.
8. Street Dimensions, Grades, and Alignment. The following standards shall apply to new street construction, provided no local or state standards apply:

Local Road ¹		Rural	Suburban Neighborhood	Alley
Roadway	Lane Width*	10'	See Roadway Width	See Roadway Width
	Roadway Width ²	See Lane and Shoulder Width	Wide: 36' Medium: 30' Narrow: 26' Skinny: 20'	20'
	Shoulder Width	1'	NA	NA
	Parking Lane	NA	See Roadway Width	NA
	No. of Travel Lanes	2	2	2
	Cross Slope (minimum)	2.0%	2.0%	2.0%
	Cross Slope (maximum)	8.0%	6.0%	8.0%
	Vertical Grade (minimum) ³	0.5%	0.5%	0.5%
	Vertical Grade (maximum)	10.0%	10.0%	10.0%
	Horizontal Curve (minimum)	200'	200'	100'
Roadside	Clear Sidewalk Width	NA	5'	NA
	Buffer	NA	4'	NA
	Right-of-Way Width (minimum)	50'	50'	30'
Speed	Design Speed	25 mph	25 mph	20 mph
	Stopping and Passing Sight Distance	2004 AASHTO Green Book, Exhibits 5-2 & 5-3	2004 AASHTO Green Book, Exhibits 5-2 & 5-3	2004 AASHTO Green Book, Exhibits 5-2 & 5-3

- Lane is defined as a one way access.

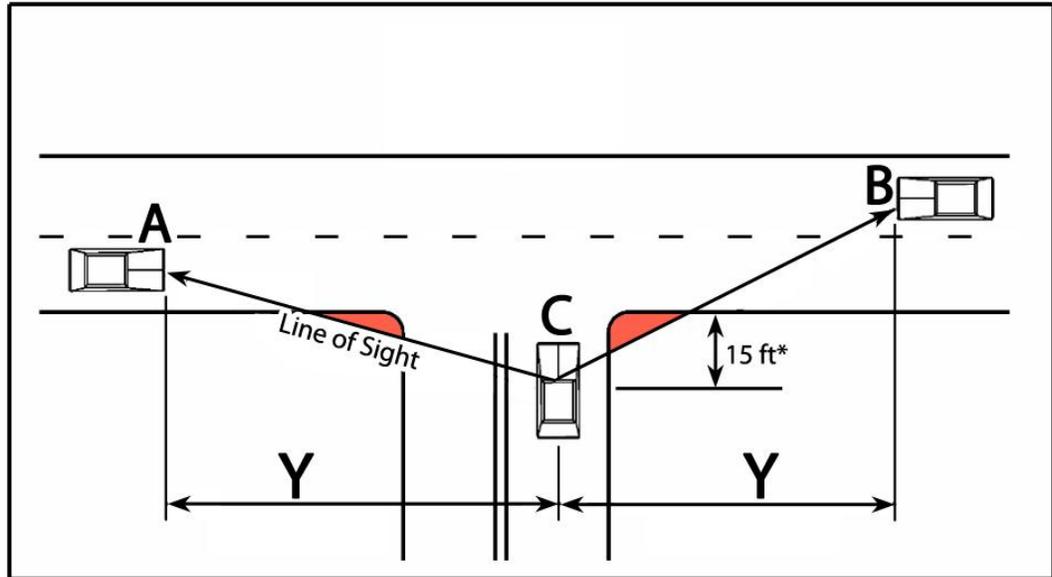
1. Design Criteria based upon 2004 AASHTO, PennDOT Publication 70M (Guidelines for the Design of Local Roads and Streets) and 2008 PennDOT Smart Transportation Guidebook.
 2. Index to residential streets:
 - Wide:** High density neighborhoods (>8 units/acre) – two-way, parking both sides
 - Medium:** Can be used in all neighborhoods – two-way, parking both sides
 - Narrow:** Low density neighborhoods (less than or equal to 4 units/acre) – two-way, parking both sides; all neighborhoods – one-way street, parking both sides or two-way, parking one side
 - Skinny:** All neighborhoods – one-way, parking one side or two-way, no parking
 3. Minimum vertical grade on curb sections to be 0.75%.
9. Additional widths may be required by the Commission upon findings that the same are required for:
 - a. Public safety and convenience;
 - b. Parking in commercial or public use areas;
 - c. Old roads which do not provide the proper widths and where, as a consequence, additional dedication is necessary.
 10. For rural roads, in addition to the roadway width, the subdivider shall provide a stabilized shoulder, the width to be established by the Commission, to be used for the

temporary parking of disabled vehicles or for the occasional overflow of off-street parking areas.

11. Vertical curves shall be used in changes of grade exceeding one (1) percent, and should be designed for maximum visibility. Intersections shall be approached on all sides by leveling areas that shall extend a distance of one hundred (100) feet from the point of intersection of the centerline of the intersecting streets and within which no grade shall exceed a maximum of three (3) percent. The grade of actual intersections shall not exceed one (1) percent in any direction.
12. Cul-de-sacs shall be designed with a turn-around having an outside radius of at least eighty (80) feet and a property line radius of at least one hundred (100) feet measured at the centerline between reverse curves.
13. Maximum length of a Cul-de-sac shall not exceed one thousand two hundred (1200) feet from the nearest intersecting roadway.
14. Alleys are prohibited in residential developments, unless such alleys meet all of the design standards of this ordinance, but may be included in industrial or commercial developments, which do not have an expressly designed loading area. Where alleys dead-end, a sufficient turn-around must be provided.

C. **Street Intersections**

1. Multiple intersections involving the junction of more than two (2) streets shall be avoided. Where such avoidance is impossible, such intersection shall be designed with extreme care for other vehicular and pedestrian safety.
2. Right angle intersections shall be used whenever practicable, especially when local residential streets and rural streets and roads empty into major or collector thoroughfares. There shall be no intersection angle, measured at the centerline, of less than seventy (70) degrees.
3. Street cartway intersections shall be rounded by a tangential arc with a minimum radius of fifteen (15) feet for local streets, cul-de-sacs, and alleys and thirty (30) feet for intersections including collector streets and primary roads, or major thoroughfares.
4. **Clear Site Triangle.** No obstruction to vision (except street signs, utility poles or traffic signs, approved by the State, County or Municipality; existing buildings, posts columns or trees) shall be erected, placed, planted or allowed to grow in a manner which would impede vision between a height of two and one-half feet (2 ½') and ten feet (10') above the grade of the intersecting streets. The clear sight triangle shall be formed by the corner sight distance ("Y" in figure below) and points A and B, which are located along the centerline of the approaching travel lanes. Point C is located fifteen (15) feet behind the intersecting street edge of pavement at the center point of the stopped vehicles lane.



* - 10 foot offset may be used when residential access streets intersect other residential access streets

Source: Pennsylvania Standards for Residential Site Development; Pennsylvania Housing Research/Resource Center, Pennsylvania State University

The distance “Y” is defined below and is based upon the design speed of the intersecting street.

Design Speed (mph)	Sight Distance (Y) ¹ (ft.)
20	225
25	280
30	335
35	390
40	445
45	500
50	555
55	610

Source: Pennsylvania Standards for Residential Site Development; Pennsylvania Housing Research/Resource Center, Pennsylvania State University

D. Other Requirements

1. The dedication of half streets at the edge of new subdivisions or land developments is prohibited. If circumstances render this impractical, adequate provision for the concurrent dedication of the remaining half of the street must be furnished by the subdivider. The existence of half street in an adjoining subdivision or land development

will require the provision of the remaining half in the proposed subdivision or land development.

2. Reserve strips controlling access or egress are prohibited. New streets shall be provided through to the boundary lines of the development, especially if it adjoins developable land.
3. Streets that are extensions of or obviously in alignment with existing named streets shall bear the name of the existing street. No street names shall be used which will duplicate or be confused with the name of existing streets.
4. When a subdivision or land development proposes to use a non-public road or access way, the subdivider shall request a determination of existing roadway status by the Commission prior to any changes or improvements. This evaluation will determine if the proposed access is to be considered an existing street or requires new road construction.
5. An adequate turn-around must be provided at the end of all new streets during all phases of the development.

503 CONNECTIVITY OF DEVELOPMENT

- A. **Connectivity.** To the maximum practical extent, subdivisions and land developments shall be laid out and designed to provide walkways and paths that connect with destinations such as parks, schools, and shopping areas. Pedestrian connectivity shall be required for adjacent non-residential development.
- B. **Location of Existing and Planned Transit Routes.** Any proposed subdivision and/or land development shall take into account the location of existing and planned transit routes and provide vehicular and pedestrian connections to any transit points within or adjacent to the development.
- C. **Design Standards**
 1. Pedestrian connection (trail connection) easements ten (10) feet wide may be required by the Commission through the center of blocks more than six hundred (600) feet long, to provide circulation or access to schools, playgrounds, shopping, or other community facilities.
 2. Sidewalks, where provided, shall be located within and be parallel to the street right-of-way; however, alternative locations will be considered to preserve topographic features or to provide visual interest, provided the applicant shows that an alternative system maintains safe and convenient pedestrian circulation to the satisfaction of the Commission.
 3. The minimum width of all sidewalks and pathways shall be five (5) feet. Wider widths may be necessary near major pedestrian generators and employment centers and to accommodate (ADA) requirements.
 4. The grades and paving of the sidewalks shall be continuous across driveways except in non-residential and high-density developments and in certain other cases where heavy traffic volume dictates special treatment. The accessible pedestrian path across a driveway opening shall meet the width and slope requirements for sidewalks as defined in this ordinance.
 5. The sidewalk shall be constructed of at least four (4) inches of Class AA concrete, underlain by four (4) inches of compacted crushed stone or gravel. Construction details for curb, sidewalk, depressed curbs at driveways and ADA curb ramps shall be as

- defined by PennDOT Publication 72M (Standards for Roadway Construction) and PennDOT Publication 408 (Specifications). Where sidewalks cross streets serving commercial and industrial uses the Commission may impose additional requirements.
6. Pathways may be constructed of other materials including pervious materials, provided that the proposed materials and construction are appropriate to the surrounding land use and to the expected volume of pedestrian traffic, and are approved by the Commission Engineer.
 7. Sidewalks and pathways shall be laterally pitched at a slope toward the street not less than one eighth (1/8) inch per foot to provide for adequate surface drainage. Cross slope shall not exceed one quarter (1/4) inch per foot.
 8. At corners and pedestrian street-crossing points, sidewalks shall be extended to the curb line with an adequate apron area for anticipated pedestrian traffic and curb cuts and ramps designed in accordance with ADA accessibility requirements.
 9. Sidewalks and pathways shall not exceed an eight (8) percent grade. All sidewalks and ramps, e.g. slopes greater than five (5) percent, shall be designed in accordance with federal ADA accessibility requirements. The only exception will be for a sidewalk which runs parallel to a roadway, in which the roadway grade is greater than five (5) percent. In these instances, the sidewalk grade can match the roadway grade.

504 OFF-STREET PARKING

- A. Each proposed dwelling unit in a subdivision shall be provided with two (2) off-street parking spaces. These spaces may be provided as an individual garage, carport, or driveway, preferably located behind the building line, or in a parking compound adjacent to or near the dwelling units it serves. The overall average parking space shall have an area of not less than one hundred sixty-two (162) square feet or a minimum of nine (9) feet by eighteen (18) feet.
- B. Land development within the scope of this Ordinance shall provide not less than one (1) parking space for each two hundred (200) square feet of the gross area, exclusive of storage area. Access to off-street parking shall be limited to well-defined locations, and in no case shall there be unrestricted access along the length of a street.
- C. There shall be provided safe and adequate ingress and egress to all parking spaces. The parking areas shall be designed to provide sufficient turn-around so that vehicles are not required to back onto major roads.
- D. Parking lots constructed for 20 or more vehicles shall be landscaped to the satisfaction of the Commission. Parking lots for 20 or more vehicles shall be lighted to the satisfaction of the Commission. In no case shall the spillover of light at grade at the property line exceed .2 lumens.
- E. All uses containing drive-in/drive through uses shall contain a stacking or waiting lane.

Activity Type	Minimum Stacking Spaces	Measured From
Bank teller lane	4	Teller or Window
Automated teller machine	3	Teller
Restaurant drive-through	6	Order Box
Restaurant drive-through	4	Order Box to Pick-Up Window
Car wash stall, automatic	6	Entrance
Car wash stall, self-service	3	Entrance
Gasoline pump island	2	Pump Island
Other	Determined by applicable Engineer based on Traffic Study	

1. Design and Layout - Required stacking spaces are subject to the following design and layout standards.
 - a. Size - Stacking spaces must be a minimum of 8 feet by 20 feet in size.
 - b. Location - Stacking spaces may not impede on- or off-site traffic movements or movements into or out of off-street parking spaces.
 - c. Design - Stacking spaces must be separated from other internal driveways by raised medians if deemed necessary by the Planning Commission for traffic movement and safety.

F. Should two or more uses, with different hours of operation, be located in the same structure or parcel, these uses can share parking spaces for that use which would require the highest number of spaces

G. Parking Lot layout, landscaping, buffering and screening shall prevent direct views of parked vehicles from public streets or sidewalks, avoid spill-over light, glare, noise or exhaust fumes onto adjacent properties and provide the parking area with a reasonable measure of shade, when trees reach maturity.

H. Accessible Parking for Physically Handicapped Persons - A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located and reserved for use by persons with physical disabilities. The total number of accessible parking spaces shall be defined by the local municipal guidelines. In municipalities that don't define the minimum number of accessible spaces, the standards of the federal American with Disabilities Act (ADA) requirements.

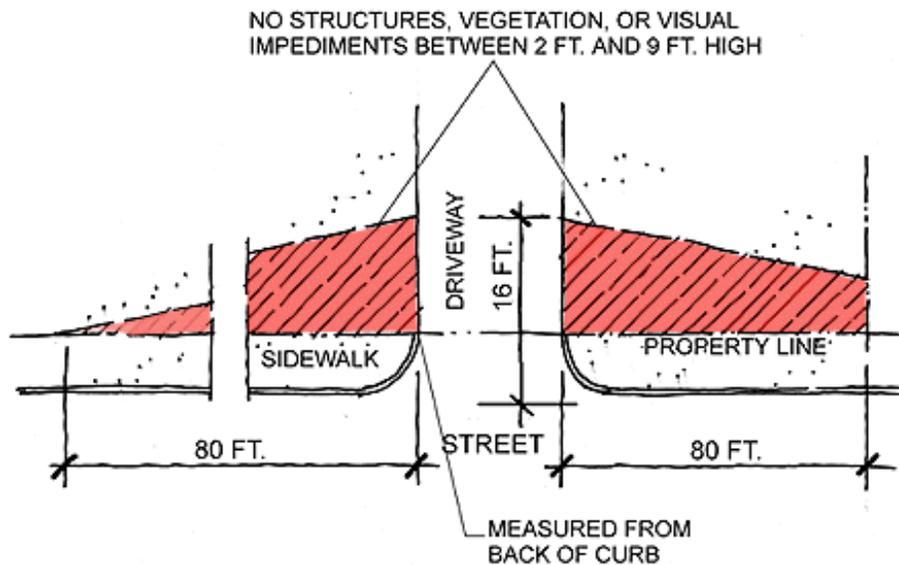
I. **Driveways and Access Drives.**

1. Driveways or access drives shall intersect streets at right angles, where possible, and in no case less than seventy (70) degrees.

- If there are no provisions in local regulations or ordinances regarding driveways, the following minimums shall apply.

Driveways	Residential	Non-Residential One-Way	Non-Residential Two-Way
Width (minimum)	10'	12'	24'
Width (maximum)	15'	15'	30'
Slope (maximum) ¹	15%	10%	10%

- Driveway profile:
 - The difference between the cross slope of the roadway and the upward grade of the driveway approach shall not exceed 8%.
 - Driveway grade shall not exceed 10% for the first 18 feet from the street edge of pavement.
- Access on PennDOT Roadways. All lot driveways accessing onto State roadways shall be designed in accordance with PennDOT standards. PennDOT Highway Occupancy Permit will be required for all lot driveways accessing onto State Highways.
- Visibility - Visibility of a driveway crossing a street property line shall not be blocked between a height of 2 feet and 9 feet for a depth of 16 feet from the back of curb. This driveway visibility zone shall extend along the edge of the right-of-way on either side of the driveway for a distance of 80 feet or to the nearest property line intersecting the street property line, whichever is less.



Driveway Visibility

505 BLOCKS

- All blocks in a subdivision or land development shall have a maximum length of fourteen hundred (1,400) feet. Such blocks containing individual lots shall be at least two (2) lot depths

in width, except lots along a major thoroughfare which front on an interior street. Reasonable modification of the above requirements may be permitted by the Commission where appropriate, including commercial and industrial developments.

2. In large blocks with interior parks, in exceptionally large blocks or where access to a school or shopping center is necessary, a pedestrian walkway shall be provided.

506 LOTS

A. Area and Width Requirements. When a subdivision or land development is located in a municipality having a zoning ordinance, subdivision regulation, or building ordinance, the minimum lot frontage and area shall be controlled by the provisions expressed therein. If there are no provisions in local regulations or ordinances regarding lot size or frontage, or if the subdivision or land development is located in an area not controlled by other municipal or County regulations, the following minimums shall apply:

1. For single-family residential lots the following minimums shall apply:
 - a. Residential lots where private wells and septic tanks are provided shall have a minimum width of two hundred feet (200') at the building line and a minimum area of 1 acre per single-family dwelling unit.
 - b. Residential lots served by a public water system and private sewage shall have a minimum width of two hundred (200) feet at the building line and a minimum area of one acre (43,560 sq. ft.) per single-family dwelling unit.
 - c. Residential lots where both public water and sanitary sewers are provided shall have a minimum width at the building line of seventy-five (75) feet and a minimum area of ten thousand square feet per single family dwelling unit.
 - d. Residential lots where private water wells and public sanitary sewers are provided shall have a minimum width of one hundred and twenty-five feet (125') at the building line and a minimum area of 1 acre (43,560 sq. ft.) per single-family dwelling unit.
2. For multiple family residential lots the following minimums shall apply:
 - a. Multiple family residential lots, where private wells and septic tanks are to be utilized shall have a minimum width of two hundred feet (200) at the building line and a minimum area of 2 acres for the first dwelling unit and three thousand (3,000) square feet for each additional unit.
 - b. Multiple family residential lots where both public water and sanitary sewers are provided shall have a minimum width of one hundred twenty-five feet (125) at the building line and a minimum area of ten thousand (10,000) square feet for the first dwelling and three thousand (3,000) square feet for each additional unit.
3. For all other uses (commercial, industrial, institutional, etc.) the minimum lot area and width shall be one (1) acre.
4. No lots shall have a width to depth ratio greater than 1:4 unless the total acreage is greater than 10 acres.

- B. The size of lots may be increased according to the results of soil tests in all areas of the County where on-lot sewage disposal is planned. The subdivider shall consult the Pennsylvania Department Environmental Protection and/or the local sewage enforcement officer before establishing a lot size and designing a subdivision or land development. The lot shall be large enough to provide the absorption field as prescribed by the Department of Environmental Protection and in no case less than the above stated minimum lot size requirements. The approval of the Commission will not be given to a subdivision or land development where on-lot sewage is to be provided, unless the Department of Environmental Protection or the local sewage enforcement officer has approved the land proposed for development for on-site sewage disposal.
- C. All lots shall abut on a street or private road with a minimum fifty (50) feet of frontage on that street.
- D. Lot not abutting on a street or private road shall have a right-of-way of at least fifty (50) feet in width to said property.
- E. All lot lines should be at right angles to the street, or to a tangent of the arc of a curved street.
- F. On single-family residential lots, only one principal structure is permitted except as may be provided for in the applicable municipal zoning ordinance.

507 BUILDING LINES

- A. Building Lines: When a subdivision or land development is located in a municipality having a zoning ordinance, subdivision regulations or building setback ordinance, the minimum building shall be controlled by the provisions expressed therein. If, in the local ordinances or regulations, there are no provisions regarding building setback, or if the subdivision or land development is located in an area not controlled by such local or county ordinances, the following minimums shall apply. Front Yard setbacks shall be measured from the street cartway centerline and shall apply to any street in or bordering the parcel, as follows:
 - 1. Arterial and Collector Streets: A setback of eighty (80) feet will be required.
 - 2. All Other Streets: A setback of fifty (50) feet will be required.
 - 3. A setback of eighty feet shall be required from a railroad right-of-way.
- B. Side yard setbacks shall be a minimum of ten (10) feet from the property line unless written permission from the adjoining land owner expressly permits the setback to be reduced.
- C. Rear yard setbacks shall be a minimum of 25 feet.

508 EASEMENTS

If sewers, water, gas, electric, street lighting, or other public utility facilities are to be located within street rights-of-way, their location and installation shall be coordinated so that they may be added to, repaired, or enlarged at minimum cost.

To the fullest extent possible, easements should be centered on or be adjacent to rear or side lot lines. Such easements shall have a minimum width of at least twenty (20) feet, and shall remain unobstructed by buildings, structures, or fences.

Where a subdivision or land development is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a stormwater easement conforming substantially to the lines of such watercourse and which shall be of such width to be adequate for the purpose.

The installation of utility facilities shall conform to the construction standards of the utility company and the Pennsylvania Public Utility Commission.

Where natural features are to be preserved, in accordance with §501, a conservation easement shall be established to protect the natural features from disturbance and/or future development.

509 MONUMENTS

For all major subdivisions, a minimum of four permanent monuments of precast concrete, durable stone, aluminum or other approved durable metal, or 4" PVC pipe filled with concrete with a ½" steel rod running the length of the monument or other permanent material at least thirty (30) inches in length with a minimum width of three (3) inches its' entire length shall be set. At least two (2) permanent monuments shall be set on a boundary line and be visible with each other at a minimum distance of two hundred (200) feet apart and at least two (2) tract corners must be set with a permanent monument.

For all subdivisions, major and minor, corner lot markers shall be either one (1) inch iron pipes or at least five eighths (5/8) inch metal pin with a minimum length of thirty (30) inches to be permanently located.

Other monuments of comparable size and material will be considered adequate provided they comply with the standards of the Pennsylvania Society of Land Surveyors.

When practical all such markers shall be stamped by the manufacturer with the name of the survey company or surveyor in order to document in the future that said markers are boundary survey markers.

510 SEWERS

- A. When the Pennsylvania Sewage Facilities Act (35 P.S. § 750.1 et seq.) requires a sewer facilities plan revision (plan revision module for land development), or supplement, approval of the revision or supplement shall be submitted with the final plan application.

- B. The applicant shall provide the type of sanitary sewage disposal facility consistent with the Sewage Facilities Act.
- C. Sanitary sewer systems shall be designed in accordance with the prevailing rules and regulations of the DEP, all other applicable ordinances and any applicable bona fide sewer authority, or cooperative association of lot owners.
- D. When sanitary sewage disposal is provided by means other than by an individual on-lot system for use by a single unit of occupancy, the final plan application shall include:
 - 1. Evidence that the supplier is a certificated public utility; a bona fide cooperative association of lot owners; or a municipal corporation, authority, or utility. A copy of a certificate of public convenience from the PUC or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.
 - 2. Notice of approval of the design, capability to service, method of installation, and possible financial guarantee from the provider.
 - 3. If the applicant proposes to provide a community sewer system, the applicant shall submit an agreement for the ownership, operation and long-term maintenance of the community sewer system, in a form suitable for recording with the Recorder of Deeds and acceptable to the Municipal Solicitor. If the community sewer system is to be owned and maintained by a homeowners' association, such agreement shall provide the Municipality and County with all rights set forth in MPC, Article VIII,(53 P.S. § 10701 et seq.) relating to municipal maintenance of common open space.
- E. The following shall apply when sanitary sewage disposal is provided by a subsurface septic system. For the purpose of this section, a subsurface septic system is one that typically consists of a septic tank, distribution box, and subsurface absorption field that may include aerobic or other treatment.
 - 1. Each lot so served shall be of a size and shape to accommodate the necessary sewage disposal system and a replacement system. The lot size shall take into account the area needed to insure an acceptable level of nitrate-nitrogen in the groundwater. Such a determination will be made by the DEP, through the sewer module review process.
 - 2. The location of both subsurface septic systems shall be set back from features in accordance with Title 25, Chapter 73, Rules and Regulations of the DEP and the Sewage Facilities Act.
 - 3. The location of both subsurface septic systems shall be subject to the approval of the Municipal Sewage Enforcement Officer.
 - 4. The alternate subsurface septic system shall be perpetually protected from excavation, construction, and other activities that would result in the disturbance of the soil's ability to renovate sewage effluent.

511 WATER SUPPLY

- A. When required, a report on groundwater supply must be submitted and the development shall conform to the recommendations of the report.
- B. Connection to a public water supply system is required whenever the public water supply system has sufficient capacity to serve the development and is located within 1,500 feet of the development.
- C. Water supply systems shall be designed in accordance with the prevailing rules and regulations of the DEP and any applicable bona fide water authority, or cooperative association of lot owners.
- D. Wherever the water supply system contains sufficient capability or will in the foreseeable future, with or without developer assistance, fire hydrants shall be provided. Fire hydrants shall be located a maximum of 600 feet apart and not require the crossing of a street intersection. Fire hydrants shall meet the specifications of the appropriate fire station. Fire hydrants shall typically be located at street intersections no more than 10 feet from the curb. All fitting types shall be in accordance with the standards of the applicable fire department. The large fitting shall face the street and be a minimum of 16 inches above the ground level.
- E. Where individual on-site water supply system is to be utilized, each lot so served shall be of a size and shape to allow safe location of such a system, in accordance with all applicable standards.
- F. If water is to be provided by means other than by an individual on-site water supply system (wells that are owned and maintained by the individual lot owners), the final plan application shall include:
 - 1. Evidence that the supplier is a certificated public utility; a bona fide cooperative association of lot owners; or a municipal corporation, authority, or utility. A copy of a certificate of public convenience from the PUC or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.
 - 2. Notice of approval of the design, installation, and possible financial guarantee from the provider.
 - 3. If the applicant proposes to provide a community water supply system, the applicant shall submit an agreement for the ownership, operation and long-term maintenance of the community water system, in a form suitable for recording with the Recorder of Deeds and acceptable to the Solicitor. If the community water system is to be owned and maintained by a homeowners' association, such agreement shall provide the Township with all rights set forth in MPC, Article VII (53 P.S. § 10701 et seq.) relating to municipal maintenance of common open space.

G. All applications that propose an individual well or a community groundwater system are required to submit a well report on the actual function of each well.

1. All wells shall be shown to be capable of a minimum yield of three gallons per minute for a one hour, fixed rate of water removal per unit of occupancy.
2. All wells shall be shown to be capable of supplying water quality that either meets the EPA Safe Drinking Water Act standards, or is capable of being treated to attain such standards, in which case approval shall be conditioned on receipt of such treatment.
3. All wells shall be shown to be capable of supplying potable water at a minimum rate of 400 gallons per day per unit of occupancy at a demand rate of not fewer than three gallons per minute for one hour, either with or without the use of a storage system. If a storage system is needed to meet the above minimum requirements, the report and final plan shall note the recommended capacity of such storage system together with well water yield and well water quality results on any subdivision or land development plan.

512 UTILITIES

The subdivider shall provide evidence that the proposed subdivision or land development can be served by electric and/or natural gas. A letter from the service company stating the availability of the gas/electric service for that particular development will be adequate for that particular development will be adequate to meet this requirement.

- B. **Fences, Walls, Hedges, and Trees.** All fences, walls, hedges and trees shall be permitted in any yard provided that no fence, wall, or hedge abutting any public right of way shall exceed thirty-six inches (36") in height at intersections. Ornamental fences exceeding thirty-six inches (36") in height shall be permitted at intersections, provided that said fence contains no more than twenty-five percent (25%) coverage of the total area of the face of said fence.



513 SCREENING & LANDSCAPING

Screening and Landscaping - Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare, headlights, and parking lot lights, to delineate driving lanes and define rows of parking. Furthermore, parking lots should be adequately landscaped to provide shade in order to reduce the amount of reflected heat and to improve the aesthetics of parking lots.

- A. All off-street parking areas which provide more than twenty (20) parking spaces shall be screened from any residential use that is abutting or across the street or alley from the parking lot.

- B. Screening may be accomplished by the placement of adjacent buildings, a solid fence, or by the provision of a maintained hedge.
- C. A solid fence shall be a minimum of six feet in height, constructed of a durable material and visually attractive materials.
- D. A shrubbery hedge of sufficient and acceptable plants shall be a minimum of 36-inches in height at the time of planting and be spaced not less than 36-inches apart. The shrubbery hedge shall not exceed 10-foot in height at maturity.

514 STORMWATER MANAGEMENT

- A. Stormwater management shall be addressed in accordance with Appendix A of this ordinance.

515 RECOMMENDED IMPROVEMENTS

Although the following improvements are not required, they are recommended as being very valuable to the safety, convenience, and attractiveness of a development.

- A. **Recreation Areas.** Areas for parks or playgrounds may be reserved. Those developments making reservation for recreation areas may be granted by the Commission up to a five (5) percent reduction in required lot width and/or area to offset the number of lots that could otherwise have been in the reserve area. For developments in municipalities that have adopted a local zoning ordinance or other land use control that established lot area with width requirements, this provision shall not be allow a reduction below those minimum requirements. Provision for proper maintenance of the recreation area must be provided. The Commission shall require construction and maintenance guarantees for all recreation areas intended to be owned by any governmental entity. The Commission may, at its discretion, require construction and maintenance guarantees for any recreation areas that are intended to be owned by any property owners association, condominium association or similar body.
- B. **Street Lights.** When streetlights are to be provided, the developer shall be responsible for making the necessary arrangements with the municipality and the appropriate public utility company.
- C. **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 curb and sidewalk, or between the curb and sidewalk, provided the planting strip is a minimum of six (6) feet wide.
- D. **Curbs.** Curbs should be provided in subdivisions, which have a typical lot width at the building line of eighty-five (85) feet or less.
- E. **Access to Public Transportation Facilities.** All major subdivisions and land developments as defined in this ordinance shall show on the plan a designated and dedicated pick-up/drop-off location for public bus transportation.

ARTICLE 6
MOBILE HOME PARKS & RECREATIONAL VEHICLE PARKS

- 600 General
- 601 Mobile Home Parks
- 602 Recreational Vehicle Parks and Campgrounds

600 GENERAL

Notwithstanding any other provisions of this Ordinance, the following requirements shall apply specifically to the planning and development of mobile home parks and recreational vehicle parks. Further, the provisions of this Article are intended to supplement and compliment any applicable municipal, county, state, or other laws or ordinances regulating mobile home parks and recreational vehicle parks.

601 MOBILE HOME PARKS

Except as specifically provided for in this Article, mobile home parks shall be developed in accordance with the required improvements and design standards set forth in this Ordinance.

When a mobile home park is located in a municipality having a legally adopted zoning ordinance, the site shall be designed in accordance with the applicable zoning provisions. In the absence of a zoning ordinance, the following minimum requirements shall be observed in the development of the park:

- A. All mobile home parks shall have an area of not less than five (5) continuous acres.
- B. Individual Lots – The planning and location of individual lots shall be guided by the following requirements:
 - 1. Each mobile home lot within the park shall have an area of at least five thousand (5,000) square feet.
 - 2. Each mobile home lot shall be platted to permit a minimum of lot width of fifty (50) feet and not less than forty (40) feet between any mobile home and an adjacent property line abutting the mobile home park.
 - 3. Each lot shall be directly accessible from an approved internal street without the necessity of crossing any other space.
- C. Site Location – The location of all mobile home parks shall comply with the following minimum standards:
 - 1. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas, or other potential breeding places for insects and rodents.
 - 2. Not subject to flooding or subsidence.
 - 3. Not subject to hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor, or glare.
 - 4. Parks shall be designed to serve the long-term placement of mobile homes.

5. No part of any mobile home park shall be used for nonresident purposes except such uses that are required to direct servicing and well-being of park residents and for the management of the park.

D. Foundations and Stands:

1. Each mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home in a fixed position following installation guides for each unit as specified by the manufacturer and as specified by the Pennsylvania Uniform Construction Code.
2. The location of each mobile home stand shall be at such level, distance, and angle in relation to the access street so that the removal of the mobile home is practical.
3. The size of each mobile home stand shall be suitable for the general market to be served by the individual park, be sufficient to fit the dimensions of mobile homes anticipated, and sufficient to handle any appurtenant structures and appendages, including prefabricated "Florida rooms," carports, and storage structures.
4. A one percent (1%) to five percent (5%) gradient longitudinal crown or cross gradient for surface drainage shall be provided.
5. Mobile home stands shall be either concrete pads or piers. The piers shall be set at least thirty-six (36) inches deep.
6. Each mobile home stand shall provide adequate tie downs in accordance with the manufacturer's requirements and in accordance with the Pennsylvania Uniform Construction Code.
7. Each lot shall have a lot number and/or address placed in front of or directly on the mobile home. The number shall be positioned in such a way that it is visible from the road on which the mobile home or lot is fronting.
8. The plans shall specify that skirting shall be provided on all mobile homes.

E. Grading Requirements:

1. All mobile home parks shall be graded in order to provide drainage of water away from buildings, patios, and mobile home stands and to provide safe and convenient access to lot access and structures thereon.
2. Natural features of the tract, such as trees and streams, shall be preserved whenever possible. Conservation easements should be created to insure long-term preservation.
3. Slopes of unpaved areas around walls and foundations of structures, stands, patios, and water supply wells shall be graded from such structures at a minimum of one-fourth

(1/4) inch per foot or two percent (2%) to adequate outfalls or to drainage swales discharging to adequate outfalls.

4. Maximum slope of usable yard area shall be twenty-one percent (21%) away from structures, patios, and stands for a minimum of four (4) feet, except as limited by lot lines.
5. Slopes of other unpaved areas shall have a minimum gradient of one-fourth (1/4) inch per foot ad a maximum ratio of two (2) feet horizontal to one (1) foot vertical.

F. The following parking standards shall be required:

1. There shall be a minimum of two (2) parking spaces provided per lot.
2. On-street parking shall be permitted, but shall not interfere with the normal movement of traffic.

G. Yard Requirements

1. Mobile homes shall be parked on each lot so that there will be a minimum of ten (10) feet between the mobile home, appurtenant structures and any adjacent side or rear lot line. There shall be a minimum of twenty (20) feet between an individual mobile home, attached structure and accessory structure and the pavement of a park street or common parking area.
2. Mobile homes shall be located a minimum of twenty (20) feet away from any common building or structure.
3. Secondary entranceways may utilize stoops, landings, patios or awnings, which may extend a width of five (5) feet within the ten (10) foot yard requirements.
4. Corners of mobile home lots shall be marked with permanent flush stakes, markers or other suitable means.
5. Exposed ground surfaces shall be covered with grass or other appropriate vegetative growth that is capable of preventing soil erosion and emanation of dust during dry weather. Ground cover shall be maintained free of growth which is poisonous or may harbor rodents, insects, or other harmful pests.

H. The park shall be appropriately landscaped and screened from adjacent properties. Screening may consist of one or several rows of evergreen bushes or trees, a natural or constructed topographical feature, and other appropriate means approved by the Commission for restricting visual contact with the park.

I. All mobile home parks shall be reviewed as a major subdivision.

602 RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

When a recreational vehicle park or campground is located in a municipality having a legally adopted zoning ordinance, the site shall be designed in accordance with the applicable zoning standards. In the absence of a zoning ordinance, the following requirements shall apply:

- A. All recreational vehicle parks and campgrounds shall be reviewed as a major subdivision and must comply with all the requirements of this Ordinance.
- B. The park or campground shall be designed to serve the short term placement of recreational vehicles and camping units and no vehicle shall be used as a permanent place of abode, dwelling, or business.
- C. A permanent dwelling may be located in the park site for the park manager.
- D. Recreational vehicle parks and campgrounds shall have an area of five (5) or more acres.
- E. Each recreational vehicle site and campsite within the park or campground shall have an area of at least one thousand five hundred (1,500) square feet with a minimum width of thirty (30) feet.
- F. Each site shall be spaced so the vehicles are at least twenty (20) feet apart and no closer and fifty (50) feet to an adjacent property.
- G. In addition to one parking space for each site, separate parking areas for visitors shall be provided in the ratio of one-half (.5) parking space for each site in the camp.
- H. Evidence of approval by the Department of Environmental Protection must be submitted in accordance with Chapter 19 Organized Camps and Campgrounds.
- I. A statement of assurance from the applicant that the proposed road system will be improved to a condition that it is passable for vehicles which are intended to use the street.

ARTICLE 7 – ADOPTION

These Venango County Subdivision and Land Development Regulations are hereby adopted in accordance with action taken at the January 17, 1974, meeting of the Board of Venango County Commissioners.

Joseph Levi, Chairman
Henry Mackey
Lewis A. Judson

Ordinance No. 1 of 1976, which amended these regulations, was adopted in accordance with action taken at the December 21, 1976, meeting of the Board of Venango County Commissioners.

Oscar W. Bodamer, Chairman
Henry Mackey
Lewis A. Judson

Ordinance No. 2 of 1991 which amends this Ordinance was hereby adopted in accordance with action taken at the February 19, 1991, meeting of the Board of Venango County Commissioners.

Jonathan H. Hutchinson, Chairman
Oscar W. Bodamer
Ralph L. Pritchard

Ordinance No. 2 of 2005 which amends this ordinance was hereby adopted in accordance with action taken at the October 5, 2005, meeting of the Board of Venango County Commissioners.

Susan M. Smith, Chair Person
Larry E. Horn
Gary R. Hutchinson

Ordinance No.1 of 2006 which amends this ordinance was hereby adopted in accordance with action taken at the March 1, 2006 meeting of the Board of Venango County Commissioners.

Susan M. Smith, Chair Person
Larry E. Horn
Gary R. Hutchinson

Ordinance No. ___ of 20___ which amends this ordinance is hereby adopted in accordance with action taken at the _____ meeting of the Board of Venango County Commissioners.

Timothy S. Brooks, Chairman

Vincent L. Witherup

Janet D. Beichner

Attest: Denise Jones, Chief Clerk

APPENDIX A: STORMWATER MANAGEMENT REQUIREMENTS

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ARTICLE I - GENERAL PROVISIONS

Section 101. Short Title

This Ordinance shall be known and may be cited as the “*Venango County* Stormwater Management Ordinance.”

Section 102. Statement of Findings

The governing body of *Venango County* finds that:

- A. Inadequate management of accelerated stormwater runoff resulting from development throughout a watershed increases flood flows and velocities, contributes to erosion and sedimentation, overtaxes the carrying capacity of existing streams and storm sewers, greatly increases the cost of public facilities to convey and manage stormwater, undermines floodplain management and flood reduction efforts in upstream and downstream communities, reduces groundwater recharge, threatens public health and safety, and increases non-point source pollution of water resources.
- B. A comprehensive program of stormwater management, including reasonable regulation of development and activities causing accelerated runoff, is fundamental to the public health, safety, welfare, and the protection of the people of Municipality and all the people of the Commonwealth, their resources, and the environment.
- C. Inadequate planning and management of stormwater runoff resulting from land development and redevelopment throughout a watershed can also harm surface water resources by changing the natural hydrologic patterns; accelerating stream flows (which increase scour and erosion of streambeds and stream banks thereby elevating sedimentation); destroying aquatic habitat; and elevating aquatic pollutant concentrations and loadings such as sediments, nutrients, heavy metals, and pathogens. Groundwater resources are also impacted through loss of recharge.
- D. Stormwater is an important water resource which provides groundwater recharge for water supplies and base flow of streams, which also protects and maintains surface water quality.
- E. Public education on the control of pollution from stormwater is an essential component in successfully addressing stormwater issues.
- F. Federal and state regulations require certain municipalities to implement a program of stormwater controls. These municipalities are required to obtain a permit for stormwater discharges from their separate storm sewer systems under the National Pollutant Discharge Elimination System (NPDES).

Section 103. Purpose

The purpose of this Ordinance is to promote health, safety, and welfare within *Venango County*, by minimizing the harms and maximizing the benefits described in Section 102 of this Ordinance through provisions intended to:

- A. Meet legal water quality requirements under state law, including regulations at 25 PA Code Chapter 93 to protect, maintain, reclaim, and restore the existing and designated uses of the Waters of the Commonwealth.
- B. Manage accelerated runoff and erosion and sedimentation problems close to their source, by regulating activities that cause these problems.
- C. Preserve the natural drainage systems as much as possible.

- D. Maintain groundwater recharge, to prevent degradation of surface and groundwater quality, and to otherwise protect water resources.
- E. Maintain existing flows and quality of streams and watercourses.
- F. Preserve and restore the flood-carrying capacity of streams and prevent scour and erosion of stream banks and streambeds.
- G. Manage stormwater impacts close to the runoff source, with a minimum of structures and a maximum use of natural processes.
- H. Provide procedures, performance standards, and design criteria for stormwater planning and management.
- I. Provide proper operations and maintenance of all temporary and permanent stormwater management facilities and Best Management Practices (BMPs) that are constructed and implemented.
- J. Provide standards to meet the NPDES permit requirements.

Section 104. Statutory Authority

- A. Primary Authority: *Venango County* is empowered to regulate these activities by the authority of the Act of October 4, 1978, 32 P.S., P.L. 864 (Act 167), 32 P.S. Section 680.1 et seq., as amended, the "Storm Water Management Act".
- B. Secondary Authority: *Venango County* also is empowered to regulate land use activities that affect runoff by the authority of the Act of July 31, 1968, P.L. 805, No. 247, The Pennsylvania Municipalities Planning Code, as amended.

Section 105. Applicability

This Ordinance shall apply to all areas of *Venango County*, any Regulated Activity within *Venango County* and all stormwater runoff entering into *Venango County's* separate storm sewer system or combined sewer system from lands within the boundaries of *Venango County*.

Earth disturbance activities and associated stormwater management controls are also regulated under existing state law and implementing regulations. This Ordinance shall operate in coordination with those parallel requirements; the requirements of this Ordinance shall be no less restrictive in meeting the purposes of this Ordinance than state law.

"Regulated Activities" are any earth disturbance activities or any activities that involve the alteration or development of land in a manner that may affect stormwater runoff. "Regulated Activities" include, but are not limited to, the following listed items:

- A. Earth Disturbance Activities
- B. Land Development
- C. Subdivision
- D. Construction of new or additional impervious or semi-pervious surfaces
- E. Construction of new buildings or additions to existing buildings
- F. Diversion or piping of any natural or man-made stream channel
- G. Installation of stormwater management facilities or appurtenances thereto
- H. Installation of stormwater BMPs

See Section 302 of this Ordinance for Exemption/Modification Criteria.

Section 106. Repealer

Any ordinance, ordinance provision(s), or regulation of *Venango County* inconsistent with any of the provision(s) of this Ordinance is hereby repealed to the extent of the inconsistency only.

Section 107. Severability

In the event that a court of competent jurisdiction declares any section(s) or provision(s) of this Ordinance invalid, such decision shall not affect the validity of any of the remaining section(s) or provision(s) of this Ordinance.

Section 108. Compatibility with Other Ordinance Requirements

Approvals issued and actions taken pursuant to this Ordinance do not relieve the Applicant of the responsibility to comply with or to secure required permits or approvals for activities regulated by any other applicable codes, laws, rules, statutes, or ordinances. To the extent that this Ordinance imposes more rigorous or stringent requirements for stormwater management, the specific requirements contained in this Ordinance shall be followed.

Section 109. Duty of Persons Engaged in the Development of Land

Notwithstanding any provision(s) of this Ordinance, including exemptions, any landowner or any person engaged in the alteration or development of land which may affect stormwater runoff characteristics shall implement such measures as are reasonably necessary to prevent injury to health, safety, or other property. Such measures also shall include actions as are required to manage the rate, volume, direction, and quality of resulting stormwater runoff in a manner which otherwise adequately protects health, property, and water quality.

Section 110. Municipal Liability Disclaimer

- A. Neither the granting of any approval under this Ordinance, nor the compliance with the provisions of this Ordinance, or with any condition imposed by a municipal official hereunder, shall relieve any person from any responsibility for damage to persons or property resulting there from, or as otherwise imposed by law nor impose any liability upon the Municipality for damages to persons or property.
- B. The granting of a permit which includes any storm water management facilities shall not constitute a representation, guarantee or warranty of any kind by the Municipality, or by an official or employee thereof, of the practicability or safety of any structure, use or other plan proposed, and shall create no liability upon or cause of action against such public body, official or employee for any damage that may result pursuant thereto.

ARTICLE II - DEFINITIONS

For the purpose of this Ordinance, certain terms and words used herein shall be interpreted as follows:

- A. Words used in the present tense include the future tense; the singular number includes the plural; and the plural number includes the singular; words of masculine gender include feminine gender; and words of feminine gender include masculine gender.
- B. The word "includes" or "including" shall not limit the term to the specific example but is intended to extend its meaning to all other instances of like kind and character.
- C. The word "person" includes an individual, firm, association, organization, partnership, trust, company, corporation, or any other similar entity.
- D. The words "shall" and "must" are mandatory; the words "may" and "should" are permissive.
- E. The words "used or occupied" include the words "intended, designed, maintained, or arranged to be used, occupied or maintained".

Accelerated Erosion - The removal of the surface of land through the combined action of human activity and natural processes at a rate greater than would occur under natural processes.

Agricultural Activities - Activities associated with agriculture such as agricultural cultivation, agricultural operation, and animal heavy use areas. This includes the work of producing crops, tillage, land clearing, plowing, disking, harrowing, planting, harvesting crops, or pasturing and raising of livestock and installation of conservation measures. Construction of new buildings or impervious areas is not considered an Agricultural Activity.

Alteration - As applied to land, a change in topography as a result of the moving of soil and rock from one location or position to another; changing of surface conditions by causing the surface to be more or less impervious; land disturbance.

Applicant - A landowner, developer, or other person who has filed an application for approval to engage in any Regulated Activities at a project site within the municipality.

Best Management Practices (BMPs) - Activities, facilities, designs, measures or procedures used to manage stormwater impacts from Regulated Activities, to meet State Water Quality Requirements, to promote groundwater recharge and to otherwise meet the purposes of this Ordinance. Stormwater BMPs are commonly grouped into one of two broad categories or measures: "non-structural" or "structural". "Non-structural" BMPs are measures referred to as operational and/or behavior-related practices that attempt to minimize the contact of pollutants with stormwater runoff whereas "structural" BMPs are measures that consist of a physical device or practice that is installed to capture and treat stormwater runoff. "Structural" BMPs include, but are not limited to, a wide variety of practices and devices, from large-scale retention ponds and constructed wetlands, to small-scale underground treatment systems, infiltration facilities, filter strips, low impact design, bioretention, wet ponds, permeable pavement, grassed swales, riparian or forested buffers, sand filters, detention basins, and manufactured devices. "Structural" stormwater BMPs are permanent appurtenances to the project site.

BMP Manual - Pennsylvania Department of Environmental Protection, Bureau of Watershed Management. *Pennsylvania Stormwater Best Management Practices Manual*, latest edition.

Channel Erosion - The widening, deepening, and headward cutting of small channels and waterways, due to erosion caused by moderate to large floods.

Cistern - An underground reservoir or tank used for storing rainwater.

Conservation District - The Venango Conservation District. The Venango Conservation District has the authority under a delegation agreement executed with the Department of Environmental Protection to administer all or a portion of the regulations promulgated under 25 PA Code Chapter 102.

Culvert - A structure with appurtenant works that carries a stream and/or stormwater runoff under a road or through an embankment or fill.

Dam - An artificial barrier, together with its appurtenant works, constructed for the purpose of impounding or storing water or another fluid or semifluid, or a refuse bank, fill or structure for highway, railroad or other purposes which does or may impound water.

Design Storm - The magnitude and temporal distribution of precipitation from a storm event measured in probability of occurrence (e.g., a 25-year storm) and duration (e.g., 24-hours), used in the design and evaluation of stormwater management systems. Also see Return Period.

Designee - An agent of this municipality and/or agent of the governing body involved with the administration, review or enforcement of any provisions of this Ordinance by contract or memorandum of understanding.

Detention Basin - An impoundment structure designed to manage stormwater runoff by temporarily storing runoff and releasing it at a predetermined rate.

Detention Volume - The volume of runoff that is captured and released into Waters of the Commonwealth at a controlled rate.

Developer - A person, partnership, association, corporation, or other entity, or any responsible person therein or agent thereof, that undertakes any Regulated Activity of this Ordinance.

Development Site - (Site) - The specific parcel of land for which a Regulated Activity is proposed. Also see Project Site.

Disturbed Area - An unstabilized land area where an Earth Disturbance Activity is occurring or has occurred.

Downslope Property Line - That portion of the property line of the land being developed to which all or a major portion of the overland or pipe flow from the site would be directed toward.

Drainage Conveyance Facility - A stormwater management facility designed to convey stormwater runoff including streams, channels, swales, pipes, conduits, culverts, storm sewers, etc.

Drainage Easement - A right granted by a landowner to a grantee, to allow the use of private land for stormwater management, drainage, or conveyance purposes.

Drainageway - Any natural or artificial watercourse, trench, ditch, pipe, swale, channel, or similar depression into which surface water flows.

Earth Disturbance Activity - Construction or other human activity which disturbs the surface of the land, including, but not limited to, clearing and grubbing, grading, excavations, embankments, land development, agricultural plowing or tilling, timber harvesting, road maintenance, mineral extraction, and the moving, depositing, stockpiling, or storing of soil, rock or earth materials.

Erosion - The movement of soil particles by the action of water, wind, ice, or other natural forces.

Erosion and Sediment Pollution Control Plan - A plan which is designed to minimize accelerated erosion and sedimentation.

Exceptional Value Waters - Surface waters of high quality, which satisfy PA Code Title 25 Environmental Protection, Chapter 93 Water Quality Standards 93.4b(b) relating to anti-degradation.

Existing Condition(s) - The initial condition of a project site prior to proposed construction. If the initial condition of the site is undeveloped land and not forested, the land use shall be considered as "meadow" unless the natural land cover is documented to generate lower Curve Numbers or Rational "C" Coefficient.

FEMA - The Federal Emergency Management Agency.

Flood - A general but temporary condition of partial or complete inundation of normally dry land areas from the overflow of streams, rivers, and other Waters of the Commonwealth.

Flood Fringe - The remaining portions of the 100-year floodplain outside of the floodway boundary.

Floodplain - Any land area susceptible to inundation by water from any natural source or delineated by applicable Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary - mapped as being a special flood hazard area. Included are lands adjoining a river or stream that have been or may be inundated by a 100-year flood. Also included are areas that comprise Group 13 Soils, as listed in Appendix A of the Pennsylvania Department of Environmental Protection (PADEP) Technical Manual for Sewage Enforcement Officers (as amended or replaced from time to time by PADEP).

Floodway - The channel of the watercourse and those portions of the adjoining floodplains that are reasonably required to carry and discharge the 100-year frequency flood. Unless otherwise specified, the boundary of the floodway is as indicated on maps and flood insurance studies provided by FEMA. In an area where no FEMA maps or studies have defined the boundary of the 100-year frequency floodway, it is assumed - absent evidence to the contrary - that the floodway extends from the stream to 50 feet from the top of the bank of the stream.

Forest Management/Timber Operations - Planning and activities necessary for the management of forestland. These include timber inventory and preparation of forest management plans, silvicultural

treatment, cutting budgets, logging road design and construction, timber harvesting, site preparation and reforestation.

Freeboard - Vertical distance between the elevation of the design high water and the top of a dam, levee, tank, basin, or diversion ridge. The space is required as a safety margin against flow overtopping in a pond or basin.

Grade - Slope of a road, channel or natural ground specified in percent.

(To) Grade - To finish the surface of a roadbed, top of embankment or bottom of excavation.

Groundwater Recharge - Replenishment of existing natural underground water.

HEC-HMS Model Calibrated - (Hydrologic Engineering Center Hydrologic Modeling System) A computer-based hydrologic modeling technique adapted to certain watersheds in Venango County for the Act 167 Plan. The model has been calibrated by adjusting key model input parameters.

High Quality Waters - Surface water having quality, which exceeds criteria necessary to support propagation of fish, shellfish, and wildlife and recreation in and on the water by satisfying PA Code Title 25 Environmental Protection, Chapter 93 Water Quality Standards 93.4b(a).

Hydrologic Soil Group (HSG) - Infiltration rates of soils vary widely and are affected by subsurface permeability as well as surface intake rates. Soils are classified into one of four HSG (A, B, C, and D) according to their minimum infiltration rate, which is obtained for bare soil after prolonged wetting. The Natural Resource Conservation Service (NRCS) of the US Department of Agriculture defines the four groups and provides a list of most of the soils in the United States and their group classification. The soils in the area of interest may be identified from a soil survey report from the local NRCS office or the County Conservation District.

Impervious Surface (Impervious Area) - A surface that prevents the infiltration of water into the ground. Impervious surface (or areas) include, but are not limited to: roofs, additional indoor living spaces, patios, garages, storage sheds and similar structures, parking or driveway areas, streets and sidewalks. Any surface areas proposed to initially be gravel or crushed stone shall be assumed to be impervious surfaces.

Impoundment - A retention or detention basin designed to retain stormwater runoff and release it at a controlled rate.

Infiltration Structures - A structure designed to direct runoff into the ground (e.g., french drains, seepage pits, seepage trench, etc.).

Inlet - A surface connection to a closed drain. A structure at the diversion end of a conduit. The upstream end of any structure through which water may flow.

Karst - A type of topography or landscape characterized by surface depressions, sinkholes, rock pinnacles/uneven bedrock surface, steep-sided hills, underground drainage and caves. Karst is formed on carbonate rocks, such as limestone or dolomites and sometimes gypsum.

Land Development (Development) - (i) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving (a) a group of two or more buildings, or (b) the division or allocation of land or space 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; (ii) Any subdivision of land; (iii) Development in accordance with Section 503(1.1) of the PA Municipalities Planning Code.

Main Stem (Main Channel) - Any stream segment or other runoff conveyance facility used as a reach in the Venango County Act 167 watershed hydrologic model(s).

Manning Equation (Manning Formula) – An equation for calculation of velocity of flow in non-pressurized conduits based upon conduit shape, roughness, depth of flow and slope.

Maximum extent practicable - a level of implementing best management practices in order to achieve a specified performance standard taking into account the best available technology, cost effectiveness and other competing issues such as public safety and welfare, natural resources, and geographic features.

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

Municipality - Venango County, Pennsylvania.

National Pollutant Discharge Elimination System (NPDES) - The federal government's system for issuance of permits under the Clean Water Act, which is delegated to PADEP in Pennsylvania.

NOAA Atlas 14: - Precipitation-Frequency Atlas of the United States, Atlas 14, Volume 2, US Department of Commerce, National Oceanic and Atmospheric Administration, National Weather Service, Hydrometeorological Design Studies Center, Silver Spring, Maryland (most current). NOAA's Atlas 14 can be accessed at Internet address: <http://hdsc.nws.noaa.gov/hdsc/pfds/>.

Non-point Source Pollution - Pollution that enters a water body from diffuse origins in the watershed and does not result from discernible, confined, or discrete conveyances.

NRCS - Natural Resource Conservation Service (previously Soil Conservation Service (SCS)).

Open Channel - A drainage element in which stormwater flows with an open surface. Open channels include, but are not limited to, natural and man-made drainage ways, swales, streams, ditches, canals, and pipes not under pressure.

Outfall - (i) Point where water flows from a conduit, stream, or drain; (ii) "Point Source" as described in 40 CFR § 122.2 at the point where the Municipality's storm sewer system discharges to surface Waters of the Commonwealth.

Outlet - Points of water disposal from a stream, river, lake, tidewater, or artificial drain.

PADEP - The Pennsylvania Department of Environmental Protection.

Parking Lot Storage - The use of impervious parking areas as temporary impoundments with controlled release rates during rainstorms.

Peak Discharge - The maximum rate of stormwater runoff from a specific storm event.

Person - An individual, partnership, public or private association or corporation, or a governmental unit, public utility or any other legal entity whatsoever which is recognized by law as the subject of rights and duties.

Pervious Area - Any area not defined as impervious.

Pipe - A culvert, closed conduit, or similar structure (including appurtenances) that conveys stormwater.

Planning Commission - The Planning Commission of *Venango County*.

Point Source - Any discernible, confined, or discrete conveyance, including, but not limited to: any pipe, ditch, channel, tunnel, or conduit from which stormwater is or may be discharged, as defined in State regulations at 25 Pennsylvania Code § 92.1.

Probable Maximum Flood (PMF) - The flood that may be expected from the most severe combination of critical meteorological and hydrologic conditions that are statistically possible in any area. The PMF is derived from the probable maximum precipitation (PMP) as determined on the basis of data obtained from the National Oceanographic and Atmospheric Administration (NOAA).

Project Site - The specific area of land where any Regulated Activities in the Municipality are planned, conducted, or maintained.

Protected Watershed – watershed tributary to Exceptional Value Waters or High Quality Waters.

Qualified Professional - Any person licensed by the Pennsylvania Department of State or otherwise qualified by law to perform the work required by the Ordinance.

Rational Formula - A rainfall-runoff relation used to estimate peak flow.

Redevelopment - Earth disturbance activities on land, which has previously been developed.

Regulated Activities - Any earth disturbance activities or any activities that involve the alteration or development of land in a manner that may affect stormwater runoff.

Regulated Earth Disturbance Activity - Activity involving Earth Disturbance subject to regulation under 25 PA Code Chapter 92, Chapter 102, or the Clean Streams Law.

Release Rate - The percentage of pre-development peak rate of runoff from a site or subwatershed area to which the post-development peak rate of runoff must be reduced to protect downstream areas.

Release Rate District - Those subwatershed areas in which post-development flows must be reduced to a certain percentage of pre-development flows as required to meet the plan requirements and the goals of Act 167.

Retention Basin - An impoundment in which stormwater is stored and not released during the storm event. Stored water may be released from the basin at some time after the end of the storm.

Retention Volume/Removed Runoff - The volume of runoff that is captured and not released directly into the surface Waters of the Commonwealth during or after a storm event.

Return Period - The average interval, in years, within which a storm event of a given magnitude can be expected to recur. For example, the 25-year return period rainfall would be expected to recur on the average once every twenty-five years; or stated in another way, the probability of a 25-year storm occurring in any one given year is 0.04 (i.e. a 4% chance).

Riparian Buffer - A vegetated area bordering perennial and intermittent streams and wetlands, that serves as a protective filter to help protect streams and wetlands from the impacts of adjacent land uses.

Riser - A vertical pipe extending from the bottom of a pond that is used to control the discharge rate from the pond for a specified design storm.

Road Maintenance - Earth disturbance activities within the existing road right-of-way, such as grading and repairing existing unpaved road surfaces, cutting road banks, cleaning or clearing drainage ditches, and other similar activities. Road maintenance activities that do not disturb the subbase of a paved road (such as milling and overlays) are not considered earth disturbance activities.

Rooftop Detention - Temporary ponding and gradual release of stormwater falling directly onto flat roof surfaces by incorporating controlled-flow roof drains into building designs.

Runoff - Any part of precipitation that flows over the land surface.

Runoff Capture Volume - The volume of runoff that is captured (retained) and not released into surface Waters of the Commonwealth during or after a storm event.

Sediment - Soils or other materials transported by surface water as a result of erosion.

Sediment Basin - A barrier, dam, retention or detention basin located and designed to retain rock, sand, gravel, silt, or other material transported by stormwater runoff during earthmoving activities.

Sediment Pollution - The placement, discharge, or any other introduction of sediment into Waters of the Commonwealth occurring from the failure to properly design, construct, implement or maintain control measures and control facilities in accordance with the requirements of this Ordinance.

Sedimentation - The process by which mineral or organic matter is accumulated or deposited by the movement of water.

Seepage Pit/Seepage Trench - An area of excavated earth filled with loose stone or similar coarse material, into which surface water is directed for infiltration into the ground.

Semi-pervious Surface – surfaces that consist of a variety of types of pavement, pavers and other devices that provide infiltration while serving as a structural surface.

Separate Storm Sewer System - A conveyance or system of conveyances including roads with drainage systems, Municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains primarily used for collecting and conveying stormwater runoff.

Sheet Flow - Runoff that flows over the ground surface as a thin, even layer, not concentrated in a channel.

Soil Cover Complex Method - A method of runoff computation developed by the NRCS that is based on relating soil type and land use/cover to a runoff parameter called Curve Number (CN).

Spillway (Emergency) - A depression in the embankment of a dam, pond or basin, or other detention structure, that is used to pass peak discharges greater than the maximum design storm controlled by the pond or basin.

State Water Quality Requirements - The regulatory requirements to protect, maintain, reclaim, and restore water quality under Title 25 of that Pennsylvania Code and the Clean Streams Law.

Storage Indication Method - A reservoir routing procedure based on solution of the continuity equation (inflow minus outflow equals the change in storage) with outflow defined as a function of storage volume and depth.

Storm Frequency - The number of times that a given storm "event" occurs or is exceeded on the average in a stated period of years. See also Return Period.

Storm Sewer - A system of pipes and/or open channels that convey intercepted runoff and stormwater from other sources, but excludes domestic sewage and industrial wastes.

Stormwater - Drainage runoff from the surface of the land resulting from precipitation, snow, or ice melt.

Stormwater Hotspot - A land use or activity that generates higher concentrations of hydrocarbons, trace metals, or toxicants than are found in typical stormwater runoff from residential land use.

Stormwater Management Facilities - Any structure, natural or man-made, that, due to its condition, design, or construction, conveys, stores, or otherwise affects stormwater runoff. Typical stormwater management facilities include, but are not limited to: detention and retention basins, open channels, storm sewers, pipes and infiltration facilities.

Stormwater Management Plan - The Venango County Stormwater Management Plan for managing stormwater runoff in Venango County as required by the Act of October 4, 1978, P.L. 864, (Act 167) and known as the "Storm Water Management Act".

Stormwater Management Site Plan (SWM Site Plan) - The plan prepared by the Applicant or his representative indicating how stormwater runoff will be managed at the project site in accordance with this Ordinance.

Stream Enclosure - A bridge, culvert, or other structure in excess of 100 feet in length upstream to downstream which encloses Waters of the Commonwealth.

Subwatershed Area - The smallest drainage unit of a watershed for which stormwater management criteria have been established in the Stormwater Management Plan.

Subdivision - The division or re-division of a lot, tract, or parcel of land by any means, into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, 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 acres, not involving any new street or easement of access or any residential dwellings, shall be exempt {Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247}.

Swale - A low-lying stretch of land that gathers or carries surface water runoff.

Timber Operations - See "Forest Management".

Time of Concentration (T_c) - The time for surface runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed. This time is the combined total of overland flow time and flow time in pipes or channels, if any.

USDA - The United States Department of Agriculture.

Watercourse - A channel or conveyance of surface water, such as a stream or creek, having defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

Waters of the Commonwealth - Rivers, streams, creeks, rivulets, impoundments, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs and other bodies or channels of conveyance of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of the Commonwealth of Pennsylvania.

Watershed - Area drained by a river, watercourse, or other surface water, whether natural or artificial.

Wetlands - Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas. (The term includes but is not limited to wetland areas listed in the State Water Plan, the United States Forest Service Wetlands Inventory of Pennsylvania, the Pennsylvania Coastal Zone Management Plan and a wetland area designated by a river basin commission. This definition is used by the United States Environmental Protection Agency and the United States Army Corps of Engineers.)

ARTICLE III - STORMWATER MANAGEMENT STANDARDS

Section 301. General Requirements

- A. For all Regulated Activities, unless specifically exempted in Section 302:
 - 1. Preparation and implementation of an approved SWM Site Plan is required.
 - 2. No Regulated Activities shall commence until the municipality issues written approval of a SWM Site Plan, which demonstrates compliance with the requirements of this Ordinance.
 - 3. The SWM Site Plan shall demonstrate that adequate capacity will be provided to meet the Volume and Rate Control Requirements, as described under Sections 304 and 305 of this Ordinance.
 - 4. The SWM Site Plan approved by the municipality, shall be on-site throughout the duration of the Regulated Activities.

- B. For all Regulated Earth Disturbance Activities, erosion and sediment control BMPs shall be designed, implemented, operated, and maintained during the Regulated Earth Disturbance Activities (e.g., during construction) to meet the purposes and requirements of this Ordinance and to meet all requirements under Title 25 of the Pennsylvania Code (including, but not limited to Chapter 102 Erosion and Sediment Control) and the Clean Streams Law. Various BMPs and their design standards are listed in the *Erosion and Sediment Pollution Control Program Manual* (E&S Manual), No. 363-2134-008 (April 15, 2000), as amended and updated.

- C. For all Regulated Activities, stormwater BMPs shall be designed, installed, implemented, operated, and maintained to meet the purposes and requirements of this Ordinance and to meet all requirements under Title 25 of the Pennsylvania Code and the Clean Streams Law, conform to the State Water Quality Requirements, meet all requirements under the Storm Water Management Act and any more stringent requirements as determined by the municipality.

- D. The municipality may, after consultation with PADEP, approve measures for meeting the State Water Quality Requirements other than those in this Ordinance, provided that they meet the minimum requirements of, and do not conflict with state law, including, but not limited to, the Clean Streams Law.

- E. All Regulated Activities shall include, to the maximum extent practicable, measures to:
 - 1. Protect health, safety, and property.
 - 2. Meet the water quality goals of this Ordinance by implementing measures to:
 - a. Minimize disturbance to floodplains, wetlands, natural slopes, existing native vegetation and woodlands.
 - b. Create, maintain, or extend riparian buffers and protect existing forested buffers.
 - c. Provide trees and woodlands adjacent to impervious areas whenever feasible.
 - d. Minimize the creation of impervious surfaces and the degradation of Waters of the Commonwealth and promote groundwater recharge.
 - e. Protect natural systems and processes (drainageways, vegetation, soils, and sensitive areas) and maintain, as much as possible, the natural hydrologic regime.

- f. Incorporate natural site elements (wetlands, stream corridors, mature forests) as design elements.
- g. Avoid erosive flow conditions in natural flow pathways.
- h. Minimize soil disturbance and soil compaction.
- i. Minimize thermal impacts to Waters of the Commonwealth.
- j. Disconnect impervious surfaces by directing runoff to pervious areas, wherever possible and decentralize and manage stormwater at its source.

F. Impervious Areas:

- 1. The measurement of impervious areas shall include all of the impervious areas in the total proposed development, even if development is to take place in stages.
- 2. For developments taking place in stages, the entire development plan.
- 3. For projects that add impervious area to a developed parcel, to the maximum extent practicable and at the discretion of the Municipal Engineer, the total impervious area on the parcel may be subject to the requirements of this Ordinance.

G. If diffused flow is proposed to be concentrated and discharged onto adjacent property, the Applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge, or otherwise prove that no erosion, sedimentation, flooding, or other harm will result from the concentrated discharge.

- 1. Applicant must provide an executed easement for proposed concentrated flow across adjacent properties to a drainage way or public right-of-way.
- 2. Such stormwater flows shall be subject to the requirements of this ordinance.

H. Stormwater drainage systems shall be provided in order to permit unimpeded flow along natural watercourses, except as modified by stormwater management facilities or open channels consistent with this Ordinance.

I. Where watercourses traverse a development site, drainage easements (with a minimum total width of 20 feet) shall be provided conforming to the line of such watercourses. The terms of the easement shall prohibit excavation, the placing of fill or structures, and any alterations that may adversely affect the flow of stormwater within any portion of the easement. Also, maintenance, including mowing of vegetation within the easement may be required, except as approved by the appropriate governing authority.

J. When it can be shown that, due to topographic conditions, natural drainageways on the site cannot adequately provide for drainage, open channels may be constructed conforming substantially to the line and grade of such natural drainageways. Work within natural drainage ways shall be subject to approval by PADEP under regulations at 25 PA Code Chapter 105 through the Joint Permit Application process, or, where deemed appropriate by PADEP, through the General Permit process.

K. Any stormwater management facilities or any facilities that constitute water obstructions (e.g., culverts, bridges, outfalls, or stream enclosures, etc.) that are regulated by this Ordinance, that will be located in or adjacent to Waters of the Commonwealth (including wetlands), shall be subject to approval by PADEP under regulations at 25 PA Code Chapter 105 through the Joint Permit Application process, or, where deemed appropriate by PADEP, the General Permit process. When there is a question whether wetlands may be involved, it is the responsibility of

the Applicant or his agent to show that the land in question cannot be classified as wetlands; otherwise, approval to work in the area must be obtained from PADEP.

- L. Should any stormwater management facility require a dam safety permit under PADEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety.
- M. Any stormwater management facilities regulated by this Ordinance that will be located on, or discharged onto State highway rights-of-ways shall be subject to approval by the Pennsylvania Department of Transportation (PENNDOT).
- N. Minimization of impervious surfaces and infiltration of runoff through seepage beds, infiltration trenches, etc., are encouraged, where soil conditions and geology permit, to reduce the size or eliminate the need for detention facilities.
- O. Infiltration BMPs should be dispersed throughout the site, made as shallow as practicable, and located to maximize use of natural on-site infiltration features while still meeting the other requirements of this Ordinance.
- P. Roof drains shall not be connected to streets, sanitary or storm sewers, or roadside ditches in order to promote overland flow and infiltration/percolation of stormwater where it is advantageous to do so. When it is more advantageous to connect directly to streets or storm sewers, then the Municipality shall permit it on a case-by-case basis.
- Q. Applicants are encouraged to use Low Impact Development Practices to reduce the costs of complying with the requirements of this Ordinance and the State Water Quality Requirements.
- R. When stormwater management facilities are proposed within 1,000 feet of a downstream Municipality, the Developer shall notify the downstream municipality and provide a copy of the SWM Plan, upon request, for review and comment.

Section 302. Exemptions/Modifications

- A. Under no circumstance shall the Applicant be exempt from implementing such measures as are necessary to:
 - 1. Meet State Water Quality Standards and Requirements.
 - 2. Protect health, safety, and property.
 - 3. Meet special requirements for High Quality (HQ) and Exceptional Value (EV) watersheds.
- B. The Applicant must utilize the following BMPs to the maximum extent practicable to receive consideration for the exemptions:
 - 1. Design around and limit disturbance of Floodplains, Wetlands, Natural Slopes over 15%, existing native vegetation, and other sensitive and special value features.
 - 2. Maintain riparian and forested buffers.
 - 3. Limit grading and maintain non-erosive flow conditions in natural flow paths.

4. Maintain existing tree canopies near impervious areas.
5. Minimize soil disturbance and reclaim disturbed areas with topsoil and vegetation.
6. Direct runoff to pervious areas.

C. The Applicant’s proposed development/additional impervious area may not adversely impact the following:

1. Capacities of existing drainageways and storm sewer systems.
2. Velocities and erosion.
3. Quality of runoff if direct discharge is proposed.
4. Existing known problem areas.
5. Safe conveyance of the additional runoff.
6. Downstream property owners.

D. An Applicant proposing Regulated Activities, after demonstrating compliance with Sections 302.A, 302.B, and 302.C, may be exempted from various requirements of this Ordinance according to the following table:

New Impervious Area ^{1, 2} (square footage)	Applicant Must Provide
0 – 1,000	---
1,000 – 2,500	Documentation of Impervious Area ³
2,500 – 5,000	Volume Controls & Small Project SWM Application ³
> 5,000	Rate Controls, Volume Controls & SWM Site Plan

NOTES:

¹ New Impervious Area since the date of Adoption of this Ordinance.

² Gravel in existing condition shall be considered pervious and gravel in proposed condition shall be considered impervious.

³ The Small Project Stormwater Management Application included in Section 1505 may be used for projects under 5,000 sf. of proposed impervious surface. The Small Project SWM Application allows documentation of new impervious surface, credits through disconnection of impervious surfaces and tree planting, and sizing of Volume Control BMP’s that may be required.

E. Single Family Residential activities are exempt from these requirements provided the construction:

1. Comply with Sections 301.G, 302.A, 302.B, 302.C, and
2. Have building setback 75 feet from downstream property lines, and
3. Driveways:
 - a. Runoff must discharge onto pervious surface with a gravel strip or other spreading device or provide other sheet flow to pervious areas.
 - b. No more than 1,000 square feet of paved surface may discharge to any one point.
 - c. The length of flow on the pervious area must exceed the length of the paved surface flow.
4. The first page of the Small Project Stormwater Management Application included in Section 1505 must be provided to document the proposed impervious area.

5. The municipality can require more information or require mitigation of certain impacts through installation of stormwater management BMP's if there is a threat to property, health, or safety.
- F. An Applicant proposing Regulated Activities, after demonstrating compliance with Sections 302.A, 302.B, and 302.C, may be exempted from various requirements of this Ordinance if documentation can be provided that a downstream man-made water body (i.e., reservoir, lake, or man-made wetlands) or SWM BMP have been designed or modified to address the potential stormwater flooding impacts of the proposed development.
- G. The purpose of this section is to ensure consistency of stormwater management planning between local ordinances and NPDES permitting (when required) and to ensure that the Applicant has a single and clear set of stormwater management standards to which the Applicant is subject. The Municipality may accept alternative stormwater management controls under this section provided that:
 1. The alternative controls are documented to be acceptable to PADEP, for NPDES requirements pertaining to post construction stormwater management requirements.
 2. The alternative controls are in compliance with all other sections of this ordinance, including but not limited to Sections 301.D and 302.A-C.
- H. Agricultural activities are exempt from requirements of this Ordinance provided the activities are performed according to the requirements of 25 PA Code Chapter 102.
- I. Forest management and timber operations are exempt from the Rate and Volume Control requirement and SWM Site Plan preparation requirement of this Ordinance provided the activities are performed according to the requirements of 25 PA Code Chapter 102.

Section 303. Waivers

- A. The provisions of this Ordinance are the minimum standards for the protection of the public welfare.
- B. All waiver requests must meet the provisions of Section 303.G. and H. Waivers shall not be issued from implementing such measures as necessary to:
 1. Meet State Water Quality Standards and Requirements.
 2. Protect health, safety, and property.
 3. Meet special requirements for High Quality (HQ) and Exceptional Value (EV) watersheds.Municipalities will then consider waivers in accordance with Section 301.D; except that waiver requests for relief from the design requirements of Sections 701.B and 701.C will be processed by the Municipality at its sole discretion.
- C. If an Applicant demonstrates to the satisfaction of the governing body of the Municipality that any mandatory provision of this Ordinance is unreasonable or causes unique or undue unreasonableness or hardship as it applies to the proposed Project, or that an alternate design may result in a superior result within the context of Section 102 and 103 of this Ordinance, the governing body of the Municipality upon obtaining the comments and recommendations of the

Municipal Engineer may grant a waiver or relief so that substantial justice may be done and the public interest is secured; provided that such waiver will not have the effect of nullifying the intent and purpose of this Ordinance.

- D. The Applicant shall submit all requests for waivers in writing and shall include such requests as a part of the plan review and approval process. The Applicant shall state in full the facts of unreasonableness or hardship on which the request is based, the provision or provisions of the Ordinance that are involved, and the minimum waiver or relief that is necessary. The Applicant shall state how the requested waiver and how the Applicant's proposal shall result in an equal or better means of complying with the intent or Purpose and general principles of this Ordinance.
- E. The Municipality shall keep a written record of all actions on waiver requests.
- F. The Municipality may charge a fee for each waiver request, which shall be used to offset the administrative costs of reviewing the waiver request. The Applicant shall also agree to reimburse the Municipality for reasonable and necessary fees that may be incurred by the Municipal Engineer in any review of a waiver request.
- G. In granting waivers, the Municipality may impose reasonable conditions that will, in its judgment, secure substantially the objectives of the standards or requirements that are to be modified.
- H. The Municipality may grant applications for waivers when the following findings are made, as relevant:
 - 1. That the waiver shall result in an equal or better means of complying with the intent of this Ordinance.
 - 2. That the waiver is the minimum necessary to provide relief.
 - 3. That the applicant is not requesting a waiver based on cost considerations.
 - 4. That existing down gradient stormwater problems will not be exacerbated.
 - 5. That runoff is not being diverted to a different drainage area.
 - 6. That increased flooding or ponding on off-site properties or roadways will not occur.
 - 7. That potential icing conditions will not occur.
 - 8. That increase of peak flow or volume from the site will not occur.
 - 9. That erosive conditions due to increased peak flows or volume will not occur.
 - 10. That adverse impact to water quality will not result.
 - 11. That increased 100-Year Floodplain levels will not result.
 - 12. That increased or unusual municipal maintenance expenses will not result from the waiver.
 - 13. That the amount of stormwater generated has been minimized to the greatest extent allowed.
 - 14. That infiltration of runoff throughout the proposed site has been provided where practicable and pre-development ground water recharge protected.
 - 15. That peak flow attenuation of runoff has been provided.
 - 16. That long term operation and maintenance activities are established.
 - 17. That the receiving streams and/or water bodies will not be adversely impacted in flood carrying capacity, aquatic habitat, channel stability and erosion and sedimentation.

Section 304. Volume Controls

- A. The Low Impact Development Practices provided in the BMP Manual and in Section 1502 of this Ordinance shall be utilized for all Regulated Activities to the maximum extent practicable.
- B. Stormwater runoff Volume Controls shall be implemented using the *Design Storm Method* or the *Simplified Method* as defined below. For Regulated Activities areas greater than one (1) acre, or which require detailed design of stormwater management facilities, the *Design Storm Method* shall be followed. For Regulated Activity areas equal to or less than one (1) acre that do not require hydrologic routing to design the stormwater facilities, this Ordinance establishes no preference for either method; therefore, the Applicant may select either method on the basis of economic considerations, the intrinsic limitations on applicability of the analytical procedures associated with each methodology, and other factors.
 1. The *Design Storm Method* (CG-1 in the BMP Manual) is applicable to any size Regulated Activity. This method requires detailed modeling based on site conditions and shall be completed by a Qualified Professional.
 - a. Do not increase the post-development total runoff volume when compared to the pre-development total runoff volume for the 2-year/24-hour storm event.
 - b. For hydrologic modeling purposes:
 - i. Existing non-forested pervious areas must be considered meadow (good condition) for pre-development hydrologic calculations.
 - ii. Twenty (20) percent of existing impervious area, when present within the proposed project site, shall be considered meadow (good condition) for pre-development hydrologic calculations for re-development.
 2. The *Simplified Method* (CG-2 in the BMP Manual) is independent of site conditions and should be used if the *Design Storm Method* is not followed. This method is not applicable to Regulated Activities greater than 1 acre or for projects that require detailed design of stormwater storage facilities. For proposed impervious surfaces:
 - a. Stormwater facilities shall capture at least the first 2 inches of runoff from all new impervious surfaces.
 - b. At least the first 1 inch of runoff from proposed impervious surfaces shall be permanently removed from the runoff flow, i.e. it shall not be released into surface Waters of the Commonwealth. Removal options include reuse, evaporation, transpiration, and infiltration.
 - c. Wherever possible, infiltration facilities should be designed to accommodate infiltration of the entire permanently removed runoff; however, in all cases at least the first 0.5 inch of the permanently removed runoff should be infiltrated.
 - d. Actual field infiltration tests at the location of the proposed elevation of the stormwater BMPs are required. Infiltration test shall be conducted in accordance with the BMP Manual. A minimum 48-hour notification to the Municipality shall be provided to allow witnessing of the testing.

3. In cases where it is not possible or desirable to use infiltration-based best management practices to partially fulfill the requirements in either Section 304.B.1 or 304.B.2, the following procedure shall be performed and documented by a Qualified Professional:

- a. At a minimum, the following documentation shall be provided to justify the decision to not use infiltration BMPs:
 - i. Description of and justification for field infiltration/permeability testing with respect to the type of test and test locations).
 - ii. An interpretive narrative describing existing site soils and their structure as these relate to the interaction between soils and water occurring on the site. In addition to providing soil and soil profile descriptions, this narrative shall identify depth to seasonal high water tables and depth to bedrock, and provide a description of all subsurface elements (fragipans and other restrictive layers, geology, etc.) that influence the direction and rate of subsurface water movement.
 - iii. A qualitative assessment of the site’s contribution to annual aquifer recharge shall be made, along with identification of any restrictions or limitations associated with the use of engineered infiltration facilities.
 - iv. The provided documentation must be signed and sealed by a professional engineer or geologist.
- b. The following water quality pollutant load reductions will be required for all disturbed areas within the proposed development:

	d reduction (%)
ds (TSS)	85
(P)	85
	50

c. The performance criteria for water quality best management practices shall be determined from the BMP Manual.

C. The applicable Worksheets from the BMP Manual must be used in calculations to establish Volume Control.

Section 305. Rate Controls

A. For lands contained within Venango County that have not had release rates established under an approved Act 167 Stormwater Management Plan:

1. Post-development discharge rates shall not exceed the pre-development discharge rates for the 1-year, 2-year, 10-year, 25-year, 50-year, and 100-year storms.

B. For lands contained within Venango County that have had release rates established under an approved Act 167 Stormwater Management Plan:

1. The post-development peak discharge rates shall be in accordance with the approved release rate map for the individual watershed, see Appendix F for the release rates.

Section 306. Sensitive Areas and Stormwater Hotspots

A. Sensitive areas, as defined below, and Stormwater Hotspots which require special consideration with regard to stormwater management.

1. Sensitive areas are defined as those areas within a delineated zone of contribution to a drinking water source that have the potential to endanger a water supply. These areas consist of the delineated 1-year zone of contribution and direct upslope areas tributary to the water supply wells. Municipalities may update the sensitive area boundaries based on new research or studies.
2. Stormwater Hotspots are land development projects that have a high potential to endanger local water quality, and could potentially threaten ground water reservoirs. The Municipal Engineer will determine what constitutes these classifications on a case-by-case basis. The PADEP wellhead protection contaminant source list shall be used as a guide in these determinations. Industrial manufacturing site and hazardous material storage areas must provide NPDES SIC codes.

B. Performance Standards

1. The location of the boundaries of sensitive areas is set by drainage areas tributary to any public water supply. The exact location of these boundaries as they apply to a given development site, shall be determined using mapping at a scale which accurately defines the limits of the sensitive area. If the project site is within the sensitive area (in whole or in part), 2-foot contour interval mapping shall be provided to define the limits of the sensitive area. If the project site is adjacent to but within 500 linear feet of a defined Sensitive Area, a 5-foot contour interval map defining the limits of the Sensitive Area shall be included in the Stormwater Management Plan to document the site's location relative to the sensitive area.
2. Stormwater Hotspot developments may be required to prepare and implement a stormwater pollution prevention plan and to file notice of intent as required under the provisions of the EPA Industrial Stormwater NPDES Permit Requirements.
3. Stormwater Hotspot developments must use an acceptable pre-treatment BMP prior to volume control and/or rate control BMPs. Acceptable pre-treatment BMPs for these developments include those based on filtering, settling, or chemical reaction processes such as coagulation.
4. Stormwater Hotspot developments and development in sensitive areas must include Riparian Buffers as defined in Article VI.

ARTICLE IV - E&S STANDARDS

Section 401. Erosion and Sedimentation Requirements During Earth Disturbance Activities

- A. The applicant shall meet requirements as contained in 25 PA Code, Chapters 92 and 102 as required and applicable as follows:
 1. The implementation and maintenance of erosion and sediment control BMPs.
 2. Development of written plans.
 3. Submission of plans for approval.
 4. Obtaining Erosion and Sediment Control and NPDES permits.
 5. Maintaining plans and permits on site.
- B. Evidence of any necessary plan or permit approval for Earth Disturbance activities from PADEP or the Venango Conservation District must be provided to the Municipality.
- C. A copy of the approved Erosion and Sediment Control Plan and any other permit, as required by PADEP or the Venango Conservation District, shall be available at the project site at all times if required under Chapter 102.
- D. Construction of temporary roadways (e.g., for utility construction, timber harvesting, etc.) shall comply with all applicable standards for erosion and sedimentation control and stream crossing regulations under 25 PA Code, Chapters 102 and 105. The Erosion and Sediment Control plan shall be designed, implemented, and maintained, and shall address the following, as applicable:
 1. Design of the roadway system, including haul roads, skid roads, landing areas, trails, and storage and staging areas.
 2. Runoff control structures (e.g., diversions, culverts, detention ponds, etc.).
 3. Stream crossings for both perennial and intermittent streams.
 4. Access to public roadways, including design of rock construction entrance for mud and debris control.
 5. A remediation plan for restoring the disturbed area through re-grading, topsoil placement, reseeding, and other stabilization techniques, as required.
- E. Additional erosion and sedimentation control design standards and criteria that must be applied where infiltration BMPs are proposed include the following:
 1. Areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase, as to maintain their maximum infiltration capacity.
 2. Infiltration BMPs shall be protected from receiving sediment-laden runoff.
 3. The source of protection for infiltration BMPs shall be identified (i.e. orange construction fence surrounding the perimeter of the BMP).

ARTICLE V – PROTECTED WATERSHED STANDARDS

Section 501. Protected Watershed Requirements

- A. For any Regulated Activity other than one single family residence within a protected watershed (High Quality or Exceptional Value), the applicant shall meet requirements as contained in 25 PA Code, Chapter 93 as required and applicable. It is noted that special protection watersheds are areas where PA DEP reviews PCSM plans for NPDES permitting.

- B. Existing Resources and Site Analysis Plans shall be prepared to provide the developer and the Municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies and from aerial photographs. The Municipality shall review the plan to assess its accuracy, conformance with Municipal ordinances, and likely impact upon the natural and cultural resources on the property. The following information shall be required:
 1. Complete current perimeter boundary survey of the property to be subdivided or developed prepared by a registered surveyor, showing all courses, distances, and area and tie-ins to all adjacent intersections.

 2. A vertical aerial photograph enlarged to a scale not less detailed than one inch equals 400 feet, with the site boundaries clearly marked.

 3. Natural features, including:
 - a. Contour lines at intervals of not more than two feet. (Ten-foot intervals are permissible beyond the parcel boundaries, interpolated from USGS published maps.) Contour lines shall be based on information derived from a topographic survey for the property, evidence of which shall be submitted, including the date and source of the contours. Datum to which contour elevations refer and references to known, established benchmarks and elevations shall be included on the plan.
 - b. Steep slopes in the following ranges: 15% to 25%, 25% and greater. The location of these slopes shall be graphically depicted by category on the plan. Slope shall be measured over three or more two-foot contour intervals.
 - c. Areas within the floodway, flood fringe, and approximated floodplain.
 - d. Watercourses, either continuous or intermittent and named or unnamed, and lakes, ponds or other water features as depicted on the USGS Quadrangle Map, most current edition.
 - e. Wetlands and wetland margins.
 - f. Riparian buffers.
 - g. Soil types and their boundaries, as mapped by the USDA Natural Resource Conservation Service, including a table listing the soil characteristics pertaining to suitability for construction and, in unsewered areas, for septic suitability. Alluvial and hydric soils shall specifically be depicted on the plan.
 - h. Existing vegetation, denoted by type, including woodlands, hedgerows, tree masses, tree lines, individual freestanding trees over six inches DBH, wetland vegetation, pasture or croplands, orchards, permanent grass land, old fields, and

any other notable vegetative features on the site. Vegetative types shall be described by plant community, relative age, and condition.

- i. Any identified Pennsylvania Natural Diversity Inventory (PNDI) site conflicts.
- j. Geologic formations on the tract, including rock outcroppings, cliffs, sinkholes, and fault lines, based on available published information or more detailed data obtained by the applicant.

4. Existing man-made features, including:

- a. Location, dimensions, and use of existing buildings and driveways.
- b. Location, names, widths, center line courses, paving widths, identification numbers, and rights-of-way, of existing streets and alleys.
- c. Location of trails that have been in public use (pedestrian, equestrian, bicycle, etc.).
- d. Location and size of existing sanitary sewage facilities.
- e. Location and size of drainage facilities.
- f. Location of water supply facilities, including wellhead protection areas.
- g. Any easements, deed restrictions, rights-of-way, or any other encumbrances upon the land, including location, size, and ownership.
- h. Site features or conditions such as hazardous waste, dumps, underground tanks, active and abandoned wells, quarries, landfills, sandmounds, and artificial land conditions.

5. Total acreage of the tract, the adjusted tract area, where applicable, and the constrained land area with detailed supporting calculations.

C. Stormwater Management System Concept Plan. A written and graphic concept plan of the proposed post-development stormwater management system shall be prepared and include:

1. Preliminary selection and location of proposed structural stormwater controls;
2. Location of existing and proposed conveyance systems such as grass channels, swales, and storm drains;
3. Location of floodplain/floodway limits;
4. Relationship of site to upstream and downstream properties and drainages.
5. Preliminary location of proposed stream channel modifications, such as bridge or culvert crossings.

D. Consultation Meeting Prior to any stormwater management permit application submission, the land owner or developer shall meet with the Municipality for a consultation meeting on a concept plan for the post-development stormwater management system to be utilized in the proposed project. This consultation meeting shall take place at the time of the preliminary plan or other early step in the development process. The purpose of this meeting is to discuss the post-development stormwater management measures necessary for the proposed project, as well as to discuss and assess constraints, opportunities and potential ideas for stormwater management designs before the formal site design engineering is commenced.

E. All proposed Regulated Activities within a protected watershed shall utilize, to the maximum extent possible, Low Impact Development Practices as contained in Section 1502.

1. SWM Plan and Report shall address the following:

- a. Design using nonstructural BMPs
 - i. Lot configuration and clustering.
 - (a) Reduced individual lot impacts by concentrated/clustered uses and lots
 - (b) Lots/development configured to avoid critical natural areas
 - (c) Lots/development configured to take advantage of effective mitigative stormwater practices
 - (d) Lots/development configured to fit natural topography
 - ii. Minimum disturbance
 - (a) Define disturbance zones (excavation/grading) for the site and individual lots to protect maximum total site area from disturbance
 - (b) Barriers/flagging proposed to protect designated non-disturbance areas
 - (c) Consider mitigative practices for minimal disturbance areas (e.g., Soil Restoration)
 - (d) Consider re-forestation and re-vegetation opportunities
 - iii. Reduce Impervious coverage
 - (a) Reduced road width
 - (b) Reduced driveway lengths and widths
 - (c) Reduced parking ratios and sizes
 - (d) Utilized porous surfaces for applicable features
 - iv. Stormwater disconnected from impervious area
 - (a) Disconnected drives/walkways/small impervious areas to natural areas
 - (b) Use rain barrels and/or cisterns for lot irrigation
- b. Apply structural BMP selection process that meets runoff quantity and quality needs.
 - (a) Manage close to source with collection with conveyance minimized
 - (b) Consistent with site factors (e.g., soils, slope, available space, amount of sensitive areas, pollutant removal needs)
 - (c) Minimize footprint and integrate into already disturbed areas/other building program components (e.g., recharge beneath parking areas, vegetated roofs)
 - (d) Consider other benefits such as aesthetic, habitat, recreational and educational benefits
 - (e) BMPs selection based on maintenance needs that fit owner/users
 - (f) BMPs sustainable using a long-term maintenance plan

ARTICLE VI – RIPARIAN BUFFER STANDARDS

Section 601. Riparian Buffer Requirements

Riparian Buffers are required for Regulated Activity other than one single family residence and shall be established as follows:

- A. The buffer shall be measured perpendicularly from the top of the stream bank landward.
 1. High Quality or Exceptional Value Watersheds - a minimum of 150 feet;
 2. Impaired Watersheds – a minimum of 150 feet;
 3. All other watersheds - a minimum of 50 feet; or
 4. As determined by a stream corridor study approved by PADEP and the Municipality.
- B. The riparian buffer shall be located on both sides of all perennial and intermittent streams. The perennial and intermittent streams and the riparian buffer boundaries shall be shown on all applications for Building Permits, subdivision, or land development. Existing uses within the buffer are permitted to continue but not be expanded. Placement of new buildings or roadways within the riparian buffer shall be prohibited, unless specifically permitted by PA DEP. Where a wetland exists within the buffer area, the buffer shall be extended landward to provide a minimum buffer of 25 feet, as measured perpendicularly from the wetland boundary.
- C. The buffer shall be undisturbed forest consisting of appropriate native species.
- D. Where wetlands are located partially or entirely within a buffer, the buffer shall be extended to encompass the wetland and shall be widened by a distance sufficient to provide a 25 foot forested buffer measured perpendicularly from the wetland boundary.
- E. The following uses shall be permitted in the buffer:
 1. Footpaths, trails and bike paths provided that:
 - a. Width is limited to 5 feet;
 - b. Width may be increased provided a corresponding increase in the buffer is provided;
 - c. Construction shall have minimal impact to the buffer.
 2. Stream crossings, provided the crossing is designed and constructed in such a manner as to minimize the impact to the buffer. The Riparian Buffer shall be restored to its original condition, to the maximum extent practical, upon completion of construction.
 3. Utility lines, provided that the crossing is designed and constructed in such a manner as to minimize the impact to the inner buffer and provided that there is no practical alternative to locating the utility line within the buffer. The Riparian Buffer shall be restored to its original condition, to the maximum extent practical, upon completion of construction.
 4. Maintenance and restoration of the Riparian Buffer.
 5. Projects conducted with the objective of improvement, stabilization, restoration, or enhancement of the stream bank, stream channel, floodplain, watershed hydrology, riparian buffers, or aquatic habitat and maintenance activities associated with such projects. These projects include, but are not limited to agricultural and stormwater

- management best management practices. Such projects must receive appropriate permits and approvals from PADEP prior to starting the project.
6. Minor private recreational uses for the property owner. Such uses include benches, fire rings, and similar uses. Such uses do not include structures such as cabins, sheds, pavilions, garages, dwellings or similar structures.
- F. Disturbance of the Riparian Buffer shall be limited to the area necessary to perform an allowable use.
 - G. Where possible and practical, disturbances shall be phased with each phase restored prior to beginning the next phase.
 - H. Allowable activities shall not cause stormwater flow to concentrate.
 - I. Any vegetation removed for an allowable activity shall be replaced immediately upon completion of the activity. Where mature trees are removed, such trees shall be replaced with the largest practical tree of acceptable native species.
 - J. Erosion and sediment pollution control shall be installed and maintained during construction. Evidence of an approved Erosion and Sediment Control Plan and/or NPDES Permit, if required, shall be submitted prior to issuance of local permits.
 - K. If a permit from PADEP is required for the activity, evidence of an approved permit shall be submitted prior to issuance of local permits.
 - L. Riparian buffers shall be maintained in a manner consistent with sound forest management practices. In the absence of a site specific management plan, the following maintenance guidelines apply:
 1. Buffers shall be inspected periodically for evidence of excessive sediment deposition, erosion or concentrated flow channels. Prompt action shall be taken to correct these problems and prevent future occurrence.
 2. Trees presenting an unusual hazard of creating downstream obstructions shall be removed. Such material shall be removed from the floodplain or the riparian buffer (whichever is widest); or cut into sections small enough so as to prevent the possibility of creating obstructions downstream. Wherever possible, large stable debris should be conserved.
 3. Vegetation should be inspected periodically to ensure diverse vegetative cover and vigorous plant growth consistent with buffering objectives.
 - a. Invasive plant species that may threaten the integrity of the buffer shall be removed.
 - b. Periodic cutting of trees may be necessary to promote vigorous growth and encourage regeneration.
 4. Excessive use of fertilizers, pesticides, herbicides, and other chemicals shall be avoided. These products should be used only when absolutely necessary to maintain buffer vegetation.

Section 602. Riparian Buffer Easement

For all Riparian Buffers, an easement shall be provided:

- A. Easements shall be in accordance with Section 901 and recorded in accordance with Section 1403 of this Ordinance.

ARTICLE VII - DESIGN CRITERIA

Section 701. Design Criteria for Stormwater Management & Drainage Facilities

A. General Design Guidelines:

1. Stormwater shall not be transferred from one watershed to another, unless (1) the watersheds are sub-watersheds of a common watershed which join together within the perimeter of the property; (2) the effect of the transfer does not alter the peak rate discharge onto adjacent lands; or (3) easements from the affected landowner(s) are provided.
2. Consideration shall be given to the relationship of the subject property to the drainage pattern of the watershed. A concentrated discharge of stormwater to an adjacent property shall be within an existing watercourse or confined in an easement or returned to a pre-development flow type condition.
3. Innovative stormwater BMPs and recharge facilities are encouraged (e.g., rooftop storage, drywells, cisterns, recreation area ponding, diversion structures, porous pavements, holding tanks, infiltration systems, in-line storage in storm sewers, and grading patterns). They shall be located, designed, and constructed in accordance with the latest technical guidance published by PADEP, provided they are accompanied by detailed engineering plans and performance capabilities and supporting site specific soils, geology, runoff and groundwater and infiltration rate data to verify proposed designs. Additional guidance from other sources may be accepted at the discretion of the Municipal Engineer. A pre-application meeting is suggested.
4. All existing and natural watercourses, channels, drainage systems and areas of surface water concentration shall be maintained in their existing condition unless an alteration is approved by the appropriate regulatory agency.
5. The design of all stormwater management facilities shall incorporate sound engineering principles and practices. The Municipality shall reserve the right to disapprove any design that would result in the continuation or exacerbation of a documented adverse hydrologic or hydraulic condition within the watershed, as identified in the *Venango County Act 167 Stormwater Management Plan*.
6. The design and construction of multiple use stormwater detention facilities are strongly encouraged. In addition to stormwater management, facilities should, where appropriate, allow for recreational uses including ball fields, play areas, picnic grounds, etc. Consultation with the Municipality, and prior approval are required before design. Provision for permanent wet ponds with stormwater management capabilities may also be appropriate.
 - c. Multiple use basins should be constructed so that potentially dangerous conditions are not created.

10. Unless specifically designed as a volume control facility, all stormwater management facilities shall have a minimum slope of 1% extending radially out from the principal outlet structure. Facilities designed as water quality / infiltration BMPs may have a bottom slope of zero.
11. Impervious low-flow channels are not permitted within stormwater management facilities.
12. Unless specifically designed as a Volume Control or water quality facility, all stormwater management facilities must empty over a period of time not less than 24 hours and not more than 72 hours from the end of the facility's inflow hydrograph. Infiltration tests performed at the facility locations and proposed basin bottom depths, in accordance with the BMP Manual, must support time-to-empty calculations if infiltration is a factor.
13. Energy dissipators and/or level spreaders shall be installed at points where pipes or drainageways discharge to or from basins. Discharges to drainage swales shall be dissipated, or piped, to an acceptable point.
14. Landscaping and planting specifications must be provided for all stormwater management basins and be specific for each type of basin.
 - a. Minimal maintenance, saturation tolerant vegetation must be provided in basins designed as water quality / infiltration BMPs.
15. A safety fence may be required, at the discretion of the Municipality, for any stormwater management facility. The fence shall be a minimum of 4 feet high, and of a material acceptable to the Municipality. A gate with a minimum opening of 10 feet shall be provided for maintenance access.
16. Principal Outlet Structures: The primary outlet structure shall be designed to pass all design storms (up to and including the 100-year event) without discharging through the emergency spillway. All principal outlet structures shall:
 - a. Be constructed of reinforced concrete or an alternative material approved by the Municipal Engineer. When approved for use, all metal risers shall:
 - i. Be suitably coated to prevent corrosion.
 - ii. Have a concrete base attached with a watertight connection. The base shall be of sufficient weight to prevent flotation of the riser.
 - iii. Provide a trash rack or similar appurtenance to prevent debris from entering the riser.
 - iv. Provide an anti-vortex device, consisting of a thin vertical plate normal to the basin berm.
 - b. Provide trash racks to prevent clogging of primary outflow structure stages for all orifices equivalent to 12 inches or smaller in diameter.
 - c. Provide outlet aprons and extend to the toe of the basin slope at a minimum.

17. Emergency Spillways: Any stormwater management facility designed to store runoff shall provide an emergency spillway designed to convey the 100-year post-development peak rate flow with a blocked primary outlet structure. The emergency spillway shall be designed per the following requirements:
- a. The top of embankment elevation shall provide a minimum 1 foot of freeboard above the maximum water surface elevation calculated when the spillway functions for the 100-year post-development inflow, with a blocked outlet structure.
 - b. Avoid locating on fill areas, whenever possible.
 - c. The spillway shall be armored to prevent erosion during the 100-year post-development flow, with a blocked primary outlet structure.
 - i. Synthetic liners or riprap may be used. Calculations to support proposed armor must be provided. An earthen plug must be used to accurately control the spillway invert if riprap is the proposed armoring material. Emergency spillway armor must extend up the sides of the spillway, and continue at full width to a minimum of 10 feet past the toe of slope.
 - d. The Municipal Engineer may require the use of additional protection when slopes exceed 4:1 and spillway velocities exceed NRCS standards for the particular soils involved.
 - e. Underground stormwater management facilities must provide a method to bypass flows higher than those for which they were designed without structural failure, or causing downstream harm or safety risks.
18. Stormwater Management Basins: Design of stormwater management facilities having 3 feet or more of water depth measured vertically from the lowest elevation in the facility to the crest of the emergency spillway shall meet the following additional requirements:
- a. The maximum water depth within any stormwater management facility shall be no greater than 8 feet when functioning through the primary outlet structure.
 - b. The top of embankment width shall be at least 10 feet.
 - c. A 10 foot wide access to the basin bottom must be provided with a maximum longitudinal slope of 10%.
 - d. Berms shall be constructed using soils that conform to the unified soil classification system consisting of CH, MH, CL or ML. Soils used shall be tested to determine its density analysis per ASTM 698. The embankments will be constructed in a maximum of 6 inch lifts. The lifts will each be compacted to a density at least 98% of it's the maximum dry density. Each layer of compacted fill shall be tested to determine its density per ASTM 2922 or ASTM 3017.
 - e. A cutoff and key trench of impervious material shall be provided under all embankments 4 feet or greater in height. The cutoff trench shall run the entire length of the embankment and tie into undisturbed natural ground.

- f. Anti-seep collars, or a PADEP approved alternative, must be provided on all outflow culverts in accordance with the methodology contained in the latest edition of the PADEP E&S Manual. A 15 percent increase in seepage length must be used in accordance with the requirements for permanent anti-seep collars.

19. Construction of Stormwater Management Facilities:

- a. Basins used for rate control only shall be installed prior to or concurrently with any earthmoving or land disturbances. The phasing of their construction shall be noted in the narrative and on the plan.
- b. Basins that include water quality or recharge components shall have those components installed in such a manner as not to disturb or diminish their effectiveness.
- c. Compaction test reports shall be kept on file at the site and be available to review at all times with copies forwarded to the Municipal Engineer upon request.
- d. Temporary and permanent grasses or stabilization measures shall be established on the sides and base of all earthen basins immediately upon reaching final grade.

20. Exceptions to these requirements may be made at the discretion of the Municipality for BMPs that retain or detain water and are of a much smaller scale than traditional stormwater management facilities.

C. Stormwater Carrying Facilities:

- 1. All storm sewer pipes, grass waterways, open channels, swales and other stormwater carrying facilities that service drainage areas within the site must be able to convey post-development runoff from the 10-year design storm.
- 2. Stormwater management facilities that convey off-site water through the site shall be designed to convey the 25-year storm event or larger events, as determined by the Municipal Engineer.
- 3. All developments shall include provisions that allow for the overland conveyance and flow of the post-development 100-year storm event without damage to public or private property.
- 4. Storm Sewers:
 - a. Storm sewers must be able to convey post-development runoff without surcharging inlets for the 10-year storm event.

- b. When connecting to an existing storm sewer system, the Applicant must demonstrate that the proposed system will not exacerbate any existing stormwater problems and downstream capacity.
- c. Inlets, manholes, pipes, and culverts shall be constructed in accordance with the specifications set forth in PENNDOT Publication 408, and as detailed in the PENNDOT Publication 72M - Standards for Roadway Construction (RC) or other details approved by the Municipal Engineer. All material and construction details must be shown on the SWM Site Plan, and a note that all construction must be in accordance with PENNDOT Publication 408 and PENNDOT Publication 72M, latest edition. A note shall be included to the plan stating that all frames, concrete top units, and grade adjustment rings shall be set in a bed of full mortar according to Publication 408.
- d. A minimum pipe size of fifteen (15) inches in diameter shall be used in all roadway systems (public or private) proposed for construction in the Municipality. Pipes shall be designed to provide a minimum velocity of 2-1/2 feet per second when flowing full, but in all cases, the slope shall be no less than 0.5%. Arch pipe of equivalent cross-sectional area may be used in lieu of circular pipe where cover or utility conflict conditions exist.
- e. All storm sewer pipes shall be laid to a minimum depth of 1 foot from the bottom of the subgrade to the crown of pipe.
- f. In curbed roadway sections, the maximum encroachment of water on the roadway pavement shall not exceed half of a through travel lane or one (1) inch less than the depth of curb during the ten (10) year design storm of five (5) minute duration. Gutter depth shall be verified by inlet capture/capacity calculations that account for road slope and opening area.
 - i. Inlets shall be placed at a maximum of 300 feet apart.
 - ii. Inlets shall be placed so drainage cannot cross intersections or street centerlines.
- g. PENNDOT Standard Type "C" inlets with 8 inch hoods shall be used along curbed roadway. Type "C" inlets with 10 inch hoods that provide a 2 inch sump condition may be used with approval of the Municipal Engineer when roadway longitudinal slopes are 1.0% or less.
- h. For inlets containing a change in pipe size, the elevation for the crown of the pipes shall be the same or the smaller pipe's crown shall be at a higher elevation.
- i. All inlets shall provide a minimum 2 inch drop between the lowest inlet pipe invert elevation and the outlet pipe invert elevation.
- j. On curbed sections, a double inlet shall be placed at the low point of sag vertical curves, or a single inlet shall be placed on each side of the low point at a distance not to exceed 100 feet.

- k. At all roadway low points, swales and easements shall be provided behind the curb or swale and through adjacent properties to channelize and direct any overflow of stormwater runoff away from dwellings and structures.
 - l. All inlets in paved areas shall have heavy duty bicycle safe grating. A note to this effect shall be added to the SWM Site Plan or inlet details therein.
 - m. Inlets must be sized to accept the specified pipe sizes without knocking out any of the inlet corners. All pipes entering or exiting inlets shall be cut flush with the inside wall of the inlet. A note to this effect shall be included in the SWM Site Plan or inlet details therein.
 - n. Inlets shall have weep holes covered with geotextile fabric placed at appropriate elevations to completely drain the sub grade prior to placing the base and surface course on roadways.
 - o. Inlets, junction boxes, or manholes greater than five (5) feet in depth shall be equipped with ladder rungs at 15" centers and shall be detailed on the SWM Site Plan.
 - p. Inlets shall not have a sump condition in the bottom (unless designed as a water quality BMP). Pipe shall be flush with the bottom of the box or concrete channels shall be poured.
 - q. Accessible drainage structures shall be located on continuous storm sewer system at all vertical dislocations, at all locations where a transition in storm sewer pipe sizing is required, at all vertical and horizontal angle points exceeding 5 degrees, and at all points of convergence of 2 or more storm sewer pipes.
 - r. All storm drainage piping shall be provided with either reinforced concrete headwalls or end sections compatible with the pipe material and size at its entrance and discharge.
 - s. Outlet protection and energy dissipaters shall be provided at all surface discharge points in order to minimize erosion consistent with the E&S Manual.
 - i. Flow velocities and volumes from any storm sewer shall not result in a degradation of the receiving channel.
 - t. Stormwater roof drains and pipes shall not be connected to storm sewers or discharge onto impervious areas without approval by the Municipal Engineer.
5. Swale Conveyance Facilities:
- a. Swales must be able to convey post-development runoff from a 10-year design storm with 6 inches of freeboard to the top of the swale.
 - b. Swales shall have side slopes no steeper than 3:1.

- c. All swales shall be designed, labeled on the SWM Site Plan, and details provided to adequately construct and maintain the design dimension.
- d. Swales shall be designed for stability using velocity or shear criteria. Velocity criteria may be used for channels with less than 10% slope. Shear criteria may be used for all swales. Documentation must be provided to support velocity and/or shear limitations used in calculations.
- e. Where swale bends occur, the computed velocities or shear stresses shall be multiplied by the following factor for the purpose of designing swale erosion protection:
 - i. 1.75 – When swale bend is 30 to 60 degrees
 - ii. 2.00 – When swale bend is 60 to 90 degrees
 - iii. 2.50 – When swale bend is 90 degrees or greater
- f. Manning’s “n” values used for swale capacity design must reflect the permanent condition.

Section 702. Calculation Methodology

- A. All calculations shall be consistent with the guidelines set forth in the BMP Manual, as amended herein.
- B. Stormwater runoff from all development sites shall be calculated using either the Rational Method or the NRCS Rainfall-Runoff Methodology. Methods shall be selected by the design professional based on the limitations and suitability of each method for a particular site.
- C. Rainfall Values:
 - 1. Rational Method – The Pennsylvania Department of Transportation Drainage Manual, Intensity-Duration-Frequency Curves, Publication 584, Chapter 7A, latest edition, shall be used in conjunction with the appropriate time of concentration and return period.
 - 2. NRCS Rainfall-Runoff Method – The Soil Conservation Service Type II, 24-hour rainfall distribution shall be used in conjunction with rainfall depths from NOAA Atlas 14 or be consistent with the following table:

Return Interval (Year)	24-hour Rainfall Total (inches)
1	2.05
2	2.45
10	3.44
25	4.07
50	4.58
100	5.12

- D. Runoff Volume:
 - 1. Rational Method – Not to be used to calculate runoff volume.

2. NRCS Rainfall-Runoff Method – This method shall be used to estimate the change in volume due to Regulated Activities. Combining Curve Numbers for land areas proposed for development with Curve Numbers for areas unaffected by the proposed development into a single weighted curve number is NOT acceptable.

E. Peak Flow Rates:

1. Rational Method – This method may be used for design of conveyance facilities only. Extreme caution should be used by the design professional if the watershed has more than one main drainage channel, if the watershed is divided so that hydrologic properties are significantly different in one versus the other, if the time of concentration exceeds 60 minutes, or if stormwater runoff volume is an important factor. The combination of Rational Method hydrographs based on timing is unacceptable.
2. NRCS Rainfall-Runoff Method – This method is recommended for design of stormwater management facilities and where stormwater runoff volume must be taken into consideration. The following provides guidance on the model applicability:
 - a. NRCS's TR-55 – limited to 100 acres in size
 - b. NRCS's TR-20 or HEC-HMS – no size limitations
 - c. Other models as pre-approved by the Municipal Engineer

The NRCS antecedent runoff condition II (ARC II, previously AMC II) must be used for all simulations. The use of continuous simulation models that vary the ARC are not permitted for stormwater management purposes.

3. For comparison of peak flow rates, flows shall be rounded to a tenth of a cubic foot per second (cfs).

F. Runoff Coefficients:

1. Rational Method – Use Table 1503-1 (Section 1503).
2. NRCS Rainfall-Runoff Method – Use Table 1503-2 (Section 1503). Curve Numbers (CN) should be rounded to tenths for use in hydrologic models as they are a design tool with statistical variability. For large sites, CN's should realistically be rounded to the nearest whole number.
3. For the purposes of pre-development peak flow rate and volume determination, existing non-forested pervious areas conditions shall be considered as meadow (good condition).
4. For the purposes of pre-development peak flow rate and volume determination, 20 percent of existing impervious area, when present, shall be considered meadow (good condition).

G. Design Storm:

1. All stormwater management facilities shall be verified by routing the proposed 1-year, 2-year, 10-year, 25-year, 50-year, and 100-year hydrographs through the facility using the storage indication method or modified puls method. The design storm hydrograph shall be computed using a calculation method that produces a full hydrograph.

2. The stormwater management and drainage system shall be designed to safely convey the post development 100-year storm event to stormwater detention facilities, for the purpose of meeting peak rate control.
3. All structures (culvert or bridges) proposed to convey runoff under a Municipal road shall be designed to pass the 50-year design storm with a minimum 1 foot of freeboard measured below the lowest point along the top of the roadway.

H. Time of Concentration:

1. The Time of Concentration is to represent the average condition that best reflects the hydrologic response of the area. The following Time of Concentration (T_c) computational methodologies shall be used unless another method is pre-approved by the Municipal Engineer:

a. Pre-development – NRCS’s Lag Equation:

Time of Concentration = $T_c = [(T_{lag}/.6) * 60]$ (minutes)

$$T_{lag} = L^{0.8} \frac{(S + 1)^{0.7}}{1900\sqrt{Y}}$$

Where:

T_{lag} = Lag time (hours)

L = Hydraulic length of watershed (feet)

Y = Average overland slope of watershed (percent)

S = Maximum retention in watershed as defined by: $S = [(1000/CN) - 10]$

CN = NRCS Curve Number for watershed

- b. Post-development; commercial, industrial, or other areas with large impervious areas (>20% impervious area) – NRCS Segmental Method. The length of sheet flow shall be limited to 100 feet. T_c for channel and pipe flow shall be computed using Manning’s equation.
 - c. Post-development; residential, cluster, or other low impact designs less than or equal to 20% impervious area – NRCS Lag Equation or NRCS Segmental Method.
2. Additionally, the following provisions shall apply to calculations for Time of Concentration:

a. The post-development T_c shall never be greater than the pre-development T_c for any watershed or sub-watershed; including when swales are designed to reduce flow velocities. In the event the post-development T_c is greater than pre-development, it shall be set equal to the pre-development T_c for modeling purposes.

b. The minimum T_c for any watershed shall be 5 minutes.

- c. The designer may choose to assume a 5 minute T_c for any post development watershed or subwatershed without providing any computations.
 - d. The designer must provide computations for all pre-development T_c paths. A 5 minute T_c cannot be assumed for pre-development.
 - e. Undetained fringe areas (areas that are not tributary to a stormwater facility but where a reasonable effort has been made to convey runoff from all new impervious coverage to best management practices) may be assumed to represent the pre-development conditions for purpose of T_c calculation.
- I. Drainage areas tributary to sinkholes or closed depressions in areas underlain by limestone or carbonate geologic features shall be excluded from the modeled point of analysis defining pre-development flows. If left undisturbed during construction activities, areas draining to closed depressions may also be used to reduce peak runoff rates in the post-development analysis. New, additional contributing runoff should not be directed to existing sinkholes or closed depressions.
 - J. Where uniform flow is anticipated, the Manning equation shall be used for hydraulic computations and to determine the capacity of open channels, pipes, and storm sewers. The Manning equation should not be used for analysis of pipes under pressure flow or for analysis of culverts. Manning's "n" values shall be obtained from PENNDOT's Drainage Manual, Publication 584. Inlet control shall be checked at all inlet boxes to ensure the headwater depth during the 10-year design event is contained below the top of grate for each inlet box.
 - K. The Municipality may approve the use of any generally accepted full hydrograph approximation technique that shall use a total runoff volume that is consistent with the volume from a method that produces a full hydrograph.
 - L. The Municipality has the authority to require that computed existing runoff rates be reconciled with field observations, conditions and site history. If the designer can substantiate, through actual physical calibration, that more appropriate runoff and time of concentration values should be utilized at a particular site, then appropriate variations may be made upon review and recommendation of the Municipal Engineer.

ARTICLE VIII - SWM SITE PLAN & REPORT REQUIREMENTS

Section 801. General Requirements

For any activities regulated by this Ordinance and not eligible for exemptions provided in Section 302, the final approval of subdivision and/or land development plans, the issuance of any building or occupancy permit, or the commencement of any land disturbance activity, may not proceed until the Applicant has received written approval of a SWM Site Plan from the Municipality.

Section 802. SWM Site Plan & Report Contents

The SWM Site Plan & SWM Site Report shall consist of all applicable calculations, maps, and plans. All SWM Site Plan materials shall be submitted to the Municipality in a format that is clear, concise, legible, neat and well organized; otherwise, the SWM Site Plan shall be rejected.

Appropriate sections from the Municipal Subdivision and Land Development Ordinance, and other applicable local ordinances, shall be followed in preparing the SWM Site Plan.

A. SWM Site Plan shall include, but not be limited to:

1. Plans shall be of one size and in a size that meets the requirements for recording in the Office of the Recorder of Deeds of Venango County.
 - a. Plans for tracts of less than 20 acres shall be drawn at a scale of one inch equals no more than 50 ft.;
 - b. Plans for tracts of 20 acres or more, plans shall be drawn at a scale of one inch equals no more than 100 ft.;
 - c. All lettering shall be drawn to a size to be legible if the plans are reduced to half size.
2. The name of the development; name and location address of the property site; name, address, and telephone number of the Applicant/Owner of the property; and name, address, telephone number, email address, and engineering seal and signature of the individual preparing the SWM Site Plan.
3. The date of submission and dates of all revisions.
4. A graphical and written scale on all drawings and maps.
5. A north arrow on all drawings and maps.
6. A location map at a minimum scale of one (1) inch equals one-thousand (1,000) feet and illustrates the project relative to highways, municipalities or other identifiable landmarks.
7. Metes and bounds description of the entire tract perimeter.
8. Existing and final contours at intervals:
 - a. Slopes less than 5%: no greater than one (1) foot;
 - b. Slopes between 5 and 15%: no greater than two (2) feet;

- c. Steep slopes (greater than 15%), 5-foot contour intervals may be used.
9. Perimeters of existing water bodies within the project area including stream banks, lakes, ponds, springs, field delineated wetlands or other bodies of water, sinkholes, flood hazard boundaries (FEMA delineated floodplains and floodways), areas of natural vegetation to be preserved, the total extent of the upstream area draining through the site, and overland drainage paths. Any areas necessary to determine downstream impacts, where required for proposed stormwater management facilities must be shown.
10. The location of all existing and proposed utilities, on-lot wastewater facilities, water supply wells, sanitary sewers, and water lines on and within fifty (50) feet of property lines including inlets, manholes, valves, meters, poles, chambers, junction boxes, and other utility system components.
11. A key map showing all existing man-made features beyond the property boundary that may be affected by the project.
12. Soil names and boundaries with identification of the Hydraulic Soil Group classification including rock outcroppings.
13. Proposed impervious surfaces (structures, roads, paved areas, and buildings), including plans and profiles of roads and paved areas and floor elevations of buildings.
14. Existing and proposed land use(s).
15. Horizontal alignment, vertical profiles, and cross sections of all open channels, pipes, swales and other BMPs.
16. The location and clear identification of the nature of permanent stormwater BMPs.
17. The location of all erosion and sedimentation control facilities, shown on a separate E&S Plan.
18. A minimum twenty (20) foot wide access easement around all stormwater management facilities that would provide ingress to and egress from a public right-of-way. In lieu of providing an easement to the public right-of-way, a note may be added to the plan granting the Municipality or their designees access to all easements via the nearest public right-of-way.
19. Construction details for all drainage and stormwater BMPs.
20. Identification of short-term and long-term ownership, operations, and maintenance responsibilities.
21. Notes and Statements:

- a. A statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed without prior approval by the Municipality.
- b. A statement referencing the Operation and Maintenance (O&M) Agreement and stating that the O&M Agreement is part of the SWM Site Plan.
- c. A note indicating that Record Drawings will be provided for all stormwater facilities prior to occupancy, or the release of the surety bond.
- d. The following signature block for the registered professional preparing the Stormwater Management Plan:

"I, _____, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the *[Municipality's]* Stormwater Management Ordinance."

- e. The following signature block for the Municipal Engineer reviewing the Stormwater Management Plan:

"I, _____, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the *[Municipality's]* Stormwater Management Ordinance."

B. SWM Site Report shall include (but not be limited to):

1. General data including:
 - a. Project Name
 - b. Project location - address of the property site
 - c. Name, address, and telephone number of the Applicant/Owner of the property;
 - d. Name, address, telephone number, email address, and engineering seal and signature of the individual preparing the SWM Site Report;
 - e. Date of submission and revisions.
2. Project description narrative that clearly discusses the project and provides the following information:
 - a. Narrative
 - Statement of the regulated activity describing what is being proposed. Overall stormwater management concept with description of permanent stormwater management techniques, including construction specifications and materials to be used for stormwater management facilities.
 - Expected project schedule
 - Location map showing the project site and its location relative to release rate districts.
 - Detailed description of the existing site conditions including a site evaluation completed for projects proposed in areas of carbonate geology or karst topography, and other environmentally sensitive areas such as brownfields.
 - Total site area – pre and post, which must be equal or have an explanation as to why it is not
 - Total site impervious area
 - Total off-site areas

- Number and description of stormwater management facilities
 - Type of development
 - Pre-development land use
 - Whether site is a water quality sensitive (WQS) development
 - Whether site is in a defined sensitive area
 - Types of water quality and recharge systems used, if applicable
 - Complete hydrologic, hydraulic, and structural computations for all stormwater management facilities.
 - A written maintenance plan for all stormwater features including detention facilities and other stormwater management elements.
 - Identification of ownership and maintenance responsibility for all permanent stormwater management facilities.
 - Other pertinent information, as required
- b. Summary Tables
- Pre-development Hydrologic soil group (HSG) assumptions, curve numbers (CN), Computation of average slope, hydraulic length, computed time of concentration
 - Existing conditions runoff volume & peak rate of runoff
 - Post-development runoff volume & peak rate of runoff
 - Undetained areas, areas to ponds
 - Land use for each subarea
 - Hydrologic soil group (HSG) assumptions, curve numbers (CN)
 - Time of concentration computed for each subarea
 - Post-development peak rate of runoff routed to ponds and out
 - Pond maximum return period design data including: maximum water surface elevation, berm elevation, and emergency spillway elevation
 - Water quality depth and volume requirements
- c. Calculations
- Complete hydrologic, hydraulic and structural computations, calculations, assumptions, and criteria for the design of all stormwater BMPs.
 - Details of the berm embankment and outlet structure indicating the embankment top elevation, embankment side slopes, top width of embankment, emergency spillway elevation, perforated riser dimensions, pipe barrel dimensions and dimensions and spacing of antiseep collars.
 - Design computations for the control structures (pipe barrel and riser, etc.).
 - A plot or table of the stage-storage (volume vs. elevation) and all supporting computations.
 - Routing computations.
- d. Drawings
- Drainage area maps for all watersheds and inlets depicting the time of concentration path for both existing conditions and post developed condition.
 - All stormwater management facilities must be located on a plan and described in detail including easements and buffers boundaries.

3. Reports that do not clearly indicate the above information may be rejected for review by the Municipal Engineer and will be returned to the applicant.
 4. Description of, justification, and actual field results for infiltration testing with respect to the type of test and test location for the design of infiltration BMPs.
 5. The effect of the project (in terms of runoff volumes, water quality, and peak flows) on surrounding properties and aquatic features and on any existing municipal stormwater collection system that may receive runoff from the project site.
 6. Description of the proposed changes to the land surface and vegetative cover including the type and amount of impervious area to be added.
 7. Identification of short-term and long-term ownership, operation, and maintenance responsibilities as well as schedules and costs for inspection and maintenance activities for each permanent stormwater or drainage BMP, including provisions for permanent access or maintenance easements.
- C. Supplemental information to be provided prior to recording of the SWM Site Plan, as applicable:
1. Signed and executed Operations and Maintenance Agreement (Section 1501).
 2. Signed and executed easements, as required for all on-site and off-site work.
 3. An Erosion and Sedimentation Control Plan & approval letter from the Venango Conservation District.
 4. A NPDES Permit.
 5. Permits from PADEP and ACOE.
 6. Geologic Assessment.
 7. Geotechnical or soils investigation report, including boring logs, compaction requirements, and recommendations for construction of detention basins.
 8. A Highway Occupancy Permit from PENNDOT when utilization of a PENNDOT storm drainage system is proposed or when proposed facilities would encroach onto a PENNDOT right-of-way.

Section 803. SWM Site Plan & Report Submission

- A. The Applicant shall submit the SWM Site Plan & Report for the Regulated Activity.
- B. Five (5) copies of the SWM Site Plan & Report shall be submitted and be distributed as follows:
 1. Two (2) copies to the Municipality accompanied by the requisite executed Review Fee Reimbursement Agreement, as specified in this Ordinance
 2. One (1) copy to the Municipal Engineer
 3. One (1) copy to the Venango County Regional Planning Commission
 4. One (1) copy to the Venango Conservation District
- C. Additional copies shall be submitted as requested by the Municipality or PADEP.

Section 804. SWM Site Plan & Report Review

- A. The Municipality shall require receipt of a complete SWM Site Plan & Report as specified in this Ordinance. The Municipality shall review the SWM Site Plan & Report for consistency with the purposes, requirements, and intent of this Ordinance.
- B. The Municipality shall not approve any SWM Site Plan & Report that is deficient in meeting the requirements of this Ordinance. At its sole discretion and in accordance with this Article, when a SWM Site Plan & Report is found to be deficient, the Municipality may disapprove the submission and require a resubmission.
- C. The Municipality shall notify the Applicant in writing within forty-five (45) calendar days whether the SWM Site Plan & Report is approved or disapproved if the SWM Site Plan & Report is not part of a Subdivision or Land Development Plan. If the SWM Site Plan & Report involves a Subdivision or Land Development Plan, the timing shall following the Subdivision and Land Development process according to the Municipalities Planning Code.
- D. The Municipal Building Permit Office shall not issue a building permit for any Regulated Activity if the SWM Site Plan & Report has been found to be inconsistent with this Ordinance, as determined by the Municipality. All required permits from PADEP must be obtained prior to issuance of a building permit.

Section 805. Modification of Plans

- A. A modification to a submitted SWM Site Plan & Report for a development site that involves a change in stormwater management facilities or techniques, or that involves the relocation or re-design of stormwater management facilities, or that is necessary because soil or other conditions are not as stated on the SWM Site Plan as determined by the Municipality, shall require a resubmission of the modified SWM Site Plan in accordance with this Ordinance.

Section 806. Resubmission of Disapproved SWM Site Plan & Report

- A. A disapproved SWM Site Plan & Report may be resubmitted with the revisions addressing the Municipality's concerns documented in writing, to the Municipality in accordance with this Ordinance. The applicable Municipal Review Fee must accompany a resubmission of a disapproved SWM Site Plan & Report.

Section 807. Authorization to Construct and Term of Validity

- A. The Municipality's approval of a SWM Site Plan & Report authorizes the Regulated Activities contained in the SWM Site Plan for a maximum term of validity of five (5) years following the date of approval. The Municipality may specify a term of validity shorter than five (5) years in the approval for any specific SWM Site Plan. Terms of validity shall commence on the date the Municipality signs the approval for a SWM Site Plan. If stormwater management facilities included in the approved SWM Site Plan have not been constructed, or if a Record Drawing of these facilities has not been approved within this time, then the Municipality may consider the SWM Site Plan disapproved and may revoke any and all permits or approvals.

Section 808. Record Drawings, Completion Certificate and Final Inspection

- A. The Applicant shall be responsible for providing Record Drawings of all stormwater BMPs included in the approved SWM Site Plan. The Record Drawing and an explanation of any discrepancies with the approved SWM Site Plan shall be submitted to the Municipality as a prerequisite for the release of the guarantee or issuance of an occupancy permit.
- B. The Record Drawing shall include a certification of completion signed by a Qualified Professional verifying that all permanent stormwater BMPs have been constructed according to the approved SWM Site Plan & Report.
 - 1. Drawings shall show all approved revisions and elevations and inverts to all manholes, inlets, pipes, and stormwater control facilities.
- C. After receipt of the Record Drawing, the Municipality may conduct a final inspection prior to certification of completion by the Municipality.

ARTICLE IX - EASEMENTS

Section 901. Easements

- A. Easements shall be established to accommodate drainageways.
- B. Where a tract is traversed by a watercourse, drainage-way, channel or stream, there shall be provided an easement paralleling the line of such watercourse, drainage-way, channel or stream with a width adequate to preserve the unimpeded flow of natural drainage in the 100-year floodplain.
- C. Easements shall be established for all on-site stormwater management or drainage facilities, including but not limited to: detention facilities (above or below ground), infiltration facilities, all stormwater BMPs, drainage swales, and drainage facilities (inlets, manholes, pipes, etc.).
- D. Easements are required for all areas used for off-site stormwater control.
- E. All easements shall be a minimum of 20 feet wide and shall encompass the 100-year surface elevation of the proposed stormwater facility.
- F. Easements shall provide ingress and egress to a public right-of-way. In lieu of providing an easement to the public right-of-way, a note may be added to the plan granting the Municipality or their designees access to all easements via the nearest public right-of-way able for vehicle ingress and egress on grades of less than 10% for carrying out inspection or maintenance activities.
- G. Where possible, easements shall be centered on side and/or rear lot lines.
- H. Nothing shall be planted or placed within the easement which would adversely affect the function of the easement, or conflict with any conditions associated with such easement.
- I. All easement agreements shall be recorded and referenced on the site plan. The format and content of the easement agreement shall be reviewed and approved by the Municipal Engineer and Solicitor.

ARTICLE X - MAINTENANCE RESPONSIBILITIES

Section 1001. Financial Guarantee

- A. The Applicant shall provide a Financial Guarantee to the Municipality for the timely installation and proper construction of all stormwater management controls as required by the approved SWM Site Plan and this Ordinance, equal to 110% of the full construction cost of the required controls in accordance with the Municipalities Planning Code.
- B. At the completion of the project and as a prerequisite for the release of the Financial Guarantee, the Applicant shall:
 - 1. Provide a certification of completion from an engineer, architect, surveyor or other qualified professional, verifying that all permanent facilities have been constructed according to the SWM Site Plan & Report and approved revisions thereto.
 - 2. Provide a set of Record Drawings.
 - 3. Request a final inspection from the Municipality to certify compliance with this Ordinance, after receipt of the certification of completion and Record Drawings by the Municipality.

Section 1002. Maintenance Responsibilities

- A. The SWM Site Plan & Report for the project site shall describe the future operation and maintenance responsibilities. The description shall outline required routine maintenance actions and schedules necessary to ensure proper operation of the stormwater control facilities.
- B. The SWM Site Plan & Report for the project site shall establish responsibilities for the continuing operating and maintenance of all proposed stormwater control facilities, consistent with the following principals:
 - 1. If a development consists of structures or lots that are to be separately owned and in which streets, sewers, and other public improvements are to be dedicated to the Municipality, stormwater control facilities/BMPs may also be dedicated to and maintained by the Municipality.
 - 2. If a development site is to be maintained in a single ownership or if sewers and other public improvements are to be privately owned and maintained, then the ownership and maintenance of stormwater control facilities/BMPs shall be the responsibility of the owner or private management entity.
 - 3. Facilities, areas, or structures used as stormwater BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or easements that run with the land.
 - 4. The SWM Site Plan & Report shall be recorded as a restrictive deed covenant that runs with the land.

5. The Municipality may take enforcement actions against an Applicant for failure to satisfy any provision of this Ordinance.
- C. The Municipality, upon recommendation of the Municipal Engineer, shall make the final determination on the continuing maintenance responsibilities prior to final approval of the SWM Site Plan & Report. The Municipality may require a dedication of such facilities as part of the requirements for approval of the SWM Site Plan. Such a requirement is not an indication that the Municipality will accept the facilities. The Municipality reserves the right to accept or reject the ownership and operating responsibility for any portion of the stormwater management controls.
- D. If the Municipality accepts ownership of stormwater BMPs, the Municipality may, at its discretion, require a fee from the Applicant to the Municipality to offset the future cost of inspections, operations, and maintenance.
- E. It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved SWM Site Plan, or to allow the property to remain in a condition, which does not conform to an approved SWM Site Plan, unless the Municipality grants an exception in writing.

Section 1003. Maintenance Agreement for Privately Owned Stormwater Facilities

- A. Prior to final approval of the SWM Site Plan & Report, the Applicant shall sign the Operation and Maintenance (O&M) Agreement (Section 1501) covering all stormwater control facilities that are to be privately owned. The Operation and Maintenance (O&M) Agreement shall be recorded with the SWM Site Plan and made a part hereto.
 1. Municipalities are exempt from the requirement to sign and record an Operation and Maintenance (O&M) Agreement.
- B. Other items may be included in the Operation and Maintenance (O&M) Agreement where determined necessary to guarantee the satisfactory operation and maintenance of all BMP facilities. The Operation and Maintenance (O&M) Agreement shall be subject to the review and approval of the Municipality, Municipal Engineer, and the Municipal Solicitor.
- C. The owner is responsible for operation and maintenance of the stormwater BMPs. If the owner fails to adhere to the Operation and Maintenance (O&M) Agreement, the Municipality may perform the services required and charge the owner appropriate fees. Non-payment of fees may result in a lien against the property.

ARTICLE XI - INSPECTIONS

Section 1101. Schedule of Inspections

- A. PADEP or its designees inspect for compliance with NPDES permits on sites where applicable. In addition to PADEP compliance programs, the Municipality or its assignee may inspect all phases of the installation of temporary or permanent stormwater management facilities.
- B. During any stage of Earth Disturbance Activities, if the Municipality determines that the stormwater management facilities are not being installed in accordance with the approved SWM Site Plan, the Municipality shall revoke any existing permits or approvals until a revised SWM Site Plan is submitted and approved as specified in this Ordinance.
- C. Stormwater BMPs shall be inspected by the landowner, or the landowner's designee according to the inspection schedule described on the SWM Site Plan for each BMP.
 - 1. The Municipality may require copies of the inspection reports, in a form as stipulated by the Municipality.
 - 2. If inspections are not conducted or inspection reports are not submitted as scheduled, the Municipality or its designee, may conduct such inspections and charge the owner appropriate fees. Non-payment of fees may result in a lien against the property.
 - a. Prior to conducting inspections, the Municipality shall inform the owner of its intent to conduct an inspection. The owner shall be given thirty (30) days to make the required inspections and submit inspection reports to the Municipality.

Section 1102. Right-of-Entry

- A. Upon presentation of proper credentials, duly authorized representatives of the Municipality may enter at reasonable times, upon any property within the Municipality, to inspect the implementation, condition, or operations and maintenance of the stormwater BMPs in regard to any aspect governed by this Ordinance.
- B. Stormwater BMP owners and operators shall allow persons working on behalf of the Municipality ready access to all parts of the premises for the purposes of determining compliance with this Ordinance.
- C. Persons working on behalf of the Municipality shall have the right to temporarily locate on any stormwater BMP in the Municipality such devices, as are necessary, to conduct monitoring and/or sampling of the discharges from such stormwater BMP.
- D. Unreasonable delay in allowing the Municipality access to a stormwater BMP is a violation of this Ordinance.

ARTICLE XII - ENFORCEMENT AND PENALTIES

Section 1201. Notification

- A. In the event that a person fails to comply with the requirements of this Ordinance, an approved SWM Site Plan, or fails to conform to the requirements of any permit or approval issued hereunder, the Municipality shall provide written notification of the violation. Such notification shall set forth the nature of the violation(s) and establish a time limit for correction of these violation(s).
- B. Failure to comply within the time specified shall subject such person to the Penalties Provisions of this Ordinance. All such penalties shall be deemed cumulative and shall not prevent the Municipality from pursuing any and all other remedies. It shall be the responsibility of the owner of the real property on which any Regulated Activity is proposed to occur, is occurring, or has occurred, to comply with the terms and conditions of this Ordinance.

Section 1202. Enforcement

- A. The municipal governing body is hereby authorized and directed to enforce all of the provisions of this Ordinance. The approved SWM Site Plan shall be on file at the project site throughout the duration of the construction activity. The Municipality or their designee may make periodic inspections during construction.
- B. Adherence to Approved SWM Site Plan
 - 1. It shall be unlawful for any person, firm, or corporation to undertake any Regulated Activity on any property except as provided for by an approved SWM Site Plan and pursuant to the requirements of this Ordinance.
 - 2. It shall be unlawful to alter or remove any control structure required by the SWM Site Plan pursuant to this Ordinance.
 - 3. It shall be unlawful to allow a property to remain in a condition that does not conform to an approved SWM Site Plan.

Section 1203. Public Nuisance

- A. A violation of any provision of this Ordinance is hereby deemed a Public Nuisance.
- B. Each day that a violation continues shall constitute a separate violation.

Section 1204. Suspension and Revocation

- A. Any approval or permit issued by the Municipality may be suspended or revoked for:
 - 1. Non-compliance with or failure to implement any provision of the approved SWM Site Plan or Operation & Maintenance (O&M) Agreement.
 - 2. A violation of any provision of this Ordinance or any other applicable law, Ordinance, rule or regulation relating to the Regulated Activity.
 - 3. The creation of any condition or the commission of any act, during the Regulated Activity which constitutes or creates a hazard or nuisance, pollution, or which endangers the life or property of others.
- B. A suspended approval or permit may be reinstated by the Municipality when:
 - 1. The Municipality or their designee has inspected and approved the corrections to the violation(s) that caused the suspension.
 - 2. The Municipality is satisfied that the violation(s) has been corrected.
- C. An approval that has been revoked by the Municipality cannot be reinstated. The Applicant may apply for a new approval under the provisions of this Ordinance.

Section 1205. Penalties

[Municipalities should ask their solicitors to provide appropriate wording for this section.]

- A. Anyone violating the provisions of this Ordinance shall be guilty of a summary offense and upon conviction, shall be subject to a fine of not more than \$ ____ for each violation, recoverable with costs. Each day that the violation continues shall be a separate offense and penalties shall be cumulative.
- B. In addition, the Municipality, through its solicitor, may institute injunctive, mandamus, or any other appropriate action or proceeding at law or in equity for the enforcement of this Ordinance. Any court of competent jurisdiction shall have the right to issue restraining orders, temporary or permanent injunctions, mandamus, or other appropriate forms of remedy or relief.

Section 1206. Appeals

- A. Any person aggrieved by any action of the Municipality or its designee, relevant to the provisions of this Ordinance, may appeal to the Municipality within thirty (30) days of that action.
- B. Any person aggrieved by any decision of the Municipality, relevant to the provisions of this Ordinance, may appeal to the Venango County Court of Common Pleas within thirty (30) days of the Municipality's decision.

ARTICLE XIII - PROHIBITIONS

Section 1301. Prohibited Discharges and Connections

- A. Any drain or conveyance, whether on the surface or underground, that allows any non-stormwater discharge including sewage, process wastewater, and wash water to enter the Municipality's separate storm sewer system or Waters of the Commonwealth is prohibited.
- B. Any drain or conveyance connected from a commercial or industrial land use to the Municipality's separate storm sewer system, which has not been documented in plans, maps, or equivalent records, and approved by the Municipality is prohibited.
- C. No person shall allow, or cause to allow, discharges into the Municipality's separate storm sewer system or into surface Waters of the Commonwealth, which are not composed entirely of stormwater, except those in subsection 1301.D below, and discharges allowed under a state or federal permit.
- D. The following discharges are authorized unless they are determined to be significant contributors to pollution to the Waters of the Commonwealth:
 - Potable water sources including dechlorinated water line and fire hydrant flushings
 - Irrigation drainage
 - Air conditioning condensate
 - Springs
 - Water from crawl space pumps
 - Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spill material has been removed) and where detergents are not used
 - Discharges from firefighting activities
 - Flows from riparian habitats and wetlands
 - Uncontaminated water from foundations or from footing drains
 - Lawn watering
 - Dechlorinated swimming pool discharges
 - Uncontaminated groundwater
 - Water from individual residential car washing
 - Routine external building wash-down (which does not use detergents or other compounds)
- E. In the event that the Municipality or PADEP determines that any of the discharges identified in subsection 1301.D is a significant contributor to pollution to the Waters of the Commonwealth, the responsible person(s) shall be notified to cease the discharge. Upon notice provided by the Municipality or PADEP, the discharger will have a reasonable time, as determined by the Municipality or PADEP, to cease the discharge, consistent with the degree of pollution caused by the discharge.
- F. Nothing in this Section shall affect a discharger's responsibilities under Commonwealth Law.

Section 1302. Roof Drains

- A. Roof drains and sump pumps shall discharge to infiltration areas, vegetative BMPs, or pervious areas to the maximum extent practicable.

Section 1303. Alteration of BMPs

- A. No person shall modify, remove, fill, landscape, or alter any existing stormwater BMP, facilities, areas, or structures unless it is part of an approved maintenance program, without the written approval of the Municipality.

- B. No person shall place any structure, fill, landscaping, or vegetation into a stormwater BMP, facilities, areas, structures, or within a drainage easement which would limit or alter the functioning of the BMP without the written approval of the Municipality.

ARTICLE XIV - FEES AND EXPENSES

Section 1401. General

- A. The fee required by this Ordinance is the Municipal Review Fee. The Municipal Review Fee shall be established by the Municipality to defray review costs incurred by the Municipality and the Municipal Engineer. The Applicant shall pay all fees.

Section 1402. Expenses Covered by Fees

- A. The fees required by this Ordinance shall, at a minimum, cover:
 - 1. Administrative and Clerical Costs.
 - 2. Review of the SWM Site Plan & Report by the Municipality.
 - 3. Pre-construction meetings.
 - 4. Inspection of stormwater management facilities/BMPs and drainage improvements during construction.
 - 5. Final inspection upon completion of the stormwater management facilities/BMPs and drainage improvements presented in the SWM Site Plan.
 - 6. Any additional work required to enforce any permit provisions regulated by this Ordinance, correct violations, and assure proper completion of stipulated remedial actions.

Section 1403. Recording of Approved SWM Site Plan and Related Agreements

- A. The owner of any land upon which permanent BMPs will be placed, constructed, or implemented, as described in the SWM Site Plan, shall record the following documents in the Office of the Recorder of Deeds of Venango County, within (___) days of approval of the SWM Site Plan by the Municipality:
 - 1. The SWM Site Plan.
 - 2. Operations and Maintenance (O&M) Agreement (Section 1501).
 - 3. Easements under Section 901.
 - 4. Riparian buffers under Section 602.
- B. The Municipality may suspend or revoke any approvals granted for the project site upon discovery of the failure of the owner to comply with this Section.

ARTICLE XV – SUPPLEMENTAL REQUIREMENTS

Section 1501 - OPERATION AND MAINTENANCE AGREEMENT

OPERATION AND MAINTENANCE (O&M) AGREEMENT

STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (SWM BMPs)

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between _____, (hereinafter the “Landowner”), and _____, Venango County, Pennsylvania, (hereinafter “Municipality”);

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Venango County, Pennsylvania, Deed Book _____ at Page _____, (hereinafter “Property”).

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the SWM Site Plan approved by the Municipality (hereinafter referred to as the “Plan”) for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by the Municipality, provides for management of stormwater within the confines of the Property through the use of BMPs; and

WHEREAS, the Municipality, and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of the Municipality and the protection and maintenance of water quality require that on-site SWM BMPs be constructed and maintained on the Property; and

WHEREAS, the Municipality requires, through the implementation of the SWM Site Plan, that stormwater BMPs as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, successors and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner shall construct the BMPs in accordance with the plans and specifications identified in the SWM Site Plan.
2. The Landowner shall operate and maintain the BMPs as shown on the Plan in good working order in accordance with the specific maintenance requirements noted on the approved SWM Site Plan.
3. The Landowner hereby grants permission to the Municipality, its authorized agents, and employees, to enter upon the property, at reasonable times and upon presentation of proper credentials, to inspect the BMPs whenever necessary. Whenever possible, the Municipality shall notify the Landowner prior to entering the property.
4. In the event the Landowner fails to operate and maintain the BMPs per paragraph 2, the Municipality or its representatives may enter upon the Property and take whatever action is deemed

necessary to maintain said BMPs. It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.

5. In the event the Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all expenses (direct and indirect) incurred within ten (10) days of receipt of invoice from the Municipality.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMPs by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release the Municipality and Municipal Engineer from all damages, accidents, casualties, occurrences or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMPs by the Landowner or Municipality.
8. The Municipality may inspect the BMPs at a minimum of once every year to ensure their continued functioning.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Venango County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs and any other successors in interests, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

(SEAL)

For the Municipality:

For the Landowner:

ATTEST:

_____ (City, Borough, Township)

County of Venango, Pennsylvania

I, _____, a Notary Public in and for the County and State aforesaid, whose commission expires on the _____ day of _____, 20____, do hereby certify that _____ whose name(s) is/are signed to the

foregoing Agreement bearing date of the _____ day of _____, 20____, has
acknowledged the same before me in my said County and State.

GIVEN UNDER MY HAND THIS _____ day of _____, 20_____.

NOTARY PUBLIC

(SEAL)

Section 1502: LOW IMPACT DEVELOPMENT PRACTICES

Alternative approaches for managing stormwater runoff.

Natural hydrologic conditions may be altered radically by poorly planned development practices, such as introducing unneeded impervious surfaces, destroying existing drainage swales, constructing unnecessary storm sewers, and changing local topography. A traditional drainage approach of development has been to remove runoff from a site as quickly as possible and capture it in a detention basin. This approach leads ultimately to the degradation of water quality, as well as expenditure of additional resources for detaining and managing concentrated runoff at some downstream location.

The recommended alternative approach is to promote practices that will minimize post-development runoff rates and volumes, which will minimize needs for artificial conveyance and storage facilities. To simulate pre-development hydrologic conditions, forced infiltration is often necessary to offset the loss of infiltration by creation of impervious surfaces. The ability of the ground to infiltrate runoff depends upon the soil types and its conditions.

Preserving natural hydrologic conditions requires careful alternative site design considerations. Site design practices include preserving natural drainage features, minimizing impervious surface area, reducing the hydraulic connectivity of impervious surfaces, and protecting natural depression storage. A well-designed site will contain a mix of all those features. The following describes various techniques to achieve the alternative approaches:

- ◆ **Preserving Natural Drainage Features.** Protecting natural drainage features, particularly vegetated drainage swales and channels, is desirable because of their ability to infiltrate and attenuate flows and to filter pollutants. However, this objective is often not accomplished in land development. In fact, commonly held drainage philosophy encourages just the opposite pattern - streets and adjacent storm sewers typically are located in the natural headwater valleys and swales, thereby replacing natural drainage functions with a completely impervious system. As a result, runoff and pollutants generated from impervious surfaces flow directly into storm sewers with no opportunity for attenuation, infiltration, or filtration. Developments designed to fit site topography also minimize the amount of grading on site.
- ◆ **Protecting Natural Depression Storage Areas.** Depressional storage areas have no surface outlet, or drain very slowly following a storm event. They can be commonly seen as ponded areas in farm fields during the wet season or after large runoff events. Traditional development practices eliminate these depressions by filling or draining, thereby obliterating their ability to reduce surface runoff volumes and trap pollutants. The volume and release-rate characteristics of depressions should be protected in the design of the development site. The depressions can be protected by simply avoiding the

depression or by incorporating its storage as additional capacity in required detention facilities.

- ◆ **Avoiding Introduction of Impervious Areas.** Careful site planning should consider reducing impervious coverage to the maximum extent possible. Building footprints, sidewalks, driveways, and other features producing impervious surfaces should be evaluated to minimize impacts on runoff.
- ◆ **Reducing the Hydraulic Connectivity of Impervious Surfaces.** Impervious surfaces are significantly less of a problem if they are not directly connected to an impervious conveyance system (such as storm sewer). Two basic ways to reduce hydraulic connectivity are: routing of roof runoff over lawns; and reducing the use of storm sewers. Site grading should promote increasing travel time of stormwater runoff and should help reduce concentration of runoff to a single point in the development.
- ◆ **Routing Roof Runoff Over Lawns.** Roof runoff can be easily routed over lawns in most site designs. The practice discourages direct connections of downspouts to storm sewers or parking lots. The practice also discourages sloping driveways and parking lots to the street. The routing of roof drains and crowning the driveway to allow runoff to discharge to pervious areas is desirable as the pervious area essentially acts as a filter strip.
- ◆ **Reducing the Use of Storm Sewers.** By reducing the use of storm sewers for draining streets, parking lots, and back yards, the potential for accelerating runoff from the development can be greatly reduced. The practice requires greater use of swales and may not be practical for some development sites, especially if there are concerns for areas that do not drain in a “reasonable” time. The practice requires educating local citizens and public works officials, who expect runoff to disappear shortly after a rainfall event.
- ◆ **Reducing Street Widths.** Street widths can be reduced by either eliminating on-street parking or by reducing cartway widths. Municipal planners and traffic designers should encourage narrower neighborhood streets, which ultimately could lower maintenance and maintenance related costs.
- ◆ **Limiting Sidewalks to One Side of the Street.** A sidewalk on one side of the street may suffice in low-traffic neighborhoods. The lost sidewalk could be replaced with bicycle/recreational trails that follow back-of-lot lines. Where appropriate, backyard trails should be constructed using pervious materials.
- ◆ **Using Permeable Paving Materials.** These materials include permeable interlocking concrete paving blocks or porous bituminous concrete. Such materials should be considered as alternatives to conventional pavement surfaces, especially for low use surfaces such as driveways, overflow parking lots, and emergency access roads.

- ◆ **Reducing Building Setbacks.** Reducing building setbacks reduces driveway and entry walks and is most readily accomplished along low-traffic streets where traffic noise is not a problem.
- ◆ **Constructing Cluster Developments.** Cluster developments can also reduce the amount of impervious area for a given number of lots. The biggest savings is in street length, which also will reduce costs of the development. Cluster development “clusters” the construction activity onto less-sensitive areas without substantially affecting the gross density of development.

In summary, careful consideration of the existing topography and implementation of a combination of the above mentioned techniques may avoid construction of costly stormwater control measures. Other benefits include: reduced potential of downstream flooding, reduced water quality degradation of receiving streams and water bodies, enhancement of aesthetics, and reduction of development costs. Beneficial results include: more stable base flows in receiving streams, improved groundwater recharge, reduced flood flows, reduced pollutant loads, and reduced costs for conveyance and storage.

SECTION 1503: STORMWATER MANAGEMENT DESIGN CRITERIA

TABLE 1503-1 - RATIONAL METHOD RUNOFF COEFFICIENTS

Hydraulic Soil Group	Storm	A			B			C			D		
		0-2%	2-6%	+6%	0-2%	2-6%	+6%	0-2%	2-6%	+6%	0-2%	2-6%	+6%
Cultivated	<25yr	0.08	0.13	0.16	0.11	0.15	0.21	0.14	0.19	0.26	0.18	0.23	0.31
Land	≥25yr	0.14	0.08	0.22	0.16	0.21	0.28	0.2	0.25	0.34	0.24	0.29	0.41
Pasture	<25yr	0.12	0.2	0.3	0.18	0.28	0.37	0.24	0.34	0.44	0.3	0.4	0.5
	≥25yr	0.15	0.25	0.37	0.23	0.34	0.45	0.3	0.42	0.52	0.37	0.5	0.62
Meadow	<25yr	0.10	0.16	0.25	0.14	0.22	0.3	0.2	0.28	0.36	0.24	0.3	0.4
	≥25yr	0.14	0.22	0.3	0.2	0.28	0.37	0.26	0.35	0.44	0.3	0.4	0.5
Forest	<25yr	0.05	0.08	0.11	0.08	0.11	0.14	0.1	0.13	0.16	0.12	0.16	0.2
	≥25yr	0.08	0.11	0.14	0.1	0.14	0.18	0.12	0.16	0.2	0.15	0.2	0.25
Residential													
1/8 Acre	<25yr	0.25	0.28	0.31	0.27	0.3	0.35	0.3	0.33	0.38	0.33	0.36	0.42
	≥25yr	0.33	0.37	0.4	0.35	0.39	0.44	0.38	0.42	0.49	0.41	0.45	0.54
1/4 Acre	<25yr	0.22	0.26	0.29	0.24	0.29	0.33	0.27	0.31	0.36	0.3	0.34	0.4
	≥25yr	0.3	0.34	0.37	0.33	0.37	0.42	0.36	0.4	0.47	0.38	0.42	0.52
1/3 Acre	<25yr	0.19	0.23	0.26	0.22	0.26	0.3	0.25	0.29	0.34	0.28	0.32	0.39
	≥25yr	0.28	0.32	0.35	0.3	0.35	0.39	0.33	0.38	0.45	0.36	0.4	0.5
1/2 Acre	<25yr	0.16	0.2	0.24	0.19	0.23	0.28	0.22	0.27	0.32	0.26	0.3	0.37
	≥25yr	0.25	0.29	0.32	0.28	0.32	0.36	0.31	0.35	0.42	0.34	0.38	0.48
1 Acre	<25yr	0.14	0.19	0.22	0.17	0.21	0.26	0.2	0.25	0.31	0.24	0.29	0.35
	≥25yr	0.22	0.26	0.29	0.24	0.28	0.34	0.28	0.32	0.4	0.31	0.35	0.46
Industrial	<25yr	0.67	0.68	0.68	0.68	0.68	0.69	0.68	0.69	0.69	0.69	0.69	0.7
	≥25yr	0.85	0.85	0.86	0.85	0.86	0.86	0.86	0.86	0.87	0.86	0.86	0.88
Commercial	<25yr	0.71	0.71	0.72	0.71	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72
	≥25yr	0.88	0.88	0.89	0.89	0.89	0.89	0.89	0.89	0.9	0.89	0.89	0.9
Streets	<25yr	0.7	0.71	0.72	0.71	0.72	0.74	0.72	0.73	0.76	0.73	0.75	0.78
	≥25yr	0.76	0.77	0.79	0.8	0.82	0.84	0.84	0.85	0.89	0.89	0.91	0.95
Open Space	<25yr	0.05	0.1	0.14	0.08	0.13	0.19	0.12	0.17	0.24	0.16	0.21	0.28
	≥25yr	0.11	0.16	0.2	0.14	0.19	0.26	0.18	0.23	0.32	0.22	0.27	0.39
Parking or Impervious	<25yr	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87
	≥25yr	0.95	0.96	0.97	0.95	0.96	0.97	0.95	0.96	0.97	0.95	0.96	0.97

Source: Rawls, W.J., S.L. Long, and R.H. McCuen, 1981. Comparison of Urban Flood Frequency Procedures. Preliminary Draft Report prepared for the Soil Conservation Service, Beltsville, Maryland.

For simplification, a designer may use 0.3 for all pervious areas and 0.95 for all impervious areas.

TABLE 1503-2 - RUNOFF CURVE NUMBERS (FROM NRCS (SCS) TR-55)

Runoff Curve Numbers for Urban Areas					
Cover Description		Curve Numbers for Hydrologic Soil Groups			
<i>Cover Type and Hydrologic Condition</i>	<i>Average Percent Impervious Area</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>
<i>Fully Developed Urban Areas (Vegetation Established)</i>					
Open Space (lawns, parks, golf courses, etc.):					
Poor Condition (grass cover < 50%)		68	79	86	89
Fair Condition (grass cover 50% to 75%)		49	69	79	84
Good Condition (grass cover > 75%)		39	61	74	80
Impervious Areas:					
Paved Parking Lots, Roofs, Driveways, etc.		98	98	98	98
Streets and Roads:					
Paved: Curbed and Storm Sewers		98	98	98	98
Paved: Open Ditches		83	89	92	93
Gravel		76	85	89	91
Dirt		72	82	87	89
Urban Districts:					
Commercial and Business	85%	89	92	94	95
Industrial	72%	81	88	91	93
Residential Districts by Average Lot Size:					
1/8 Acres or less	65%	77	85	90	92
1/4 Acre	38%	61	75	83	87
1/3 Acre	30%	57	72	81	86
1/2 Acre	25%	54	70	80	85
1 Acre	20%	51	68	79	84
2 Acres	12%	46	65	77	82

Runoff Curve Numbers for Cultivated Agricultural Lands						
Cover Description			Curve Numbers			
Cover Type	Treatment	Hydrologic Condition	A	B	C	D
Fallow	Bare Soil	--	77	86	91	94
	Crop Residue Cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row Crops	Straight Row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & Terraced (C & T)	Poor	66	74	80	82
		Good	62	71	78	81
	C & T + CR	Poor	65	73	79	81
		Good	61	70	77	80
Small Grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C & T	Poor	61	72	79	82
		Good	59	70	78	81
	C & T + CR	Poor	60	71	78	81
		Good	58	69	77	80
Close Seeded or Broadcast Legumes Or Rotation Meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C & T	Poor	63	73	80	83
		Good	51	67	76	80
Runoff Curve Numbers for Other Agricultural Lands						
Pasture, Grassland, or Range – Continuous Forage for Grazing		Poor	68	79	86	89
		Fair	49	69	79	84
		Good	39	61	74	80
Meadow – Continuous Grass, Protected from Grazing and Generally Mowed for Hay		--	30	58	71	78
Woods – Grass Combination (orchard or tree farm)		Poor	57	73	82	86
		Fair	43	65	76	82

	Good	32	58	72	79
Woods	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30	55	70	77
Farmsteads – Buildings, Lanes, Driveways and Surrounding Lots.	--	59	74	82	86

Section 1504: REVIEW FEE REIMBURSEMENT AGREEMENT

THIS AGREEMENT MUST BE COMPLETED AND SIGNED BY THE DEVELOPER/APPLICANT PRIOR TO SUBMISSION OF THE SUBDIVISION/LAND DEVELOPMENT APPLICATION AND PLANS, SKETCH PLANS, CONDITIONAL USE APPLICATIONS OR ANY OTHER SUBMISSION WHICH REQUIRES MUNICIPAL CONSULTANT REVIEW.

REVIEW FEE REIMBURSEMENT AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between _____, (hereinafter the “Landowner”), and _____, Venango County, Pennsylvania, (hereinafter “Municipality”);

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Venango County, Pennsylvania, Deed Book _____ at Page _____, (hereinafter “Property”).

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the Landowner has submitted a SWM Site Plan for review and approval by the Municipality (hereinafter referred to as the “Plan”) for the property identified herein; and

WHEREAS, the Developer has requested and/or required the Municipality approval and/or review of its proposed plans, and the Municipality is willing to authorize its professional consultants to review said Plan and/or proposal upon execution of this agreement, and upon deposit of an escrow account according to the current Fee Schedule.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner and Municipality hereby authorize and direct the Municipality’s professional consultants, as defined at Section 107 of the Pennsylvania Municipalities Planning Code to review Landowner’s plans or proposals to use its property, and to make such recommendations and specifications as may be necessary with respect to such plans in accordance with all applicable Municipality ordinances, and State and Federal rules and regulations.
2. The Landowner and Municipality acknowledge that the Municipality will incur costs and fees relating to the review of Landowner’s plans by its professional consultants, and Landowner agrees to pay and/or reimburse the Municipality for such costs in accordance with this agreement.

3. The Landowner shall pay the professional consultant's charges and fees for the following: (a) review of any and all Stormwater Management Plans, studies, or other correspondence relating to the Landowners submission; (b) attendance at any and all meetings relating to Landowner's plan; (c) preparation of any reports, legal documents, or other correspondence relating to Landowner's plan or proposal; and (d) administrative cost and incurred expenses relating to the administration of this agreement. It is understood by the execution of this agreement that the Landowner specifically accepts the Fee Schedule currently in effect in the Municipality.
4. The Landowner hereby agrees to deposit with the Municipality the sum of _____ Dollars (\$_____), payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank, as security for the payment of all costs and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this agreement, which shall be held in a noninterest- bearing account by the Municipality. In the event that the above deposited escrow fund shall fall below fifty percent (50%) of the original deposit, the Landowner shall immediately, upon receipt of written notice from the Municipality or its agent(s), deposit sums with the Municipality necessary to replenish the account to its original balance. In the event that this is insufficient to pay current Municipality incurred expenses, Landowner agrees to pay the total amount currently due for Municipality incurred expenses without delay in addition to re-establishing the base escrow account balance. The Municipality will use its best efforts to advise the Landowner of the impending likelihood that its costs have exceeded the required escrow account sums as described above.
5. Landowner and Municipality agree that upon completion of the Municipality's review of Landowner's plan or proposal, all unused portions of the escrow account as described above shall be returned to the applicant upon written request to the Municipality.
6. Landowner and Municipality acknowledge that the Ordinance and appropriate fee schedules require Landowner to pay Municipality's professional consultant fees relating to this plan or project, and in the even that Landowner fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Landowner or make the initial deposit payment described above within five (5) days of the date of this agreement, Landowner shall be in default of this agreement and in violation of the above Sections of Ordinance. In the event of Landowner's default as described above, the Municipality may refuse to issue any permit or grant any approval necessary to further improve or develop the subject site until such time as the terms of this Agreement are strictly met by Landowner. Moreover, final approval or further review may be denied or delayed until such time as the terms of this agreement are strictly met by Landowner.
7. Landowner and the Municipality further agree that all fees or costs arising out of this Agreement shall be paid prior to the issuance of any permit, occupancy or otherwise, for the use, improvement or construction of the buildings as proposed on the Landowner's plan. The Landowner agrees and acknowledges that no permit, occupancy or otherwise, or recordable plans, shall be released by the Municipality

until all outstanding professional consultant fees and costs are paid to the Municipality, and provided that the Landowner is not in default under this agreement.

8. The Landowner may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Municipality that it does not desire to proceed with the development as set forth on the plan and upon receipt of such written notice by the Landowner to the Municipality, the Landowner shall be liable to the Municipality for its costs and expenses incurred to the date and time of its receipt of the notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.
9. The Landowner and the Municipality further agree that the Municipality shall have the right and privilege to sue the Landowner or then property owner in assumption for reimbursement or to lien the property or both, in its sole discretion, for any expense in excess of the then current balance of funds on deposit with the Municipality in accordance with this agreement incurred by the Municipality by reason of any review, supervision and inspection of Landowner's project by its professionals including, but not limited to, the Municipality Engineer and Solicitor. The Municipality's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Municipality may have.
10. The Landowner and the Municipality acknowledge that this agreement represents their full understanding as to the Municipality's reimbursement for professional or consultant services.
11. This agreement shall be binding on and inure to the benefit of the successors and assigns of Landowner. The Municipality shall receive thirty (30) days advance written notice from Landowner of any proposed assignment of Landowner's rights and responsibilities under this Agreement.

ATTEST:

WITNESS the following signatures and seals:

(SEAL)

For the Municipality:

For the Landowner:

ATTEST:

_____ (City, Borough, Township)

County of Venango, Pennsylvania

I, _____, a Notary Public in and for the County and State aforesaid, whose commission expires on the _____ day of _____, 20____, do hereby certify that

_____ whose name(s) is/are signed to the foregoing Agreement bearing date of the _____ day of _____, 20____, has acknowledged the same before me in my said County and State.

GIVEN UNDER MY HAND THIS _____ day of _____, 20_____.

NOTARY PUBLIC

(SEAL)

SECTION 1505: SMALL PROJECTS SWM APPLICATION [OPTIONAL]

Small Project Stormwater Management Application

Per Venango County’s Act 167 Stormwater Management Ordinance, a stormwater management plan is required whenever more than 2,500 square feet of impervious surface or non-exempt single family homes are proposed. Impervious surfaces are areas that prevent the infiltration of water into the ground and shall include, but not be limited to, roofs, patios, garages, storage sheds and similar structures, and any new streets or sidewalks.

<i>To Calculate Impervious Surfaces Please Complete This Table</i>					
Surface Type	Length	X	Width	=	Proposed Impervious Area
Building (area per downspout)		x		=	
		x		=	
		x		=	
		x		=	
Driveway		x		=	
		x		=	
		x		=	
Parking Areas		x		=	
		x		=	
		x		=	
Patios/Walks		x		=	
		x		=	
		x		=	
		x		=	
Other		x		=	
		x		=	
		x		=	
Total Impervious Surface Area to be managed (sum of all areas)					

If the Total Impervious Surface Area is LESS THAN 2,500 Square Feet, please read, acknowledge and sign below.

If the Total Impervious Surface Area EXCEEDS 2,500 Square Feet, complete the remainder of the Application.

Based Upon the information you have provided a *Stormwater Management Plan IS NOT required* for this regulated activity. *Venango County* may request additional information and/or SWM for any reason.

Property Owner Acknowledges that submission of inaccurate information may result in a stop work order or permit revocation. Acknowledgement of such is by signature below. I declare that I am the owner or owner's legal representative. I further acknowledge that the information provided is accurate and employees of *Venango County* are granted access to the above described property for review and inspection as may be required.

Owner **Date:**

CREDITS

Credit 1: DISCONNECTION OF IMPERVIOUS AREA

When runoff from impervious areas is directed to a pervious area that allows for infiltration, filtration, and increased time of concentration, all or parts of the impervious areas may qualify as Disconnected Impervious Area (DIA). Using the criteria below, determine the portion of the impervious area that can be excluded from the calculation of total impervious area.

Criteria: An impervious area is considered to be completely or partially disconnected if it meets the requirements listed below

- rooftop area draining to a downspout is ≤ 500 sf.
- paved area draining to a discharge is $\leq 1,000$ sf.
- flow path of paved impervious area is not more than 75'
- soil at discharge is not designated as hydrologic soil group "D"
- flow path at discharge area has a positive slope of $\leq 5\%$
- gravel strip or other spreading device is required at paved discharges.

Length of Pervious Flow Path from discharge point * (ft.)	DIA Credit Factor
0 – 14	1.0
15 – 29	0.8
30 – 44	0.6
45 – 59	0.4
60 – 74	0.2
75 or more	0

* Flow path cannot include impervious surfaces and must be at least 15 feet from any impervious surfaces.

<i>Calculate DIA Credit & Required Capture Volume</i>									
Surface Type	Proposed Impervious Area (from previous sheet)	X	DIA Credit Factor	=	Impervious Area to be managed	÷	=	Required Capture Volume (ft ³)	
Building (area per downspout)		x		=		÷	6	=	
		x		=		÷	6	=	
		x		=		÷	6	=	

		x	=		÷	6	=	
Driveway		x	=		÷	6	=	
		x	=		÷	6	=	
		x	=		÷	6	=	
Parking Areas		x	=		÷	6	=	
		x	=		÷	6	=	
		x	=		÷	6	=	
Patios/Walks		x	=		÷	6	=	
		x	=		÷	6	=	
		x	=		÷	6	=	
		x	=		÷	6	=	
Other		x	=		÷	6	=	
		x	=		÷	6	=	
		x	=		÷	6	=	
Total Req'd Capture Volume								

Credit 2: TREE PLANTING

Perhaps the best BMP is a tree as they intercept rainfall, increase evapotranspiration and increase time of concentration. A portion of the required capture volume can be reduced provided the criteria are met.

CREDITS

Deciduous Trees	Evergreen Trees
6 ft ³ per tree planted	10 ft ³ per tree planted

Criteria

To receive credit for planting trees, the following must be met:

- Trees must be native species (see below), minimum 2" caliper and 6 feet tall (min).
- Trees shall be adequately protected during construction.
- Trees shall be maintained until redevelopment occurs.
- No more than 25% of the runoff volume can be mitigated through the use of trees.
- Dead trees shall be replaced within 6 months.
- Non-native species are not applicable.

	Req'd Capture Volume (ft³)
-	
	Tree Planting Credit (ft³)
	Capture Volume to be managed (ft³)

Sizing of BMP

	How much of the Volume will you manage with a Rain Garden?
+	
	How much of the Volume will you manage with a Sump or Trench?
	Capture Volume to be managed (ft³)

Enter the volumes into the **Small Project SWM Plan Worksheet** on the next sheet.

Native Species Trees (Common Name)

- | | |
|----------------------------------|---|
| - Blackgum | - Oak, (white, swamp white, scarlet, pin, red, black) |
| - Cucumber magnolia | - Dogwood (silky or red asier) |
| - Hophornbeam | - Tuliptree |
| - Maple, (sugar, red or silver) | - Willow, black |
| - Pine, (pitch or eastern white) | - Chokeberry (red or black) |
| - Ironwood | - Basswood, American |

Small Project SWM Plan Worksheet

Based upon the information you have provided a *Stormwater Plan IS Required* for this development activity. The Stormwater Management Ordinance developed through the *Venango County Act 167 Stormwater Management Plan* regulates compliance requirements for Stormwater Management in this jurisdiction. A complete copy of the *Plan* can be found on the Venango County website.

Regulated activities shall be conducted only after *Venango County* approves a stormwater management plan. The *Venango County Act 167 Stormwater Management Plan* will assist you in preparing the necessary information and plans for *Venango County* to review and approve. **This document will constitute an approved plan if all of the relevant details are to be installed in their entirety AND no part of the stormwater system adversely affects any other property, nor adversely affect any septic systems or drinking water wells on this, or any other, parcel.** If an alternative system is to be used a plan will need to be submitted to *Venango County* for approval. A design by a qualified professional may be required for more complex sites.

PLEASE INITIAL BELOW TO INDICATE THE STORMWATER MANAGEMENT PLAN FOR THIS SITE

- Minimum Control #1 Erosion & Sediment Pollution Control
- Minimum Control #2: Source Control of Pollution
- Minimum Control #3: Preservation of Natural Drainage Systems and Outfalls

The relevant details from *Venango County Act 167 Stormwater Management Plan* will be installed in their entirety AND the system will be located as not to adversely affect other property, nor any septic systems or drinking water wells on this, or any other, parcel.

To meet this requirement, the following will be installed and maintained:

Capture Volume to be managed (ft ³)			Conversion	Surface Area of BMPs (ft ²)
	By Rain Garden 6" ponding; 2' soil depth	x	1.20	
	Dry Well or Infiltration Trench 2½' aggregate depth	x	1.25	
	Total		Total	

In lieu of meeting the above, an alternative and/or professional design is attached for approval AND the system will be located as not to adversely affect other property, any septic systems or drinking water wells on this, or any other, parcel.

Site Sketch Plan showing:

- Property lines with dimensions
- Proposed buildings with dimensions
- Proposed impervious surfaces with dimensions
- Proposed septic system, if applicable
- Proposed well site, if applicable
- Proposed stormwater management system(s)

Operation and Maintenance Agreement

Condition on approval - The stormwater management plan must be fully implemented prior to a request for

final inspection of the building or zoning permit.

Acknowledgement - By executing below, the Owner acknowledges the following:

- I declare that I am the owner of the property.
- The information provided is accurate.
- I further acknowledge that municipal representatives are granted access to the above described property for review and inspection as may be required.

_____ **Owner** **Date:** _____