

ORDINANCE NO. 198

Township of East Norriton  
Montgomery County, Pennsylvania

AN ORDINANCE AMENDING SECTION 1 OF ORDINANCE NO. 167 ADOPTING THE BOCA BASIC BUILDING CODE, 1981 EDITION, AS THE BUILDING CODE OF THE TOWNSHIP OF EAST NORRITON, BY ADDING CERTAIN PROVISIONS TO SECTION 111.5 OF THE BOCA BASIC BUILDING CODE WHICH ESTABLISHES CRITERIA FOR NEW NON-RESIDENTIAL BUILDINGS HAVING GROSS FLOOR AREAS IN EXCESS OF 1500 SQUARE FEET OR ADDITIONS TO EXISTING NON-RESIDENTIAL BUILDINGS WHERE THE GROSS FLOOR AREA OF THE ADDITION, WHEN COMBINED WITH THE GROSS FLOOR AREA OF THE EXISTING BUILDING, EXCEEDS 1500 SQUARE FEET.

The Board of Supervisors of the Township of East Norriton, Montgomery County, Pennsylvania, under and by virtue of the authority granted by the Second Class Township Code, do hereby enact and ordain:

Section 1.

Amendment to Section 111.5 of the BOCA Basic Building Code, 1981 Edition:

The following provisions shall be added to Section 111.5 of the BOCA Basic Building Code, 1981 Edition:

In the case of a new non-residential building having a gross floor area in excess of 1500 square feet or an addition to any existing non-residential building where the gross floor area of the addition, when combined with the gross floor area of the existing building exceeds 1500 square feet, the following regulations shall be applicable:

A. Erosion and Sediment Control.

1. General.

- a. No changes shall be made in the contour of the land, no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been processed with and reviewed by the Township, or there has been a determination by the Township that such plans are not necessary.
- b. No Building Permit shall be issued unless (1) there has been a plan approved by the Board of Supervisors that provides for minimizing erosion and sedimentation consistent herewith, or (2) there has been a determination by the Board of Supervisors that a plan for minimizing erosion and sedimentation is not necessary.
- c. Measures used to control erosion and reduce sedimentation shall as a minimum meet the standards and specifications of the Montgomery County Soil and Water Conservation District.

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

- a. Stripping of vegetation, regrading or other development shall be done in such a way that will minimize erosion.

- b. Plans shall preserve salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
  - c. Whenever feasible, natural vegetation shall be retained, protected and supplemented.
  - d. The disturbed area and the duration of exposure shall be kept to a practical minimum.
  - e. Disturbed soils shall be stabilized as quickly as possible.
  - f. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during construction.
  - g. The permanent (final) vegetation and mechanical erosion control and drainage measures shall be installed as soon as practical.
  - h. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after construction. Where necessary, the rate of surface water runoff will be mechanically retarded.
  - i. Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps or similar measures.
3. Grading for Drainage. In order to provide a more suitable site for building and other uses, improve surface drainage and control erosion, the following requirements shall be met:
- a. The site shall be graded to provide proper drainage away from the building and dispose of it without ponding.
  - b. All drainage provisions shall be of such design to adequately handle the surface runoff and carry it to the nearest suitable outlet such as a curbed street, storm drain, or natural water course. Where drainage swales are used to divert surface waters away from the building, they shall be sodded.

c. Excavation and fills.

- (1) Cut and fill slopes shall not be steeper than 3:1 unless stabilized by a retaining wall or cribbing except as approved by the Board when handled under special conditions.
- (2) Adequate provisions shall be made to prevent surface water from damaging the outface of excavations and of the sloping surfaces of fills.
- (3) Cut and fills shall not endanger adjoining property.
- (4) Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.
- (5) Fills shall not encroach on natural watercourses or constructed channels.
- (6) Fills placed adjacent to natural watercourses or constructed channels, shall have suitable protection against erosion during periods of flooding.
- (7) Grading shall not be done in such a way so as to divert water onto the property of another landowner without the written consent of the Board of Supervisors and the effected property owner.
- (8) During grading operations, necessary measures for dust control will be exercised.

4. Compliance with Regulations and Procedures.

- a. The approval of plans and specifications for the control of erosion and sedimentation shall be concurrent with the approval of the application for building permit and become a part thereof.

B. Design Standards.

General. The following principles, general requirements and minimum standards of design shall be observed by the applicant in all instances.

1. Whenever possible, applicants shall preserve trees, groves, waterways, scenic points, historic spots and other community assets and landmarks.

2. The plan should be laid out so as to avoid the necessity for excessive cut or fill unless specifically warranted by terrain or location.
3. Applicants shall observe the ultimate right-of-way for contiguous existing streets as prescribed by the Official Map for the Township. Additional portions of the corridors for such streets shall be offered to the government agency having jurisdiction at the time the building permit is issued.
4. All construction requirements will be completed under specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Resources, or other appropriate State agency, the Montgomery County Soil and Water Conservation District, or other appropriate agency or under the specifications included herein, whichever specifications shall result in the stricter interpretation of this Ordinance.

The applicant shall, where specified by the Township, construct and install with no expense to the Township, the streets, curbs, sidewalks, water mains, sanitary and storm sewers, fire hydrants and other facilities and utilities specified in this Ordinance.

5. Where, in the opinion of the Board of Supervisors, the literal application of these standards in certain cases would work undue hardship or be plainly unreasonable, the Board of Supervisors may permit such reasonable exceptions as will not be contrary to the public interest. The Board may modify or adjust these design standards to permit reasonable utilization of property while securing substantial conformance with the objectives of the regulations.
6. Paving. All paving must conform to the specifications incorporated in this Section of the standards and be approved by the Township Engineer prior to acceptance by the Board.
  - (1) Subgrade. The bottom of the excavation and the top of the fill between the outer limits of the paving or base course, when completed, will be known as the subgrade and shall conform to the lines, grades and cross sections given. The subgrade shall be solidly compacted to a firm and unyielding state by rolling with a minimum of ten (10) ton power roller. Unstable areas shall be removed and replaced with

suitable fill and then rerolled as required to provide a uniform even surface.

- a. Construction Methods. After the excavation or rough grading has been performed and all drains have been constructed, the subgrade will be fine graded and shaped to the proper cross section. It shall be brought to a firm unyielding surface by rolling the entire area with an approved three-wheel power roller having a metal weight of not less than ten tons. Solid rock, boulders, soft clay and all spongy materials which will not consolidate under the roller shall be removed from the subgrade to a depth to be determined by the Township Engineer or other person designated by the Board. The space shall be filled with suitable material from the excavation and the subgrade rerolled until it presents a smooth and firm surface of the proper shape and cross section. Crown board and straight edge shall be used for checking road and street construction. Maximum deviation shall not exceed one-quarter ( $\frac{1}{4}$ ) of an inch.

(2) Paving Base Course. The base course shall be "crushed aggregate base course", "aggregate-lime-pozzolan base course" or "bituminous concrete base course".

- a. Crushed Aggregate Base Course. When "crushed aggregate base course" is used, it shall have a compressed thickness after compaction of eight inches construction for the "crushed aggregate base course" and will conform with the Pennsylvania Department of Transportation Specifications Form 408, latest edition.
- b. Materials. The materials used and the construction methods shall meet the requirements of this specification. Type A stone meeting the requirement as specified in Section 310 of the Pennsylvania Department of Transportation Specifications Form 408, latest edition shall be used.

The coarse stone shall conform to the grading requirements as given in Section 703.3 for Pennsylvania No. 4 aggregate.

The fine stone shall conform to the grading requirements as given in Section 703.3 for Pennsylvania No. 1 aggregate.

- c. Construction Methods. The construction methods for the base course shall comply with the following:

Before spreading any of the coarse material, the contractor or owner shall furnish a sufficient number of grade stakes to represent the finished grade of the proposed work as shown on the drawings. This shall be done to the satisfaction of the Township Engineer or other person designated by the Board.

Fine Material for Initial Layer. Prior to placing the coarse material, a layer of fine material, as specified, shall be spread uniformly over the subgrade as a bed and filler at a minimum thickness of one (1) inch.

- d. Spreading the Coarse Material. The crushed stone shall be placed in two (2) four-inch layers and spread uniformly on the prepared subgrade so as to distribute the material to the required depth for the full width of the base, unless otherwise specified for part-width construction. Each course shall be thoroughly screened and rolled. This material shall not be placed in a wet or frozen subgrade. No material shall be placed without first obtaining the consent of the Township Engineer or other person designated by the Board. Not more than an average day's work shall be placed in advance of filling or rolling.
- e. Rolling Coarse Material. The coarse material shall be compacted by rolling with a three-wheel power roller having a metal weight of not less than ten tons.

The rolling shall uniformly lap each preceding track and cover the entire surface with the rear wheels, and continue until the material does not creep or wave ahead of the roller wheels. Areas of the base inaccessible to the roller shall be satisfactorily compacted by means of approved tampers. The base course shall be compacted to insure no movement in the base.

- f. Application of Fine Material. The fine material generally shall be cast or spread in a series of thin applications. If spread by hand, the spreading shall be performed with a sweeping motion of a square-pointed shovel alternately in opposite directions; this process being continued until no more material can be forced into the voids. Hand brooms shall be used to spread the

material over the surface, to insure even distribution and filling of all voids in the coarse material. All excess filler material forming in piles or cakes upon the surface shall be loosened and scattered. The rolling of the surface shall be continued during the process of spreading the filler material and shall be as specified for rolling the coarse material. Additional filler shall be applied where necessary to fill the voids and the rolling continued until the base course is thoroughly compacted and firmly set. The quantity of filler material necessary shall be determined by the Township Engineer or other person designated by the Board. After the completion of the application and rolling of dry screening, the surface shall be sprinkled with water and rolled. If, at any time, subgrade material should become churned up or mixed with the base course materials, the contractor shall dig out and remove the mixture, reshape and compact the subgrade, and replace the materials removed with clean materials which shall be filled and rolled until compacted satisfactorily.

- g. Aggregate - Lime - Pozzolan Base Course. When "aggregate - lime - pozzolan base course" is used, it shall have a compressed thickness after compaction of six inches. Construction for the "aggregate - lime - pozzolan base course" will conform with the Pennsylvania Department of Transportation Specifications Form 408, latest edition.
- h. Materials. Materials meeting the requirements as specified in Section 322.3 of the Pennsylvania Department of Transportation Specifications Form 408, latest edition, shall be used.
- i. Bituminous Concrete Base Course. When bituminous concrete base course is used, it shall have a minimum compressed thickness after compaction of six inches. Materials and construction for the bituminous concrete base course shall conform with the Pennsylvania Department of Transportation Specifications Form 408, latest edition.

- (3) Bituminous Surface Course ID-2. This surface course shall consist of two (2) courses (binder course and wearing course) of hot-mixed, hot-laid asphaltic concrete, constructed on a prepared base course. The bituminous surface course shall have a total thickness, after final compaction, as specified by the Township's Engineer or other person designated by the Board, but in no case shall be less than two and one-half ( $2\frac{1}{2}$ ) inches after compression.
- a. Materials. The materials shall conform with the requirements as given in Section 420 of the Pennsylvania Department of Transportation Specifications Form 408, latest edition.
- b. Construction Methods. The surface course shall be Type ID-2 as specified in Pennsylvania Department of Transportation Specifications Form 408, latest edition, and shall be applied in strict accordance therewith.

No visible moisture shall be present prior to the laying of each course. Road surface temperature shall be 50 degrees F. or greater prior to laying of a bituminous surface. The air temperature shall be 40 degrees F. or greater with the temperature rising. All bituminous surface courses shall have a total thickness after compression of two and one-half ( $2\frac{1}{2}$ ) inches minimum. All edges shall be kept straight and sharp forming a clean-cut line. The base material shall extend a minimum of 8 inches beyond the surface course.

## 7. Driveways.

- (1) Location. Driveways shall be so located as to provide reasonable sight distance at intersections with streets. A stopping area measured twenty (20) feet behind the right-of-way line shall be provided not to exceed a four (4) percent grade.
- (2) Intersections. Driveways shall be located not less than forty (40) feet from the street intersection and shall provide access to the street of a lesser classification when there are streets of different classes involved.
- (3) Pavement Widths and Grade. Driveway paving widths and grades shall be as follows:

<u>Minimum</u> <u>Paving</u> <u>Width (Ft.)</u>	<u>Minimum</u> <u>Radius at</u> <u>Curb (Ft.)</u>	<u>Maximum</u> <u>Grade</u>
12 (one way)	15	7
24 (two-way)	15	7

- (4) All driveways shall be located, designed and constructed in such a manner as not to interfere or be inconsistent with the design, maintenance and drainage of the highway.
- (5) Access driveways should be located in such a manner that they will not cause the following:
- a. Interference to the traveling public,
  - b. A hazard to the free movement of normal highway traffic; or
  - c. Areas of undue traffic congestion on the highway.
- (6) Frontages of 50 feet or less shall be limited to one driveway.

8. Parking Areas.

- (1) Automobile parking facilities shall be provided off-street in accordance with requirements of the Zoning Ordinance and this Ordinance.
- (2) Neither angle nor perpendicular parking along the curbs of local, public or private access roads or streets shall be permitted. All parking lots and bays allowing any parking other than parallel shall be physically separated from the cartway by a minimum of seven (7) feet and confined by barrier curbing.
- (3) Parking stall dimensions shall be not less than 10 feet in width and 20 feet in depth and shall be marked and striped.
- (4) Buffer planting requirements shall be applicable to parking lot facilities, along the area fronting major or secondary roads and along the area adjacent to residential properties.
- (5) All deadend parking lots shall be designed to provide sufficient back-up area for the end stalls.
- (6) No less than a five-foot radius of curvature shall be permitted for all curb line in all parking areas.

- (7) Parking lot dimensions shall be no less than those listed in the following table:

<u>Angle of Parking</u>	<u>Parking Stall</u>		<u>Aisle Width</u>	
	<u>Depth</u>	<u>Width</u>	<u>One Way</u>	<u>Two Way</u>
90 Degrees	20'	10'	25'	25'
60 Degrees	21'	10'	18'	20'
45 Degrees	19'	10'	15'	18'

9. Sidewalks.

- (1) Where Required. Sidewalks shall be provided along all streets excepting where, in the opinion of the Board, they are unnecessary for the public safety and convenience.
- (2) Width and Thickness. Sidewalks shall not be less than four (4) feet in width. A greater width may be required in areas as deemed necessary at the discretion of the Board.
- (3) Sidewalks shall be located between the curb and right-of-way line five (5) feet from the curb line. The grade and paving of the sidewalk shall be continuous across driveways, except in certain cases where heavy traffic volume dictates special treatment.
- (4) Construction Methods. Sidewalks shall be constructed so as to discharge drainage to the street; the grade of which shall not be less than  $\frac{1}{4}$ " per foot. The finished grade between the outside of the sidewalk to the curb line (edge of the cartway) shall never exceed a total vertical elevation change of one foot.

Concrete used in sidewalk work shall be 3,300 P.S.I. at 28 days with certification of the mix furnished to the Township Engineer. Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. The concrete shall have a broom finish and the edges shall be finished with an approved edging tool.

All concrete sidewalks shall be constructed on a four (4) inch crushed stone or gravel base to insure proper drainage. The concrete shall be placed so that there is a separate joint every five (5) feet. One-half ( $\frac{1}{2}$ ) inch premolded expansion joints shall be placed every twenty (20) feet and between all points where the concrete sidewalk abuts a concrete curb.

All concrete sidewalks shall have a minimum thickness of four (4) inches, except under driveways, where they shall have a minimum thickness of six (6) inches. The concrete apron in the driveway area shall be reinforced with wire 6 x 6 (inches), Number 9 wire (minimum). Two (2) layers of this wire shall be utilized, with a minimum of two (2) inch spacing between layers. The wire shall be installed so that it is not closer than  $\frac{1}{2}$  inch from the top or bottom surfaces of the driveway.

- (5) Where sidewalk is not located within the Roadway Right -of-Way, it may be constructed of materials other than concrete such as pozzolan base with bituminous wearing surface, bituminous base with bituminous wearing surface, flagstone, or any similar type of material, provided; however, that specifications for such materials must be submitted to the Engineer for his review and be subject to his approval.
- (6) All concrete sidewalk shall conform to the Pennsylvania Department of Transportation Specifications Form 408, latest edition.

10. Curbs.

- (1) Concrete curbs shall be installed along each side of every street or road. Concrete curbs shall be eighteen inches (18") deep, seven inches (7") wide at the top and eight inches (8") wide at the base. The nominal distance from the top of curb to flow line of the gutter shall be eight inches (8").
- (2) All concrete curb shall conform to the Pennsylvania Department of Transportation Specifications Form 408, latest edition.
- (3) All concrete used in the construction of improvements shall be certified to develop a compressive stress of at least 3,300 P.S.I. at 28 days with certification of the mix furnished to the Township Engineer.
- (4) Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. All concrete shall be thoroughly tamped into the forms. After the concrete has set sufficiently, the form shall be removed and the exposed surface shall be rubbed to provide an even finish. All edges shall be finished with an approved edging tool.

To provide for driveways, depressions in the curbing may be constructed and finished during the time of pouring.

11. Lot Grading.

- (1) Lots shall be graded to secure proper drainage away from the building and to prevent the collection of storm water in pools. Minimum 2% slopes away from structures shall be required.
- (2) All drainage provisions shall be of such design as to carry surface waters to the nearest practical street, storm drain, or natural water course. Where drainage swales are used to deliver surface waters away from buildings, they shall not be less than two (2) percent nor more than four (4) percent. The swales shall be sodded or planted as required and shall be of such shape and size to conform with specifications of the Township Engineer.
- (3) The applicant shall construct and/or install such drainage structures and/or pipe which are necessary to prevent erosion damage and to satisfactorily carry off such surface waters to the nearest practical street, storm drain or natural water course.
- (4) Roof drainages shall be conveyed by downspouts constructed under the sidewalk and through the curb, or to a storm sewer or natural water course if available. In no case shall sump pump connection through curb be allowed.
- (5) No topsoil shall be removed from the site or used as spoil. Topsoil must be removed from the areas of construction and stored separately. Upon completion of the construction, the topsoil must be redistributed on the site uniformly. All areas of the site shall be stabilized by seeding or planting on slopes of less than ten (10) percent and shall be stabilized by sodding on slopes ten (10) percent or more.

12. Storm Drains, Storm and Surface Drainage.

- (1) Storm drains and appurtenances shall be required to be constructed by the applicant to take surface water from the bottom of vertical grades, the grades of which slope on both sides toward the bottom, to lead water away from springs, and to avoid excessive use of cross gutters at street intersections and elsewhere. All surface waters shall be enclosed in a storm drain. No open water courses will be permitted excepting along a natural stream, if in the opinion of the departments affected, it will not interfere with public convenience or safety. When submitting a plan

for approval involving the construction of storm drains, the designer's computations shall be submitted in duplicate to facilitate the checking of design. The following tables and charts shall be used for all computations:

McMATH'S FORMULA FOR AMOUNT OF RUNOFF

$$Q = Aci \sqrt[5]{\frac{s}{a}}$$

in which Q = runoff from district in cubic feet per second.

c = runoff coefficient.

i = the average intensity of rainfall, in inches per hour, for a period of maximum rainfall of a given frequency of occurrence, and having a duration equal to the time required for runoff from the furthest point in the drainage area to the point considered in design.

a = drainage area of district, in acres.

s = slope in feet per 1,000 feet.

- (2) Size and Grade. Storm drains shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning. They shall have a minimum grade of 0.5 percent unless otherwise approved by the Township Engineer. The rainfall frequency shall be 50 years, provided that frequencies of 100 years shall be required in 100 year floodplain areas designated as such by the East Norriton Township Floodplain Overlay Map.
- (3) Manholes. Manholes shall be constructed at all changes in horizontal or vertical alignment; shall be spaced not more than three hundred (300) feet apart on pipe of twenty-four (24) inches internal diameter or less, and not more than five hundred (500) feet apart where larger sizes are installed. Inlets may be substituted for manholes where they will serve a useful purpose.

Roofs and all paved surfaces	90%
All other surfaces excepting permanent wooded areas	35%
Permanent wooded areas or as approved by Township Engineer	20%

<u>Type of Channel</u>	Manning's "n" <u>Value</u>	<u>Velocity</u> <u>Feet per Second</u>	
		<u>Maximum</u>	<u>Minimum</u>
Earth	.035	5	3
Rubble Lines	.020	10	3
Poured Concrete	.015	15	3
Reinforced Concrete Pipe Under 24 Inches	.015	15	3
Reinforced Concrete Pipe Over 24 Inches	.013	15	3
Corrugated Metal Pipe	.025	10	3

If other types of materials of construction are proposed to be used, and approved, the Township Engineer will furnish on request, appropriate "n" values to be used.

- (5) Inlets. Inlet spacing shall be so arranged that ninety-five percent (95%) of the gutter flow will be captured. No inlet smaller than Pennsylvania Department of Transportation Type 4 Foot Special Inlet shall be used on streets with grades of four percent (4%) or less. Pennsylvania Department of Transportation Type 6 Foot Special Inlets shall be used on streets with grades of more than four percent (4%). Inlets at street intersections shall be placed on the tangent and not on the curved portions. The gutter adjacent to and immediately upgrade from the inlet shall be so warped as to direct the water into the inlet.

- (6) Storm Water Roof Drains. Storm water roof drains and pipes shall not discharge water over a sidewalk, but shall extend under the sidewalk to the gutter. Where storm drains are accessible, the roof drain shall be connected thereto.
- (7) Unnatural Drainage. Wherever construction stops or concentrates the natural flow of storm drainage in such a way as to affect adjoining properties, approval of the owners should be obtained in writing and a copy filed with the Township Secretary. Approval of plans by the Township does not authorize or sanction drainage affecting adjoining properties.
- (8) Drainage From Non-Natural Sources. Water originating from other than natural sources, such as air conditioning units, sump pumps, or other dry weather flow shall be discharged into storm sewer systems or natural water courses on the property. These facilities shall not discharge water under the sidewalk through the curb into the gutter.
- (9) Detention Basins. Detention basins, if required, shall be designed in accordance with the "Erosion and Sediment Control Handbook" as published by the Montgomery County Conservation District and "The Engineering Field Manual for Conservation Practices: - Soil Conservation Service, Washington, D. C." In addition to the requirements set forth in the above mentioned publications, the following will also be required for all detention basins:
- a. The detention basin area will be enclosed by a four foot high chain link fence (green) constructed along the berm of the basin. A double gate shall be provided for access of maintenance equipment.
  - b. In cases where the bottom elevation of the detention basin is below natural ground level and is within one foot or lower than the seasonal high water table as designated by the Montgomery County Soil Survey, the design of the basin shall provide for pipe underdrain which is properly outletted from the basin.
  - c. The minimum slope of the basin bottom running from inlet pipe to outlet pipe shall be two percent (2%).
  - d. Flow from the inlet pipes to the outlet pipe will be directed in a sodded swale eight feet wide by six inches in depth.
  - e. The exterior slope bank shall not be steeper than a 5:1 slope.

- f. The interior slope bank shall not be steeper than 4:1 slope and shall be planted with plugs of crown vetch or approved equal.
  - g. In all cases, the discharge end of the basin will be provided with a properly designed culvert pipe and endwall. Perforated riser pipes without provisions for the culvert pipe and endwall will not be acceptable for permanent detention basins.
  - h. Access ramps (for maintenance equipment) twelve (12) feet in width and having a maximum slope of  $12\frac{1}{2}$  percent shall be provided for all basins. These ramps shall be constructed of a six inch compacted layer of topsoil on six inches of compacted 2A modified aggregate or an approved equal.
  - i. Any area of the basin that does not have adequate grass cover within nine months from the time of first discharge from the inlet pipes into the basin will be immediately sodded.
- (10) All plans showing the proposed storm sewer construction must be accompanied by a complete design submitted by the registered engineer.
- (11) Bridges and culverts shall be designed to meet current Pennsylvania Department of Transportation Standards to support expected loads and to carry expected flows.

C. Information to be shown on Plan.

1. Location, names, widths, radii and surface conditions of existing streets, water courses, floodplains, sanitary sewers, storm drains, utilities above or below the ground and other similar features.
2. Contours at vertical intervals of two (2) feet with appropriate spot elevations. Where reasonably practicable, data shall refer to known, established elevations or to U.S.C.G.S. datum.
3. Location and character of existing buildings; the location, species and size of trees standing alone (over six (6) inches in caliper measured at breast height); outer limits of tree masses; the location of quarries, marshland, and land subject to inundation, and other topographical features which may affect the location of proposed building or building addition.
4. All building setback lines, with distances from the ultimate right-of-way line.
5. Cross sections for each widened street, including profiles for proposed sanitary sewers and storm drains, showing manholes, inlets and catch basins.

6. Where the lot lies partially or completely in a flood-prone area, or where the lot borders on a flood-prone area, the plan shall include detailed information identifying the following:
- a. Soil types and proposed flood-proofing measures.
  - b. Boundaries of the flood-prone area.
  - c. Location and size of sanitary sewers and lateral connections with distances between manholes, of water, gas, electric and other utility pipes or conduits, and of storm drains, inlets and manholes.
  - d. Location, type and size of curbs, and widths of paving.
  - e. Location of fire hydrants
  - f. Location, material, and size of survey monuments.
  - g. Density and/or intensity of use.
  - h. Lot coverage.

Section 2.

Repealer. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

Section 3.

Severability. The provisions of this ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

ENACTED AND ORDAINED by the Board of Supervisors of the Township of East Norriton, Montgomery County, Pennsylvania this 21st day of February, 1984.

BOARD OF SUPERVISORS  
TOWNSHIP OF EAST NORRITON

Attest:

Leah M. J. Barwald  
Secretary

By:

Joseph C. Rouse  
Chairman