TOWNSHIP OF NEW SEWICKLEY

ORDINANCE NO. 221

AN ORDINANCE OF THE TOWNSHIP OF NEW SEWICKLEY, BEAVER COUNTY, PENNSYLVANIA, AMENDING ITS SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, TO INCLUDE VARIOUS REVISIONS RELATIVE TO SUBMISSION REQUIREMENTS FOR AN APPLICATION FOR SUBDIVISON PLANS AND LAND DEVELOPMENT PLANS; INCLUDE STANDARDS FOR CLUSTER MAILBOX UNITS; AND CLARIFY REQUIRED PARKING STALL DIMENSIONS FOR RECREATIONAL VEHICLE PARKS

WHEREAS, as authorized by the Pennsylvania Municipalities Planning Code (MPC), the Board of Supervisors of the Township of New Sewickley regulates subdivision and land development within the Township through its comprehensive Subdivision and Land Development Ordinance;

WHEREAS, upon the recommendation of Township Staff and the Township Planning Commission, the Township Board of Supervisors seeks to amend various provisions of its Subdivision and Land Development Ordinance relative to the requirement for submission of an application for Subdivision Plan.

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to its Planning Commission, which gave its recommendations regarding the proposed amendments at a duly noticed public meeting;

WHEREAS, on 12/01/20, the Township Board of Supervisors held a duly noticed, advertised, and posted public hearing to take public comment on the proposed subdivision and land development ordinance text amendments; and

WHEREAS, the Township Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Township's Planning Commission, finds that enactment of the proposed subdivision and land development amendments will be beneficial to the health, safety, and welfare of the Township and consistent with the PA MPC.

NOW THEREFORE, be it Ordained and Enacted by the Township of New Sewickley Board of Supervisors, and it is hereby Ordained and Enacted by authority of same, as follows:

SECTION 1: AMENDMENTS REGARDING SUBMISSION OF APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPLICATION

That the Township Subdivision and Land Development Ordinance, is hereby further amended as follows:

1. Delete existing text and revise Article IV, Section 402.A as follows: "Application: Following the preapplication conference, the applicant shall prepare and submit to the Township Planning Commission, by delivery to the Township Secretary at least thirty (30) calendar days prior to the regular monthly meeting of the Planning Commission, fifteen (15) copies of the preliminary plans of the total land to be ultimately developed and shall be accompanied by the required filing fee made payable to the Township and a compact disc (CD) containing digital copies of all forms, drawings, documents, exhibits, etc. filed to the Township.. Where three (3) lots or less are proposed, the required number of copies shall be delivered not later than fourteen (14) calendar days prior to the regular monthly meeting. Upon receipt of the plan, the Planning Commission shall forward copies to the Beaver County Planning Commission for review and report, together with a fee sufficient to cover the costs of the review and report and to the Township Engineer for signature in the certification block. Said fee shall be paid by the applicant. The Township shall not approve such application until the County report is received, or until the expiration of thirty (30) calendar days from the date the application was received by the County. All required actions on an application for preliminary approval shall be completed within ninety (90) calendar days of the date of the first Planning Commission meeting the application was reviewed unless an extension of time has been agreed to by the applicant.

2. Delete existing text and revise Article IV, Section 403.A as follows: "The preliminary plan shall be drawn at a scale of one inch equals one hundred feet (1" = 100') or less."

3. Revise Article IV, Section 403.B to include the following: "This shall include existing buildings, structures and similar features."
4. Delete existing text and revise Article IV, Section 403.D.(2) as follows: "Title block to include:
   (a) Name under which the subdivision will be recorded.
   (b) Location by municipality, county and state.
   (c) Names and addresses of the owner or owners, and county parcel ID number.
   (d) Name and seal of the Registered Professional Engineer who prepared the plan and the Registered Professional Surveyor who surveyed the property.
   (e) North point, date and graphic scale
5. Revise Article IV, Section 403.D.(3) to include the following: "All tract, lots, or parcels shall be identified with a number or letter. Residual or remnant tracts in excess of 100 acres may be plotted by deed or as otherwise approved by the Board of Supervisors, if so noted on the recording plan. All other tract boundaries shall be plotted based on field survey. The parcel being created must be plotted based on field survey."
6. Revise Article IV, Section 403.D.(6) to include the following: "For plans involving only two lots, contours may be omitted from the residual or remnant parcel in instances where the created lot comprises an area of less than 10% of the size of the original parcel to be subdivided."
7. Revise Article IV, Section 403.D.(6) to include the following: "For plans involving only two lots, contours may be omitted from the residual or remnant parcel in instances where the created lot comprises an area of less than 10% of the size of the original parcel to be subdivided."
8. Delete existing text and revise Article IV, Section 403.D.(10).(a). as follows: "Location, name and width of all proposed streets, alleys, cartways, and driveways."
9. Delete existing text and revise Article IV, Section 403.D.(10).(c). as follows: "Lot lines of all parcels including indicated dimensions."

10. Delete existing text and revise Article IV, Section 403.D.(10).(j). as follows: "Names (Now or Formerly Owned By), addresses and county parcel ID number of abutting property owners."

SECTION 2: AMENDMENTS REGARDING SUBMISSION OF APPLICATION FOR FINAL SUBDIVISION PLAN APPLICATION

That the Township Subdivision and Land Development Ordinance, is hereby further amended as follows:

1. Delete existing text and revise Article IV, Section 404.A as follows: "Application: When filing an application for approval of a final plan, the applicant shall submit to the Township Manager, Zoning Officer or Township Secretary, at least twenty (20) calendar days prior to the regular meeting of the Planning Commission, an original reproducible (mylar) plus eight fifteen (815) copies of all plans and information and shall be accompanied by the required filing fee made payable to the Township and a compact disc (CD) containing digital copies of all forms, drawings, documents, exhibits, etc. filed to the Township.. All final plans and other exhibits required for approval shall be submitted to the Planning Commission within three (3) years after approval of the preliminary plan. Otherwise, such approval shall become null and void unless an extension of time is applied for and granted by the Planning Commission."
2. Delete existing text and revise Article IV, Section 404.B as follows: "Disposition of Plans: Seven (7) copies of all final plans shall be retained by the Planning Commission, with one (1) copies for the Township's Engineer and other professional consultants, two (2) copies shall be forwarded to the County Planning Commission, five (5) copy shall be retained by the Board of Supervisors."
3. Revise Article IV, Section 403.E.(9) to include the following: "If recommended by the Planning Commission, a Request for Planning Waiver & Non-Building Declaration may be filed in lieu of a complete Sewage Facilities Planning Module for subdivision plans creating residual parcels of 20 acres or more should PADEP criteria be met for a Request for Planning Waiver & Non-Building Declaration."

4. Delete existing text and revise Article IV, Section 405.A as follows: "Shall be submitted on sheets of at least seventeen inches by twenty-two inches (17" x 22") but not larger than twenty-four inches by thirty-six inches (24" x 36"), including a border of one-half inch (1/2") on all sides, except the binding edge which shall be one inch (1"). More than one (1) sheet may be used for larger tracts and must be of the same scale and indexed, and provide space for required signatures, acknowledgements, and certifications. A copy of all plans and information shall also be submitted in electronic format on a compact disc (CD) containing digital copies of all forms, drawings, documents, exhibits, etc. filed to the Township."
5. Delete existing text and revise Article IV, Section 405.C as follows: "Shall be drawn to a scale of one inch equals one hundred feet (1" = 100') or less and shall be of sufficient size to clearly show all notations, dimensions and entries. All dimensions shall be shown in feet and decimals of a foot."
6. Delete existing text and revise Section 405.D. as follows (various additions, revisions, renumbering and miscellaneous edits): "Shall contain a title block along the bottom or right side with the following:
   (1) Name under which the subdivision is to be recorded;
   (2) Date of plan, all revision dates, graphic scale and location of subdivision;
   (3) Name and address of subdivision owner. Lots shall be noted as "To be Retained' or "To be Conveyed";
   (4) Name, seal and address of the Registered Professional Engineer or Registered Professional Land Surveyor preparing the plan; and
   (5) Plan, drawing or document title."
7. Delete existing text and revise Section 405.F. as follows (various additions, revisions, renumbering and miscellaneous edits): "The final plan shall show:
   (1) Primary control points or benchmarks approved by the Township Engineer, or description and ties to which all dimension, angles, bearings, and similar data shall be referred, including tract closure computations with an accuracy of 1:10,000 for each lot proposed, plus any residual tract parcel or lot, sealed by a Professional Land Surveyor;

(2) A location map shall be included which relates the development site to contiguous communities, highway systems and other significant developments;

(3) A tabulation of each existing lot area (in acres) and of each proposed lot area (in acres);

(4) A tabulation of required and proposed lot and dimensional standards for the subject zoning district for each proposed lot;

(5) Tract boundary lines, right-of-way lines of streets, easements and their purpose, and other rights-of-way and property lines of lots and other sites with accurate dimensions, bearing or deflection angles, radii, arcs and central angles of all curves;

(6) Name and right-of-way width of each street or road right-of-way;

(7) Each street or road identified by township, county, or state route number;

(8) Location, dimensions and purpose of all easements;

(9) Location of existing and proposed driveways;

(10) Number to identify each lot or site;

(11) Purpose for which sites other than residential are to be used;

(12) Building setback line on all lots and sites;

(13) Location and description of survey monuments;

(14) Adjacent property information including parcel number, names of recorded owners and existing land use;

(15) If applicable, a notation on the plat that access to a State Highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945)

(16) Certification of Registered Professional Surveyor or Registered Professional Engineer showing name, address, registration number and seal;

(17) Statement by the owner dedicating streets, rights-of-way, and sites for public use;

(18) Protective covenants or deed restrictions, if any, in form for recording;

(19) Such other certificates, affidavits, endorsements or dedications as may be required in the enforcement of this Ordinance;

(20) Certification, acknowledgements and signatures blocks for the appropriate elected officials and planning agencies; and,

(21) Clear sight triangles and sight distance in both directions at all street intersections.

(22) Notation on the plan indicating tax advantages currently being taken under the "Clean & Green Act", Pennsylvania Statute 72 P. S. § § 5490.1, Chapter 137b, for properties with an Agricultural Use, Agriculture Reserve and Forest Reserve."

8. Revise Article IV, Section 405.G.(7) to include the following: "If recommended by the Planning Commission, a Request for Planning Waiver & Non-Building Declaration may be filed in lieu of a complete Sewage Facilities Planning Module for subdivision plans creating residual parcels of 20 acres or more should PADEP criteria be met for a Request for Planning Waiver & Non-Building Declaration."
9. Revise Article IV, Section 405.G.(9) to include the following: "with the limits of the floodway and/or floodplain delineated. Subdivision located outside of a FEMA defined floodplain area shall include notation on the plan indicating the that plan is not located with a FEMA defined floodplain."
10. Revise Article IV, to add Section 405.H. as follows: "A completed Subdivision Review Checklist, (see Appendix B). The completed Subdivision Review Checklist shall be submitted as a supplemental attachment along with a full sized copy of the subdivision plans annotated as redline markups each the checklist item numbered 1-34 indicated next to the corresponding checklist item on the plans."

SECTION 3: AMENDMENTS REGARDING SUBMISSION OF APPLICATION FOR FINAL LAND DEVELOPMENT PLAN APPLICATION

That the Township Subdivision and Land Development Ordinance, is hereby further amended as follows:

1. Delete existing text and revise Article V, Section 505.B as follows: "Upon the approval a land development plan, the developer shall within ninety (90) calendar days of such final approval, or ninety days (90) calendar after the date of delivery of an approved land development plan signed by the Township Board of Supervisors, following completion of conditions imposed for such approval, whichever is later, submit two (2) paper copies of the plan, as approved, for recording such land development plan in the Office of the Recorder of Deeds of Beaver County, by the Township. Whenever such land development plan approval is required by the Township, the Recorder of Deeds of Beaver County shall not accept any land development plan for recording, unless such land development plan officially notes the approval of the Board of Supervisors and review by the Beaver County Planning Commission. See also Section 1106."

SECTION 4: AMENDMENTS REGARDING SUBMISSION OF APPLICATION FOR SUBDIVISION INVOLVING 3 LOTS OR LESS

That the Township Subdivision and Land Development Ordinance, is hereby further amended as follows:

1. Delete existing text and revise Article VII, Section 701.A as follows: "The proposed plan shall be drawn at a scale of one inch equals one hundred feet (1" = 100') or less."
2. Delete existing text and revise Article VII, Section 701.B as follows: "The proposed plan shall be legibly drawn on paper of at least seventeen inches by twenty-two inches (17" x 22") and not to exceed twenty-four inches by thirty inches (24" x 30"), including a border of one-half inch (1/2") on all sides, except the binding edge which shall be one inch (1")."
3. Revise Article VII, Section 701.D to include subsection (11.) as follows and sequentially renumber subsequent subsections: "A compact disc (CD) containing digital copies of all forms, drawings, documents, exhibits, etc. filed to the Township."

SECTION 5: AMENDMENTS REGARDING PARKING REQUIREMENTS FOR RECREATION VEHICLE PARKS AND CAMPGROUNDS FOR CONSISTENCY WITH THE TOWNSHIP ZONING ORDINANCE

That the Township Subdivision and Land Development Ordinance, is hereby further amended as follows:

1. Delete existing text and revise Article VIII, Section 801.C.(3).(d).(iii). as follows: "Parking Spaces: Car parking spaces, at a minimum size of nine feet by twenty feet (9' x 20'), shall be provided in sufficient number to meet the needs of the occupants of the property and their guests. Such facilities shall be provided at the rate of at least one and one half (1 1/2) parking spaces for each recreational vehicle lot, and shall be on the recreational vehicle lot or in designated parking areas - no on-street parking shall be permitted for safety reasons."

SECTION 6: AMENDMENTS REGARDING REQUIREMETNTS FOR CLUSTER MAILBOXES

That the Township Subdivision and Land Development Ordinance, is hereby further amended as follows:

1. Revise Article XI, to add Section 911 Mailboxes as follows:
    A. Mailboxes installed in the public right-of-way shall be designed and constructed to meet the requirements of the United States Postal Service. Mailboxes in the street right-of-way may not obstruct pedestrian or vehicular traffic and may not obstruct visibility at intersections.
    B. Cluster mailboxes or mailbox bundling, when required by the Postmaster General, shall be located in the street right-of-way in front of the building which they are designed to serve and may not be constructed to serve any more than the number of units in any one building.
    C. Cluster mailboxes shall be ADA accessible and approved by the Postmaster General.

D. Cluster mailboxes shall conform with the requirements of the Township Standard Details.

2. Amend the Ordinance to include Cluster Mailbox Details (Exhibit A) to the Township Standard Details.

SECTION 7: ADDITION APPENDIX B: SUBDIVISION REVIEW CHECKLIST

That the Township Subdivision and Land Development Ordinance, is hereby further amended as follows:

1. Amend the Ordinance to include Appendix B: Subdivision Review Checklist, as follows:

Appendix B

NEW SEWICKLEY TOWNSHIP
SUBDIVISION REVIEW CHECKLIST

Date of Planning Commission Meeting:_____

PLAN NAME:_____

LOCATION:_____

ITEMS PRESENT /OR ADDRESSED ON PLAN

1. ____YES ____NO Name & Address of Property Owner (s)

2. ____YES ____NO Title Block

3. ____YES ____NO Development restrictions under "Clean and Green"

4. ____YES ____NO Site location map

5. ____YES ____NO Lots or parcels are numbered or lettered

6. ____YES ____NO Tax Parcel Numbers for divided & adjacent properties

7. ____YES ____NO Names - Adjacent property owners – "Now/Formally Owned By"

8. ____YES ____NO "To be retained/to be conveyed" on each lot

9. ____YES ____NO State Road – Name & S.R. # indicated

10. ____YES ____NO Township Road – Name & T # indicated

11. ____YES ____NO Private Road/Right-of-way – Name indicated

12. ____YES ____NO Flood plain area

13. ____YES ____NO Building setback lines

14. ____YES ____NO Location – Existing buildings, pools, etc.

15. ____YES ____NO Size & width of property & lots

16. ____YES ____NO Roadway frontage (150' or 100' w/public water & sewage)

17. ____YES ____NO North Arrow and Scale

18. ____YES ____NO Date of original and all revisions

19. ____YES ____NO Public Water

20. ____YES ____NO Public Sanitary Sewers

21. ____YES ____NO Utility easements

22. ____ YES ____NO Contour intervals

23. ____ YES ____NO Tract Closure Computations

24. ____ YES ____NO Map at 100 scale or less

Acknowledgements:

25. ____YES ____NO Property Owner(s) Adoption

26. ____YES ____NO Registered Surveyor-PA Certified

27. ____YES ____NO Engineer

28. ____YES ____NO Name, Address and Seal of Surveyor

29. ____YES ____NO Highway Occupancy Permit notation

30. ____YES ____NO Township Planning Commission

31. ____YES ____NO Owner's Acceptance of Responsibility/Stormwater Drainage

32. ____YES ____NO Beaver County Planning Commission

33. ____YES ____NO Beaver County Recorder of Deeds (Proof of Recording)

34. ____YES ____NO Township Board of Supervisors

COMMENTS:_____
_____
_____
_____
_____
_____
_____
_____

A. *As per section 405.G.11 this chapter, above checklist items shall be indicated on a full sized copy of the land development plans annotated as redline markups with checklist item numbers 1-34 next to the corresponding checklist item on the plans.*

B. *All plans shall comply with Subdivision Regulations and Zoning Regulations.*

C. *Documentation of PADEP approval of a Sewage Facilities Planning Module must be provided, as applicable, prior to recording of a subdivision plan.*

SECTION 8: REPEALER.

That any and all previous Ordinance(s) which are inconsistent with the terms and provisions of this Ordinance are hereby repealed.

SECTION 9: SEVERABILITY.

That if any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 10: EFFECTIVE DATE.

That this Ordinance shall take effect immediately upon enactment as provided by law.

ORDAINED AND ENACTED into law this 1st day of December, 2020.

ATTEST:

Patricia Goff
Township Secretary

TOWNSHIP OF NEW SEWICKLEY

BY: Greg Hopp
Chairman, Board of Supervisors

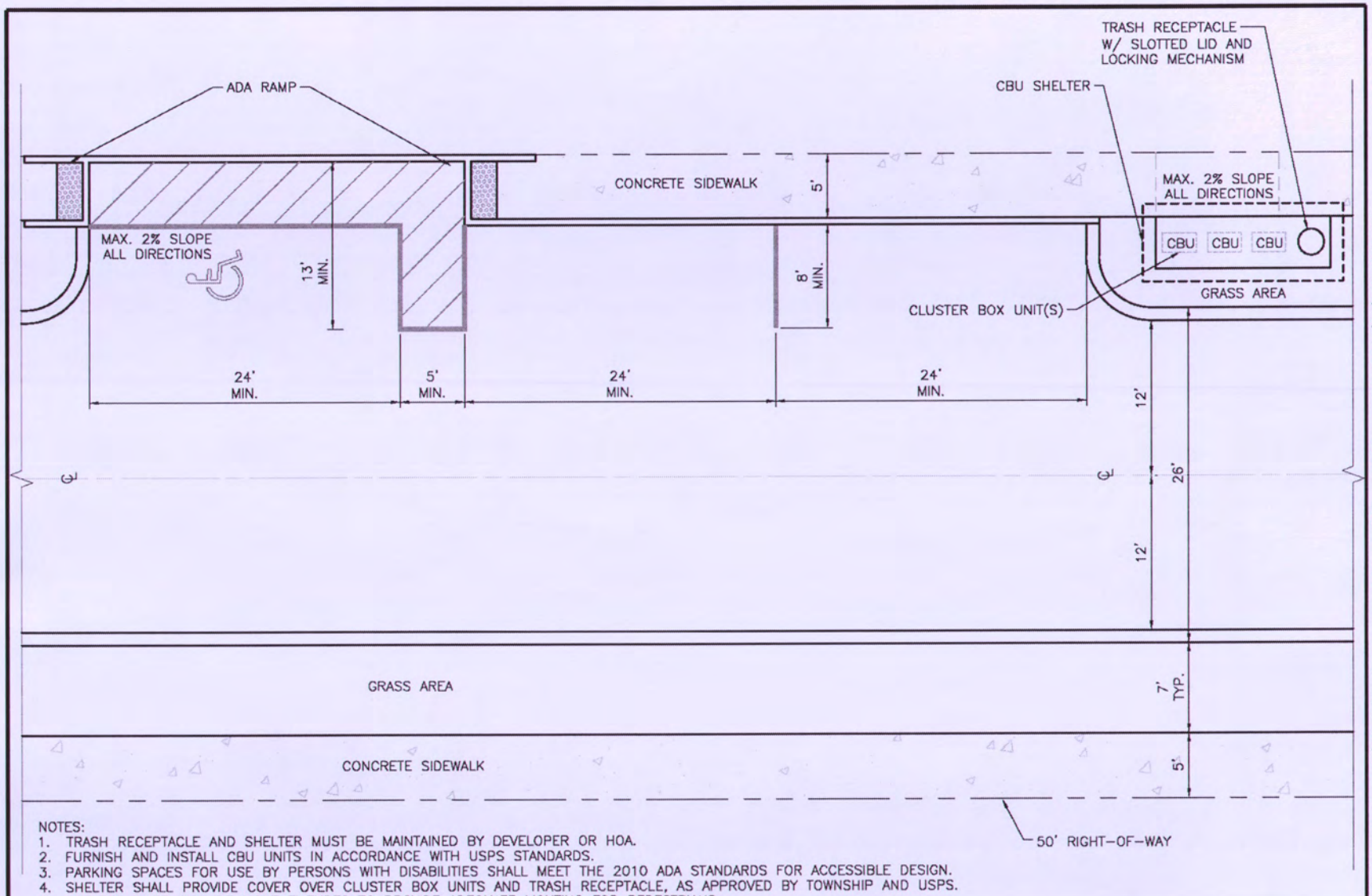
BY: Douglas L. Martin
Member, Board of Supervisors

BY: Tom Applegquist
Member, Board of Supervisors

BY: Mike Phipps
Member, Board of Supervisors

BY: Fritz Retsch
Member, Board of Supervisors

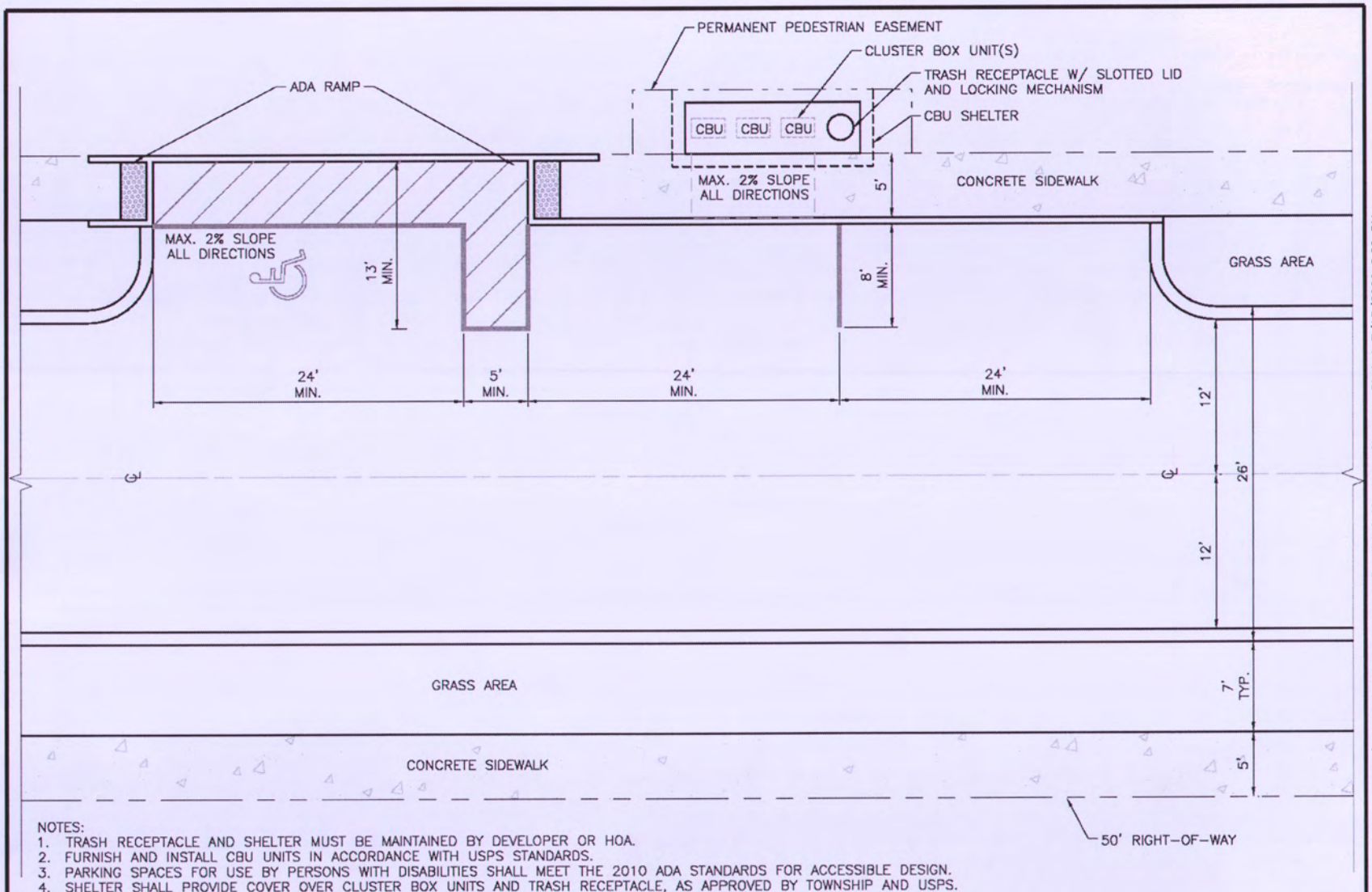
EXHIBIT A



NOTES:
1. TRASH RECEPTACLE AND SHELTER MUST BE MAINTAINED BY DEVELOPER OR HOA.
2. FURNISH AND INSTALL CBU UNITS IN ACCORDANCE WITH USPS STANDARDS.
3. PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL MEET THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
4. SHELTER SHALL PROVIDE COVER OVER CLUSTER BOX UNITS AND TRASH RECEPTACLE, AS APPROVED BY TOWNSHIP AND USPS.
5. SHELTER MUST INCLUDE LIGHT FIXTURES TO PROVIDE ADEQUATE LIGHTING FOR PEDESTRIANS.

Drawn By	Scale: 1" = 20'	Township of New Sewickley Standard Details
Checked By	Filename: ClusterMbox2.dwg	Parallel Parking for Cluster Box Unit
Approved By	Date: July 2020	Option 1

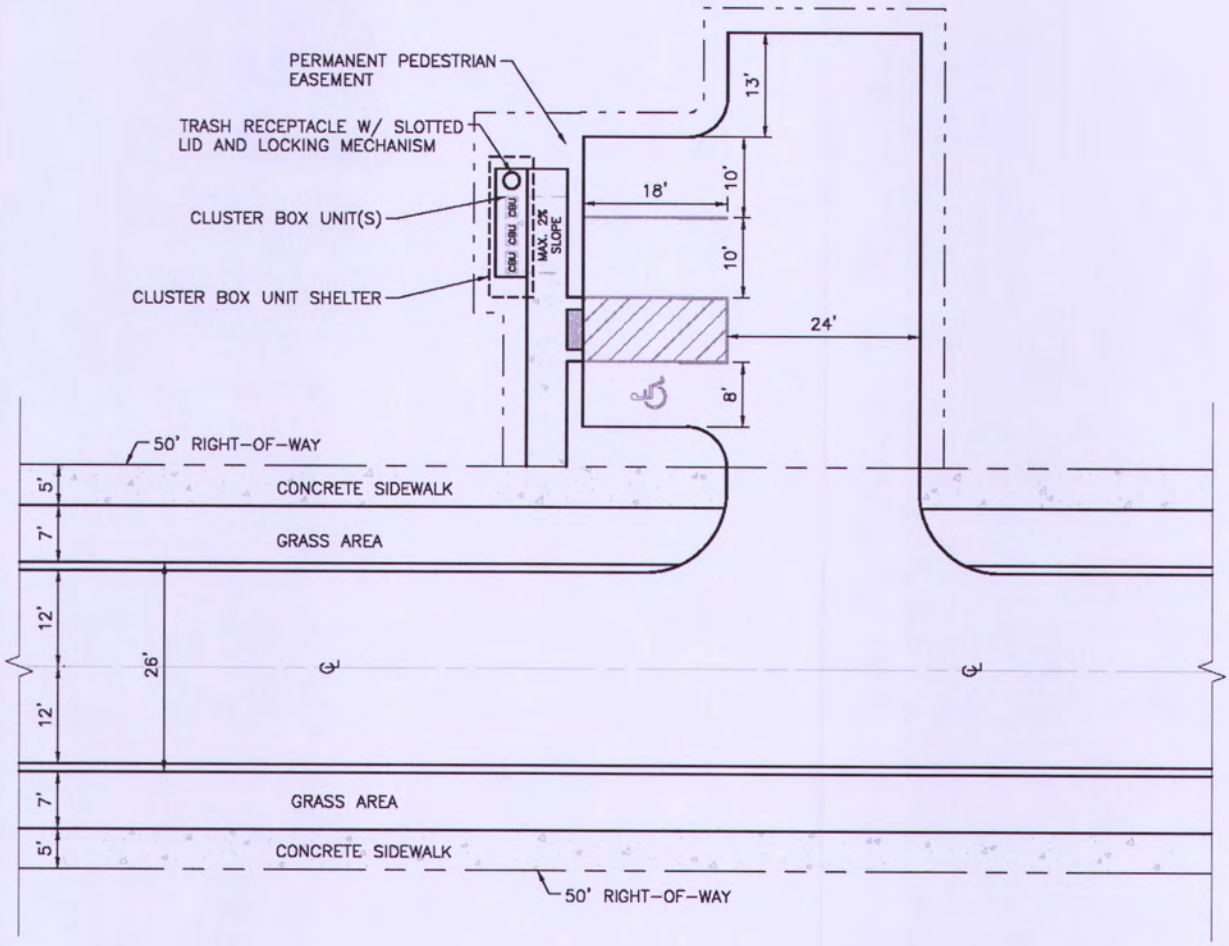
N:\CAD\Details\Clients\New Sewickley Township\ClusterMbox2.dwg Layout=Parallel Opt1 User=Shawnw Plotted=7/13/2020 2:22 PM



NOTES:
1. TRASH RECEPTACLE AND SHELTER MUST BE MAINTAINED BY DEVELOPER OR HOA.
2. FURNISH AND INSTALL CBU UNITS IN ACCORDANCE WITH USPS STANDARDS.
3. PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL MEET THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
4. SHELTER SHALL PROVIDE COVER OVER CLUSTER BOX UNITS AND TRASH RECEPTACLE, AS APPROVED BY TOWNSHIP AND USPS.
5. SHELTER MUST INCLUDE LIGHT FIXTURES TO PROVIDE ADEQUATE LIGHTING FOR PEDESTRIANS.

Drawn By	Scale: 1" = 20'	Township of New Sewickley Standard Details
Checked By	Filename: ClusterMbox2.dwg	Parallel Parking for Cluster Box Unit
Approved By	Date: July 2020	Option 2

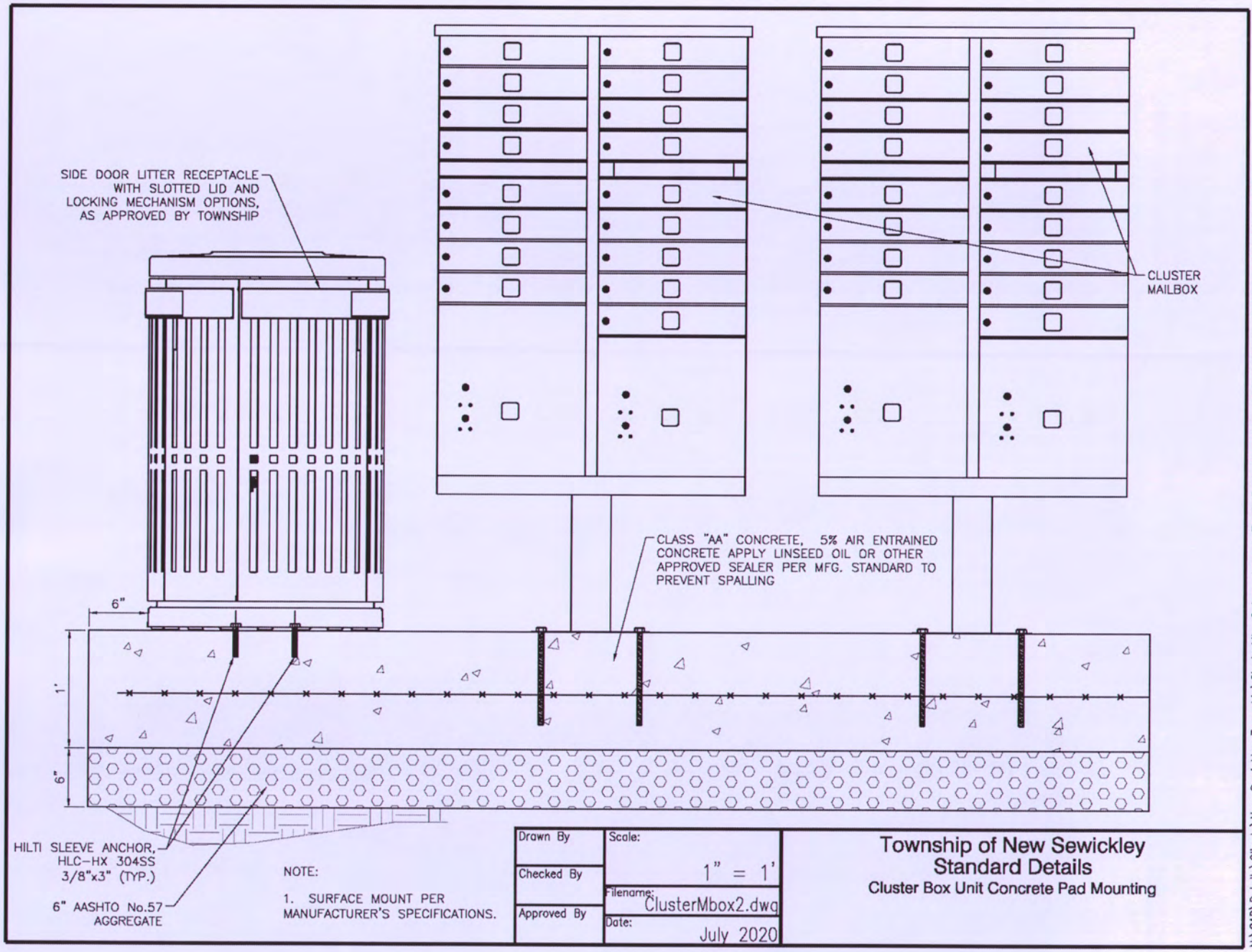
N:\CAD\Details\Clients\New Sewickley Township\ClusterMbox2.dwg Layout=Parallel Opt2 User=Shawnw Plotted=7/13/2020 2:22 PM



NOTES:
1. TRASH RECEPTACLE AND SHELTER MUST BE MAINTAINED BY DEVELOPER OR HOA.
2. FURNISH AND INSTALL CBU UNITS IN ACCORDANCE WITH USPS STANDARDS.
3. PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL MEET THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
4. SHELTER SHALL PROVIDE COVER OVER CLUSTER BOX UNITS AND TRASH RECEPTACLE, AS APPROVED BY TOWNSHIP AND USPS.
5. SHELTER MUST INCLUDE LIGHT FIXTURES TO PROVIDE ADEQUATE LIGHTING FOR PEDESTRIANS.

Scale: 1" = 20'			Township of New Sewickley Standard Details
Drwn By:	Chkd By:	Appd By:	Parking Lot for Cluster Box Unit Option 3
Filename: ClusterMbox2.dwg			
Date: July 2020			

N:\CAD\Details\Clients\New Sewickley Township\ClusterMbox2.dwg Layout=Parking Lot Opt 3 User=Shownw Plotted=7/13/2020 2:22 PM



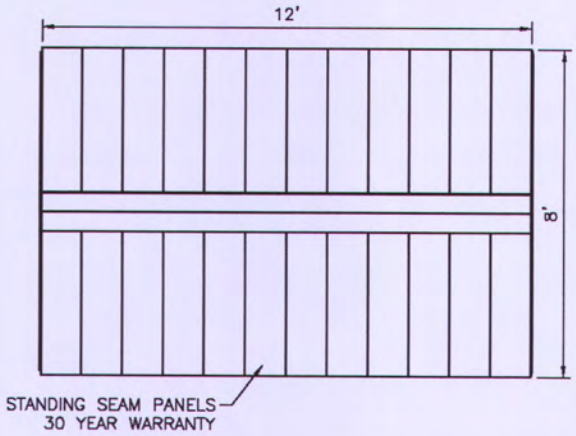
NOTE:

1. SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.

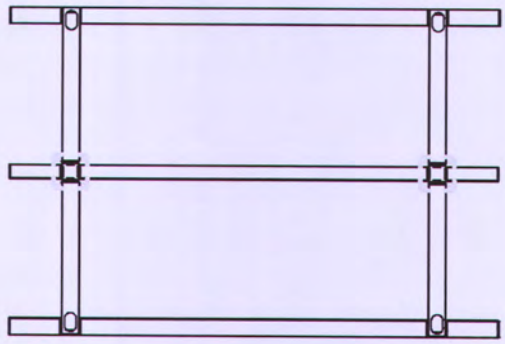
Drawn By	Scale: 1" = 1'
Checked By	Filename: ClusterMbox2.dwg
Approved By	Date: July 2020

Township of New Sewickley
Standard Details
Cluster Box Unit Concrete Pad Mounting

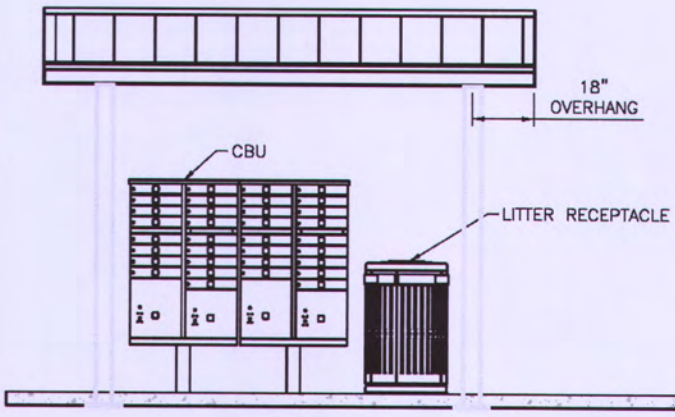
N:\CAD\Details\Clients\New Sewickley Township\ClusterMbox2.dwg Layout=Trash Recp Mounting User=Shawnw Plotted=7/13/2020 2:22 PM



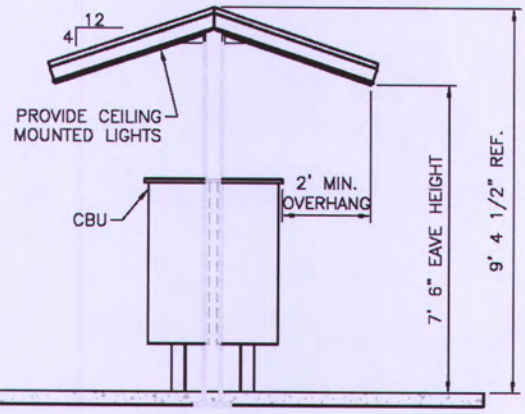
TOP VIEW



TOP VIEW (FRAME ONLY)



FRONT VIEW



SIDE VIEW

NOTES:
1. TRASH RECEPTACLE AND SHELTER MUST BE MAINTAINED BY DEVELOPER OR HOA.
2. FURNISH AND INSTALL CLUSTER BOX UNITS IN ACCORDANCE WITH USPS STANDARDS.
3. SHELTER SHALL PROVIDE COVER OVER CLUSTER BOX UNITS AND TRASH RECEPTACLE, AS APPROVED BY TOWNSHIP AND USPS.
4. SHELTER MUST INCLUDE LIGHT FIXTURES TO PROVIDE ADEQUATE LIGHTING FOR PEDESTRIANS.
5. DRAWING IS PRELIMINARY ONLY, NOT TO BE USED FOR CONSTRUCTION. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
6. SHELTER MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES INCLUDING OBTAINING A BUILDING PERMIT.
7. SHELTER DIMENSIONS MAY VARY DEPENDING ON NUMBER AND CONFIGURATION OF CLUSTER BOX UNITS. THE SHELTER SHOWN ABOVE DEPICTS BACK TO BACK CBU CONFIGURATION. PROVIDE MINIMUM 2' OVERHANG FROM FACE OF CBU.

Scale: 1" = 20'		Township of New Sewickley
Drwn By:	Chkd By: / Appd By:	Standard Details
Filename: ClusterMbox2.dwg		Cluster Box Unit Shelter
Date: July 2020		

N:\CAD\Details\Clients\New Sewickley Township\ClusterMbox2.dwg Layout=Shelter User=Shownw Plotted=7/13/2020 2:22 PM

APPROVED AS TO FORM:

_____

Solicitor