

RESOLUTION NO. 2025-12

BRIGHTON TOWNSHIP
BEAVER COUNTY, PENNSYLVANIA

**A RESOLUTION TO ADOPT AMENDED AND RESTATED
MINIMUM CONSTRUCTION STANDARDS AND DETAILS WITHIN
BRIGHTON TOWNSHIP**

WHEREAS, the Board of Supervisors has established standards, specifications and details for construction and maintenance of infrastructure improvements within Brighton Township known as the Township of Brighton Minimum Construction Standards and Details; and

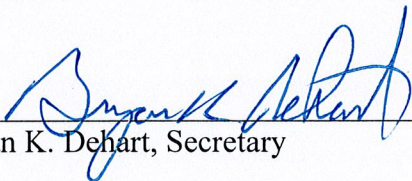
WHEREAS, The Board of Supervisors wishes to amend the Township of Brighton Minimum Construction Standards and Details.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Brighton Township, Beaver County, Pennsylvania, that they hereby adopt the amended and restated Township of Brighton Minimum Construction Standards and Details dated March 2025, a copy of which is attached hereto and rescinding any previous Resolution establishing the same; and

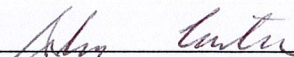
BE IT FURTHER RESOLVED that the Township of Brighton Minimum Construction Standards and Details may be revised and updated from time to time by Resolution of the Brighton Township Board of Supervisors.

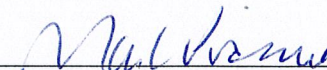
RESOLVED AND ADOPTED by the Board of Supervisors of Brighton Township, Beaver County, Pennsylvania, at public meeting this 14th day of April, 2025.


ATTEST:


Bryan K. Dehart, Secretary

BRIGHTON TOWNSHIP BOARD OF
SUPERVISORS


John Curtaccio, Chairman


Mark Piccirilli, Vice Chairman


Gary J. Gordon, Supervisor





TOWNSHIP OF BRIGHTON

Minimum Construction Standards and Details

March 2025

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I. GENERAL REQUIREMENTS

A. CONTACTS

Township Manager

Mr. Bryan K. Dehart
1300 Brighton Road
Beaver, Pennsylvania 15009
724-774-4800
412-774-3565 (Fax)

Township Engineer

Mr. Ned Mitrovich, P.E., Managing Principal
Ms. Marie S. Hartman, P.E.
Lennon, Smith, Souleret Engineering, Inc.
846 Fourth Avenue
Coraopolis, Pennsylvania 15108-1522
412-264-4400 / 412-264-1200 (Fax)

Township Solicitor

Garen Fedeles, Esquire
Santicola, Steele & Fedeles
722 Turnpike Street
Beaver, Pennsylvania 15009
724-775-3392 / 724-775-3425 (Fax)

B. PERMITS AND EASEMENTS OBTAINED BY DEVELOPER / CONTRACTOR

1. Prepare and submit to the proper authority, utility or State agency all information required for the issuance of required permits or easements. Pay all costs thereof including agency inspections and easement costs unless specifically provided otherwise in the Project. Comply with all terms and conditions and permit requirements contained in such permits.
2. Provide a copy of each permit to the Township prior to pursuing any work covered by the permit.
3. When required by the permit and during work progress covered by the permit, the work shall be inspected by the issuing agency.
4. Provide a copy of the completed permit with the issuing agency acceptance or easement owner release.
5. Permits and easements, including those obtained by the Developer and/or Contractor, must be posted at the site of the work on the Project Notification Board. This Board is to contain copies of all permits, emergency contact information, Owner of the development and other state and local review employee posters.

6. Developer Obtained Permits:
 - a. Environmental Permits: All permits to be obtained by the Developer. These permits generally include:
 - i. General Permits – Pennsylvania Department of Environmental Protection (PaDEP)
 - ii. Joint Permits or Small Projects Permits – PaDEP
 - iii. Erosion and Sedimentation Control Plan – Beaver County Conservation District (BCCD) approval, under one acre of disturbance (for all disturbance in excess of 5,000 square feet, an adequacy letter is required)
 - iv. NPDES Permit – PaDEP (over 1 acre)
 - v. Part II Permit
 - vi. Sewage Facilities Planning Module
7. Utility Easements: The Developer/Contractor is responsible for the acquisition of any and all easements for utility extensions that will service the subject site. Easement must be a minimum of 20' width for permanent easements with an additional 15' on each side of the permanent easement for construction and maintenance of facilities.

C. SUBMITTALS

1. Procedural requirements for submittals required for performance of the Work, including;
 - a. Contractor's construction schedule for entire project by major item of work (i.e. erosion and sedimentation, stormwater, sanitary, water, gas, electric, roadway and final restoration).
 - b. Submittal schedule.
 - c. Daily construction reports.
 - d. Shop Drawings.
2. Submittal Preparation: Submit six (6) copies. Place a permanent label or title block on each submittal for identification. Indicate the name of the entity that prepared each submittal on the label or title block.
 - a. Provide a space approximately 4" x 5" on the label or beside the title block on Shop Drawings to record the Contractor's review and approval markings and the action taken.

- b. Include the following information on the label for processing and recording action taken.
 - i. Project name, Contract Number and Name, Owners Name and address.
 - ii. Date.
 - iii. Name and address of Developer's Engineer.
 - iv. Name and address of Contractor.
 - v. Name and address of subcontractor.
 - vi. Name and address of supplier.
 - vii. Name of manufacturer.
 - viii. Number and title of appropriate Specification Section.
 - ix. Drawing number and detail references, as appropriate.

- 3. Submittal Transmittal: Package each submittal appropriately for transmittal and handling. Transmit each submittal from Contractor to Engineer using a transmittal form. Submittals received from sources other than the Contractor will be returned without action.

On the transmittal, record relevant information and requests for data. On the form, or separate sheet, record deviations from approved plan and document requirements, including minor variations and limitations. Include Contractor's certification that information complies with approved documents.

- 4. Contractor shall review and approve each submittal before forwarding the submittal to the Engineer. Contractor shall Stamp, date and initial as "reviewed and approved" each submittal before forwarding to Engineer.

- 5. Submit a fully developed Construction Schedule. The schedule to indicate the coordinated work of all Contractors. Additionally, provide 48 hour notice to the Township and the Township Engineer of construction activities requiring Brighton Township observation.

D. INSPECTION AND TESTING – GENERAL REQUIREMENTS

- 1. Inspections and Testing
 - a. The Developer / Contractor must hire a third party testing / quality control firm to conduct monitoring and testing for

earthwork compaction, asphalt, cast-in-place concrete, grout, and other independent monitoring as required or as requested by the Township or Township Engineer. Testing, as defined in this paragraph and inspection will be paid by the Contractor / Developer.

- b. The Developer / Contractor to provide all labor, equipment and apparatus necessary for in-place testing of mainlines and manholes as described in the Technical Specifications.
- c. Retesting and reinspection required for any reason will also be completed by a third party consultant paid by the Developer / Contractor.

2. Submittals

- a. Third party independent consultant must be submitted to Township for approval.
- b. Developer / Contractor to submit two copies of all test reports to the Project Representative.

3. Developer's Responsibilities

- a. Provide to the independent representative samples of materials to be tested in the required quantities.
- b. Furnish labor, equipment, and facilities:
 - i. For access to work to be tested.
 - ii. To obtain and handle test samples at the site.
 - iii. To facilitate inspections and tests including traffic control and safety systems.
 - iv. For laboratory's exclusive use for storage and curing test samples until removed to the laboratory.
 - v. To repair any test areas in order to match original conditions.
 - vi. For all testing and inspection in supplier's facilities.
- c. Items of work not meeting the as approved requirements must be removed and replaced.

E. GUARANTEES

1. Determination of Guarantee Dates

- a. The guarantee date(s) shall be established prior to Final Acceptance.

2. Documentation

- a. Guarantee dates and the durations of the guarantee period shall be recorded and submitted to the Township in a form acceptable to the Township Solicitor.
- b. The guarantee information shall be documented by Specification section in the same order as presented in the operations and maintenance manuals.
- c. Vendor information including point-of-contact, company name, company address, and company emergency phone number shall be included for applicable equipment and components of the facility.

3. Guarantee Response

- a. The Developer's Representative shall be the point-of-contact for response to guarantee-related issues during the two year guarantee period.
- b. For special guarantees extending beyond the two year guarantee period.
- c. Guarantee items requiring response within the two year guarantee period, will have a completely new two year guarantee period established from the time of repair. Upon completion of the repair, provide written verification of the newly established guarantee period to the Developer/Contractor Representative.

F. RECORD DRAWINGS – AUTOCAD FORMAT

1. Submittals

- a. One neatly and legibly marked set of full-size record drawings.
- b. Record Drawings shall be dated, signed and sealed by the person preparing the plan and be submitted in an accurate and final form appropriate for recording on reproducible sheets measuring 24 by 36 inches; pdf; AutoCAD (latest revision); and shape file (GIS) format compatible with the Brighton Township GIS platform.

2. General

- a. The record drawing set shall be kept separate from other construction drawings and shall not be used for other purposes.
- b. Use waterproof red felt-tip pens to make fully dimensional changes on the drawings. Notations are to be neat, legible, clear and concise. Show changed dimensions by striking through the planned dimension with a single line and by placing the new value within a circle.
- c. Show the actual as-built location along with all changes made during construction within AutoCAD Plans.

3. Drawing Requirements

- a. Provide additional drawings or mark on the Drawings to show the following:
 - i. Underground utilities and other items including the location of lines and appurtenances. Show the actual size and types of material used. Show locations by facility coordinates or dimensioned to permanent surface structures. Minimum requirements for accuracy as specified in the following table:

Description	Location	Elevation	Notes
Temporary Facilities and Construction Materials left at end of Project	CL ± 1 ft	CL ±1 ft	Includes shoring, all underground items, and concrete.
Pressurized piping.	CL ± 1 ft	CL ±0.50 ft	Includes water and process lines.
Storm drains, sewer lines inverts and cleanouts.	CL ± 1 ft	CL ±0.01 ft	Recalculate slope if shown on the Drawings.
Sewer interceptors and trunks.	Coordinates, stations, and offsets.	IE ±0.01 ft.	Recalculate actual slopes.
Laterals and Side Sewers	CL ± 1 ft.	CL ±0.50 ft	Include measurements based on fixed objects (i.e. house corners)
Stormwater Cross Connection	CL ± 1 ft	CL ±0.50 ft	Include measurements based on fixed objects (i.e. house corners)

CL = Centerline
IE = Invert Elevation
FT = Feet

- ii. The actual arrangement and routing of embedded conduit and piping is relative to its location and proportion to other work. The location does not need to be dimensioned or drawn to scale.
 - iii. Other Drawings as may be required by the Township or the Township Engineer.
 - iv. Provide dimensions from more than one permanent structure where required for accurate location.
4. CAD Drawings
- a. All construction plans must be submitted in electronic format compatible to AutoCAD 2020 or latest revision .
 - b. Record drawings will be reviewed and accepted prior to acceptance of work.
 - c. Record Drawings and Schedules. Following Substantial Completion but prior to Final Acceptance of the work, provide D-size (24 inches high by 36 inches long) reproducible prints. Prints shall reflect the final constructed state of the systems. The *.DWG or *.DGN files, if used by the Developer/Contractor, shall be completely brought up to date to show the systems as-installed. The *.DWG or *.DGN files shall be turned over to the Project Representative in an electronic format acceptable to Brighton Township.

II. ROADWAY AND STORM SEWER REQUIREMENTS

A. Project Completion Checklist for Roadways and Storm Sewers

- 1. Submit 110% cost of construction Performance Bond, 10% cost of construction Escrow Deposit and a Certificate of Insurance with the Township of Brighton as additional insured.
- 2. Installation of storm sewers and roadways per the approved plans and per Brighton Township Regulations.
- 3. Complete and submit Record Drawings (As-Builts) of storm sewers and roadways for review and approval by Brighton Township. Record Drawings must be accepted prior to Performance Bond being released. All rights-of-way must be recorded and conveyed to Brighton Township prior to release of Performance Bond.
- 4. Submit Maintenance Bond for 18 months from the date of the Township's acceptance of storm sewers and roads for an amount of 15% the cost of construction.

5. At month 16 of the Maintenance Bond period, CCTV all storm sewer lines and submit videos, reports, and data to the Township for review.
6. Escrow Deposit shall remain in place until the expiration date as set forth in any agreements entered into between the Township of Brighton and the Developer or unless otherwise agreed to by the Township of Brighton, but at a minimum until the 18-month Maintenance Bond expires.

B. ROADWAY CONSTRUCTION REQUIREMENTS

1. Contact all utility companies prior to start of work to schedule and coordinate line relocations, adjustments to utility structures, and all other work to be completed by utility companies, incidental to construction.
2. All valve boxes, manholes, and lamp holes not adjusted by utility companies are to be adjusted as directed by the Township Engineer prior to dedication of facilities. Provide all utility companies with detailed schedule, height and number of adjustments incidental to the wearing course item. Update schedule and provide to all utility companies bi-weekly schedule, incidental to construction.
3. Provide temporary ramps (cold patch or hot mix asphalt only – no millings) to all resident and business driveways, and around structures (inlet, manholes, valve boxes a minimum of 3 feet in all directions), incidental to construction.
4. Remove and dispose of existing inlet grate, frame, and box where inlets are to be replaced. Install new structure and connect all existing pipes where noted. Provide all necessary pipe fittings and/or adapters to provide a complete watertight connection. Backfill excavated area with PennDOT 2A stone. This work is incidental to the new structure item.
5. For piping connections to existing structure including pavement base drain, core drill hole for new outlet. Air hammering is not permitted. Reparge, add brick, relay all loose brick incidental to pipe item. Field verify condition of existing structures prior to construction.
6. Maintain/replace existing monuments.
7. Adjust all manholes, valve boxes, curb boxes and inlets to match finished roadway surface grade prior to installing final wearing course.
8. Connect outlet pavement base drains to each catch basin which the underdrain passes, including providing hole through catch basin wall, all parging, etc.
9. Field verify location and elevation(s) of existing storm sewer pipes.

10. Reparge all inlets and/or repair all inverts in all existing inlets on project roadways including replacing all underdrain connections with couplers on inside and outside of box.
11. When excavating a trench for placement of pipe, conduit, inlets, manholes and other appurtenances associated with pipe or conduit construction and full depth curb, the Developer understands that the work is parallel or in close proximity to building foundations and other utilities including but not limited to overhead lines and supporting poles, gas lines, waterlines, sanitary sewers, buried cable, etc. The Developer must take the necessary precautions to protect and support those utilities or foundations to prevent movement, damage and to maintain service.
12. The Developer shall notify utility companies or building foundation owner(s) of the proximity of the trench excavation to the utilities or foundation and is responsible to ensure that the work will not affect the structural integrity of the utility or building foundation.

C. STORM SEWER INSTALLATION REQUIREMENTS

1. Verify all existing utilities in the field prior to start of excavation work using means and methods to achieve SUE Quality Level A precise horizontal and vertical location by actual exposure. Comply with One Call (Act 38) requirements. Contact all utility companies that may have facilities within the work area.
2. Field check and verify benchmark elevations for all work before start of construction. Set/adjust final grades for proposed storm sewer lines after all existing utilities and other obstructions have been located by test holes. Dig all necessary test holes to locate any existing utilities that may be in conflict with the alignment and grade of the proposed storm sewer. Meet all existing conditions and grades along the route of the proposed sewer lines.
3. Maintain and protect traffic during construction. Coordinate all work with local emergency response and transportation agencies. Provide all required signage for temporary traffic control. Maintain all roads, sidewalks, steps and traveled ways clean, free of mud or dust, and in a condition usable by residents in the area during construction. Maintain access to all driveways during construction.
4. Maintain all existing storm sewers and sanitary sewers in service during construction. Contain sanitary sewage to sanitary sewers. Do not discharge to the ground surface or to groundwaters.
5. Confine all activity to authorized rights-of-way. When in doubt about right-of-way limits, verify with Owner.

6. Implement and maintain an Erosion and Sedimentation Control Plan as required by Chapter 102.
7. Restore all private property disturbed by construction activities within two weeks of construction work.
8. Maintain daily as-built record information including wye stationing. Give Township's Representative copies of all delivery slips for all materials delivered to the project.
9. Coordinate and schedule all work as required with utility companies, other contractors, and local, municipal or state government agencies. Notify Township and Township Engineer 48 hours in advance of starting the project.
10. Pipeline acceptance testing shall include mandrel and full moon spot light.
11. Protect public at all times from all open excavation, cover all open excavation with suitable steel plates at the end of each workday.
12. All pipe shall be corrugated polyethylene culvert pipe (CPP) smooth lined with watertight locking joints or reinforced concrete pipe (RCP) as approved.
13. Trench backfill requirements; material must be supplied from manufacturer that is PennDOT Bulletin 14 approved:

Pipe Zone:

CPP or RCP pipe full #57 or PennDOT 2A stone bedding (no slag).

Intermediate Zone:

Improved areas full trench stone vibratory compact in 4" lifts (no slag), #57 or PennDOT 2A with trench plugs.

Unimproved areas select backfill vibratory compact in 4" lifts.

Final Zone: As specified.

14. All storm sewer precast materials (i.e. manholes, inlets, endwalls, etc.), inlet or manhole frames, lids, grates, pipe, and any other construction materials must come from supplier listed in Bulletin 15. Additionally, all aggregate, asphalt or concrete materials must come from suppliers listed in Bulletin 14 (aggregate), 41 (asphalt), or 42 (concrete).
15. All guiderails shall be constructed in accordance with current PennDOT Standard Details, Publication 72M.

D. TRAIL CONSTRUCTION MINIMUM REQUIREMENTS,
RECOMMENDATIONS AND GUIDELINES

Trail Construction Minimum Requirements:

1. Trail Grade

- a. No more than 30% of the total trail length may exceed a trail grade of 8.33%.
- b. Trail grade of up to 5% can occur for any distance.
- c. Trail grade of up to 8.33% can occur for up to 200 feet if resting intervals are provided at distances no greater than 200 feet apart.
- d. Trail grade of up to 10% can occur for up to 30 feet if resting intervals are located at distances no greater than 30 feet apart.
- e. Trail grade of up to 12.5% can occur for up to 10 feet if resting intervals are located at distances no greater than 10 feet apart.
- f. At drain dips, a trail grade of 14% can occur for up to 5 feet where the cross slope does not exceed 5%.

2. Cross Slope

- a. The cross slope should not exceed 5%.
- b. At drain dips, a cross slope of up to 10% can occur at the bottom of the dip where the clear tread width equals at least 42 inches.

3. Resting Intervals

- a. Where the trail grade exceeds 5%, provide resting intervals. Resting intervals should be at least 60 inches long, be at least as wide as the widest portion of the trail segment leading to the resting intervals, and have a slope not exceeding 5% in any direction. Except in cases where resting intervals cannot be constructed because one or more conditions for departure exist.

4. Surface

- a. The trail tread surface should be both firm and stable (refer to trail design guidelines and recommendations later in this section).

5. Clear Tread Width

- a. The clear tread width of the trail shall be at least 36 inches.

6. Passing Spaces

- a. Where the clear tread width of the trail is less than 60 inches, provide passing spaces at intervals of no more than 1000 feet. Passing spaces shall be at least 60 inches by 60 inches in size or an intersection of two walking surfaces that provide a T-shaped space where the arms and stem of the T-shaped space extend at least 48 inches beyond the intersection (refer to section 403.5.3 of ADA Standards for Accessible Design).
- b. The cross slope of passing spaces shall not exceed 5% in any direction.

7. Tread Obstacles

- a. Where tread obstacles exist, they shall not exceed a height of 2 inches.

Exception 1: Tread obstacles with a maximum height of 3 inches are permitted where trail grades and cross slope are 5% or less.

Exception 2: Where one or more conditions for departure exists that prevent compliance with Exception 1.

- b. Objects protruding over the trail shall provide at least 80 inches of clearance.
- c. Openings in tread surface shall be small enough to prevent passage of a diameter sphere. Elongated openings shall be placed so that the long dimension is perpendicular or diagonal to the dominant direction of travel.

8. Trail Surface, Grade and Structure Recommendations and Guidelines

- a. The following is an excerpt from WeConservePA's Resource entitled Trails for All People: Guidance for Accessibility and Inclusive Design. Full document can be found at WeConservePA.org.

9. Tread Surface: Where the User Meets the Trail

- a. Surface, along with grade, is the structural component of a trail most critical to providing opportunities to a wide range of users, including people with disabilities. Substantial attention should be devoted to creating well-shaped, durable, firm, and stable surfaces that are

aesthetically compatible with the setting and the intended recreational experience:

- i. A firm and stable surface ensures that users with disabilities do not expend unnecessary energy that could be used enjoying the trail;
- ii. A well-shaped and durable surface reduces maintenance burdens; and
- iii. The surface materials, if chosen with care, can enhance accessibility and please the eye.

10. Considerations for Different Tread Surfaces

Trail Surface Material	Relationship to Managed Use and Designed Use	Relationship to Design Parameters and Construction Practices
Stone aggregate; rock.	Native material; more natural aesthetic; useful in more remote or steep terrain; easier to shape.	Smaller project footprint; higher tolerance for protrusions and obstructions; can be done by hand and with smaller equipment; specific construction techniques required to provide compact and uniform surface.
Wood; concrete; asphalt; recycled material; chemically modified soil or sand.	Lower profile terrain; useful in environmental settings such as wetlands; good durability in urban settings and heavy use areas.	Larger project footprint; tighter tolerances for protrusions and obstructions; conventional construction techniques and equipment.

11. Trail Tread Surfaces

- a. When selecting trail tread material for a specific project, include the following questions as part of your community engagement with various user groups and land managers:
 - i. **Who are the primary user groups?** A trail should provide specific benefits for the users for whom it is managed.
 - ii. **What is the goal of the trail experience for those user groups?** A trail should have at least one specific purpose.
 - iii. **What are your budget and maintenance parameters?**

Look at a five-year period after completion of the trail project; create an annual budget and maintenance cycle.

- b. The traffic volume and flow, along with geological, environmental, and typical weather conditions all factor into deciding what the most appropriate surface material will be for a chosen trail and the individual segments that comprise it.

12. Aggregate Materials for Tread Surfaces

- a. Limestone, which is widely available in Pennsylvania, provides an excellent natural aggregate material for constructing trail treads. In a study sponsored by the U.S. Access Board, the National Center on Accessibility assessed the firmness and stability of 11 different types of natural aggregate and treated soil surfaces over a four-year period to determine their effectiveness after exposure to the elements, freeze and thaw cycles, and other factors. Researchers concluded that “a trail composed of an all-aggregate material, when constructed to specified parameters, could be maintained with little or no maintenance as a firm and stable surface.”

- b. When considering natural aggregate surface materials, the following provide firm surfaces that also provide great stability:

- i. Crushed rock (rather than uncrushed gravel);
- ii. Rock with broken faces (rather than rounded rocks);
- iii. A rock mixture containing a full spectrum of sieve sizes (rather than a single size);
- iv. Hard rock (rather than soft rock that breaks down easily);
- v. Rock that passes through a ½" (13 mm.) screen;
- vi. Rock material that has been compacted into 3-inch to 4-inch (75 to 100 mm.) layers (not thicker layers);
- vii. Material that is moist, but not too wet, before it is compacted (rather than material;
- viii. that is compacted when it is dry); and
- ix. Material that is compacted with a vibrating plate compactor, roller, or by hand;
- x. tamping (rather than material that is laid loose and compacted by use).

- c. With the above factors in mind, the following two tables provide examples of specific stone aggregate mixtures (sieves) that achieve desirable firmness and stability. “The rock must be crushed into irregular and angular particles to allow interlocking into a tight matrix. The more angular the particles, the better. Rounded particles like pea gravel or decomposed granite never mechanically lock together. The crushed rock must have adequate fines and some natural binders in order to cement the particles together after the fines are moistened, compacted, and allowed to dry.
- d. A 3/8" Minus aggregate stone mixture, available from many quarries, has typically been utilized by designers seeking to meet accessible guidelines for trails. Used throughout the United States, it provides what many users describe as a pleasant tread surface to walk or wheel upon.
- e. In Pennsylvania, the Center for Dirt and Gravel Roads developed a specific Trail Surface Aggregate (TSA). The TSA mixture achieves very high densities to withstand heavy traffic and erosion. It can be quite hard, which is useful when constructing shared-use paths that call for a stone aggregate tread to handle other uses in addition to pedestrians.
- f. Quality control of materials is vital to a project’s successful outcome. When using aggregate, visit the local quarry that will be used for the project. Select the material on-site and take time to test it first before applying it to the whole project.
- g. Regardless of the surface material(s) chosen for a particular project, the finished tread needs to be properly shaped, compacted, and set to ensure a firm and stable surface. Grade and cross slope can potentially change after settlement occurs, especially with natural surface trails. In the case of other surfaces, obstructions (such as gaps between boards) may develop when the materials cure. It is best to establish a post-construction review and base it upon the materials used, typical seasons, and weather patterns, as well as projected use.

Such monitoring also helps in establishing the ongoing maintenance process.

Trail Surface Aggregate ("TSA")	
Aggregate Sieve Size	Aggregate Percent Passing
1/2"	100%
3/8"	96-100%
#4	75-90%
#8	55-75%
#16	35-50%
#200	12-20%

Source: The Center for Dirt and Gravel Road Studies, Larson Transportation Institute, Penn State University.

3/8 Minus Aggregate Stone Mixture	
Aggregate Sieve Size	Aggregate Percent Passing
3/8"	100%
#4	90 – 100%
#8	55 – 80%
#16	40 – 70%
#30	25 - 50%
#200	6 - 15%

Source: American Trails "Building Crusher Fines Trails," Lois Bachensky, USDA Forest Service.

- h. Determining how hard the surface needs to be is an important question. For instance, while asphalt provides a firm, stable, and slip resistant surface, it may not be appropriate for the designed and designed use. The design parameters for tread depth, width, and firmness should inform the proper material selected for construction of a given route's surface.
- i. American Trails noted the following about tread surfaces:
 - i. If the answer to both of the following questions is yes, the surface is probably firm and stable:
 - Could a person ride a narrow-tired bicycle across the surface easily without making ruts?
 - Could a folding stroller with small, narrow plastic wheels containing a three-year old be pushed easily across the surface without making ruts?
 - j. Firm and stable surfaces on trails prevent assistive devices from sinking into the surface, which would make movement difficult for a person using crutches, a cane, a wheelchair, or other assistive device. In the accessibility guidelines, the standard assistive device is the wheelchair because its dimensions, multiple moving surface contact points, and four wheels often are difficult to accommodate. If a person using a wheelchair can use an area, most other people also can use that area.

13. Grade: Determining the Path of Travel

- a. Running slope and cross slope will dictate a great deal in regard to (1) where a trail or shared use path should be located and (2) the scale of construction needed to provide grade and cross slope that meet accessibility regulations or BMPs. For trails, multiple options are possible. (However, grade parameters for shared use paths are more stringent. Grade parameters for accessible routes, specified in the 2010 ADA Design Standards, are also more stringent than those permitted for ORARs.)

14. Structures on Trails – Universal Design and Accessibility Guidelines

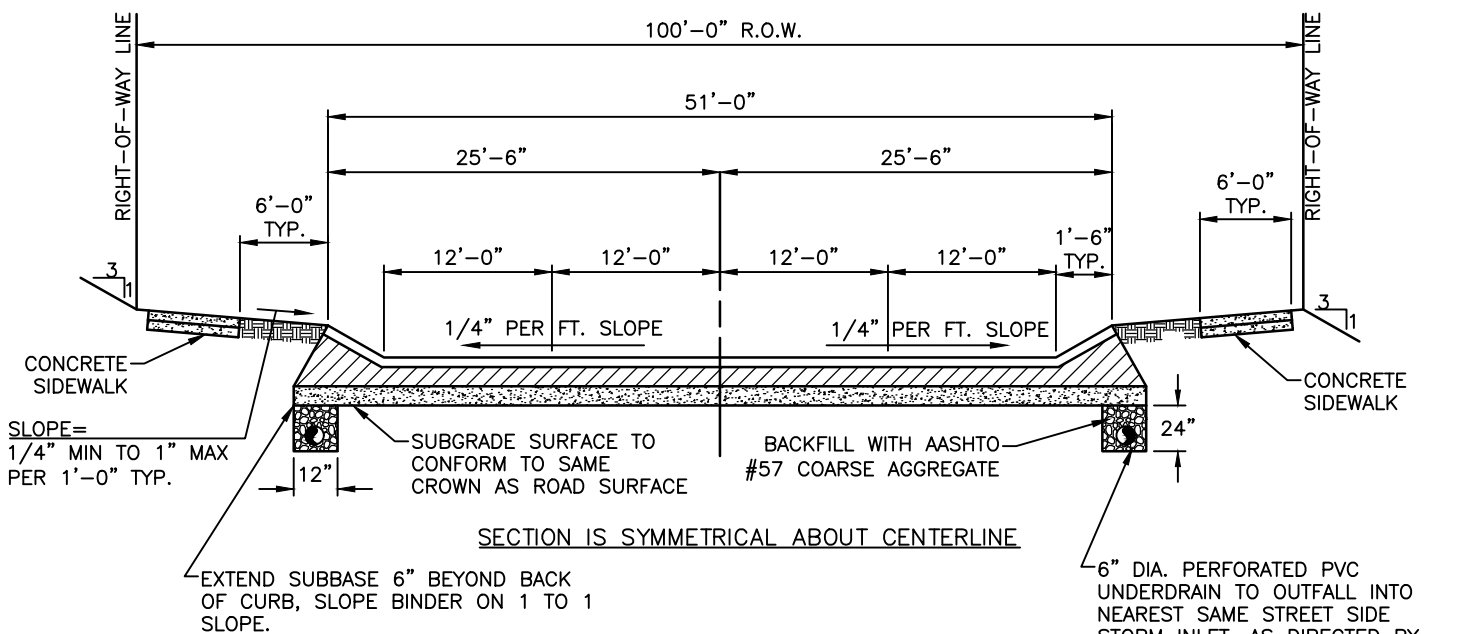
- a. Steep or wet terrain does not necessarily eliminate the potential for an accessible trail. The use of various structures may enable a trail traversing this terrain to meet the Outdoor Guidelines.

15. Constructed Features on Trails Providing Accessibility

Constructed Feature	Relationship to Grade, Cross Slope, and Tread
Surface	Defines the user’s path of travel (see the table “Considerations for Different Tread Surfaces”)
Full bench trail construction	Controls grade and cross slope; solid foundation for firm and stable surface
Boardwalk and bridges	Firm and stable surface; defines path of travel; controls grade and cross slope
Retaining wall	Controls grade and cross slope; holds surface material
Ramp	Controls grade and cross slope; holds surface material
Climbing and switchback turns	Controls grade and cross slope
Turnpike	Controls cross slope; holds surface material

E. ROADWAY AND STORM SEWER DETAILS (SEE FOLLOWING PAGES)

n:\PROJ\205\Details\brighton.twp\2024 update\dwg\Roadway\RD-01 Arterial and Industrial Street.dwg Layout=Arterial and Industrial Street



PAVEMENT SECTION CONSISTS OF THE FOLLOWING:

- GEOTEXTILE CLOTH - PENNDOT CLASS 4 (6 OUNCE MIN)
- 12" - PENNDOT 2A AGGREGATE LIMESTONE BASE COURSE OR 10" AASHTO #1 AND 2" PADOT #2A. (NO SLAG)
- 6" SUPERPAVE WMA BINDER COURSE, 19mm
- 1" SUPERPAVE WMA WEARING COURSE, 9.5mm (FINE GRADE), SRL-H-INITIAL
- 1½" SUPERPAVE WMA WEARING COURSE, 9.5mm, SRL-H-FINAL

NOTES:

1. ALL DEPTHS INDICATED ARE AFTER COMPACTION.
2. BITUMINOUS WEDGE CURBS SHALL BE 18" WIDE x 4" HIGH. ALTERNATE CURB SPEC (PLAIN CONCRETE CURB GUTTER OR PLAIN CONCRETE CURB IN ACCORDANCE WITH PENNDOT PUBLICATION 408).
3. PREPARATION FOR AND INSTALLATION OF THE FINAL 1½" WEARING SURFACE, INCLUDING ALL REPAIRS TO THE PAVEMENT SECTION AS REQUIRED BY THE TOWNSHIP, SHALL BE PERFORMED ONLY AFTER 95% OF THE DWELLINGS ARE CONSTRUCTED WITHIN THE ENTIRETY OF THE DEVELOPMENT, INCLUDING ALL PHASES, AND OCCUPANCY PERMITS ISSUED FOR SAME; AND CONSTRUCTION EQUIPMENT IS NOT USING THE ROADWAYS. PREPARATION FOR AND INSTALLATION OF THE FINAL 1½" WEARING SURFACE, IN ALL CASES, SHALL INCLUDE ALL REPAIRS TO THE PAVEMENT SECTION AS REQUIRED BY THE TOWNSHIP AND PLACEMENT OF A BITUMINOUS LEVELING COURSE TO PROVIDE A SMOOTH SURFACE FOR INSTALLATION OF THE FINAL 1½" WEARING SURFACE. ALL MANHOLE LIDS, INLETS, GRATES, VALVES AND OTHER PAVEMENT PENETRATIONS SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO INSTALLATION OF THE FINAL 1½" WEARING SURFACE.

IF, AFTER TWO (2) YEARS FOLLOWING CONSTRUCTION OF THE BINDER COURSE, 95% OF THE DWELLINGS WITHIN THE ENTIRETY OF THE DEVELOPMENT, INCLUDING ALL PHASES, ARE NOT CONSTRUCTED (INCLUDING ISSUANCE OF OCCUPANCY PERMITS), THE DEVELOPER SHALL INSTALL A TEMPORARY 1½" WEARING SURFACE AND PROVIDE AN ESCROW TO THE TOWNSHIP IN AN AMOUNT DETERMINED BY THE TOWNSHIP TO INCLUDE MILLING THE TEMPORARY 1½" WEARING SURFACE, MAKING REPAIRS TO THE PAVEMENT SECTION AS DETERMINED BY THE TOWNSHIP, PLACEMENT OF A BITUMINOUS LEVELING COURSE AND INSTALLATION OF THE FINAL 1½" WEARING SURFACE. THE AMOUNT OF THE ESCROW TO BE PROVIDED BY DEVELOPER SHALL BE AS DETERMINED BY THE TOWNSHIP.

4. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT PUBLICATION 408. ALL CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH BULLETIN 15 AND THE STANDARDS SET FORTH IN PENNDOT PUBLICATIONS 70, 72M, AND 408.
5. LOCATION AND INSTALLATION OF ALL STREET SIGNS (STREET IDENTIFICATION, STOP, SPEED LIMIT, ETC.) SHALL BE IN ACCORDANCE WITH THE CURRENT MUTCD REQUIREMENTS AND AS DIRECTED BY THE TOWNSHIP. DEVELOPER TO PROVIDE A SIGNAGE PLAN FOR REVIEW AND APPROVAL OF TOWNSHIP.
6. SIDEWALK, CROSSWALK, AND CURB RAMP INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
7. DEVELOPER'S TRAFFIC ENGINEER TO PROVIDE TRAFFIC COUNTS AND ESALs FOR MIX DESIGN WITH SHOP DRAWING SUBMITTAL.

RD-01

Arterial And Industrial Street

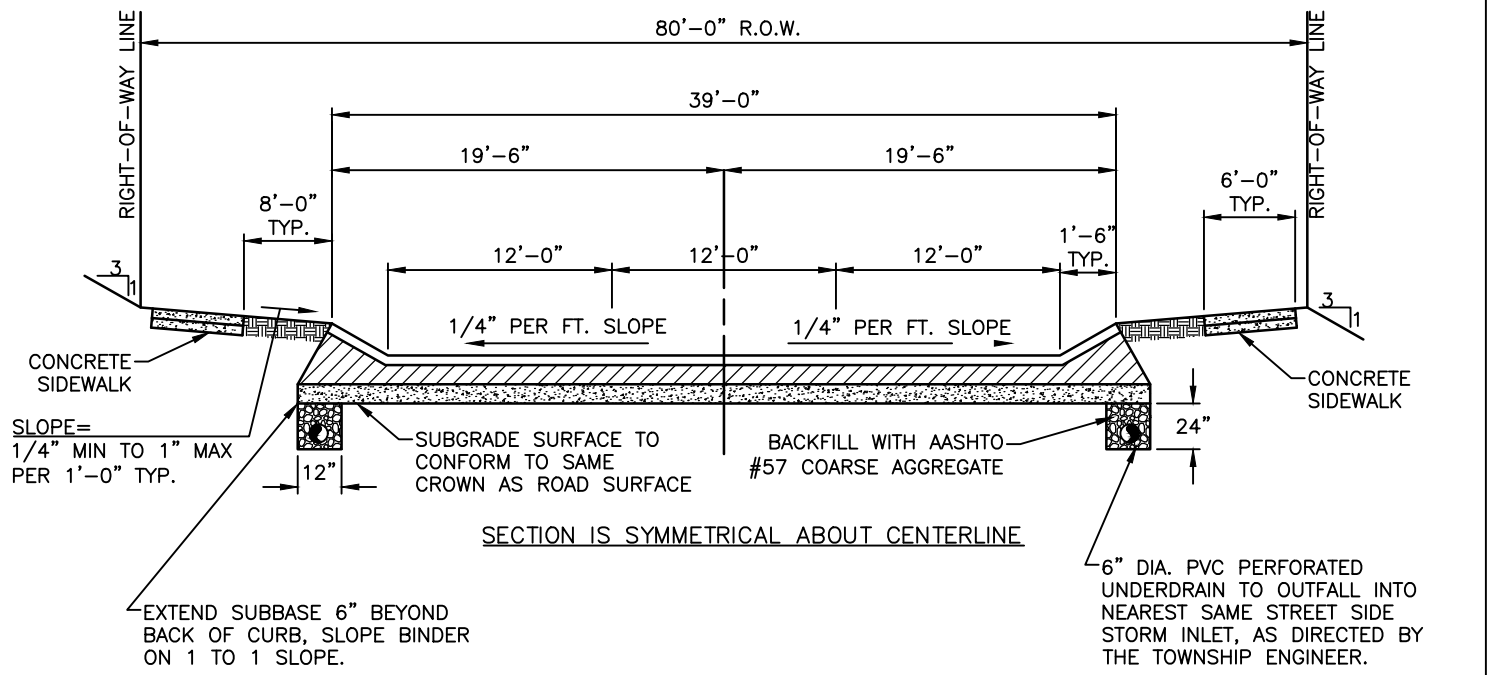
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DATE: March 2025 FILE: RD-01 Arterial And Industrial Street.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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PAVEMENT SECTION CONSISTS OF THE FOLLOWING:

- GEOTEXTILE CLOTH – PENNDOT CLASS 4 (6 OUNCE MIN)
- 10" – PENNDOT 2A AGGREGATE LIMESTONE BASE COURSE
8" AASHTO #1 AND 2" PENNDOT #2A (NO SLAG)
- 5" SUPERPAVE WMA BINDER COURSE, 19mm
- 1" SUPERPAVE WMA WEARING COURSE, 9.5mm (FINE GRADE) SRL-H-INITIAL
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7. DEVELOPER'S TRAFFIC ENGINEER TO PROVIDE TRAFFIC COUNTS AND ESALs FOR MIX DESIGN WITH SHOP DRAWING SUBMITTAL.

RD-02

Commercial Collector Street

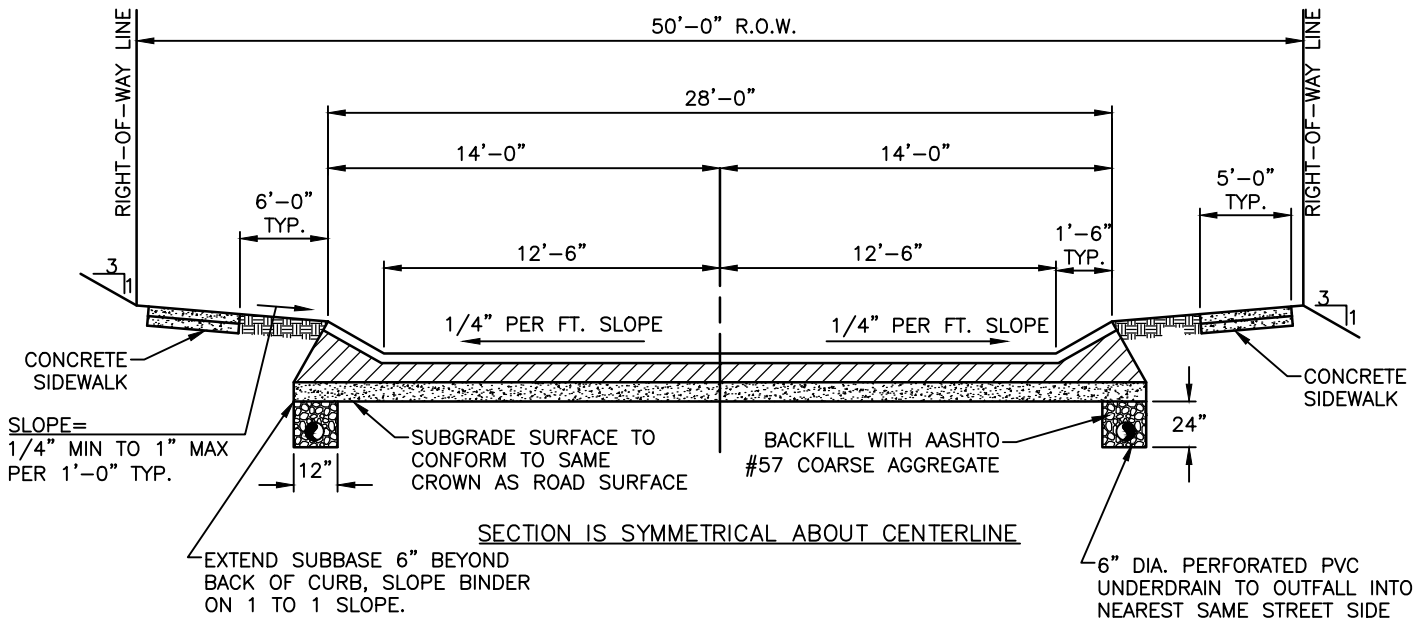
SCALE: N.T.S.

DATE: March 2025 FILE: RD-02 Commercial Collector Street.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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PAVEMENT SECTION CONSISTS OF THE FOLLOWING:

- GEOTEXTILE CLOTH - PENNDOT CLASS 4 (6 OUNCE MIN)
- 10" - PENNDOT 2A AGGREGATE LIMESTONE BASE COURSE OR 8" AASHTO #1 AND 2" PADOT #2A. (NO SLAG)
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RD-03

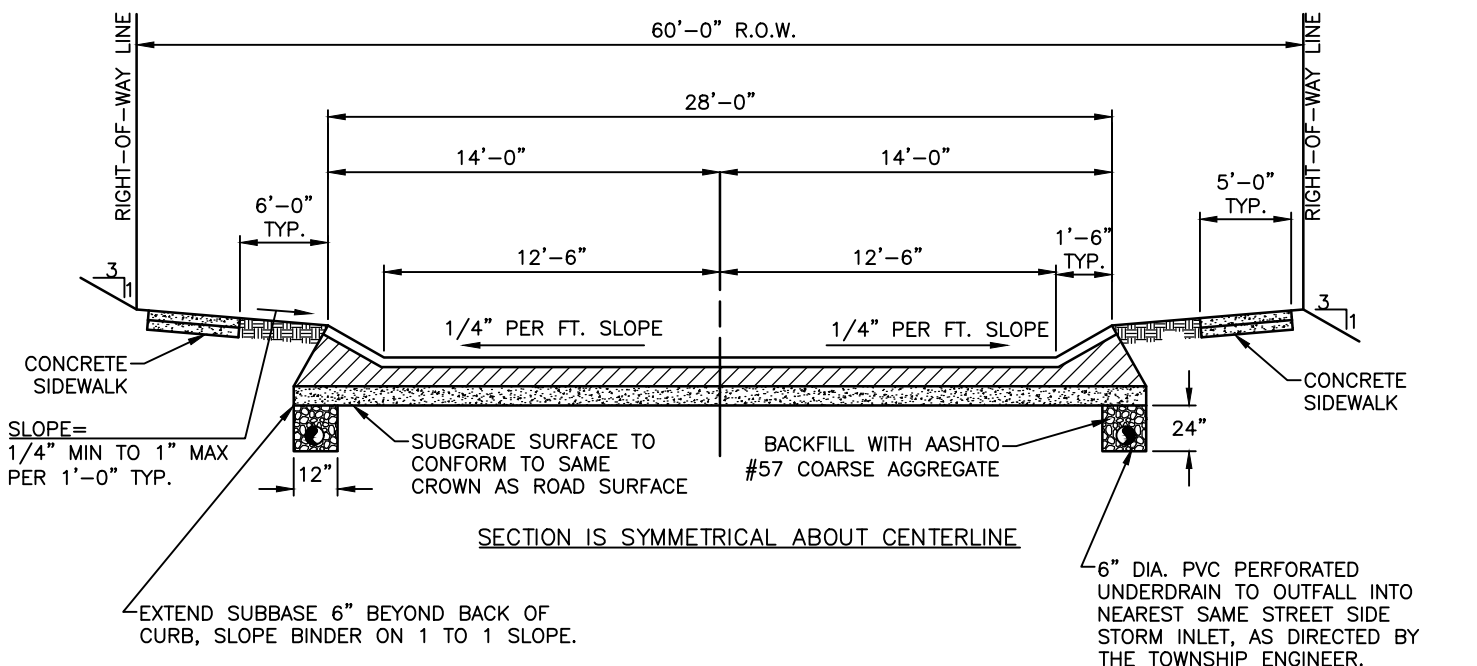
Residential Collector Street

SCALE: N.T.S.

DATE: March 2025 FILE: RD-03 Residential Collector Street.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009



PAVEMENT SECTION CONSISTS OF THE FOLLOWING:

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7. DEVELOPER'S TRAFFIC ENGINEER TO PROVIDE TRAFFIC COUNTS AND ESALs FOR MIX DESIGN WITH SHOP DRAWING SUBMITTAL.

RD-04

Local Commercial Street

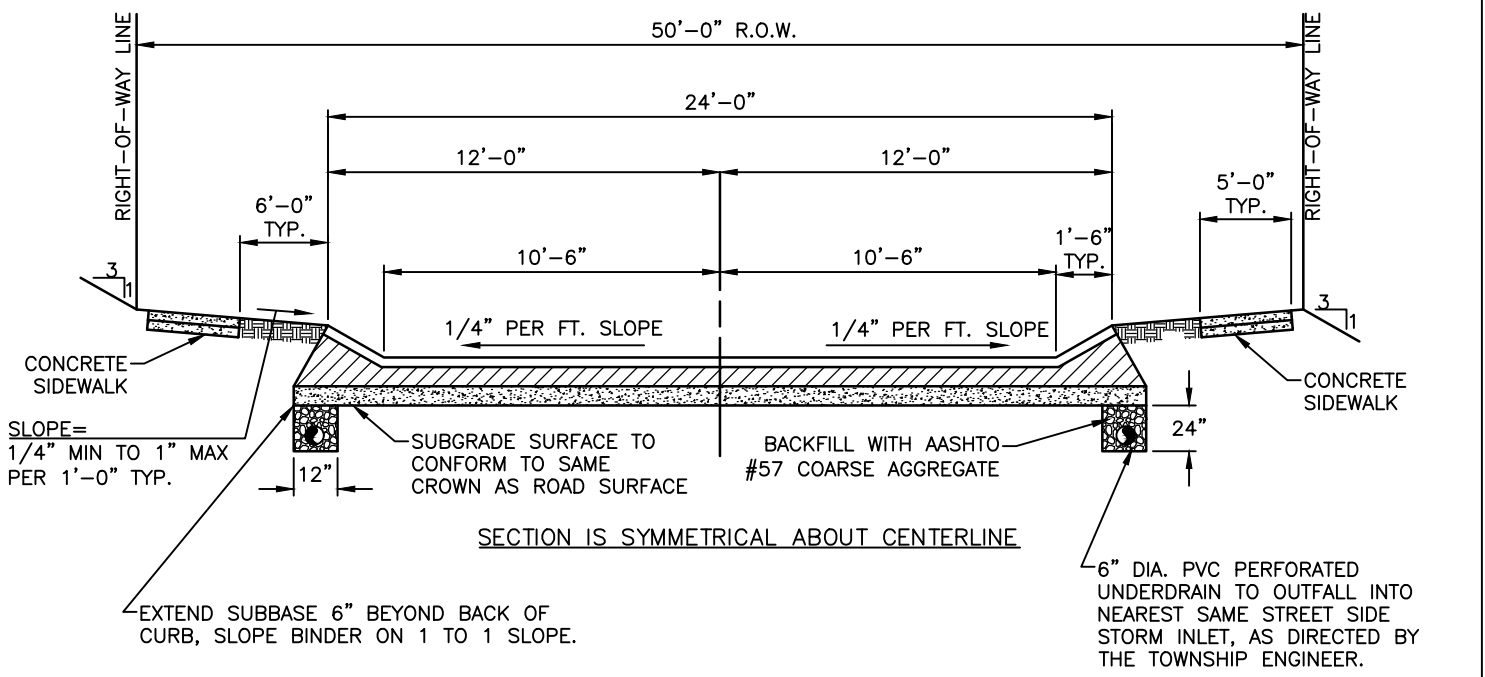
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DATE: March 2025 FILE: RD-04 Local Commercial Street.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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PAVEMENT SECTION CONSISTS OF THE FOLLOWING:

- GEOTEXTILE CLOTH - PENNDOT CLASS 4 (6 OUNCE MIN)
- 8" - PENNDOT 2A AGGREGATE LIMESTONE BASE COURSE OR 6" AASHTO #1 AND 2" PENNDOT #2A (NO SLAG)
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7. DEVELOPER'S TRAFFIC ENGINEER TO PROVIDE TRAFFIC COUNTS AND ESALs FOR MIX DESIGN WITH SHOP DRAWING SUBMITTAL.

RD-05

Local Residential Street

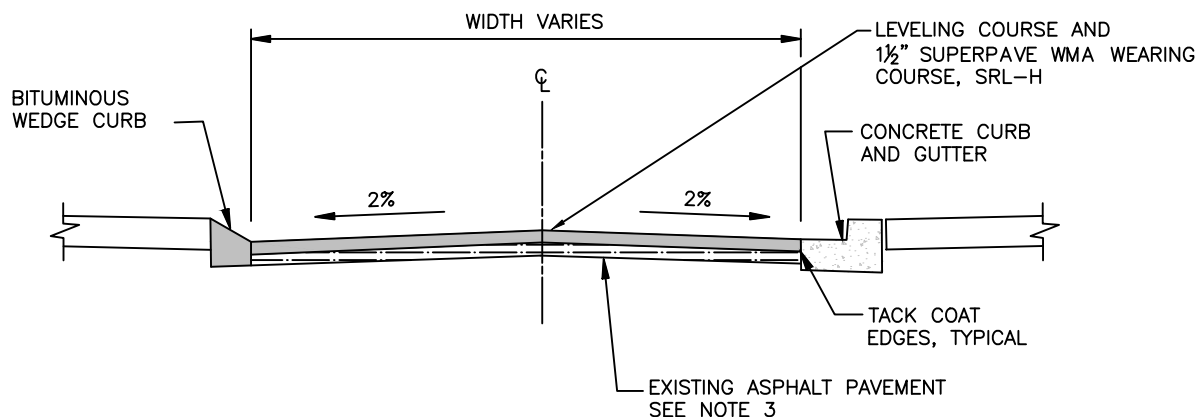
SCALE: N.T.S.

DATE: March 2025 FILE: RD-05 Local Residential Street.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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NOTES:

1. 2" MIN. MILL/PROFILE. VARY THICKNESS AS REQUIRED TO OBTAIN 2% DRAINAGE SLOPE.
2. MILL FACE OF BITUMINOUS WEDGE CURB 1 1/2". DO NOT REMOVE THE ENTIRE CURB.
3. MILL KEYWAYS IN BITUMINOUS PAVEMENT AROUND INLETS, MANHOLES, AND UTILITY VALVES BY HAND IF NECESSARY, TO CONFORM WITH NEWLY MILLED PAVEMENT
4. MINIMUM WIDTH OF KEYWAY TO BE 3'.
5. SEAL ALL COLD JOINTS, CENTERLINE, GUTTER LINES AND AROUND ALL STRUCTURES.
6. DEVELOPER'S TRAFFIC ENGINEER TO PROVIDE TRAFFIC COUNTS AND ESALs FOR MIX DESIGN WITH SHOP DRAWING SUBMITTAL.
7. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT PUBLICATION 408. ALL CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH BULLETIN 15 AND THE STANDARDS SET FORTH IN PENNDOT PUBLICATIONS 70, 72M, AND 408.
8. LOCATION AND INSTALLATION OF ALL STREET SIGNS (STREET IDENTIFICATION, STOP, SPEED LIMIT, ETC.) SHALL BE IN ACCORDANCE WITH THE CURRENT MUTCD REQUIREMENTS AND AS DIRECTED BY THE TOWNSHIP.
9. SIDEWALK, CROSSWALK, AND CURB RAMP INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.

RD-06

Bituminous Pavement Milling, Profiling And Resurfacing

SCALE: N.T.S.

DATE: May 2024 FILE: RD-06 Milling, Profiling, Resurfacing.dwg



Brighton Township
 Beaver County, Pennsylvania
 1300 Brighton Road
 Beaver, PA 15009

TYPE	ARTERIAL STREETS RD-01	COLLECTOR STREETS		LOCAL STREETS	
		COMMERCIAL RD-02	RESIDENTIAL RD-03	COMMERCIAL RD-04	RESIDENTIAL RD-05
CLEAR TRIANGLES	500'	400'	400'	250'	250'
STREET MAXIMUM GRADE	6%	6%	10%	10%	12%
MINIMUM SIGHT DISTANCE VERTICAL CURVES	500'	350'	275'	275'	200'
MINIMUM CENTERLINE RADIUS	1000'	600'	400'	400'	100'
RIGHT-OF-WAY WIDTH	80' to 100'	70' to 80'	50'	60'	50'
CARTWAY WIDTH	51' to 72'	39'	25'	25'	21'
REVERSE CURVE MIN. TRANSIENT	300'	150'	150'	150'	100'
MINIMUM STREET GRADE	1%	1%	1%	1%	1%
MAXIMUM CUL-DE-SAC PAVEMENT GRADE	4%	4%	5%	4%	5%
MAXIMUM DESIGN SPEED	45 to 60	35 to 40	35	30	30
MINIMUM LOT WIDTH AT BUILDING LINE PER STREET GRADE	6% GRADE	8% GRADE	8%-10% GRADE	8%-10% GRADE	8%-9.9% GRADE
	100% LOT WIDTH	100% LOT WIDTH	120% LOT WIDTH	120% LOT WIDTH	120% LOT WIDTH
					10%-12% GRADE
					140% LOT WIDTH

RD-07

Street Design Standards

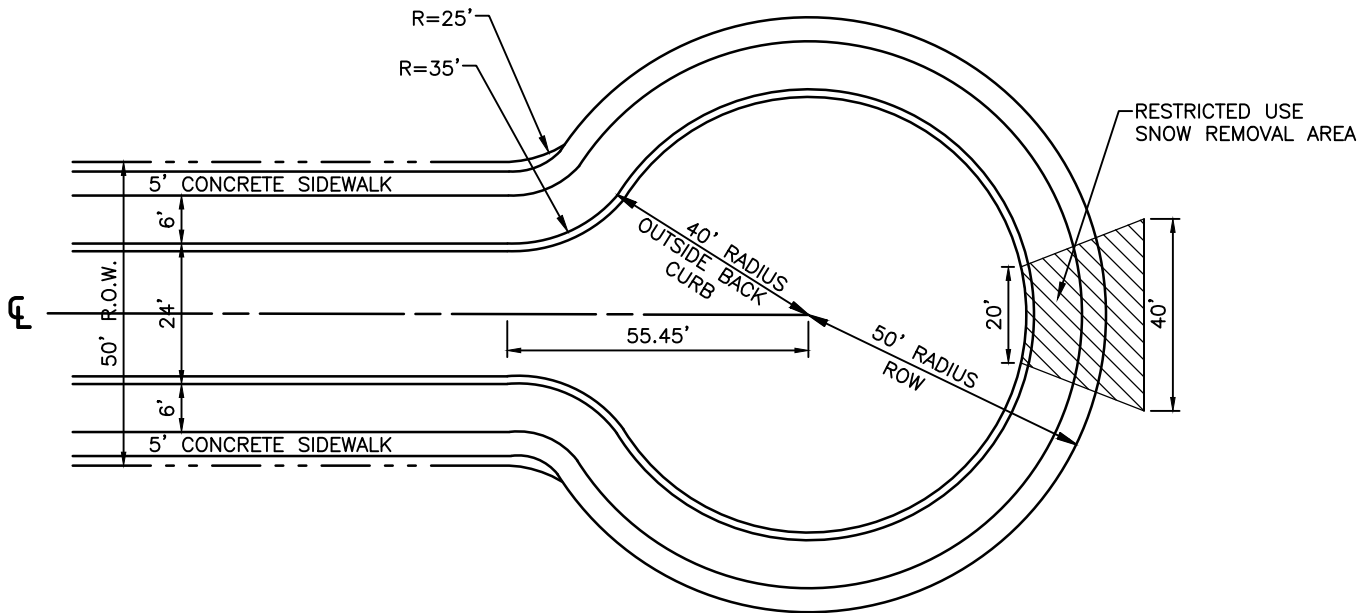
SCALE: N.T.S.

DATE: May 2024 FILE: RD-07 Street Design Standards.dwg

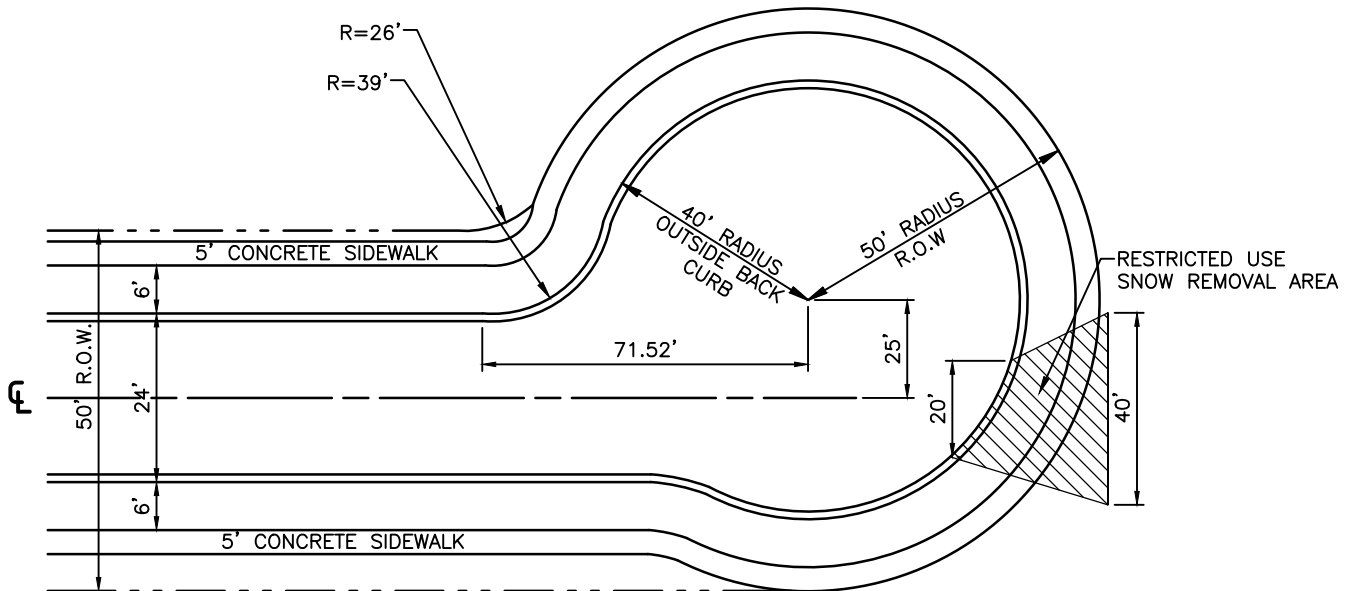


Brighton Township
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TYPICAL



OFFSET



RD-08

Cul-de-Sac (Residential)

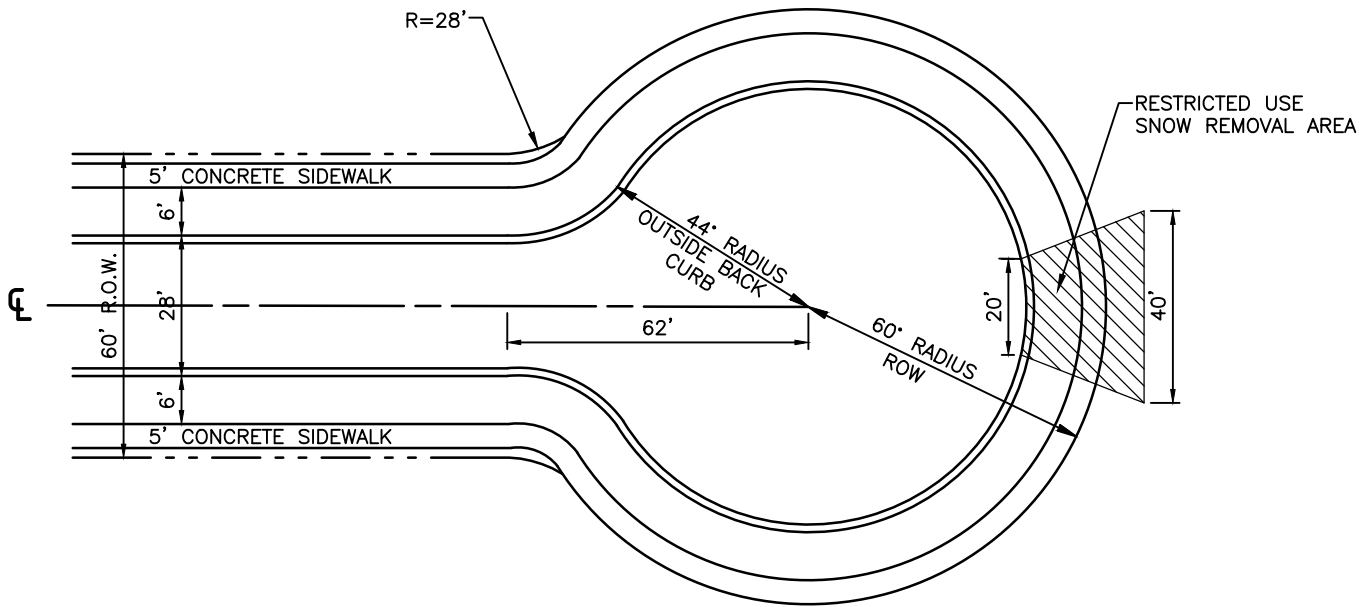
SCALE: N.T.S.

DATE: May 2024 FILE: RD-08 Cul-de-Sac (Residential).dwg

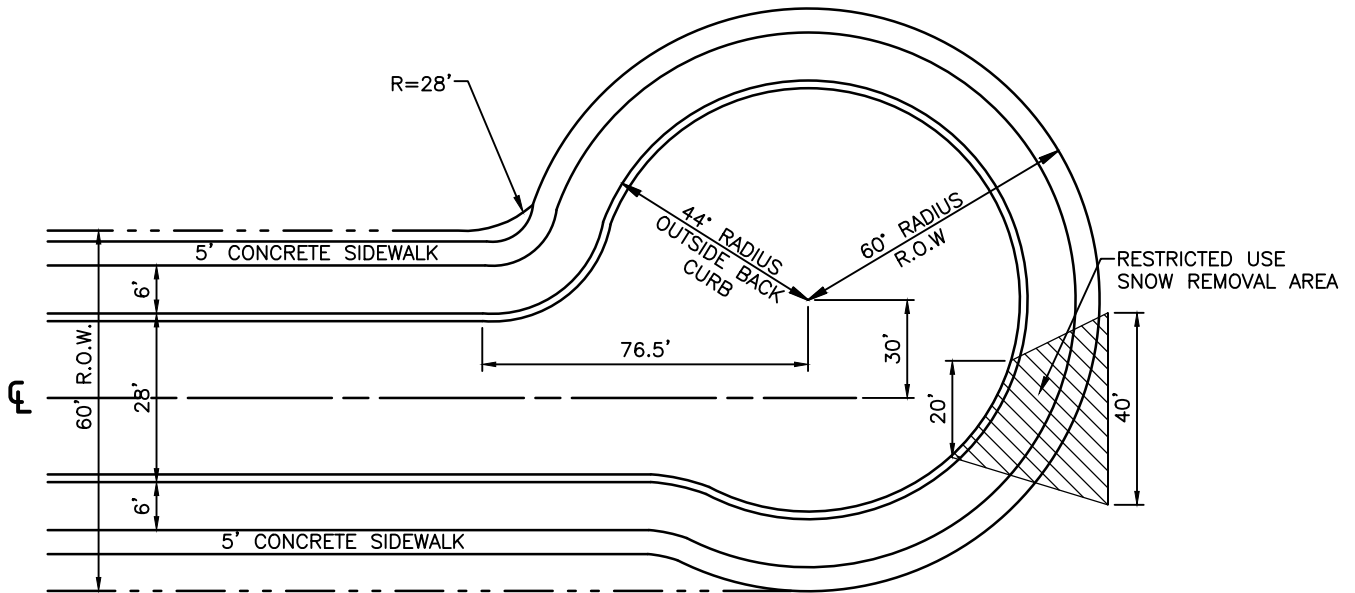


Brighton Township
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TYPICAL



OFFSET



RD-09

Cul-de-Sac (Commercial)

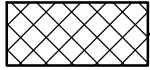
SCALE: N.T.S.

DATE: May 2024 FILE: RD-09 Cul-de-Sac (Commercial).dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Roadway\RD-10_Cul-de-sac w Island Emergency.dwg Layout=Cul-d-Sac with Island and Planting Requirements to Allow Vehicles



UNRESTRICTED AREA

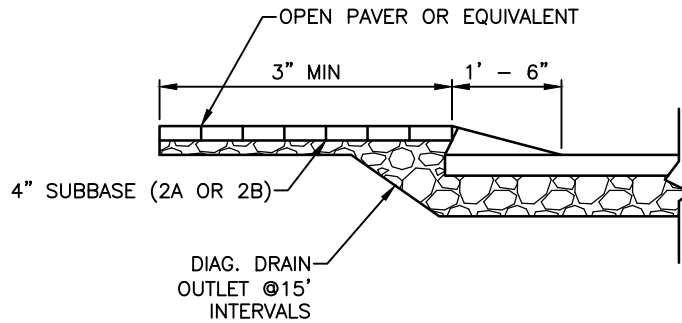
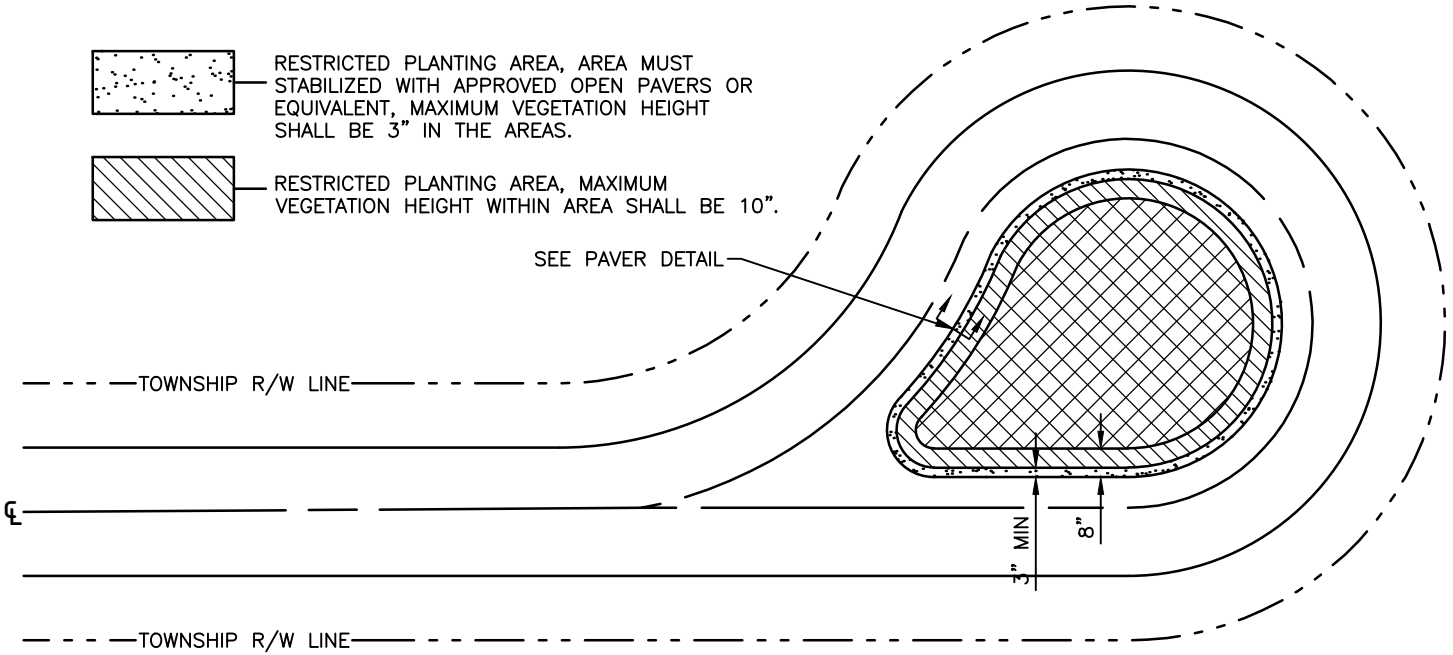


RESTRICTED PLANTING AREA, AREA MUST STABILIZED WITH APPROVED OPEN PAVERS OR EQUIVALENT, MAXIMUM VEGETATION HEIGHT SHALL BE 3" IN THE AREAS.



RESTRICTED PLANTING AREA, MAXIMUM VEGETATION HEIGHT WITHIN AREA SHALL BE 10".

SEE PAVER DETAIL



PAVER DETAIL
NOT TO SCALE

NOTES:
ALL ISLAND FEATURES ARE TO BE MAINTAINED
BY HOMEOWNERS ASSOCIATION.

RD-10

Cul-de-Sac With Island And Planting Requirements For Vehicles

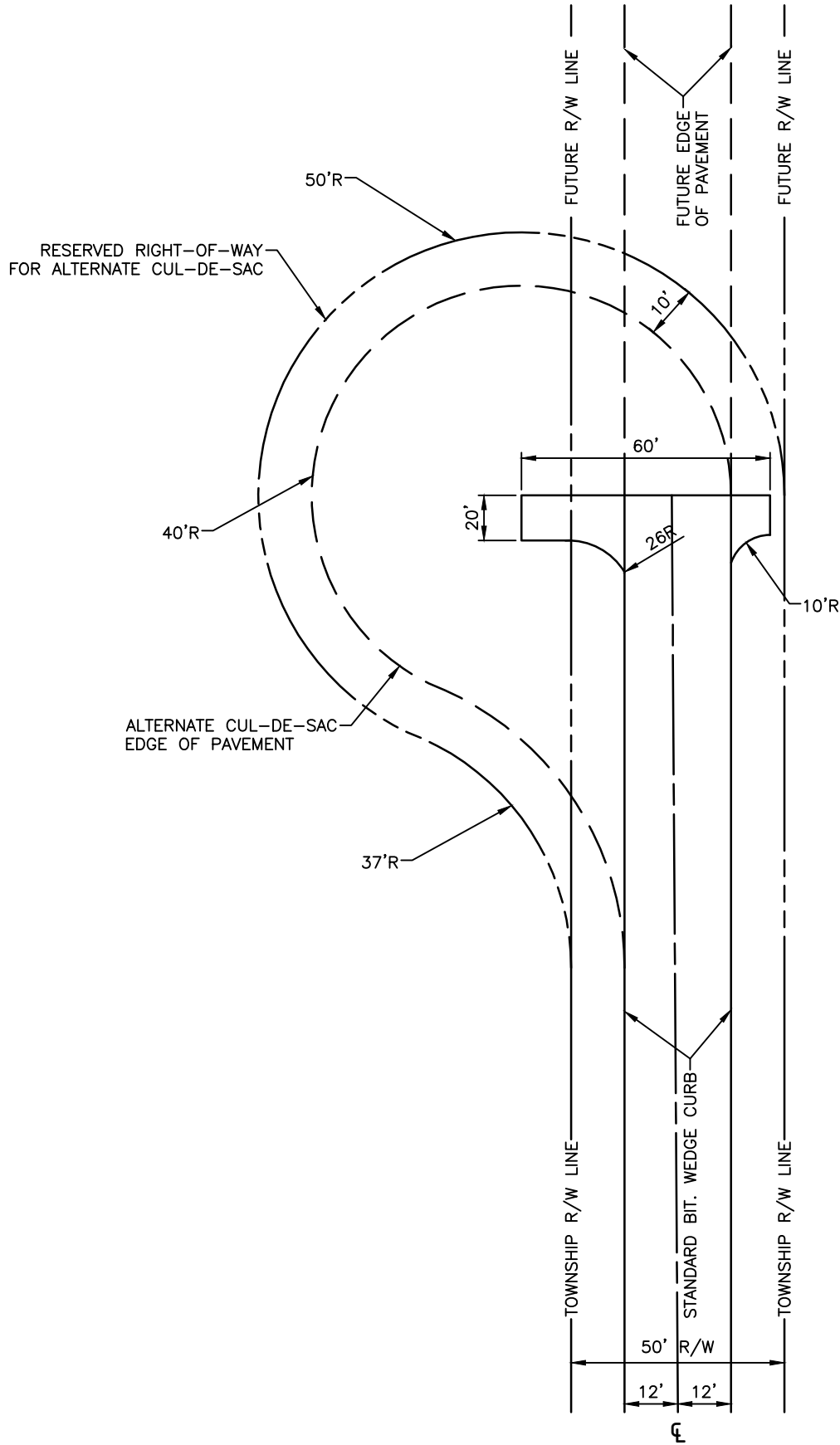
SCALE: N.T.S.

DATE: May 2024 FILE: RD-10 Cul-de-sac W Island Emergency.dwg



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RD-11

Multi-Phase Residential Temp. Hammerhead Turnaround

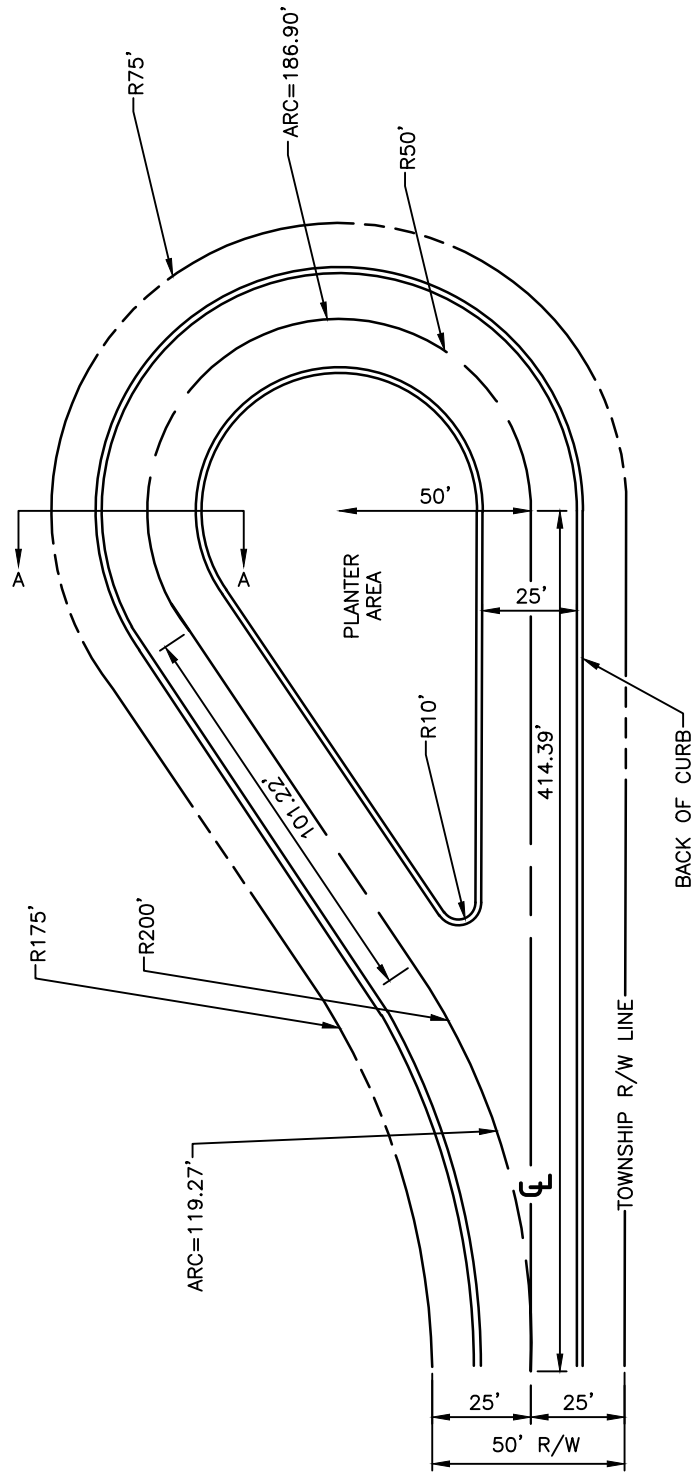
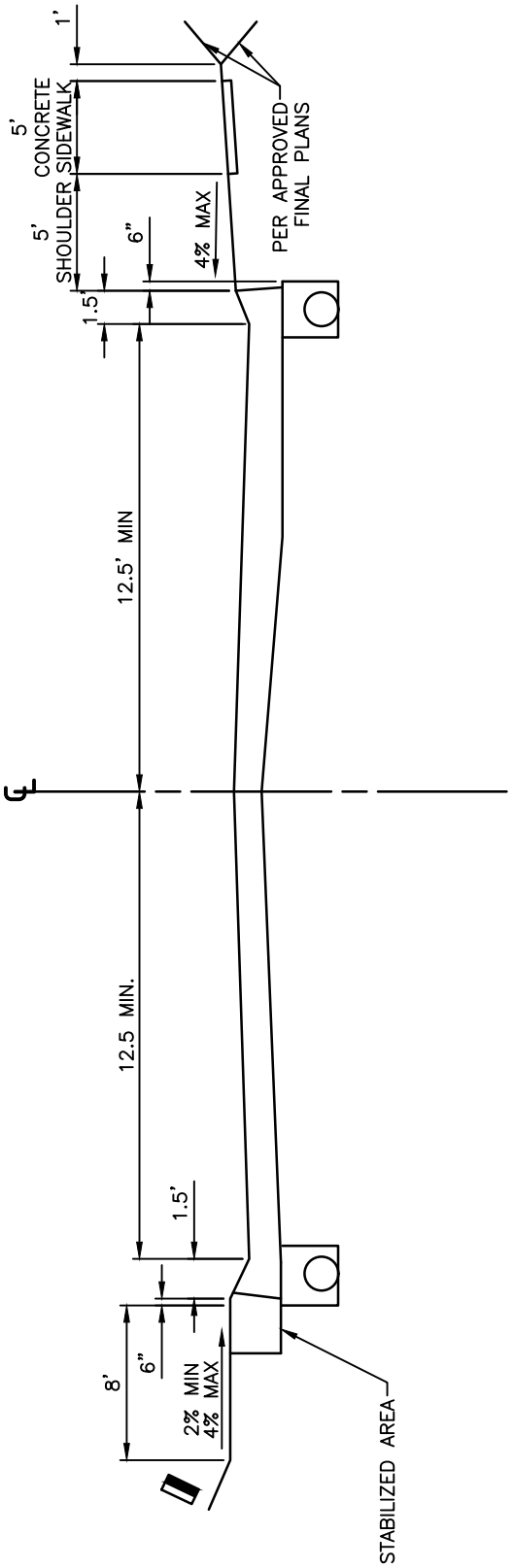
SCALE: N.T.S.

DATE: May 2024 FILE: RD-11 Hammerhead Turanaround.dwg



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n:\PROJ\205\Details\Brighton_twp\2024_update\dwg\Roadway\RD-13_Cul-de-sac 2 w Island.dwg Layout=Cul-de-Sac #2 with Island (Residential or Commercial)



ISLAND CONTOUR GRADING AREA

NOTE: SLOPE ACROSS CUL-DE-SAC MIN. 1%, MAX. 6%

RD-13

Cul-de-Sac #2 With Island (Residential Or Commercial)

SCALE: N.T.S.

DATE: May 2024 FILE: RD-13 Cul-de-sac 2 W Island.dwg



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CENTERLINE OF EXISTING ROAD

40' RADIUS (TYP)

CONCRETE MOUNTABLE CURB AROUND ISLAND

1.5' BITUMINOUS WEDGE CURB (TYP)

30' MIN

12.5' 15' 12.5'

70' MIN

100' MIN
(6.67:1
MIN
TAPER)

NOTES:

1. SEE TYPICAL STREET SECTIONS FOR STANDARD STREET WIDTHS.
2. THERE SHALL BE NO DRIVEWAYS LOCATED WITHIN THE ISLAND SECTION OR WITHIN 30 FEET OF EITHER END OF THE ISLAND.
3. PROVIDE TURN RADIUS ANALYSIS THAT DEMONSTRATES THAT EMERGENCY VEHICLES AND DELIVERY VEHICLES CAN MANEUVER THE ISLAND SECTION, WITHOUT OVERTOPPING THE CURB OR ENCROACHING INTO OTHER LANES.

RD-14

Entrance Drive With Island

SCALE: N.T.S.

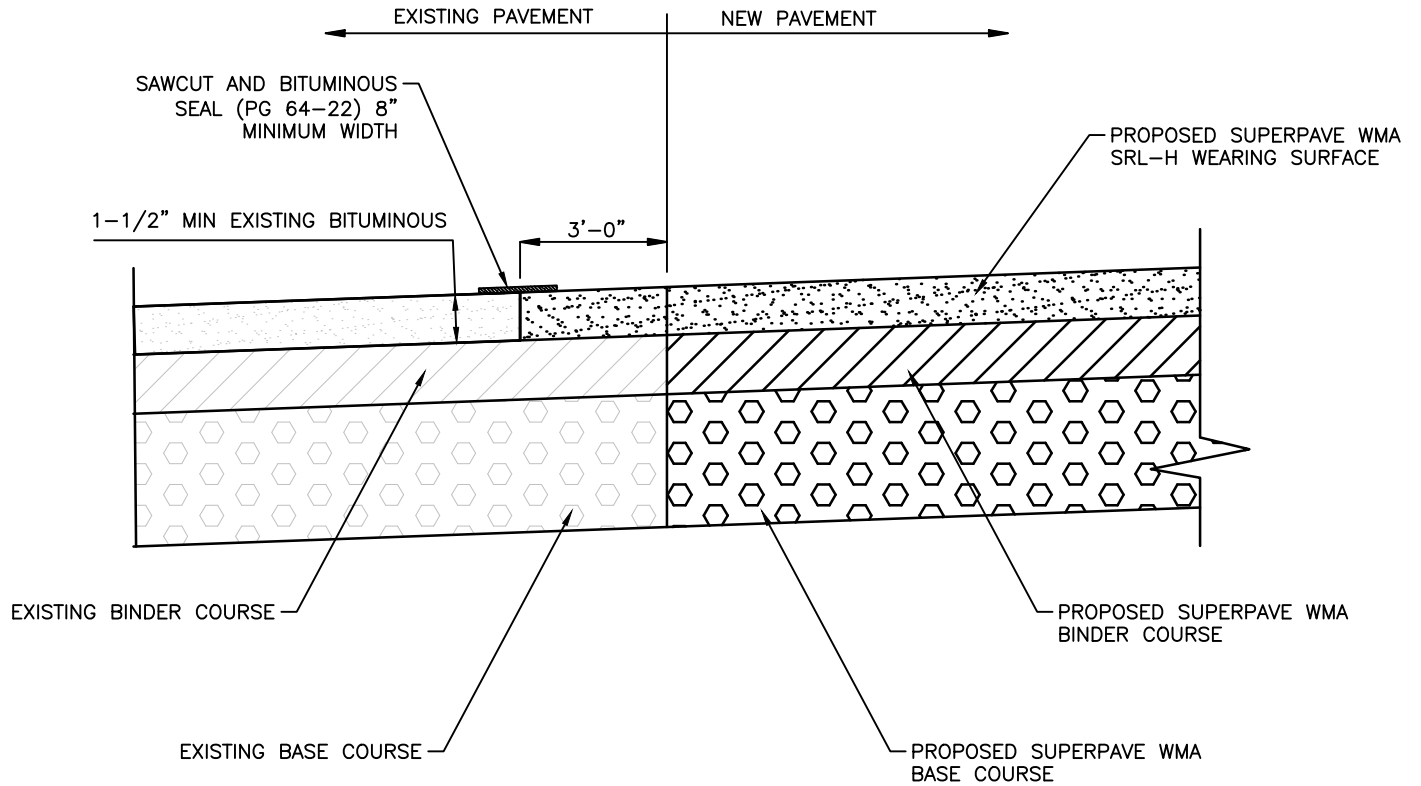
DATE: May 2024 FILE: RD-14 Entrance Drive W Island.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Roadway\RD-15 Asphalt Keyway.dwg Layout=Paving Notch



RD-15

Asphalt Keyway

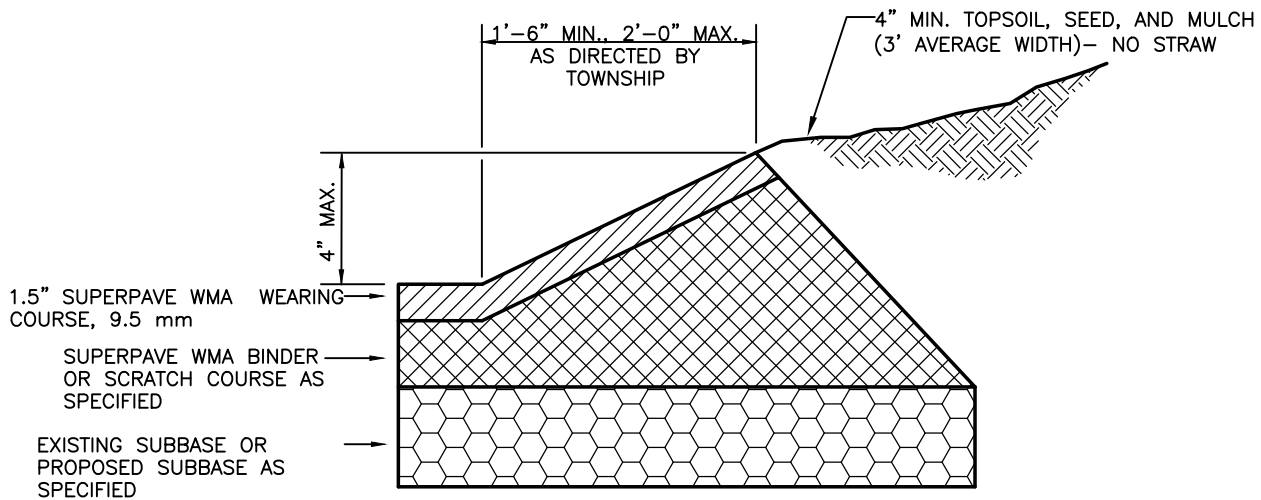
SCALE: N.T.S.

DATE: May 2024 FILE: RD-15 Asphalt Keyway.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Roadway\RD-16 Bit. Wedge Curb.dwg Layout=Bituminous Wedge Curb



NOTES:

1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408.
2. COORDINATE WEDGE CURB WITH DRIVEWAY REPLACEMENT.

RD-16

Bituminous Wedge Curb

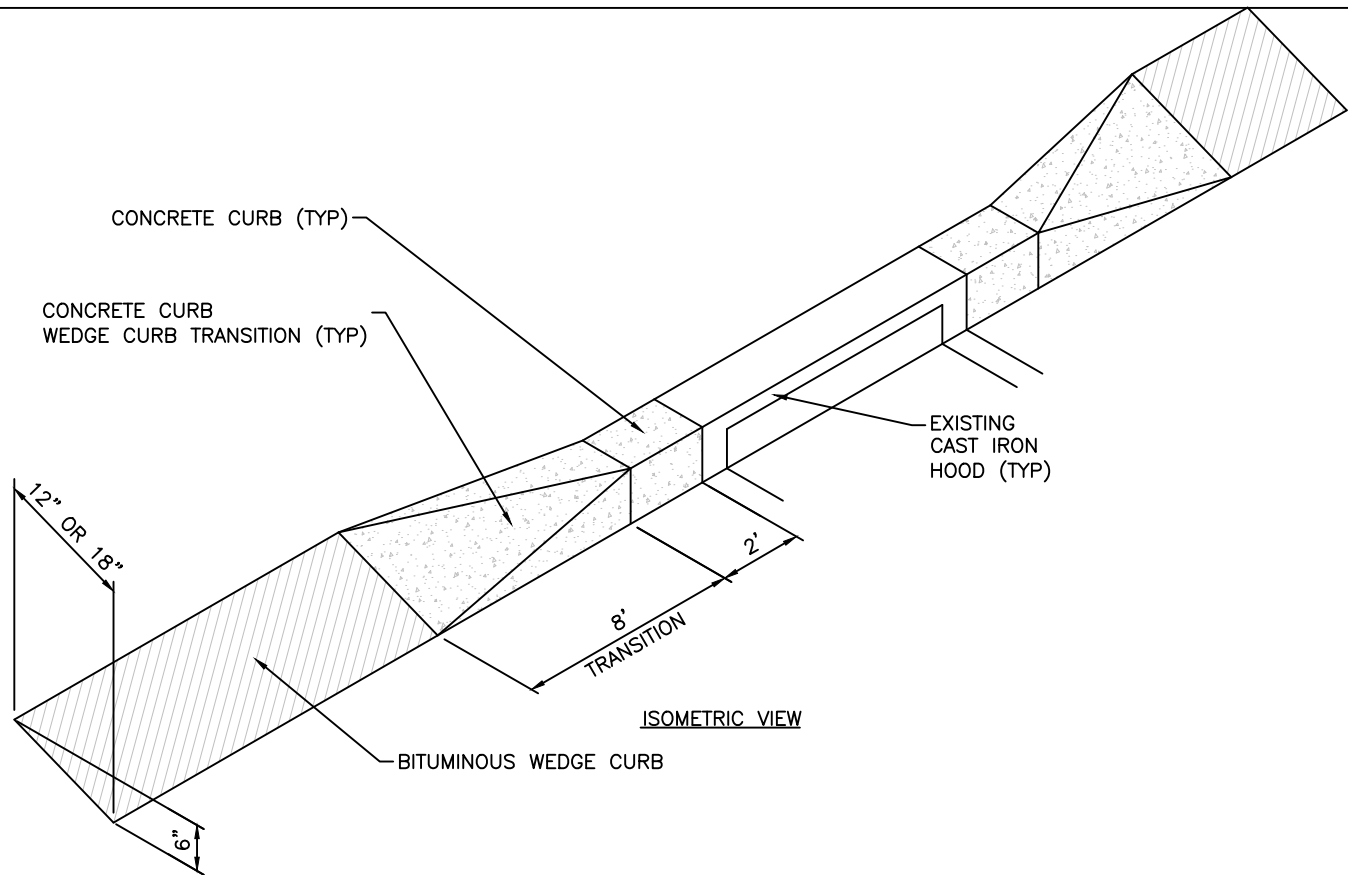
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DATE: May 2024 FILE: RD-16 Bit. Wedge Curb.dwg

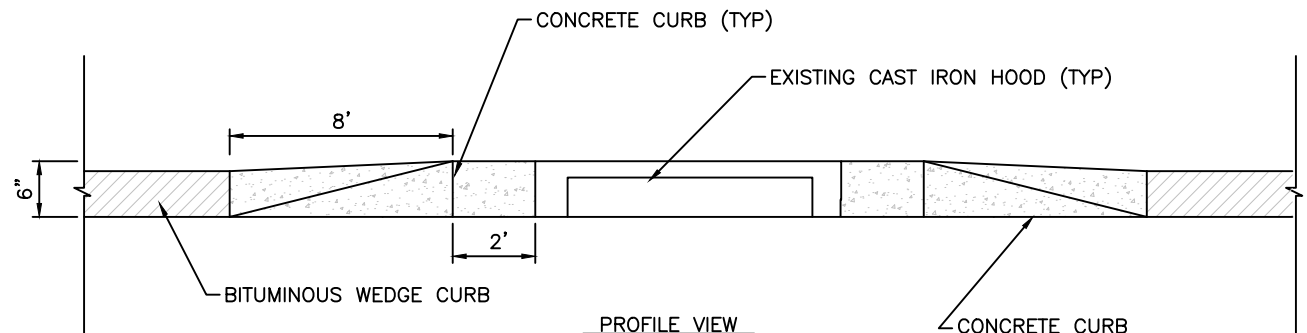


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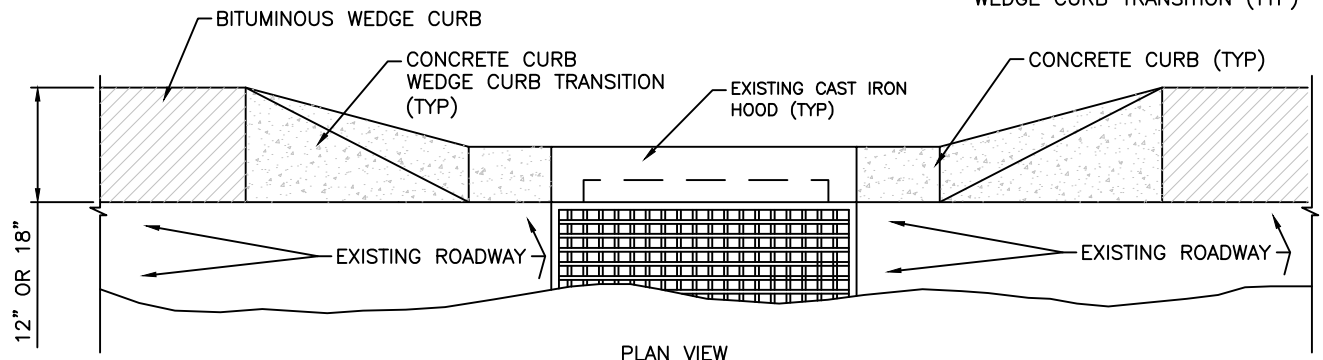
n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Roadway\RD-17_Wedge_Curb_Transition_at_Type_C_Inlet.dwg Layout=Wedge_Curb_Transition_at_Existing_Type_C_Inlet



ISOMETRIC VIEW



PROFILE VIEW



PLAN VIEW

NOTES:

- 1. DETAIL IS FOR PAVING WITH WEDGE CURBS AT EXISTING INLETS ONLY. NEW INLETS IN AREAS WITH WEDGE CURB ARE TO BE TYPE M INLETS.
- 2. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408.

RD-17

Wedge Curb Transition At Existing Type C Inlet

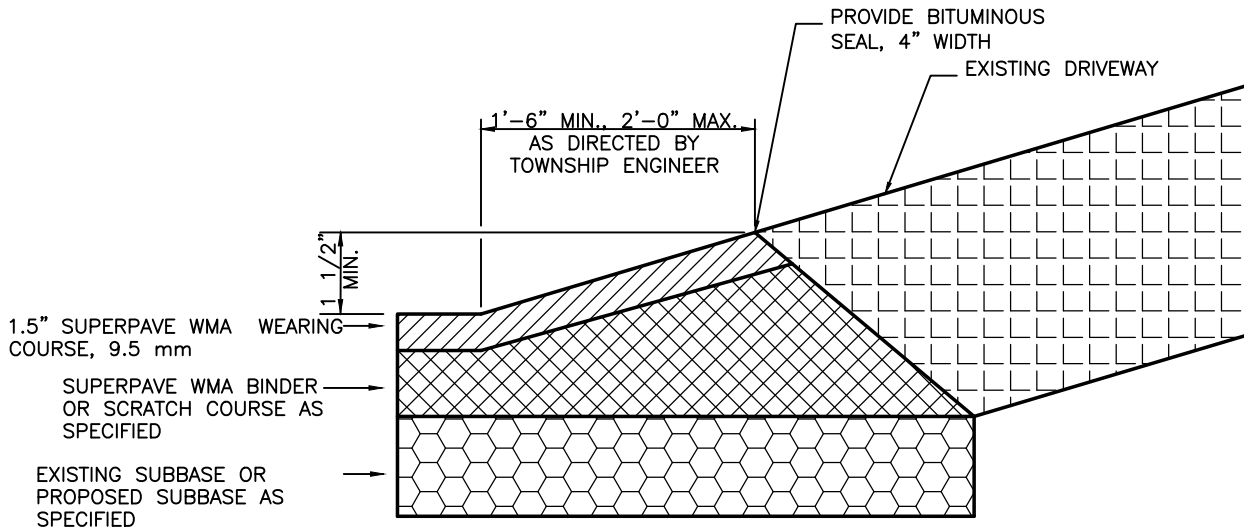
SCALE: N.T.S.

DATE: May 2024 FILE: RD-17 Wedge Curb Transition At Type C Inlet.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Roadway\RD-18 Bit. Depressed Curb.dwg Layout=Depressed Bituminous Wedge Curb



NOTES:

1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408.
2. COORDINATE WEDGE CURB WITH DRIVEWAY REPLACEMENT.

RD-18

Depressed Bituminous Wedge Curb

SCALE: N.T.S.

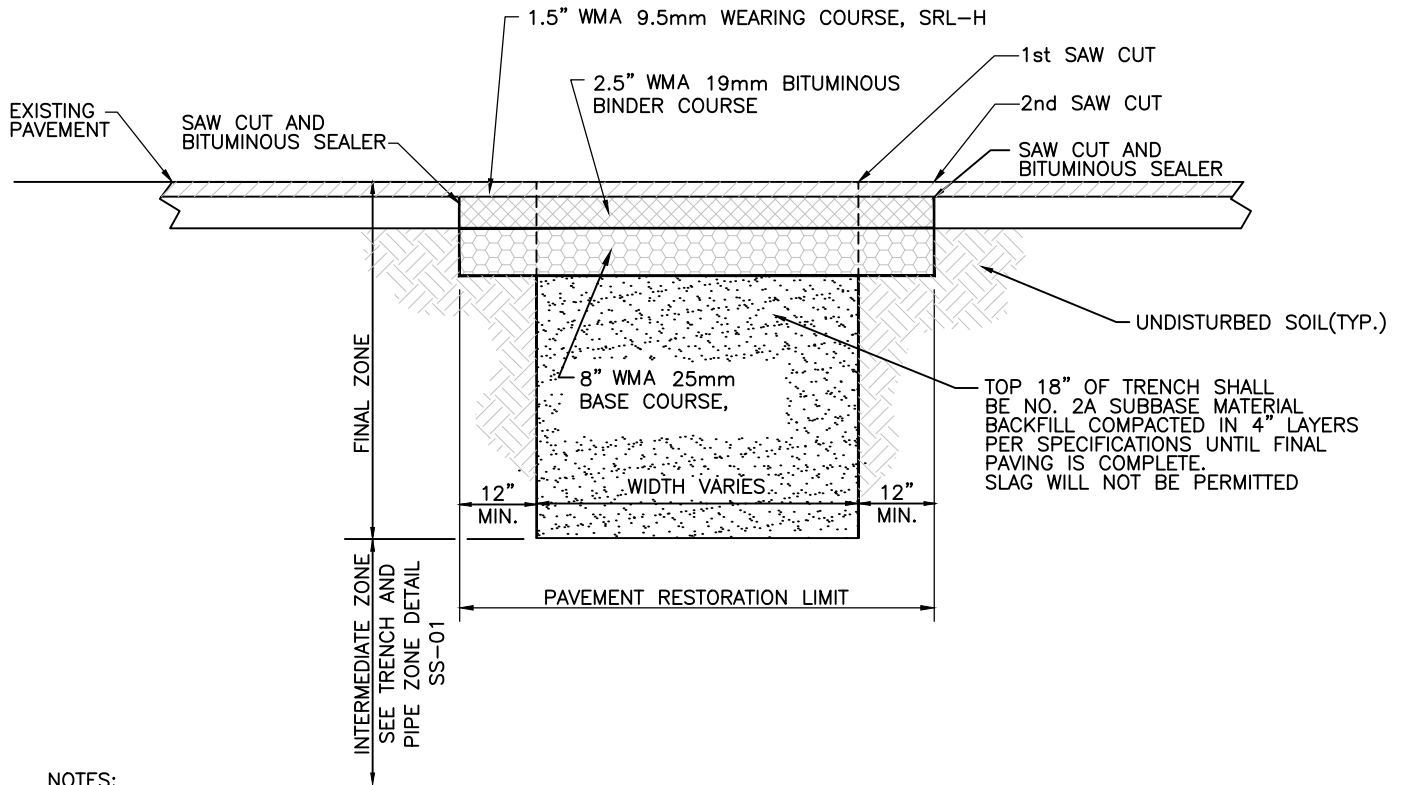
DATE: May 2024 FILE: RD-18 Bit. Depressed Curb.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Roadway\RD-19 Bituminous Pavement Trench Restoration.dwg Layout=Trench Repaving for Bituminous Paving

2 SEPARATE SAW CUTS:
1 CUT BEFORE CONSTRUCTION.
1 CUT AFTER CONSTRUCTION
PRIOR TO FINAL TRENCH RESTORATION



NOTES:

1. DURING COLD WEATHER MONTHS, PROVIDE AND MAINTAIN A TEMPORARY BITUMINOUS COLD WEATHER PATCH SURFACE (6" MINIMUM DEPTH) UNTIL WEATHER PERMITS HOT ASPHALT PAVING.
2. TOWNSHIP TO BE NOTIFIED 48 HOURS IN ADVANCE OF ROAD OPENING AND SURFACING.
3. SLAG IS NOT PERMITTED AS BACKFILL.
4. 100% STONE BACKFILL IS REQUIRED FULL WIDTH OF RIGHT-OF-WAY.
5. REFER TO CURRENT PENNDOT PUB. 408 SPECIFICATIONS FOR ROADWAY PAVEMENT THICKNESS FOR WORK COMPLETED WITHIN STATE RIGHT OF WAYS.
6. FOR RESTORATION OF TAR & CHIPPED ROADS REFER TO PENNDOT PUB. 408, SECTION 470. REPLACE TAR & CHIP WITH DOUBLE WASHED 1B SLAG WITH APPLICATION RATE OF EMULSIFIED ASPHALT OF 0.35-0.40 OR AS SPECIFIED BY PUBLIC WORKS.
7. ALL BITUMINOUS MATERIAL TO HAVE MAXIMUM RAP CONTENT OF 15%.
8. APPLICANT MUST RESTORE THE ENTIRE ROADWAY WIDTH (BACK OF CURB FOR ROADS WITH CURB, EDGE OF PAVEMENT TO EDGE OF PAVEMENT FOR ROADS WITH NO CURBS) PLUS 20 FEET ON EACH SIDE OF THE OPENING IN ACCORDANCE WITH THE BRIGHTON TOWNSHIP STREET OPENING ORDINANCE.

RD-19

Trench Repaving For Bituminous Paving

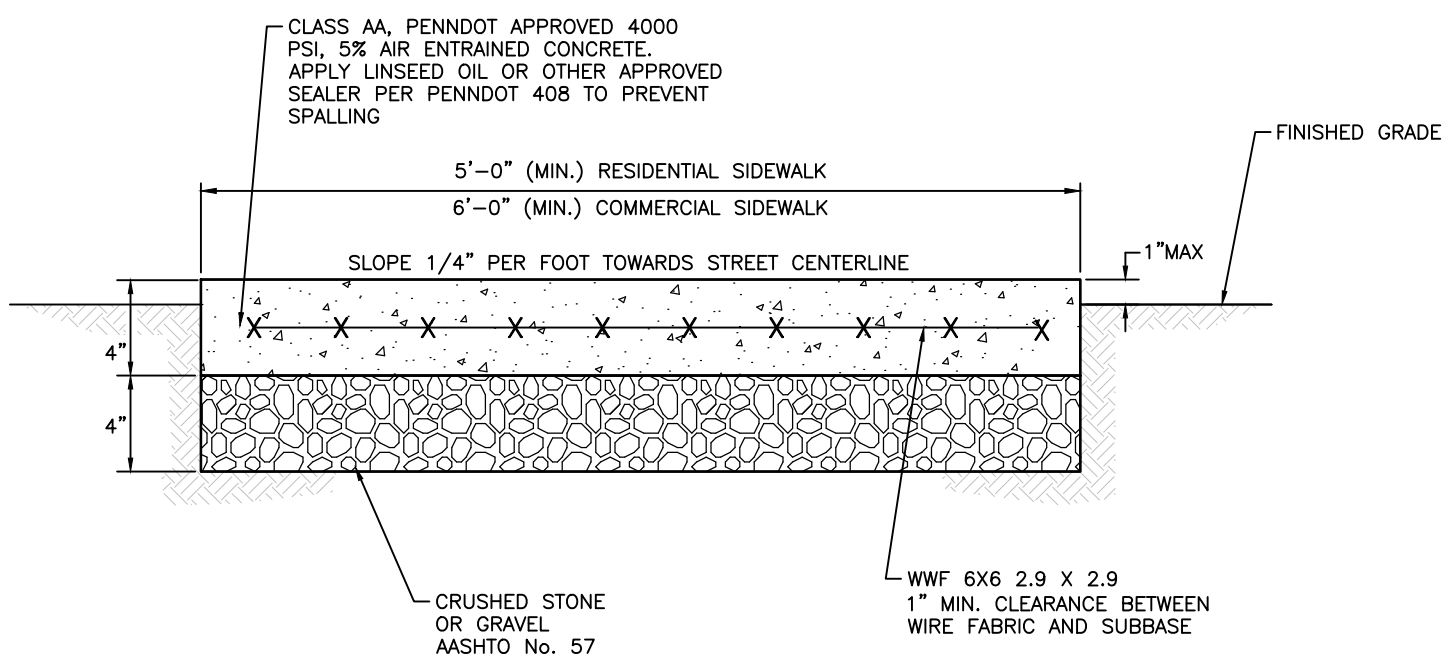
SCALE: N.T.S.

DATE: March 2025 FILE: RD-19 Bituminous Pavement Trench Restoration.dwg



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n:\PROJ\205\Details\Brighton_twp\2024_update\dwg\Roadway\RD-20 Concrete Sidewalk.dwg Layout=Concrete Sidewalk



NOTES:

1. CONSTRUCT SIDEWALKS IN ACCORDANCE WITH PENNDOT SPECIFICATIONS.
2. WALK SHALL BE CROSS SCORED EVERY FIVE FEET (5'). WALK SHALL HAVE TROWELED EDGES WITH A STIFF BROOM FINISH.
3. PROVIDE 1/2" PREMOLDED EXPANSION JOINT MATERIAL AT 20' SPACING.
4. IF A DRIVEWAY IS TO BE CONSTRUCTED OVER A SIDEWALK, THE CONCRETE SHALL BE PLACED AT 6" DEPTH; SEE DETAIL SD-01A.
5. PROVIDE TWO (2) No 4 DOWELS AT PROPERTY LINES.
6. PREPATORY WORK ON REINFORCEMENT MUST BE INSPECTED BY TOWNSHIP PRIOR TO POURING OF CONCRETE.
7. CURING AND PROTECTING COVERS SHALL BE PROVIDED IN ACCORDANCE WITH FORM 408, SECTION 711.
8. PROVIDE ADA CURB RAMPS AT ALL INTERSECTIONS WHERE WALK EXISTS WITHIN PLAN.
9. RESIDENTIAL USE, MINIMUM WIDTH SHALL BE 5 FEET MIN. OR MATCH EXISTING WIDTH.
10. COMMERCIAL USE, MINIMUM WIDTH SHALL BE 6 FEET MIN. OR MATCH EXISTING WIDTH.

RD-20

Concrete Sidewalk

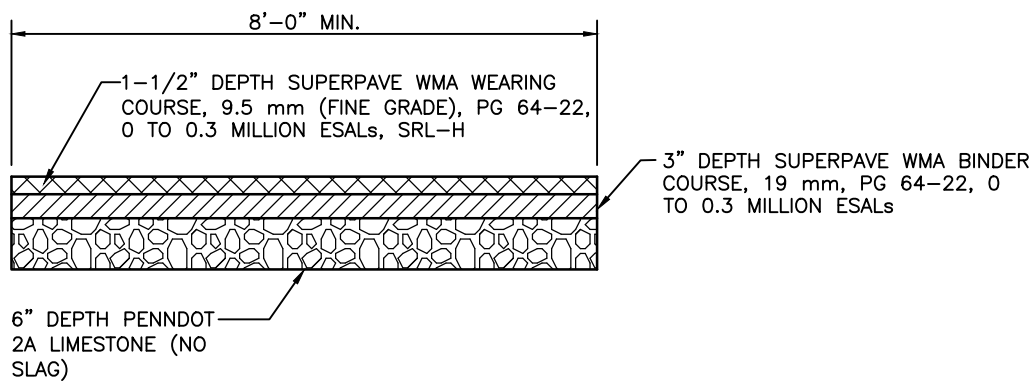
SCALE: N.T.S.

DATE: May 2024 FILE: RD-20 Concrete Sidewalk.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Roadway\RD-21_Multi-purpose Walking Biking Path.dwg Layout=Multi-Purpose Walking and Biking Path



NOTES:

1. SLOPE MULTI-PURPOSE WALKING AND BIKING PATH AT 1/4" PER FOOT TO PROVIDE POSITIVE DRAINAGE.

RD-21

Multi-Purpose Walking And Biking Path

SCALE: N.T.S.

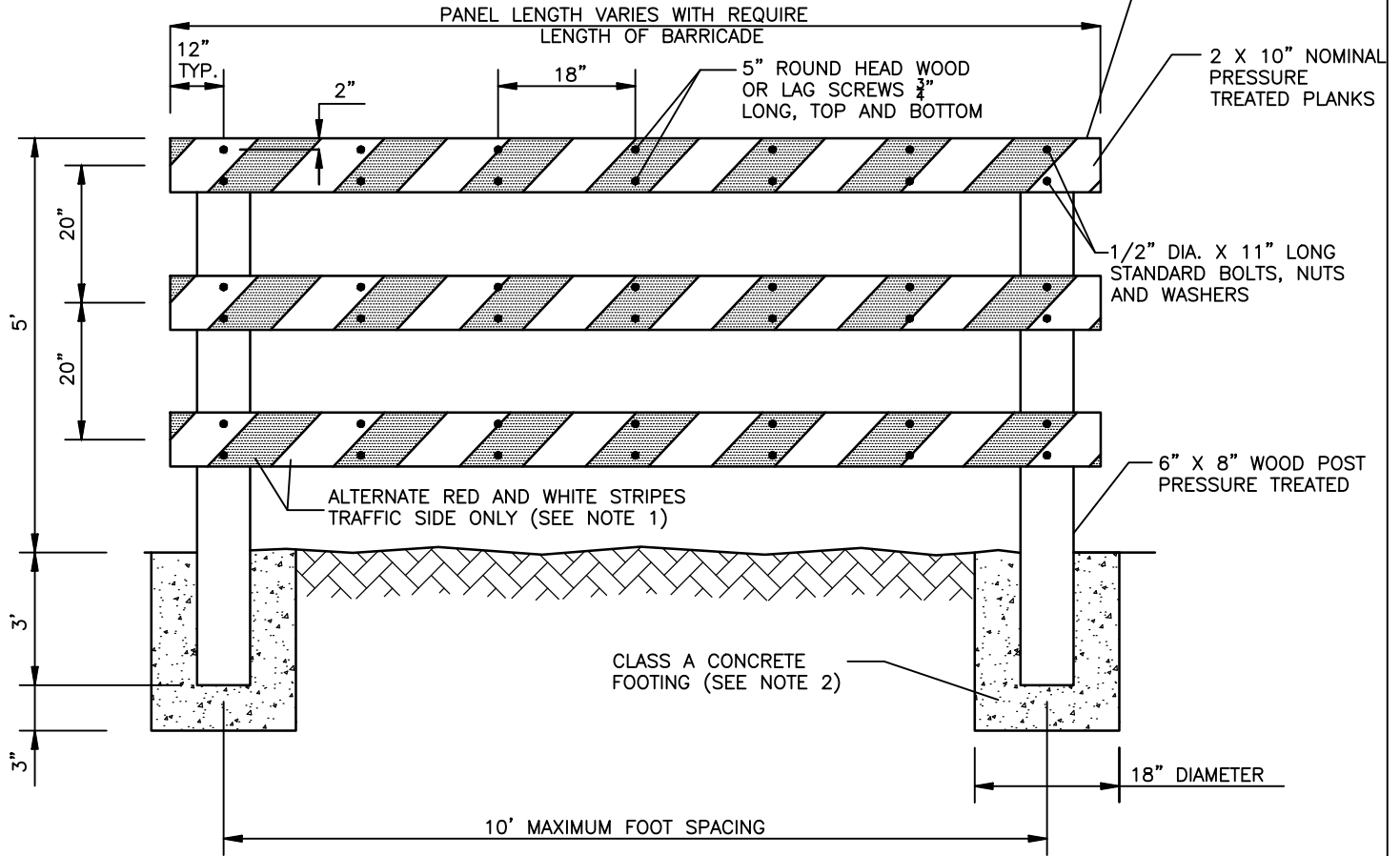
DATE: May 2024 FILE: RD-21 Multi-purpose Walking Biking Path.dwg



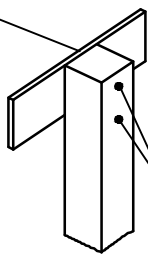
Brighton Township
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n:\PROJ\205\Details\Brighton.twp\2024_update\dwg\Roadway\RD-23 Barricade for Dead End Road.dwg Layout=RD-22 Barricade for Dead End Roads

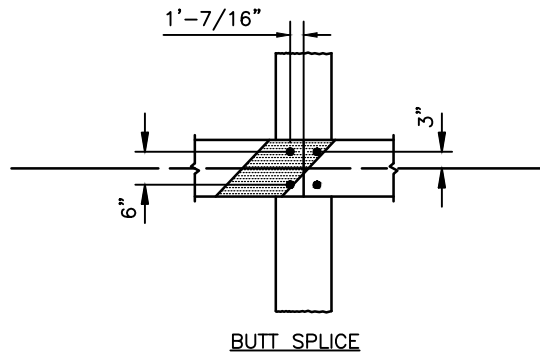
CLASS I, CLASS I-A OR CLASS II REFLECTIVE MATERIAL APPLIED TO 0.063" X 10" ALUMINUM BLANKS AND FASTENED TO WOOD PLANKS (SEE NOTE 1)



2X10" NOMINAL PRESSURE TREATED PLANKS



1/2" DIA. X 11" LONG STANDARD BOLTS, NUTS AND WASHERS



NOTES

1. ONLY CLASS I, CLASS I-A OR CLASS II REFLECTIVE SHEETING MATERIAL SUPPLIED BY A MANUFACTURER AS LISTED IN PENNDOT BULLETIN 15 PERMITTED.
2. MECHANICALLY DRIVE POSTS OR ERECT IN CONCRETE FOOTING.

REFERENCE RC-63 - PENNDOT PUBLICATION 72

RD-22

Barricade For Dead End Roads

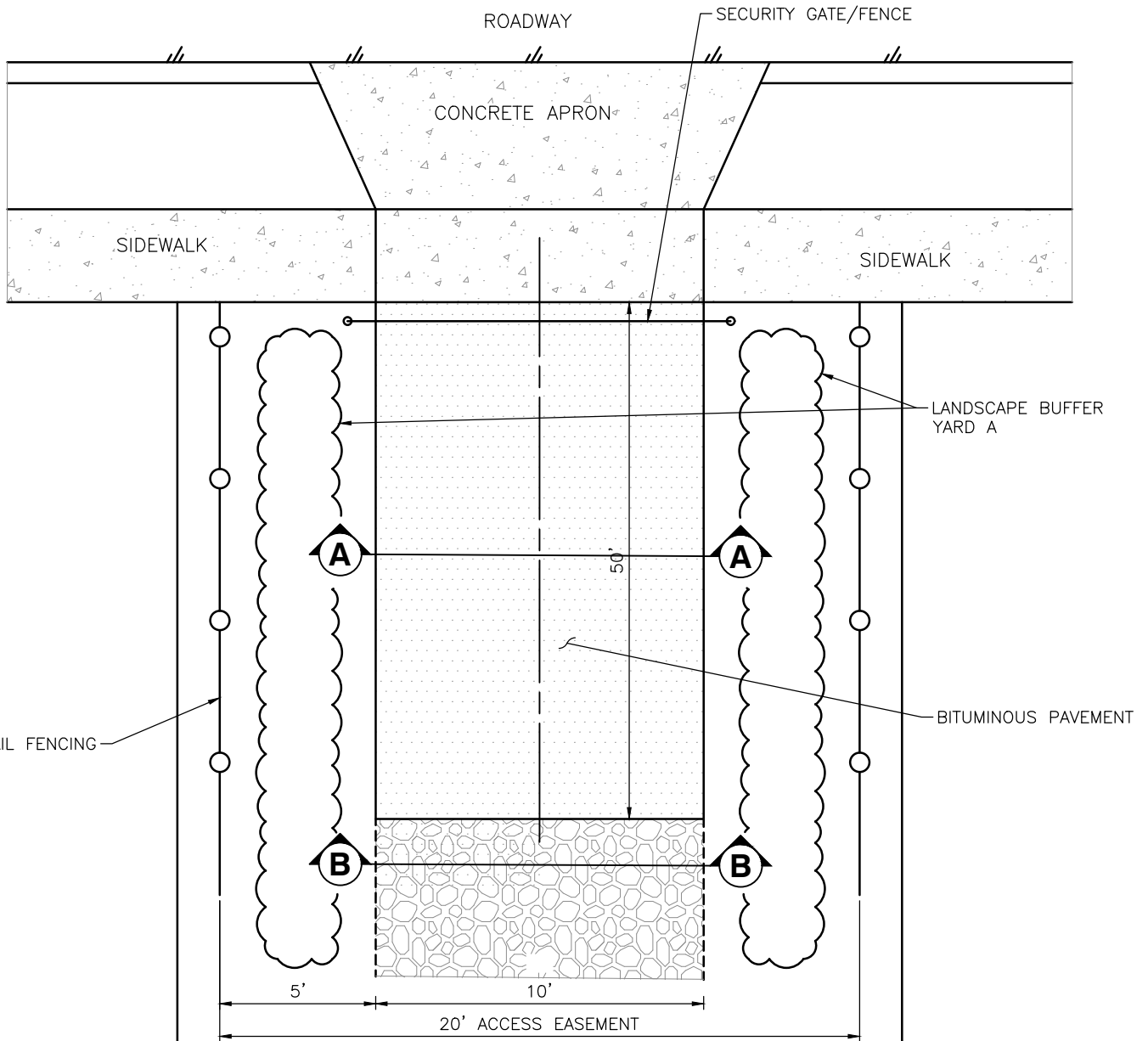
SCALE: N.T.S.

DATE: May 2024 FILE: RD-23 Barricade For Dead End Road.dwg



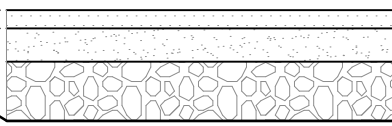
Brighton Township
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n:\PROJ\205\205-41\Draw\205-41 DT.dwg Layout=RD-23 Access Rd Std. Detail User=Debra A. Onder Plotted=4/2/2025 11:31 AM



1½" SUPERPAVE WMA WEARING COURSE, 9.5mm, SRL-H-FINAL

CLASS 4 GEOTEXTILE



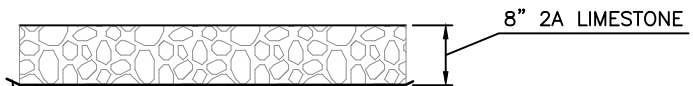
2.5" SUPERPAVE WMA BINDER COURSE, 19mm

8" 2A LIMESTONE BASE COURSE

SECTION A-A (N.T.S)

NOTES:

1. THE FIRST 50 LINEAR FEET OF ACCESS ROAD TO BE BITUMINOUS OR CONCRETE PAVEMENT.
2. ACCESS ROAD TO CONTINUE AS PENNDOT 2B STONE OR AASHTO57 AGGREGATE OVER GEO GRID SYSTEM.
3. SPLIT RAIL FENCE AND LANDSCAPE BUFFER YARD A SHALL BE INSTALLED A MINIMUM LENGTH OF EITHER 50' OR TO THE ADJACENT LOT, WHICHEVER IS GREATER.



SECTION B-B (N.T.S)

CLASS 4 GEOTEXTILE

RD-23

Access Road Standard Detail

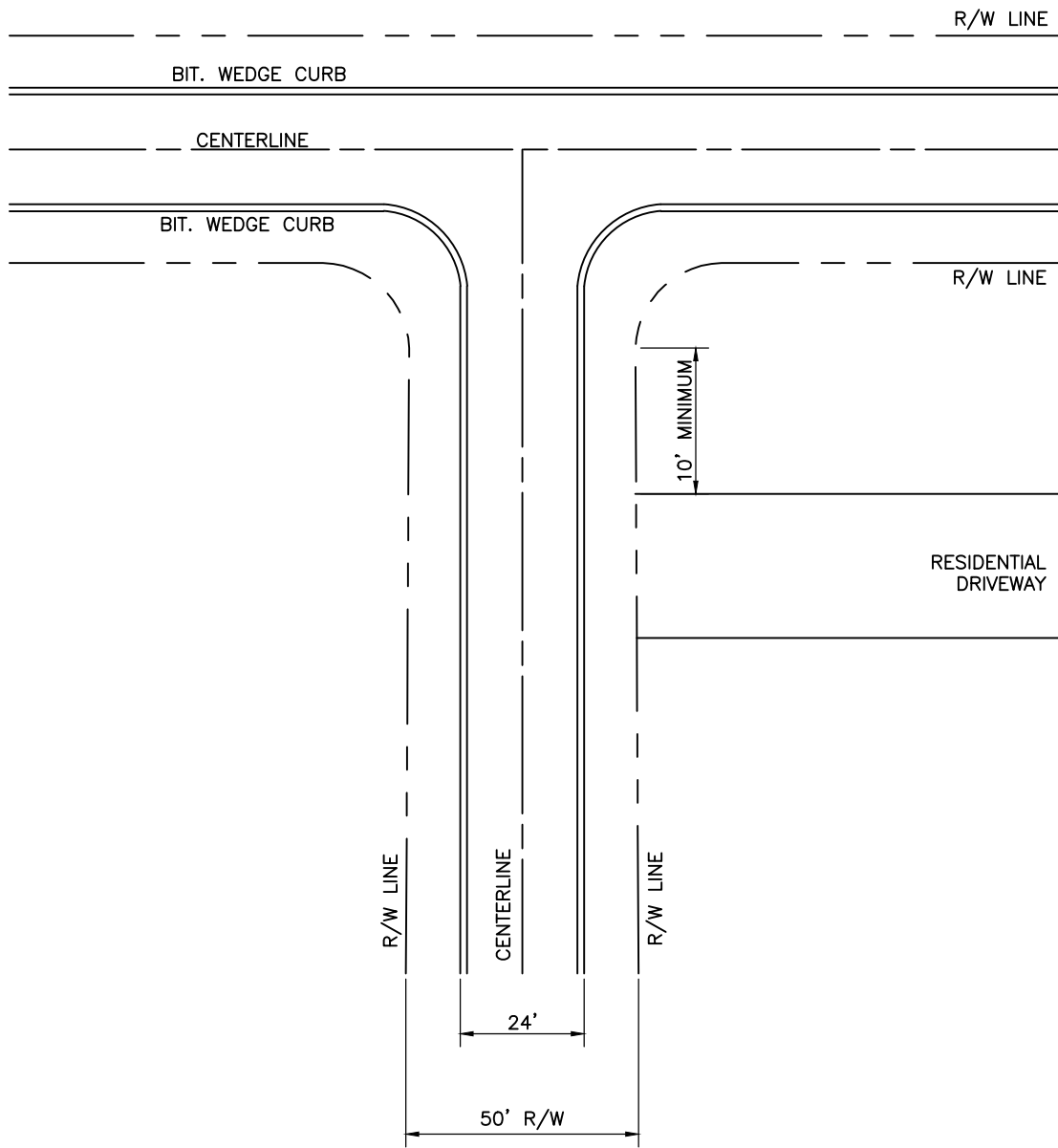
SCALE: N.T.S.

DATE: March,2024 FILE: 205-41 DT.dwg



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RD-24

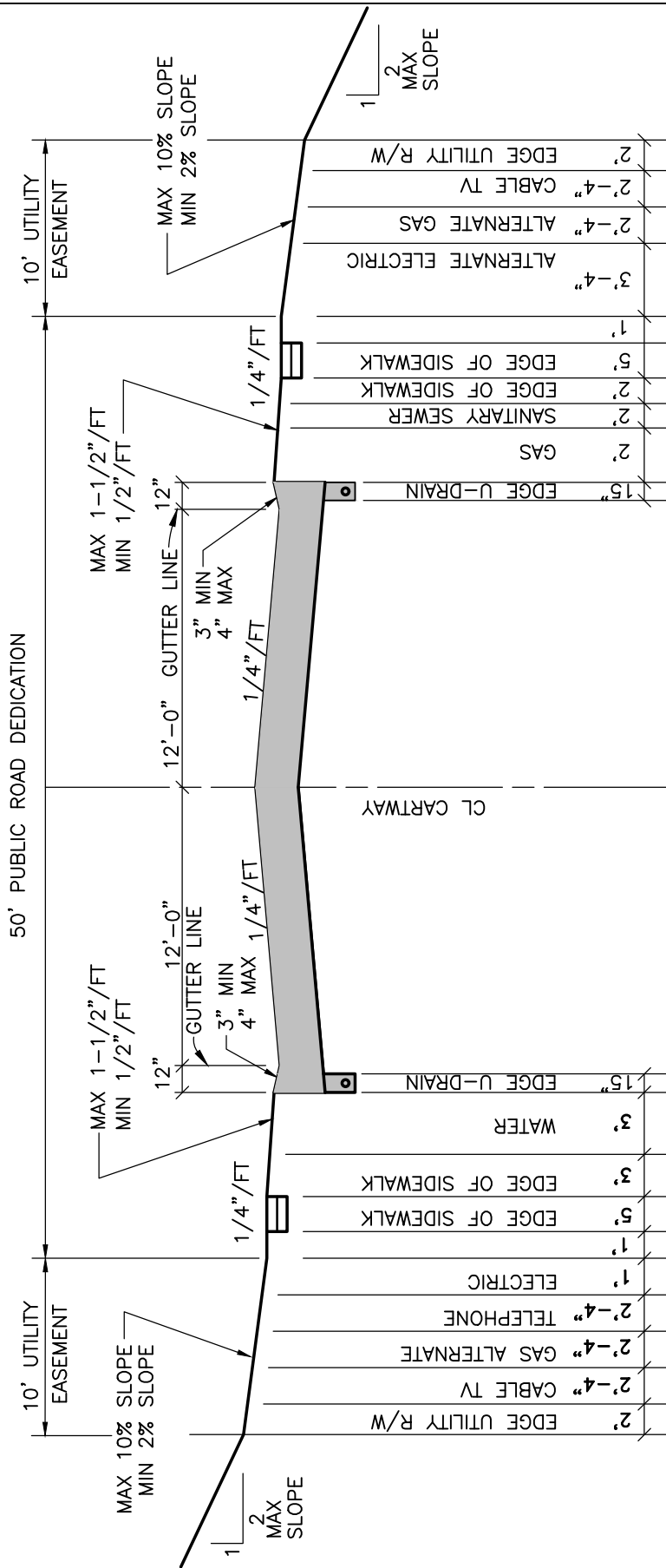
Driveway Alignment

SCALE: N.T.S.

DATE: May 2024 FILE: RD-24 Driveway Distance.dwg



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HIGH SIDE OF ROAD

LOW SIDE OF ROAD

NOTES:

1. THESE LOCATIONS ARE TYPICAL FOR STRAIGHT AWAY - SITE AND/OR EXISTING CONDITIONS AT TIME OF INSTALLATION MAY WARRANT CHANGES. ANY CHANGES MUST BE INDICATED ON SPECIFIC CONSTRUCTION DOCUMENTS WITH PRIOR APPROVAL OF TOWNSHIP ENGINEER IN WRITING. SUBMIT CROSS-SECTION SHOWING LOCATION FOR APPROVAL.
2. UNDERDRAIN SHALL BE INSTALLED ON BOTH SIDES IN ALL CASES AND CONNECTED TO INLETS. UNDERDRAIN SHALL BE 6" PERFORATED PVC PIPE; USE OF SINGLE WALLED CORRUGATED POLYETHYLENE PIPE IS NOT APPROVED.
3. THE DEVELOPER SHALL INDICATE UNDERDRAIN LOCATIONS ON THE PLANS.
4. SLAG IS NOT PERMITTED AS BACKFILL.
5. 100% STONE BACKFILL IS REQUIRED FULL WIDTH OF RIGHT-OF-WAY.
6. IN SETTING MAIL BOX POST DO NOT DAMAGE UNDERDRAIN. SET BOTTOM POST A MAXIMUM 20" BELOW CURB. DO NOT PERMIT CONCRETE COLLAR TO EXCEED 12" BELOW TOP OF CURB. MAIL BOX SHALL BE A MAXIMUM 4X4 WOOD POST. BRICK AND CONCRETE PILLARS ARE NOT PERMITTED.
7. UTILITY LINES, INCLUDING BUT NOT LIMITED TO, CABLE, GAS, TELEPHONE, ELECTRIC MUST BE INSTALLED A MINIMUM OF 2' BELOW PROPOSED FINAL GRADE.
8. UTILITY CROSSINGS AND UTILITY SERVICE LINES THAT ARE BORED / MOLED / DRILLED UNDER TOWNSHIP ROADWAYS MUST HAVE A MINIMUM 3' COVER ABOVE THE UTILITY AND INSTALLED PERPENDICULARLY (90 DEGREES) TO THE ROADWAY. UTILITY OWNER IS RESPONSIBLE TO MAINTAIN REQUIRED CLEARANCE WITH OTHER UTILITIES LOCATED WITHIN THE ROADWAY RIGHT-OF-WAY.

RD-25

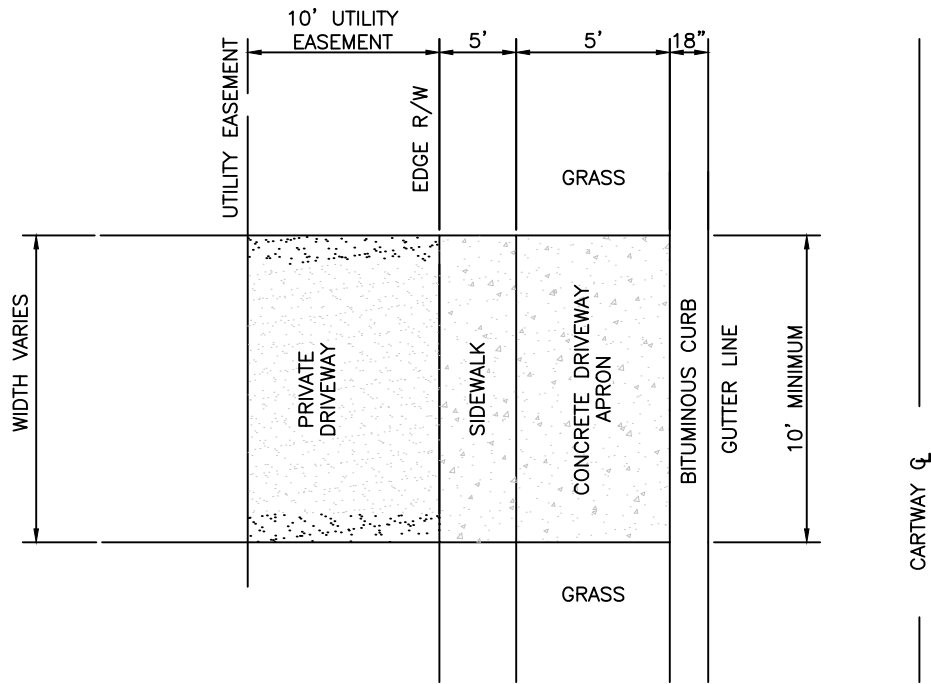
Typical Utility Locations

SCALE: N.T.S.

DATE: March 2025 FILE: RD-26 - Typical Utility.dwg



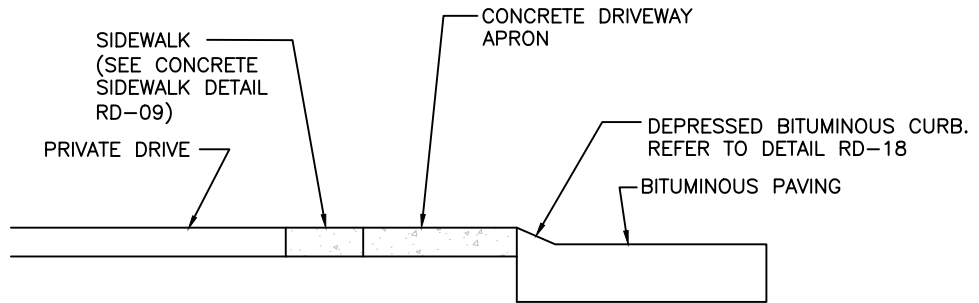
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COMMERCIAL DRIVEWAY SPECIFICATIONS:

BITUMINOUS:
 6" PENNDOT 2A BASE COURSE
 2.5" WMA BINDER COURSE
 1.5" WMA WRG COURSE

CONCRETE:
 4" PENNDOT NO.57
 6" 4000PSI CLASS A CONCRETE



NOTES:

1. SIDEWALK MAY BY LOWERED IN VICINITY OF APRON SO THAT A SMOOTH TRANSITION FROM THE SIDEWALK TO THE DRIVEWAY GRADE IS PROVIDED. ALL GRADES MUST COMPLY WITH ADA REQUIREMENTS. (ONLY WITH TOWNSHIP APPROVAL)
2. THE DRIVEWAY WITHIN THE RIGHT-OF-WAY AND UTILITY EASEMENT SHALL NOT EXCEED 10%.
3. THE SIDEWALK CROSS SLOPE IS NOT TO EXCEED 2%.
4. LOCATE DRIVEWAY TO PROVIDE MINIMUM SIGHT DISTANCES AS REQUIRED BY PENNDOT FORM M-950S.
5. PRIOR TO CONSTRUCTION, A DRIVEWAY PERMIT MUST BE SECURED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.

SD-01

Residential Driveway

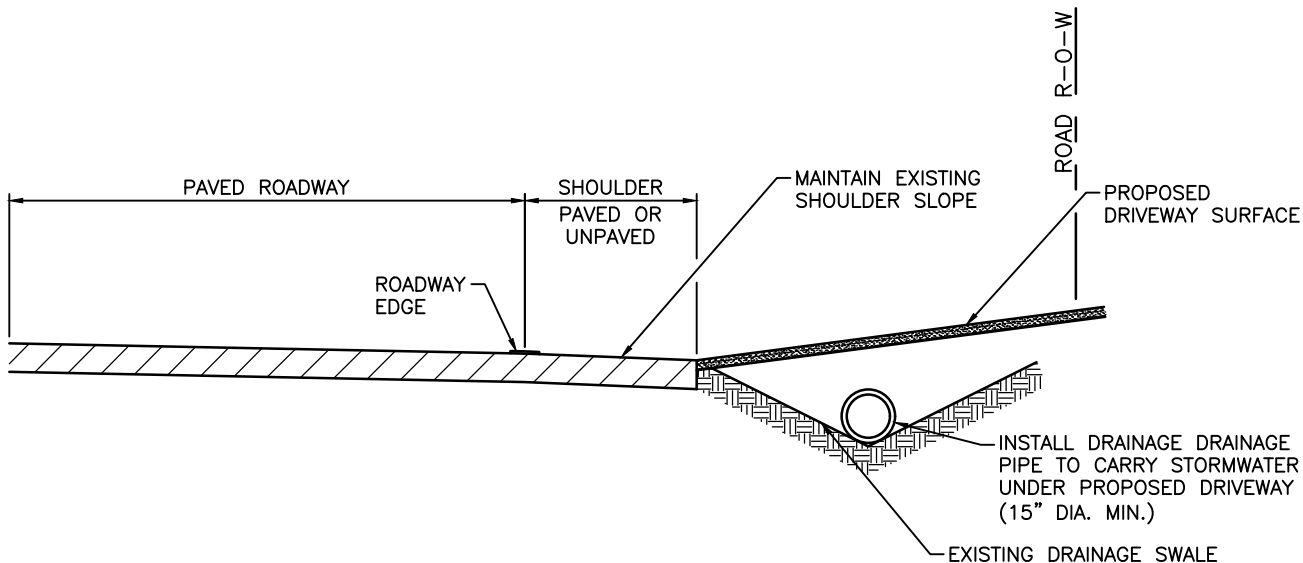
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DATE: May 2024 FILE: SD-01 Residential Driveway.dwg

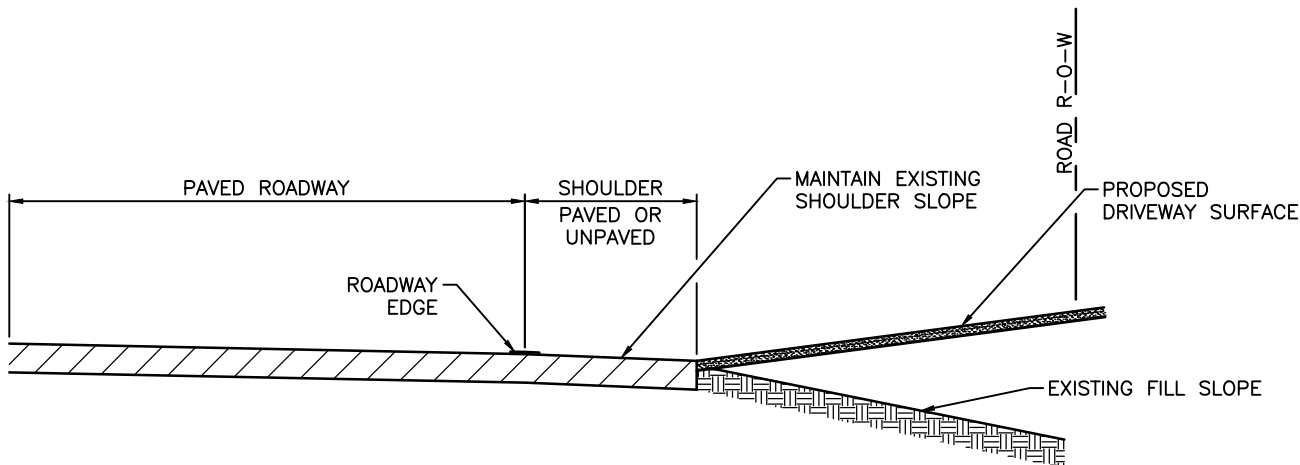


Brighton Township
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 Beaver, PA 15009

n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-02_Driveway Connection to Rural Road.dwg Layout=Driveway Connection to Rural Road



DRIVEWAY ACROSS EXISTING DRAINAGE SWALE



DRIVEWAY NOT CROSSING EXISTING DRAINAGE SWALE

NOTES:

1. THIS DETAIL IS INTENDED FOR USE WHEN DRIVEWAYS CONNECT TO TOWNSHIP ROADWAYS THAT HAVE SHOULDERS WITHOUT CURBS.
2. THE DRIVEWAY WITHIN THE RIGHT-OF-WAY SHALL NOT EXCEED 10% GRADE.
3. THE DRIVEWAY SHALL NOT ALTER GRADES IN THE SHOULDER AREA. IF THE SHOULDER IS UNPAVED, DRIVEWAY PAVEMENT MAY EXTEND TO THE EDGE OF THE ROADWAY BUT SHALL MAINTAIN THE EXISTING SHOULDER SLOPE AWAY FROM THE ROADWAY.
4. ALTERING THE ROADWAY DRAINAGE IS PROHIBITED. THE PERMITTEE SHALL NOT ALTER THE EXISTING DRAINAGE PATTERN OR THE EXISTING FLOW OF DRAINAGE WATER, OR DIRECT ADDITIONAL DRAINAGE OF SURFACE WATER ONTO OR INTO ROADWAY FACILITIES.
5. TOWNSHIP CODE ENFORCEMENT OFFICER CAN REQUIRE THAT RESIDENT PROVIDE ADDITIONAL ON LOT STORM WATER MANAGEMENT FOR DRIVEWAYS.
6. LOCATE DRIVEWAY TO PROVIDE MINIMUM SIGHT DISTANCES AS REQUIRED BY PENNDOT FORM M-950S.
7. PRIOR TO CONSTRUCTION, A DRIVEWAY PERMIT MUST BE SECURED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.

SD-02

Residential Driveway Connection To Rural Road

SCALE: N.T.S.

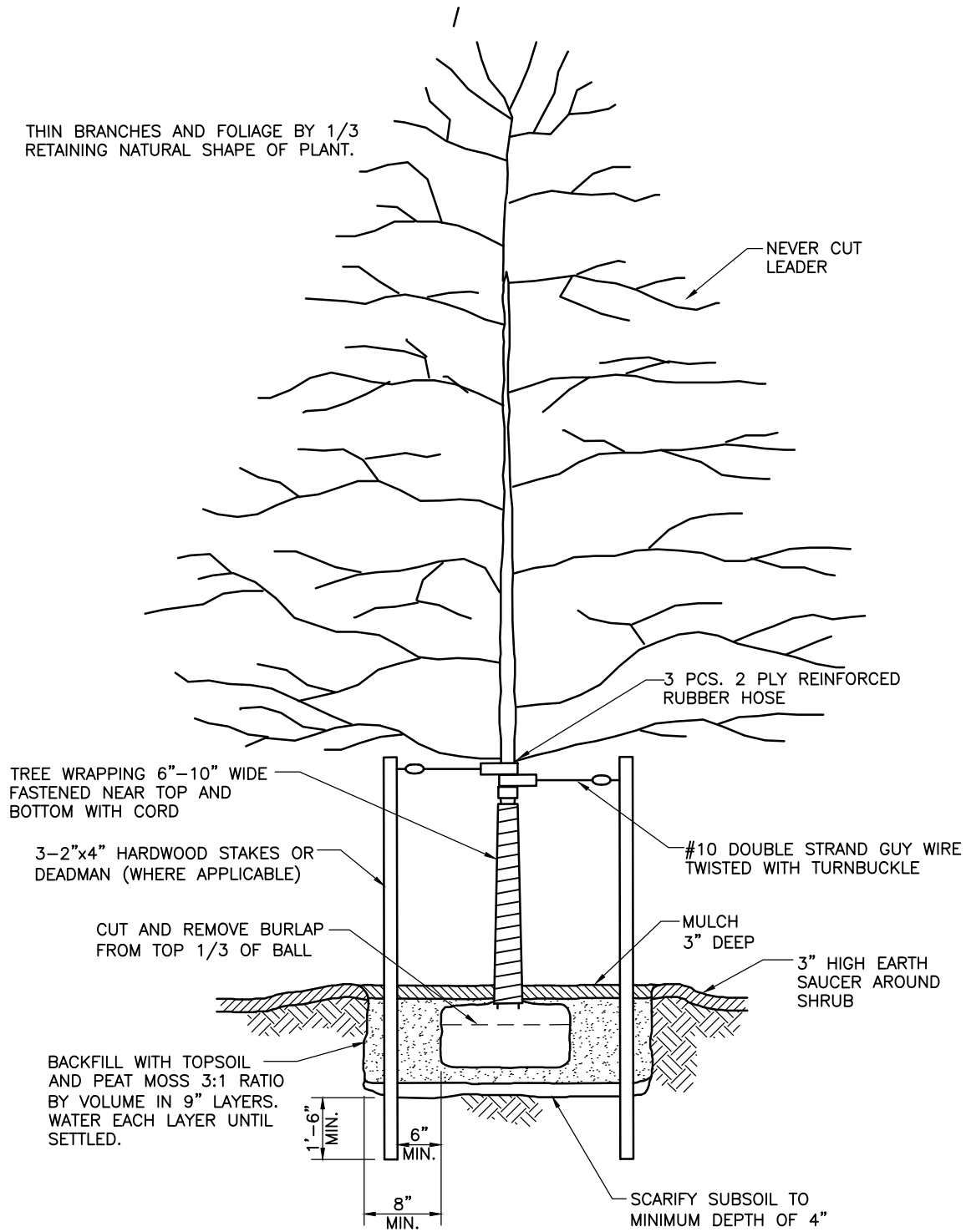
DATE: May 2024 FILE: SD-02 Driveway Connection To Rural Road.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-03 Evergreen & Deciduous Planting.dwg Layout=Evergreen & Deciduous Planting

THIN BRANCHES AND FOLIAGE BY 1/3
RETAINING NATURAL SHAPE OF PLANT.



NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
2. DECIDUOUS TREE - PRUNE BACK 1/4" ON SITE. SPRAY WITH ANTI-DRYING AGENT ACCORDING TO MANUFACTURERS INSTRUCTIONS.
3. EVERGREEN TREE - GROUND LINE TO BE THE SAME AS EXISTING AT THE NURSERY.

SD-03

Evergreen & Deciduous Planting

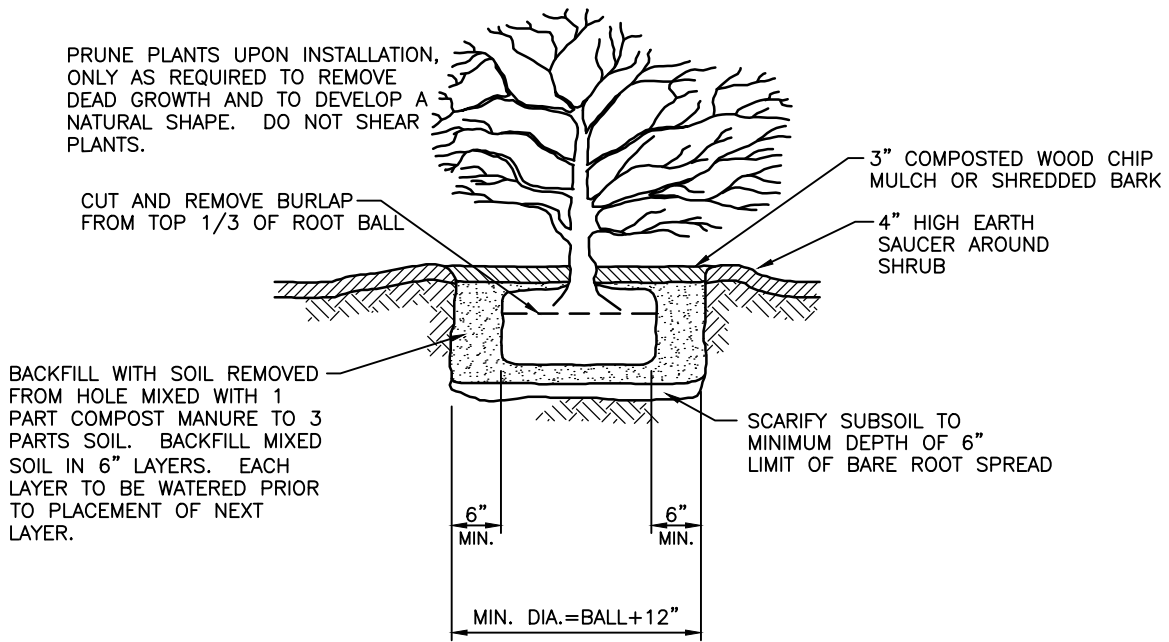
SCALE: N.T.S.

DATE: May 2024 FILE: SD-03 Evergreen & Deciduous Planting.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-04_Shrub_Planting_Detail.dwg Layout=Shrub Planting



NOTE:

SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SD-04

Shrub Planting

SCALE: N.T.S.

DATE: May 2024 FILE: SD-04 Shrub Planting Detail.dwg

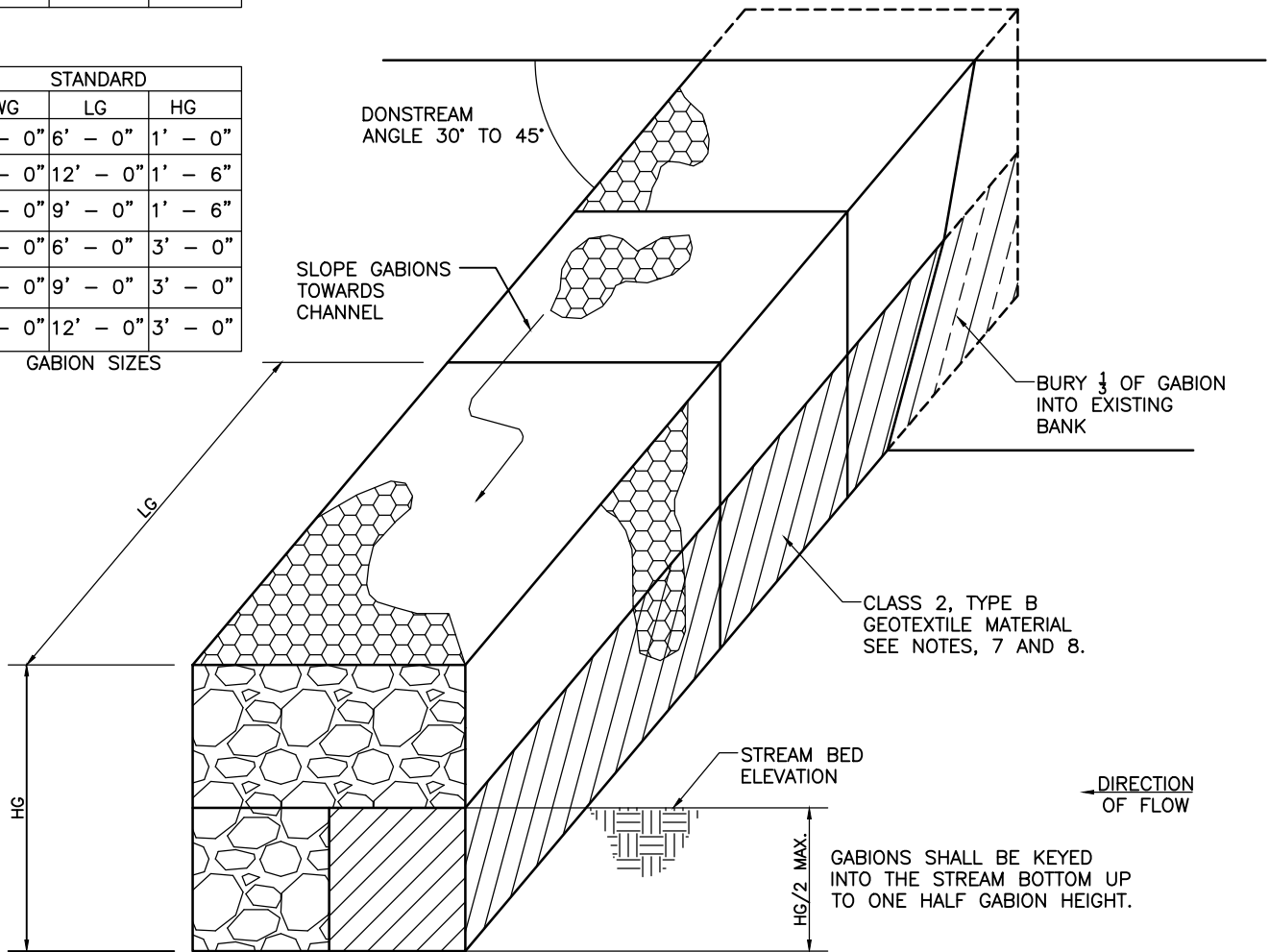


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MATTRESS TYPE		
WG	LG	HG
6' - 0"	9' - 0"	0' - 9"
6' - 0"	12' - 0"	0' - 9"

STANDARD		
WG	LG	HG
3' - 0"	6' - 0"	1' - 0"
3' - 0"	12' - 0"	1' - 6"
3' - 0"	9' - 0"	1' - 6"
3' - 0"	6' - 0"	3' - 0"
3' - 0"	9' - 0"	3' - 0"
3' - 0"	12' - 0"	3' - 0"

GABION SIZES



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEET THE REQUIREMENTS OF PUBLICATION 408, SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 626, GABIONS.
2. TYPE A GABIONS SHALL CONSIST OF WIRE-MESH BASKETS FILLED BY HAND PLACEMENT OF COARSE AGGREGATE, AT LEAST ALONG THE EXPOSED SURFACES, FOR A UNIFORM APPEARANCE.
3. TYPE B GABIONS SHALL CONSIST OF WIRE-MESH BASKETS FILLED BY HAND PLACEMENT OR SMALL POWER EQUIPMENT PLACEMENT OF COARSE AGGREGATE.
4. CORROSION RESISTANT TYPE A AND TYPE B GABIONS SHALL BE THE SAME AS TYPE A AND TYPE B GABIONS EXCEPT THAT THE WIRE MESH SHALL BE SHEATHED IN POLYVINYL CHLORIDE PLASTIC.
5. THE APRON OR TOE WALL IS REQUIRED WHERE THE SLOPE WALL IS INSTALLED ADJACENT TO WATER. THE APRON SHOULD BE APPROXIMATELY TWO TIMES AS WIDE AS THE ANTICIPATED DEPTH OF SCOUR AND THE TOE WALL HEIGHT SHOULD BE AT LEAST EQUAL TO THE ANTICIPATED DEPTH OF SCOUR.
6. WHEN GABIONS ARE PLACED ON A 1-1/2:1 SIDE SLOPE OR STEEPER, DRIVE HARDWOOD STAKES THROUGH THE GABIONS, ALONG THE TOP EDGE, TO ANCHOR THE INSTALLATION. MINIMUM EMBEDMENT OF STAKES BELOW GABION BOTTOM SHALL BE 18 INCHES.
7. PROVIDE GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 212 AND SECTION 735.
8. INSTALL GEOTEXTILE MATERIAL ALONG ALL INTERFACE AREAS WITH GROUND CONTACT.

SD-05

Gabion Used For Channel Deflector

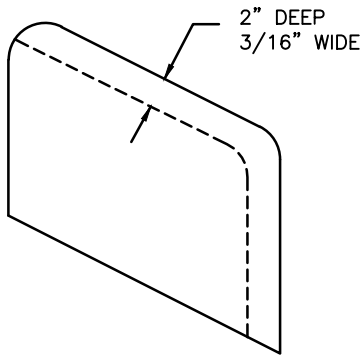
SCALE: N.T.S.

DATE: May 2024 FILE: SD-05 Gabion Used For Channel Deflector.dwg



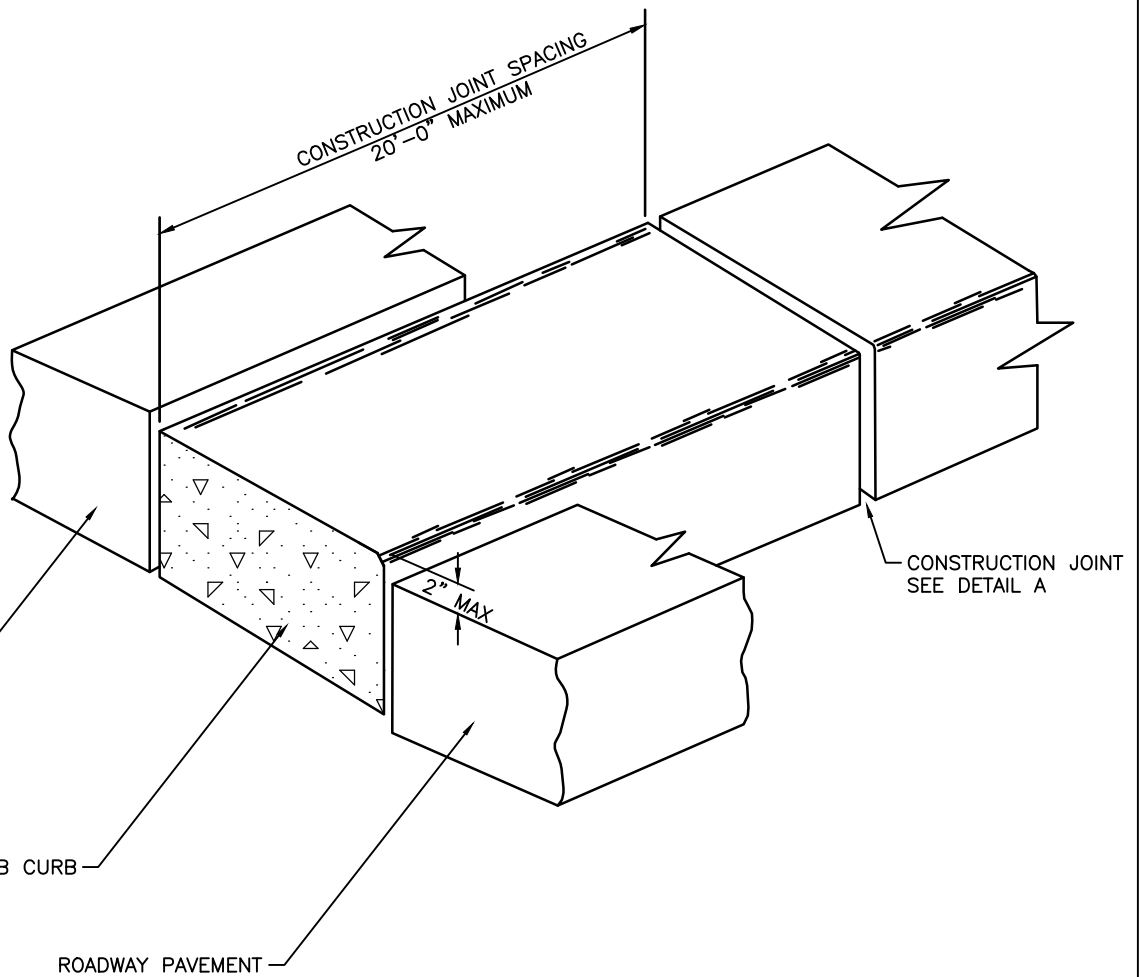
Brighton Township
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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-06 Concrete Mountable Curb.dwg Layout=Concrete Mountable Curb



DETAIL A
CONSTRUCTION JOINT

CONSTRUCTION JOINT SPACING
20'-0" MAXIMUM



SD-06

Concrete Mountable Curb

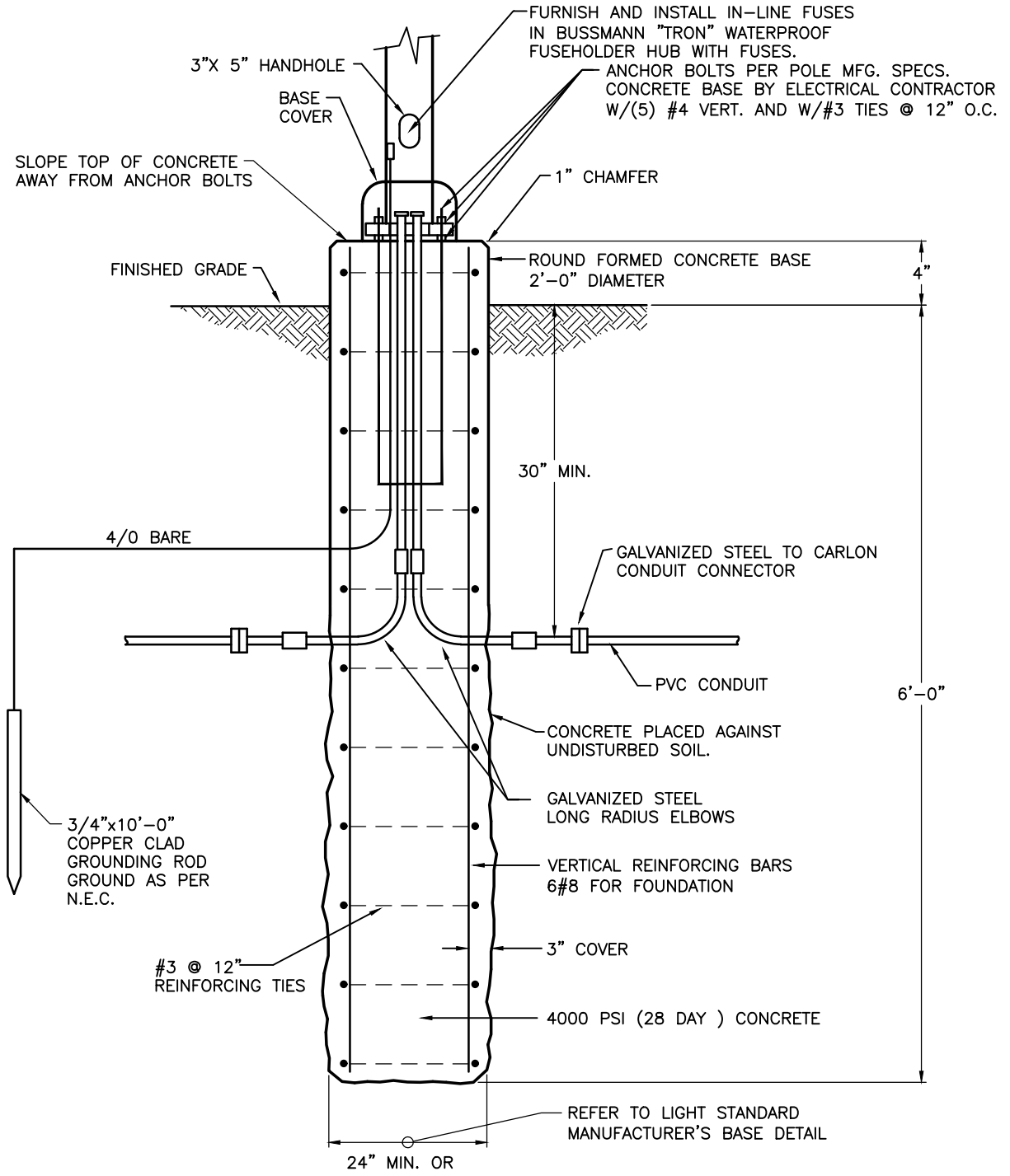
SCALE: N.T.S.

DATE: May 2024 FILE: SD-06 Concrete Mountable Curb.dwg



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n:\PROJ\205\Details\brighton.twp\2024_update\dwg\Site\SD-07_Type FC Foundation.dwg Layout=Light Standard Base



LIGHT STANDARD BASE (35' POLE)

N. T. S.

SD-07

Light Standard Base

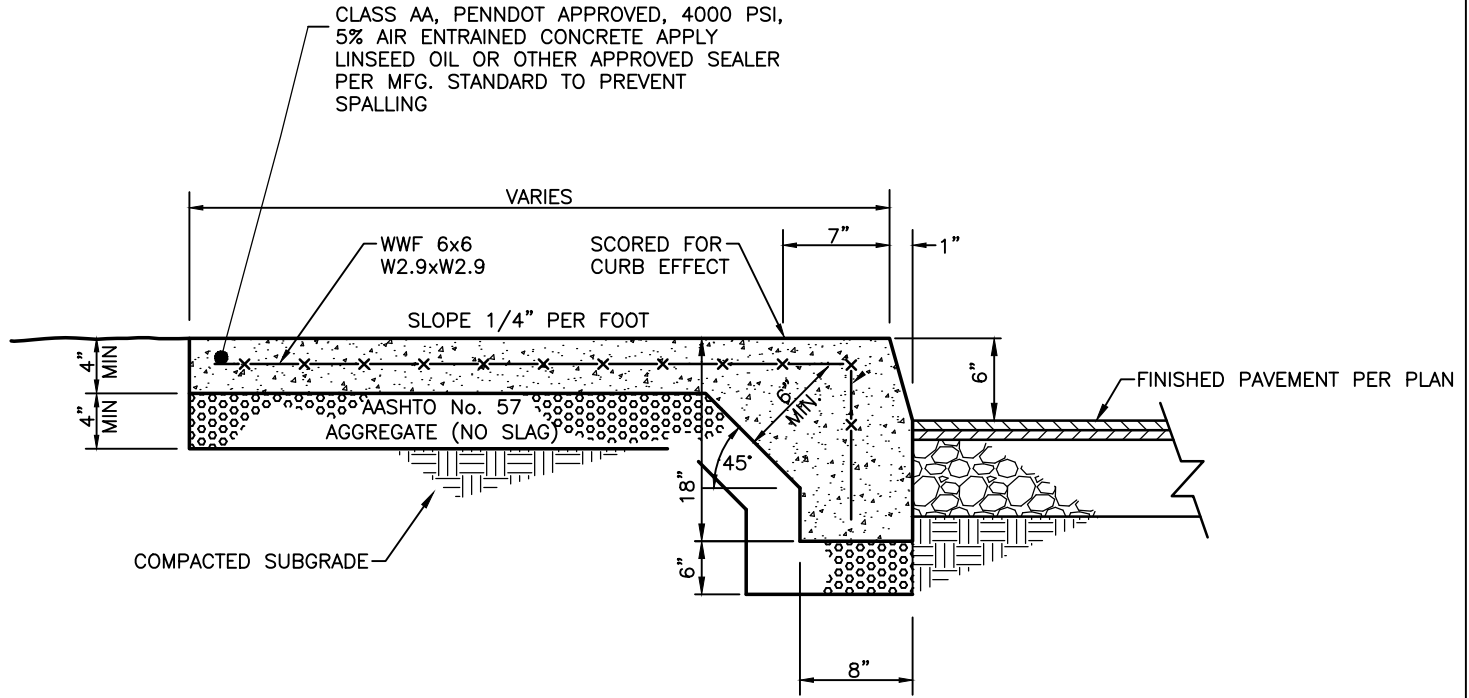
SCALE: N.T.S.

DATE: May 2024 FILE: SD-07 Type FC Foundation.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-07 Integral Conc. Sidewalk and Curb.dwg Layout=Concrete Sidewalk Concrete Curb (Adj.to Parking Areas)



NOTES:

1. WALK SHALL BE CROSS SCORED EVERY FIVE FEET (5'). 1/2" PREFORMED EXPANSION JOINTS EVERY 20 FEET. WALK SHALL HAVE TROWELED EDGES WITH A STIFF BROOM FINISH.
2. IF A DRIVEWAY IS TO BE CONSTRUCTED OVER A SIDEWALK, THE CONCRETE SHALL BE PLACED AT 6" DEPTH.
3. PROVIDE TWO (2) No. 4 DOWELS AT PROPERTY LINES.
4. EXCAVATION, DEMOLITION OF EXISTING WALKWAY (IF ANY) AND SUBBASE ARE INCIDENTAL TO CONCRETE WALK CONSTRUCTION.
5. PROVIDE ADA CURB RAMPS AT ALL INTERSECTIONS.

SD-08

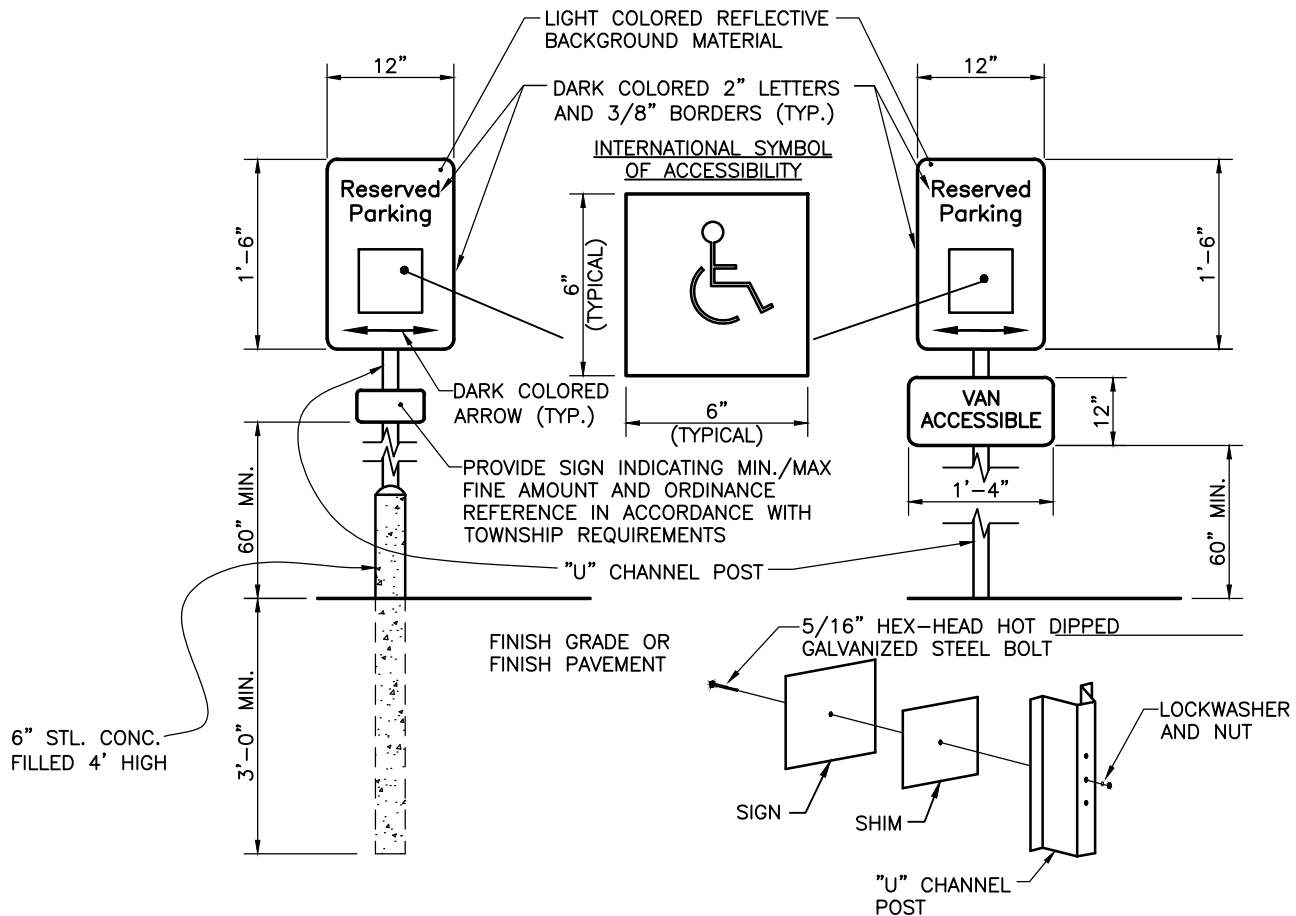
Integral Concrete Sidewalk And Concrete Curb

SCALE: N.T.S.

DATE: May 2024 FILE: SD-07 Integral Conc. Sidewalk And Curb.dwg



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NOTE:
 FINE AMOUNTS AND LOCAL ORDINANCE(S)
 SHALL BE POSTED ON SIGN. CONTACT
 LOCAL BUILDING INSPECTOR.

SD-09

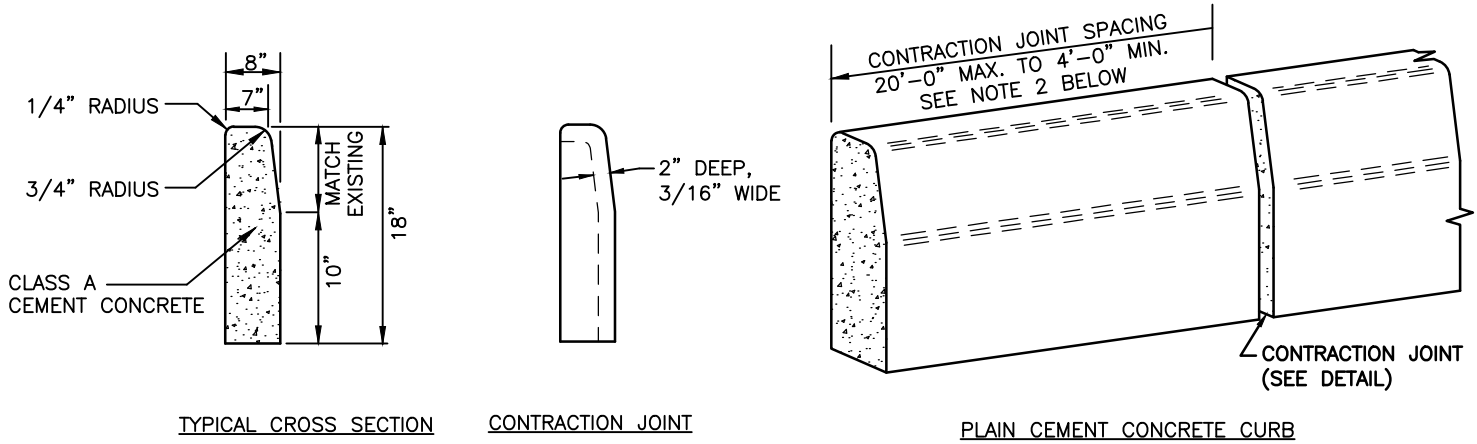
Accessible Parking Sign

SCALE: N.T.S.

DATE: May 2024 FILE: SD-09 ADA Parking Sign.dwg



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NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CONCRETE CURB AND FOR PLAIN CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4" PRE-MOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. SEE RC-50 FOR PLAIN CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES

SD-10

Concrete Curb

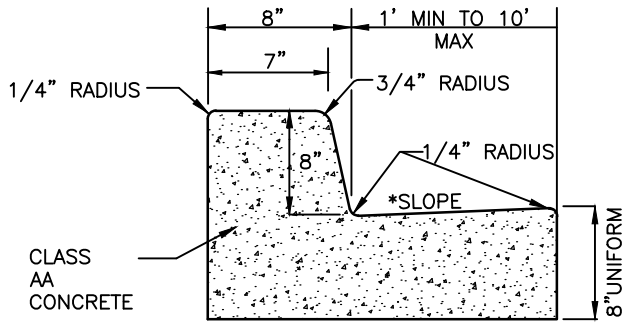
SCALE: N.T.S.

DATE: May 2024 FILE: SD-10 Concrete Curb.dwg



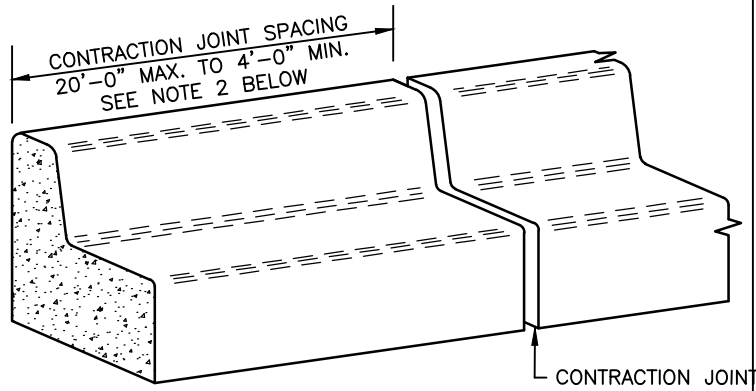
Brighton Township
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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-12 Concrete Curb with Gutter.dwg Layout=Concrete Curb with Gutter



*SLOPE
 - UNDER 5' GUTTER WIDTH USE 1" PER FT. MIN.
 - 5' AND GREATER GUTTER WIDTH USE 1/2" PER FT. MIN.

TYPICAL CROSS SECTION



PLAIN CONCRETE CURB GUTTER

- NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CONCRETE CURB AND FOR PLAIN CONCRETE CURB GUTTER.
 2. SPACE CONTRACTION JOINS IN UNIFORM LENGTHS OR SECTIONS.
 3. PLACE 3/4" PRE-MOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
 4. SEE RC-50 FOR PLAIN CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES

SD-12

Concrete Curb With Gutter

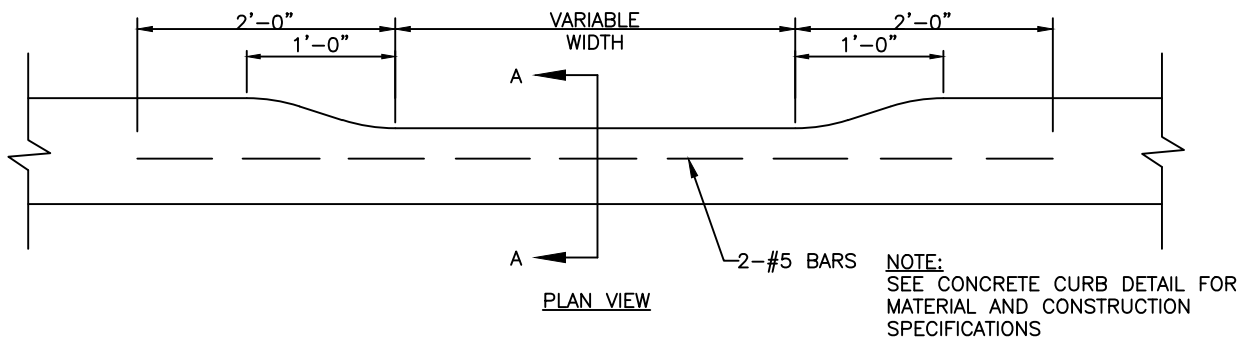
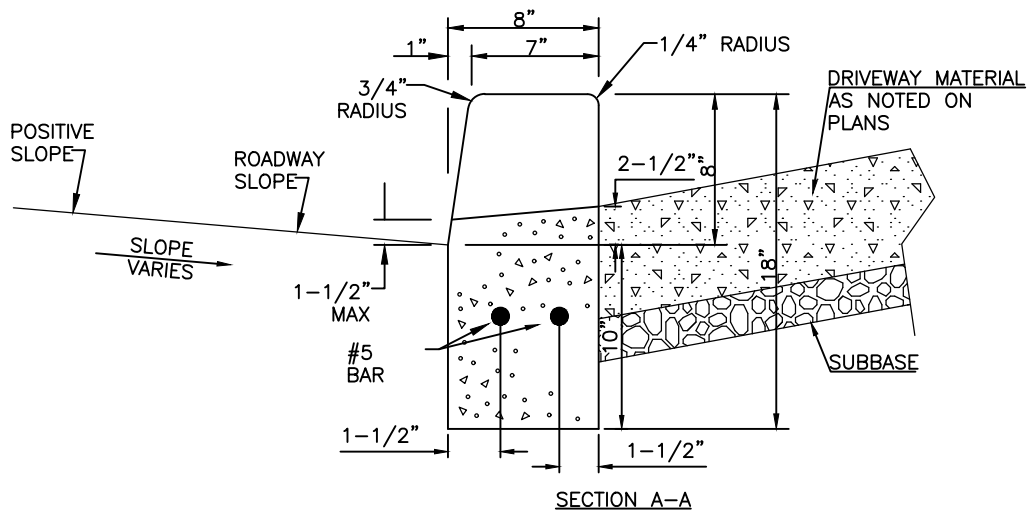
SCALE: N.T.S.

DATE: May 2024 FILE: SD-12 Concrete Curb With Gutter.dwg



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SD-11

Depressed Concrete Curb

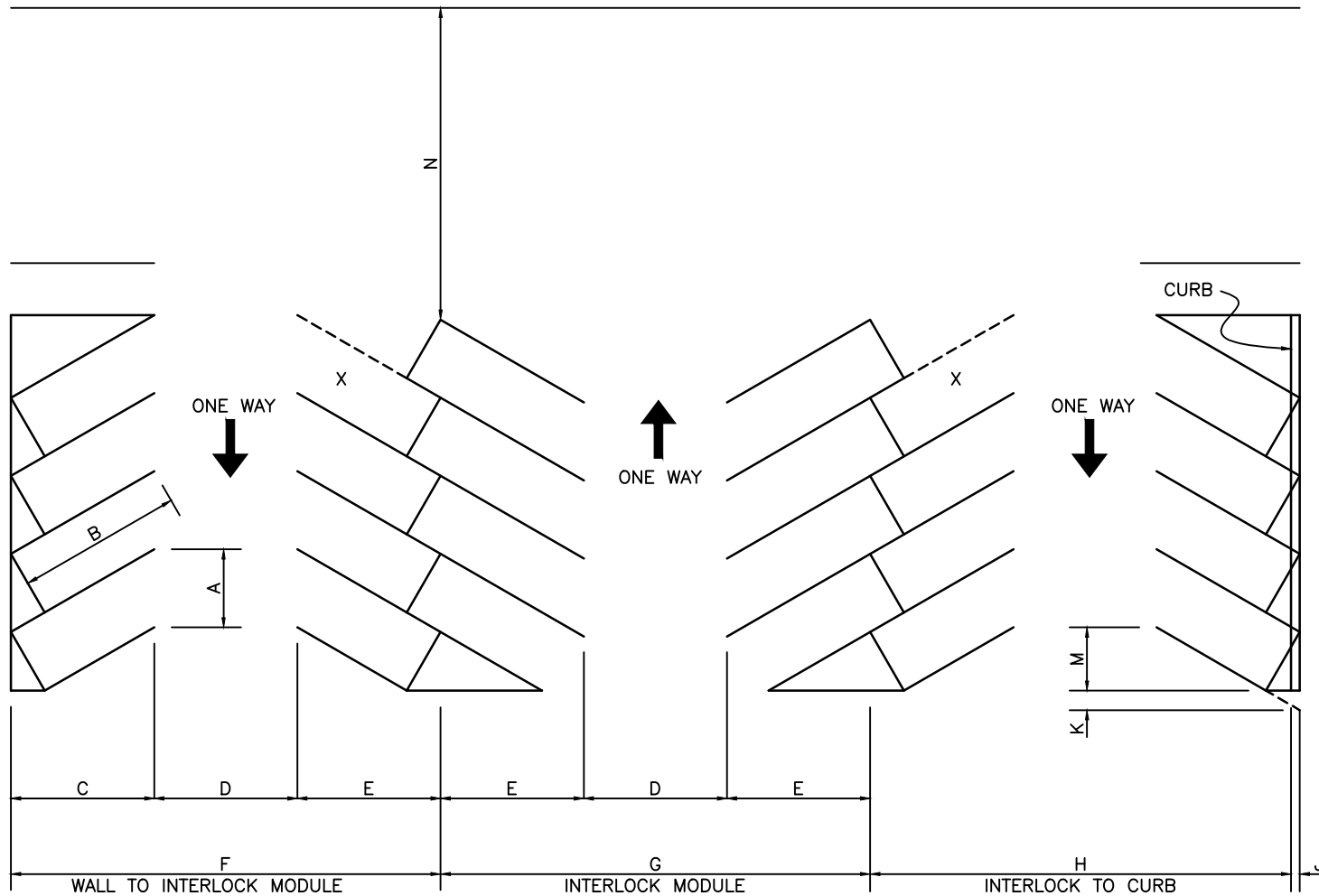
SCALE: N.T.S.

DATE: May 2024 FILE: SD-11 Depressed Concrete Curb.dwg



Brighton Township
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X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

PARKING LAYOUT DIMENSION (FEET) FOR 10' - 0" X 20' - 0" STALL AT VARIOUS ANGLES

DESCRIPTION	DIMENSION	45°	60°	70°	90°
STALL WIDTH, PARALLEL TO AISLE	A	14.1	11.6	10.6	10.0
STALL LENGTH OF LINE	B	29.6	23.1	23.4	20.0
STALL DEPTH OF WALL	C	20.9	22.0	22.0	20.0
AISLE WIDTH BETWEEN STALL LINES	D	12.0	18.0	20.0	24.0
STALL DEPTH INTERLOCK	E	17.9	19.8	20.5	20.0
MODULE WALL TO INTERLOCK	F	50.8	57.8	52.5	64.0
MODULE INTERLOCKING	G	47.8	55.6	61.0	64.0
MODULE INTERLOCKING TO CURB FACE	H	48.8	55.5	60.1	61.5
BUMPER OVERHANG	J	2.0	2.3	2.4	2.5
OFFSET	K	7.0	2.9	1.2	0.0
SETBACK	M	14.0	14.0	14.0	0.0
CROSS AISLE, ONE WAY	N	14.0	14.0	14.0	14.0
CROSS AISLE, ONE WAY	-	24.0	24.0	24.0	24.0

SD-13

Parking Lot Typical Layout

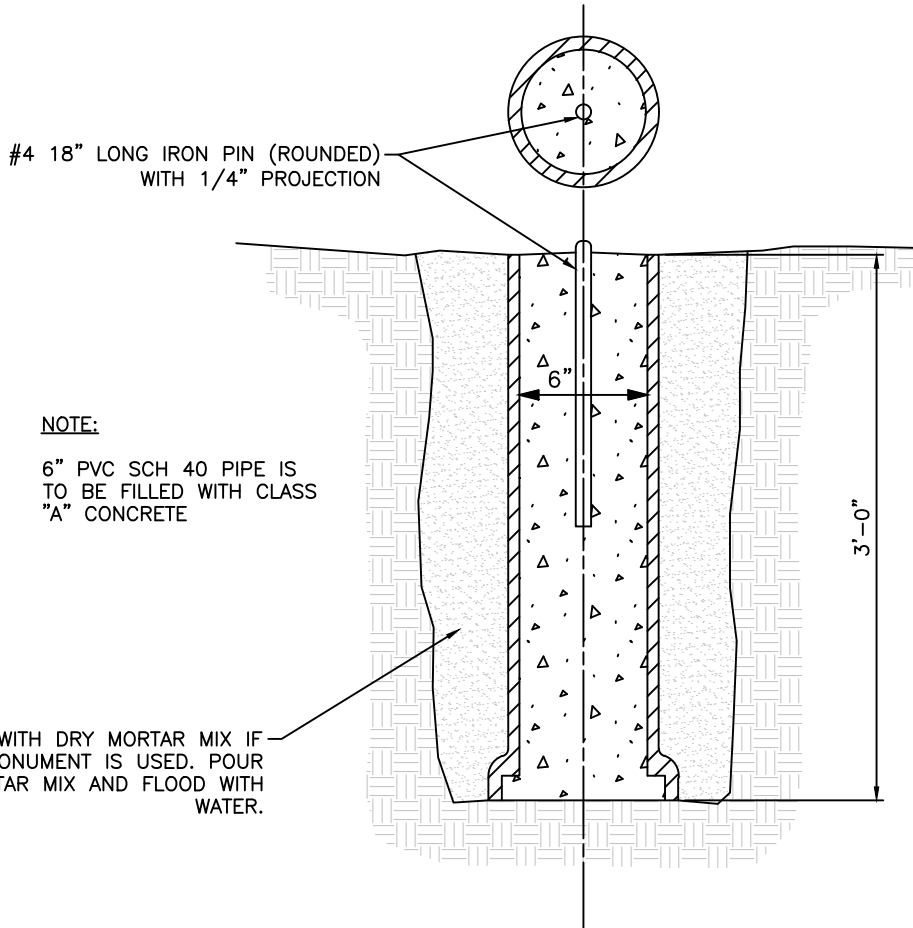
SCALE: N.T.S.

DATE: May 2024 FILE: SD-13 Parking Lot Typical Layout.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-14_Survey_Monument.dwg Layout=Survey_Monument



SD-14

Survey Monument

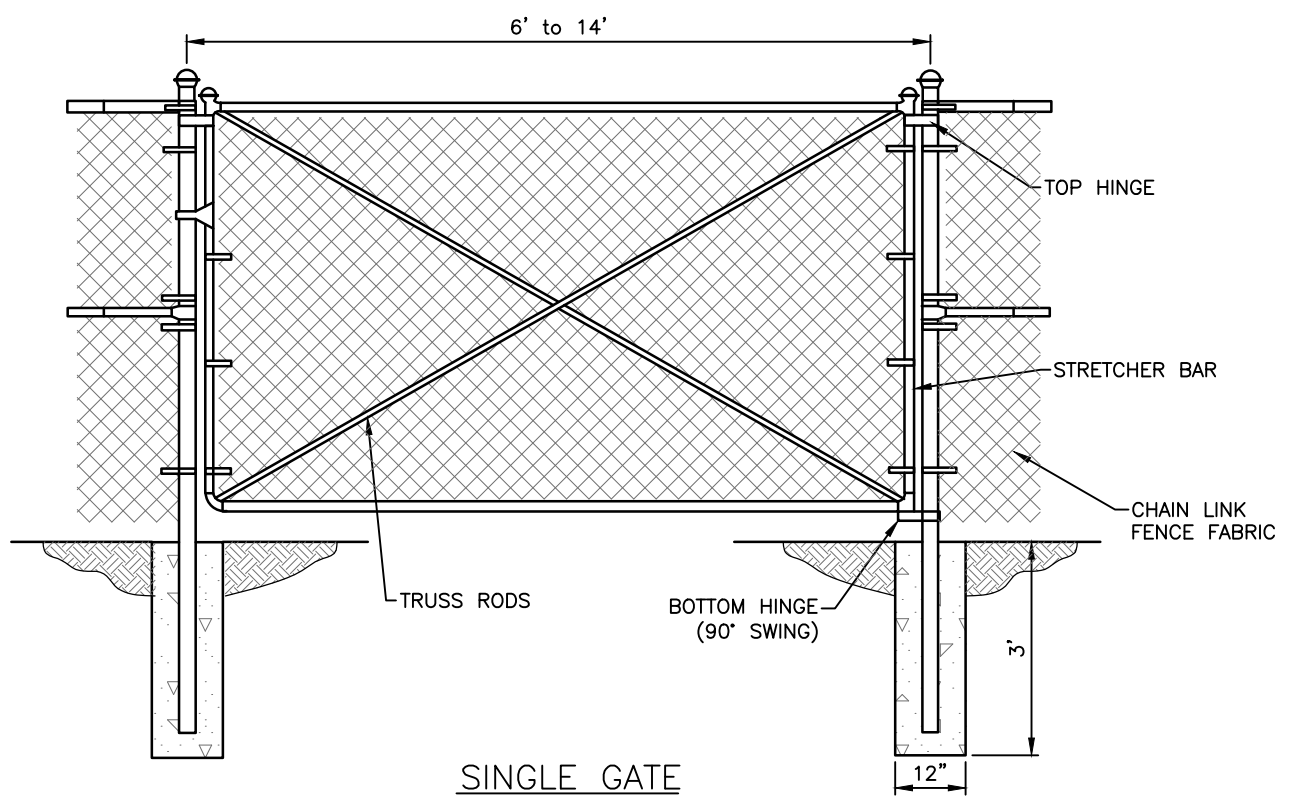
SCALE: N.T.S.

DATE: May 2024 FILE: SD-14 Survey Monument.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-15_4' High Chain Link Fence Single Gate.dwg Layout=4' High Chain Link Fence Single Gate



SD-15

4' High Chain Link Fence Single Gate

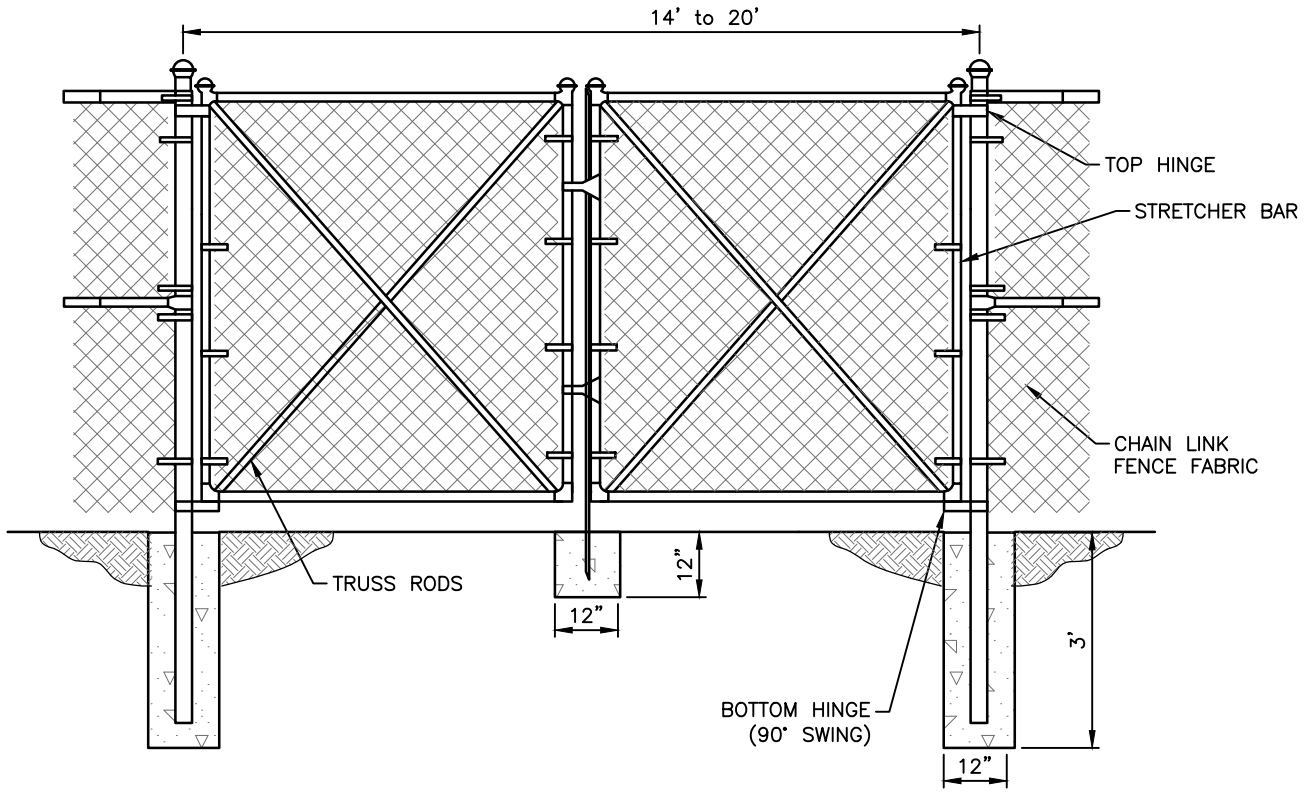
SCALE: N.T.S.

DATE: May 2024 FILE: SD-15_4' High Chain Link Fence Single Gate.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-16_4' High Chain Link Fence Double Gate.dwg Layout=4' High Chain Link Fence Double Gate



DOUBLE GATE

CONCRETE SHALL BE CLASS 3000. CONCRETE FOR LINE POSTS TO BE 9" MIN. DIAMETER.
CONCRETE FOR ALL OTHER POSTS TO BE 12" MIN. DIAMETER.

THIS DRAWING REQUIRES SUPPORTING TECHNICAL DOCUMENTATION PRIOR
TO USE AND MUST BE ADAPTED TO THE SPECIFIC SITE.

SD-16

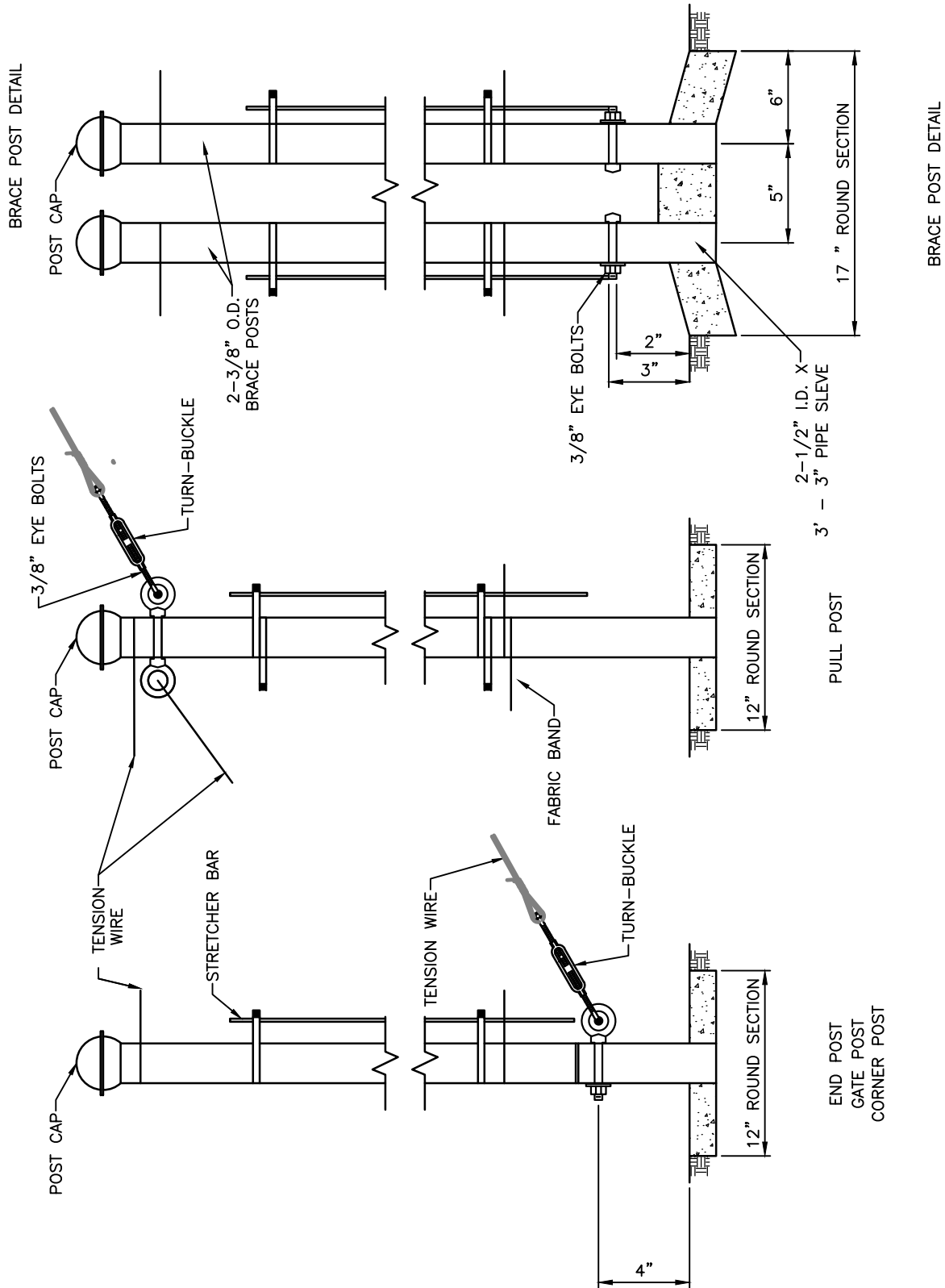
4' High Chain Link Fence Double Gate

SCALE: N.T.S.

DATE: May 2024 FILE: SD-16 4' High Chain Link Fence Double Gate.dwg



Brighton Township
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BRACE POST DETAIL

PULL POST

END POST
GATE POST
CORNER POST

SD-17

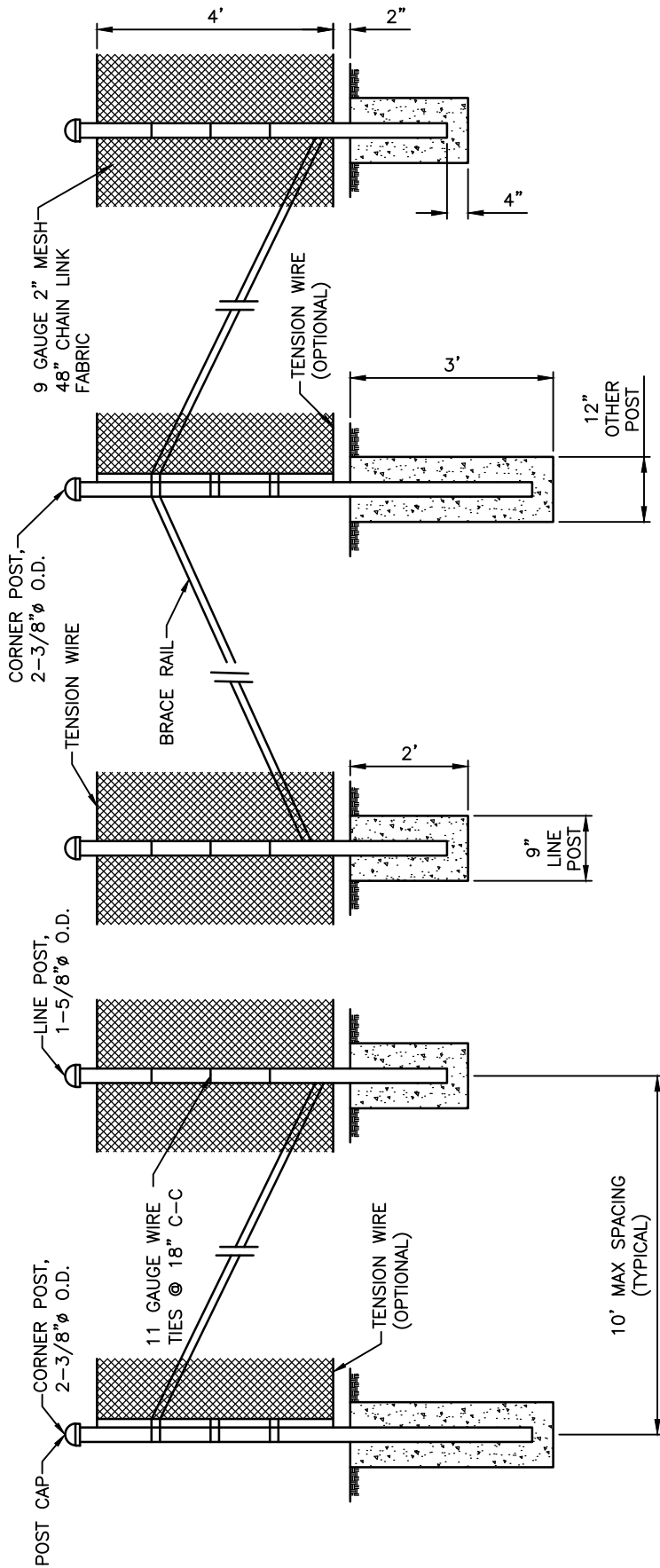
4' High Chain Link Fence Post

SCALE: N.T.S.

DATE: May 2024 FILE: SD-17 4' High Chain Link Fence Post.dwg



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CONCRETE SHALL BE CLASS 3000. CONCRETE FOR LINE POSTS TO BE 9" MIN. DIAMETER. CONCRETE FOR ALL OTHER POSTS TO BE 12" MIN DIAMETER. THIS DRAWING REQUIRES SUPPORTING TECHNICAL DOCUMENTATION PRIOR TO USE AND MUST BE ADAPTED TO THE SPECIFIC SITE

ELEVATION VIEW

SD-18

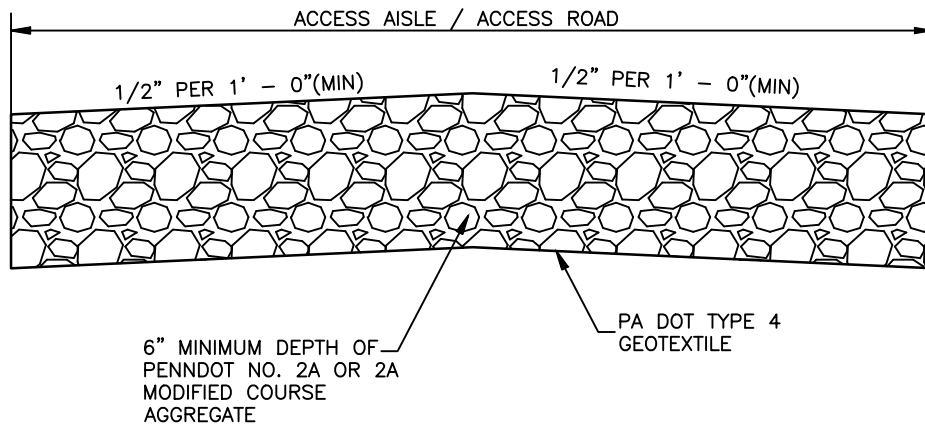
4' High Chain Link Fence

SCALE: N.T.S.

DATE: May 2024 FILE: SD-18 4' High Chain Link Fence.dwg



Brighton Township
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SD-19

Auto. Recycling And Material Salvage Access Road Section

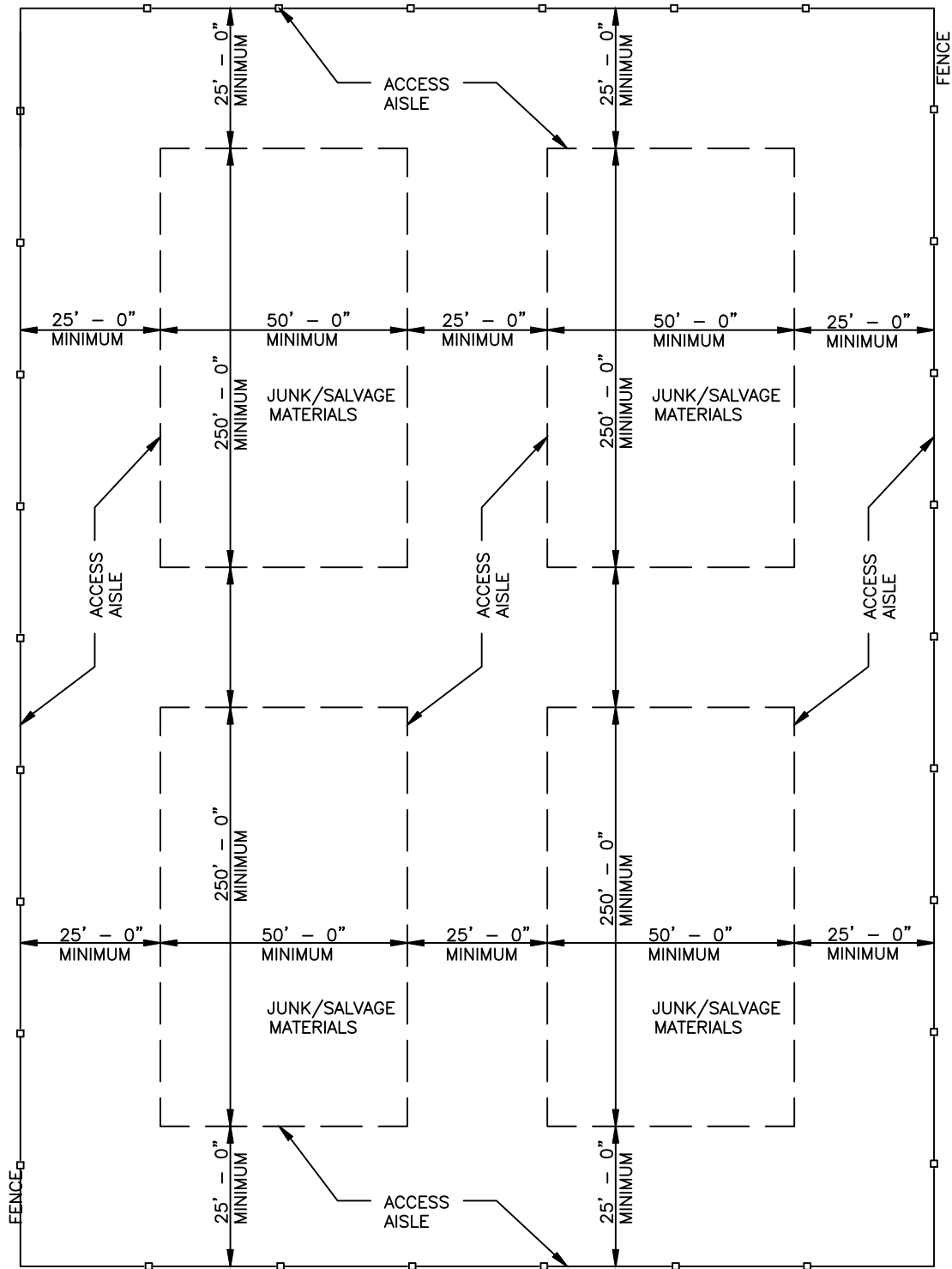
SCALE: N.T.S.

DATE: May 2024 FILE: SD-20 Junk Yard Access Road.dwg



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n:\PROJ\205\Details\brighton twp\2024 update\dwg\Site\SD-19 Junk Yard Access Aisle Layout.dwg Layout=Auto. Recycling and Material Salvage Access Aisle Layout



SD-20

Auto. Recycling And Material Salvage Access Aisle Layout

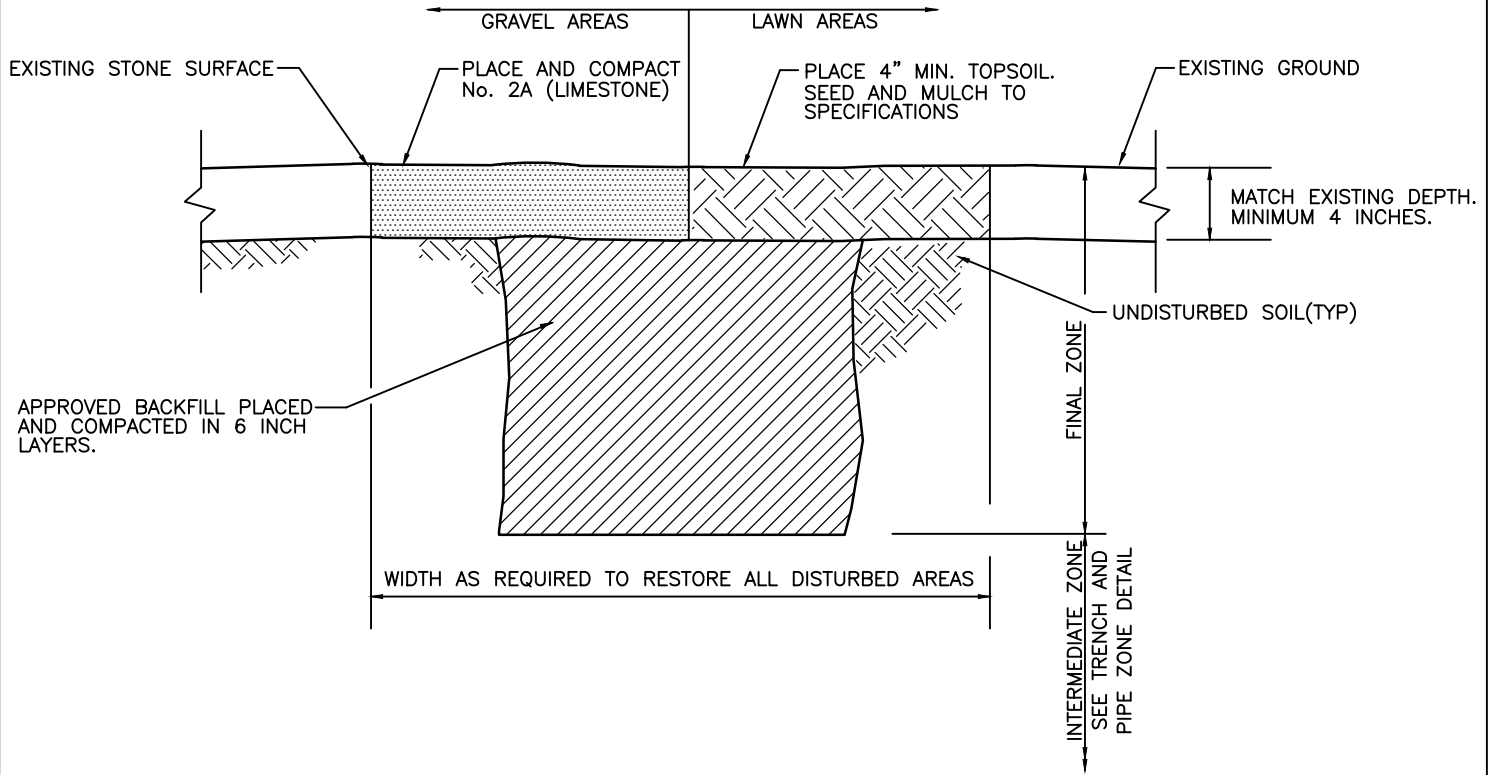
SCALE: N.T.S.

DATE: May 2024 FILE: SD-19 Junk Yard Access Aisle Layout.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-21 Unimproved Area Surface Restoration.dwg Layout=Unimproved Area Surface Restoration



SD-21

Unimproved Area Surface Restoration

SCALE: N.T.S.

DATE: May 2024 FILE: SD-21 Unimproved Area Surface Restoration.dwg



Brighton Township
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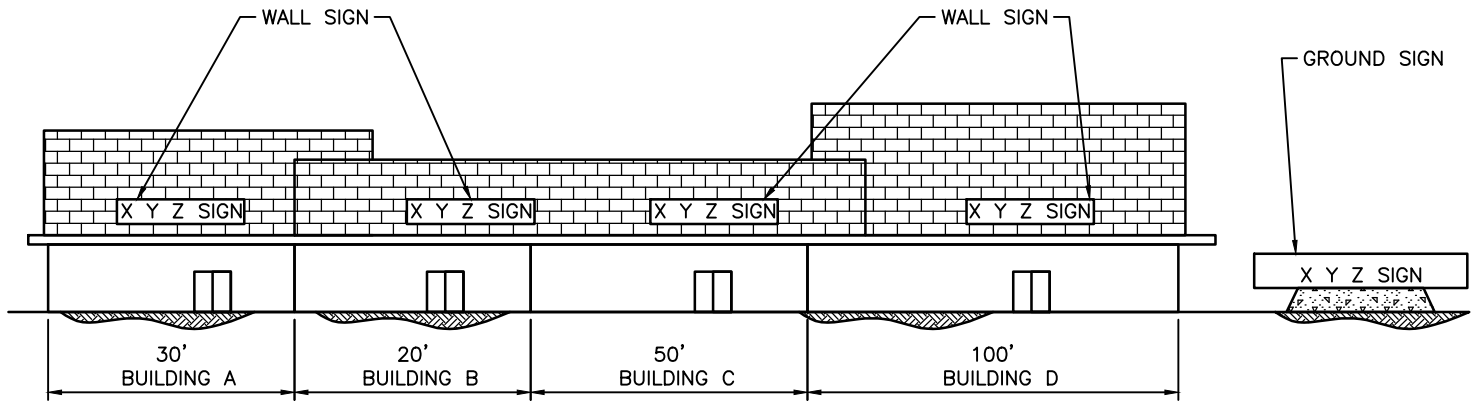
MAXIMUM WALL SIGN SIGN FACE AREA PER BUILDING – MULTI–USE BUSINESS BUILDING

(BUILDING WIDTH x 0.75) TO A MAXIMUM OF 75 SF

BUILDING	BUILDING WIDTH (FT.)	MAXIMUM SIGN FACE AREA (SF)	WALL SIGN SIZE (FT.)
A	30 (x 0.75)	22.5	3 x 7.5
B	20 (x 0.75)	15.0	3 x 5.0
C	50 (x 0.75)	37.5	3 x 12.5
D	100 (x 0.75)	75.0	3 x 25

MAXIMUM GROUND SIGN SIGN FACE AREA – MULTI–USE BUSINESS BUILDING

MAXIMUM SIGN FACE AREA =
(BUILDING WIDTH x 0.35) TO A MAXIMUM OF 50 SF



(MULTI–USE BUILDING)

SD-22

Single Or Multi-Use Business Signs Maximum Sign Face Area

SCALE: N.T.S.

DATE: May 2024 FILE: SD-22 Single Or Multiuse Business Sign.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\SD-22_Single Or Multiuse Business Signs Maximum Sign Face Area Layout=Single or Multi-Use Business Signs Maximum Sign Face Area

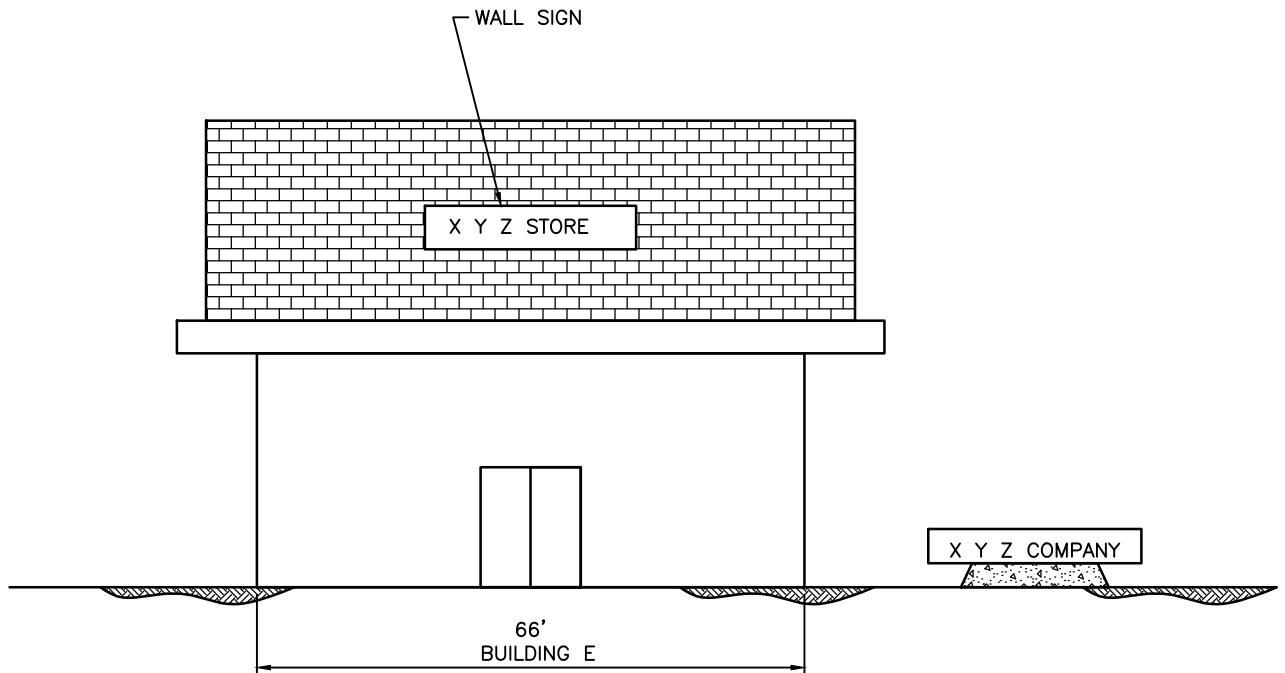
MAXIMUM WALL SIGN FACE AREA PER BUILDING – SINGLE USE BUSINESS BUILDING

(BUILDING WIDTH x 0.75) TO A MAXIMUM OF 75 SF

BUILDING	BUILDING WIDTH (FT.)	MAXIMUM SIGN FACE AREA (SF)	WALL SIGN SIZE (FT.)
E	66 (x 0.75)	49.5	3 x 16.5

MAXIMUM GROUND SIGN FACE AREA – SINGLE USE BUSINESS BUILDING

MAXIMUM GROUND SIGN FACE AREA =
(BUILDING WIDTH x 0.35) TO A MAXIMUM OF 50 SF



(SINGLE-USE BUILDING)

SD-23

Single Business Signs Maximum Sign Face Area

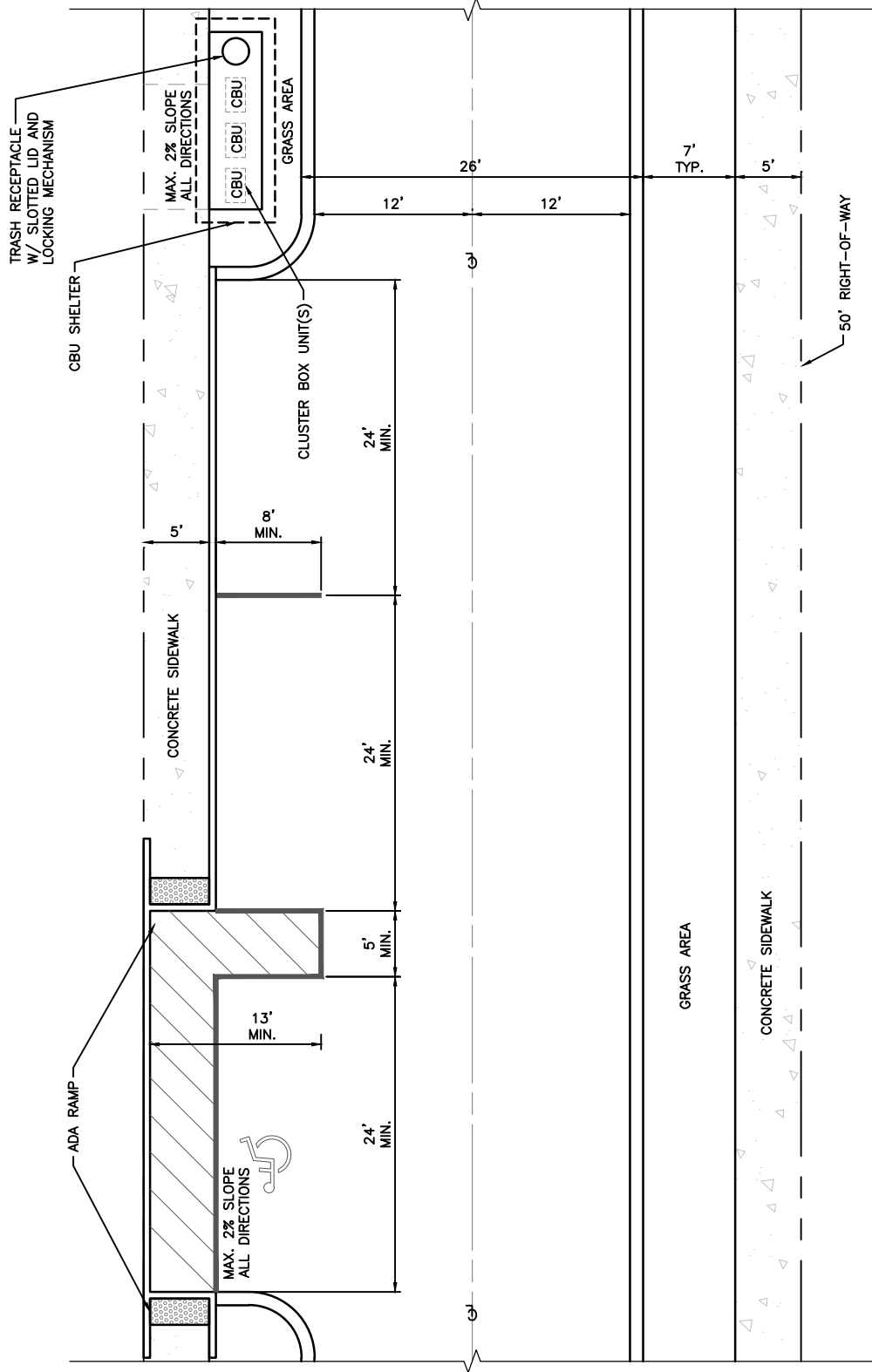
SCALE: N.T.S.

DATE: May 2024 FILE: SD-23 Single Use Business Signs.dwg



Brighton Township
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n:\PROJ\205\Details\Brighton_twp\2024_update\dwg\Site\SD-23_Single_Use_Business_Signs.dwg Layout=Single_Business_Signs_Maximum_Sign_Face_Area



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.
6. STREET LIGHTS MUST BE INSTALLED TO ADEQUATELY ILLUMINATE PARKING AREA.

SD-24

Cluster Box Unit Parallel Parking - Option 1

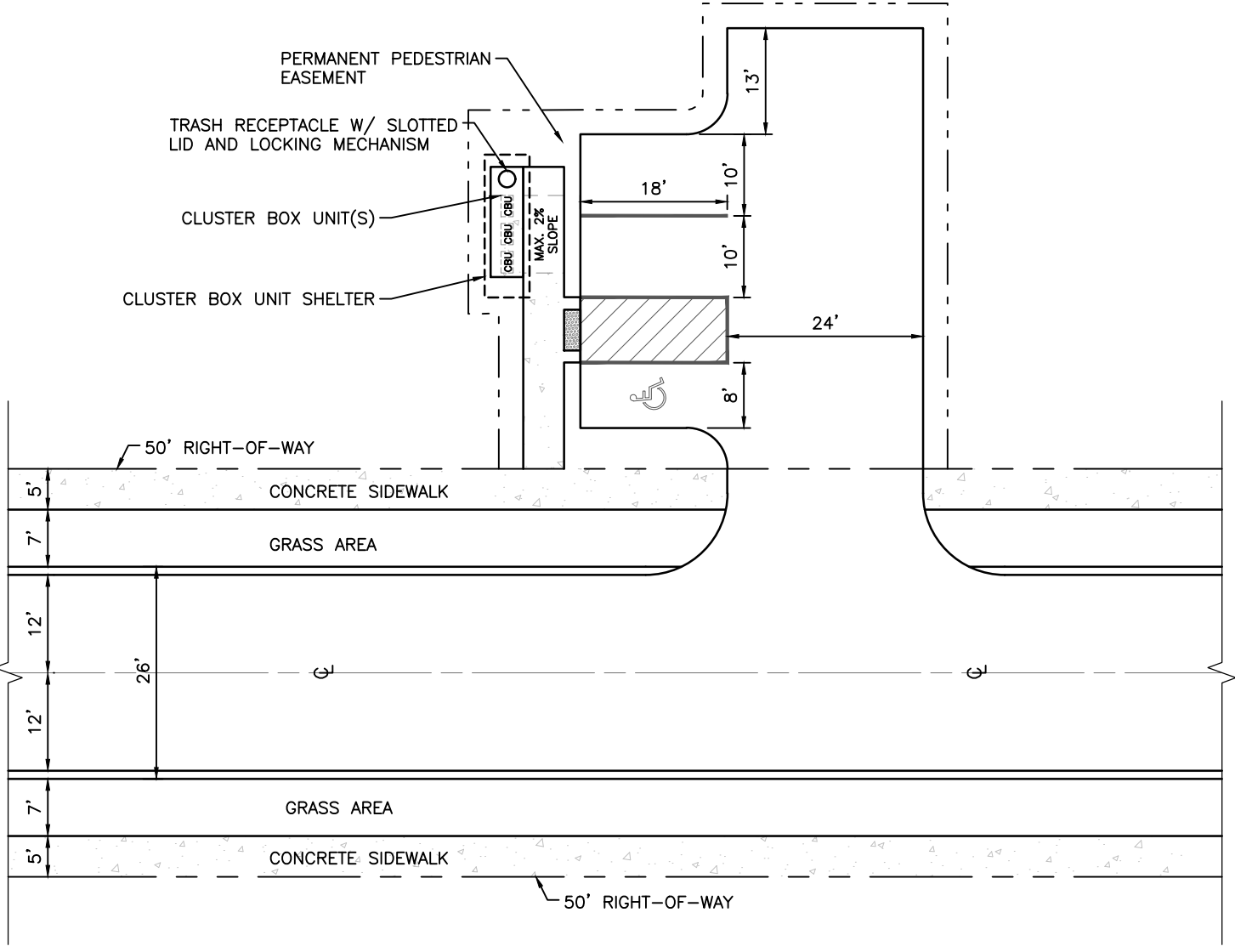
SCALE: N.T.S.

DATE: May 2024 FILE: ClusterMbox.dwg



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n:\PROJ\205\Details\Brighton_twp\2024_update\dwg\Site\ClusterMbox.dwg Layout=SD-26 Cluster Box Unit Parking Lot User=Rterrit Plotted=4/2/2025 11:35 AM



- 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.
 6. STREET LIGHTS MUST BE INSTALLED TO ADEQUATELY ILLUMINATE PARKING AREA.

SD-26

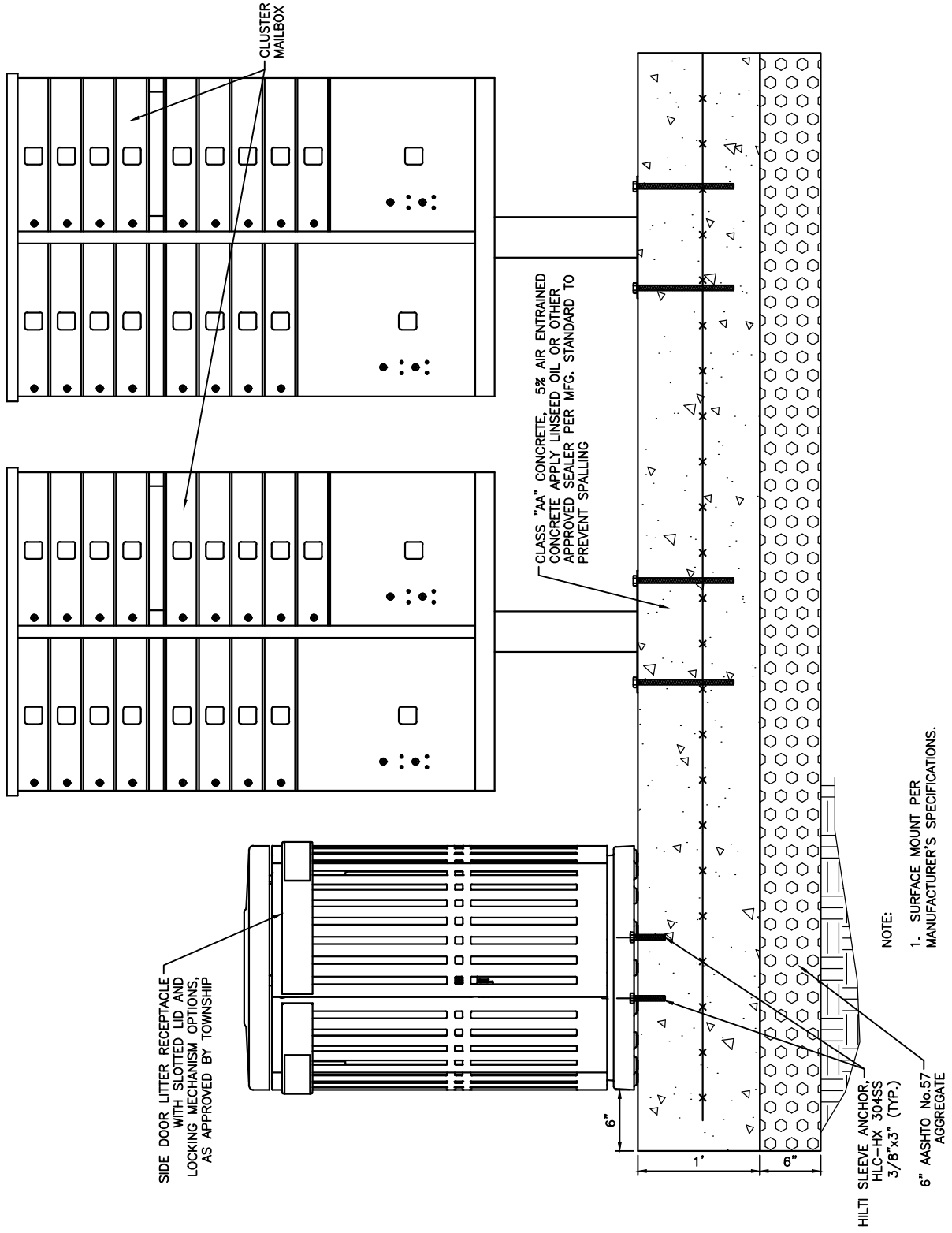
Cluster Box Unit Parking Lot

SCALE: N.T.S.

DATE: May 2024 FILE: ClusterMbox.dwg



Brighton Township
 Beaver County, Pennsylvania
 1300 Brighton Road
 Beaver, PA 15009



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.
6. STREET LIGHTS MUST BE INSTALLED TO ADEQUATELY ILLUMINATE PARKING AREA.

SD-27

Cluster Box Unit Concrete Pad Mounting

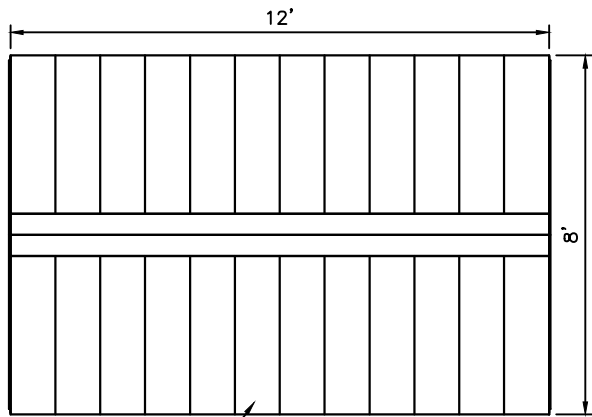
SCALE: N.T.S.

DATE: May 2024 FILE: ClusterMbox.dwg



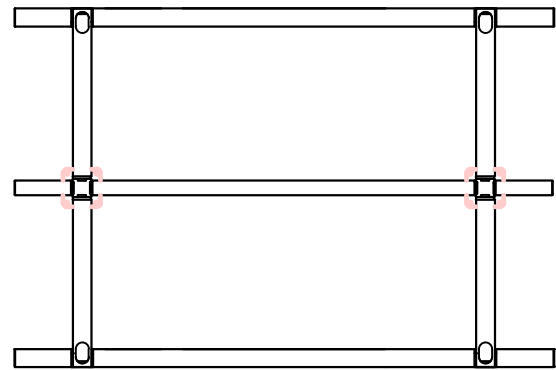
Brighton Township
 Beaver County, Pennsylvania
 1300 Brighton Road
 Beaver, PA 15009

n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Site\ClusterMbox.dwg Layout=SD-28 Cluster Box Unit Shelter User=Rterritt Plotted=4/2/2025 11:35 AM

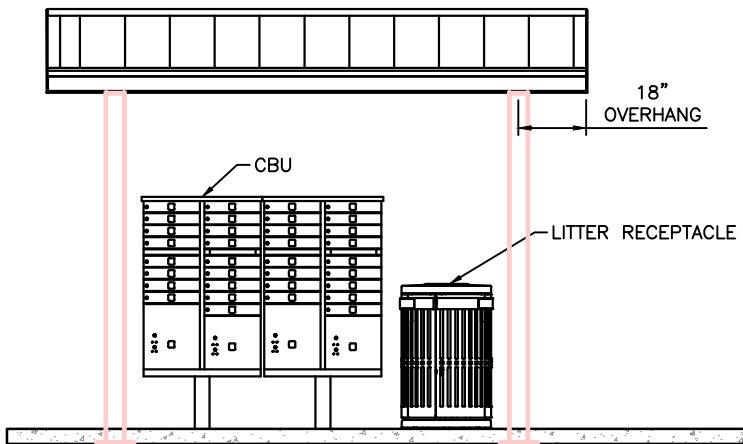


STANDING SEAM PANELS
30 YEAR WARRANTY

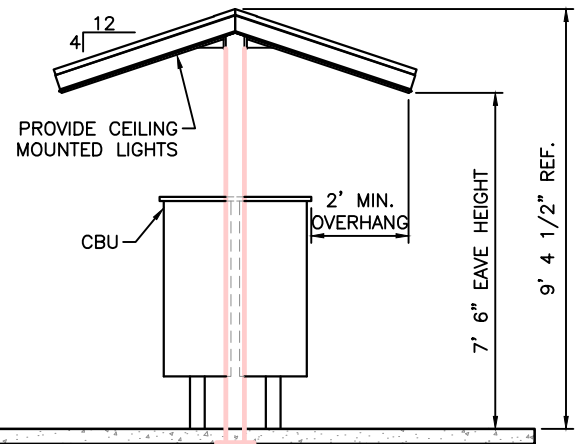
TOP VIEW



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.

SD-28

Cluster Box Unit Shelter

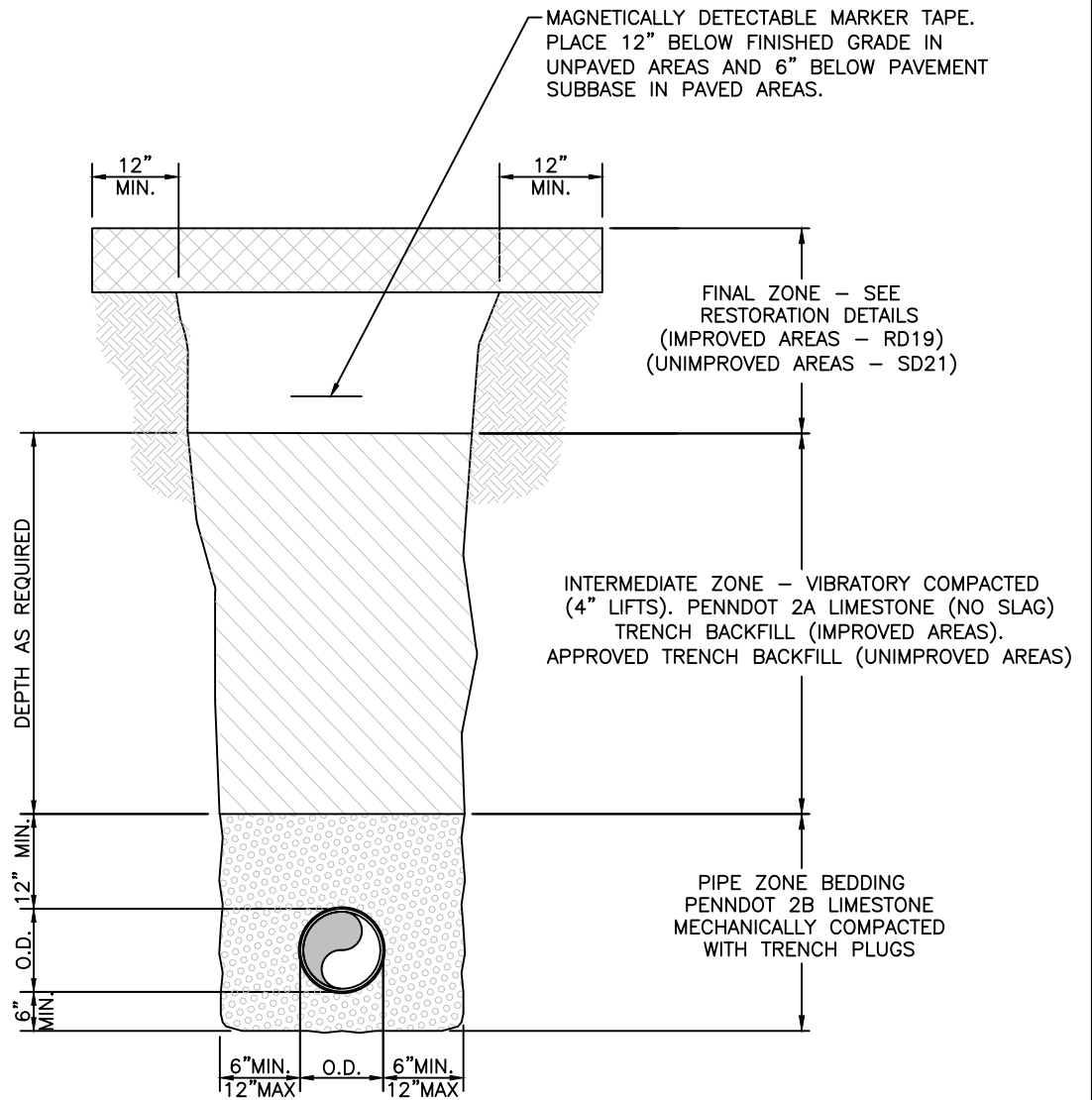
SCALE: N.T.S.

DATE: May 2024 FILE: ClusterMbox.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

n:\PROJ\205\Details\brighton twp\2024 update\dwg\Storm Sewer\SS-01 Storm Sewer Trench - Within ROW.dwg Layout=Storm Sewer Trench & Pipe Zones



NOTE:

1. 100% PENNDOT 2A LIMESTONE BACKFILL IS REQUIRED WHEN LOCATED WITHIN 4 FEET FROM THE EDGE OF PAVEMENT

SS-01

Storm Sewer Trench & Pipe Zones

SCALE: N.T.S.

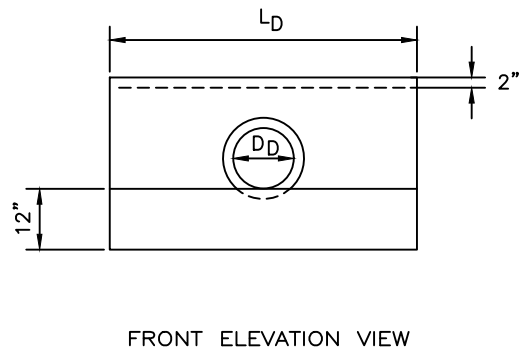
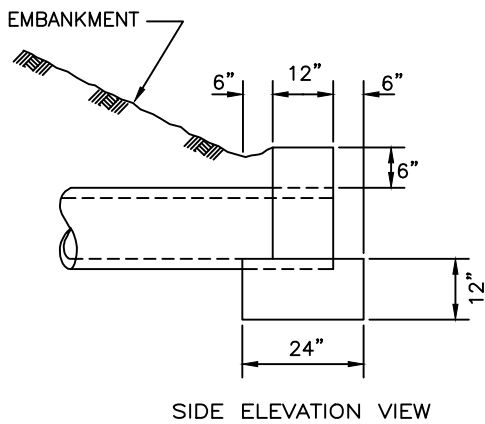
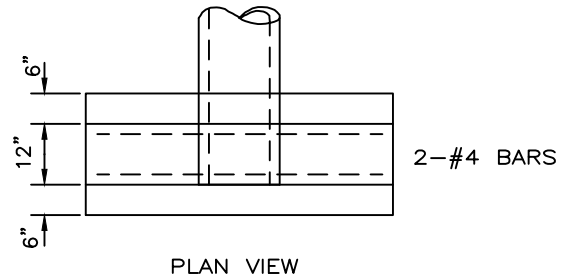
DATE: May 2024 FILE: SS-01 Storm Sewer Trench - Within ROW.dwg



Brighton Township
 Beaver County, Pennsylvania
 1300 Brighton Road
 Beaver, PA 15009

n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Storm Sewer\SS-02_Type D Endwall.dwg Layout=Type D Endwall

DIAMETER PIPE	L _D
18" AND 21"	5'
24" AND 27"	7'
30" AND 36"	9'



NOTES:

1. CONSTRUCT ENDWALL IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 605, FOR CAST-IN-PLACE UNITS AND SECTION 714 FOR PRECAST CEMENT CONCRETE UNITS.
2. FURNISH AND INSTALL ENDWALLS IN ACCORDANCE WITH PENNDOT PUBLICATION 72M STANDARDS FOR ROADWAY CONSTRUCTION, LATEST EDITION - RC-31M.
3. ONLY PRECAST ENDWALLS SUPPLIED BY A MANUFACTURER LISTED IN PENNDOT BULLETIN 15 WILL BE PERMITTED.

SS-02

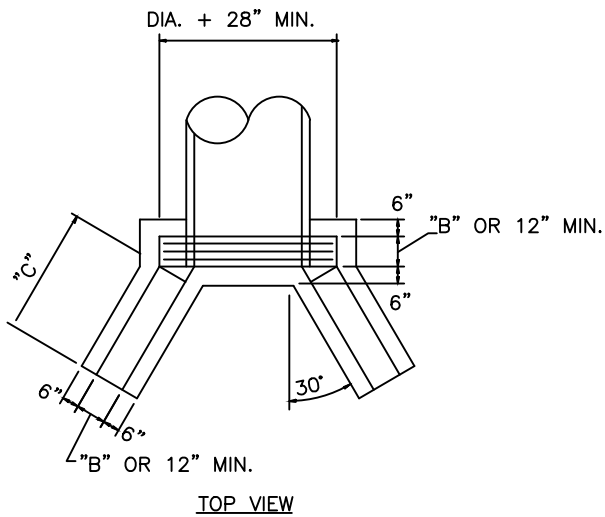
Type D Endwall

SCALE: N.T.S.

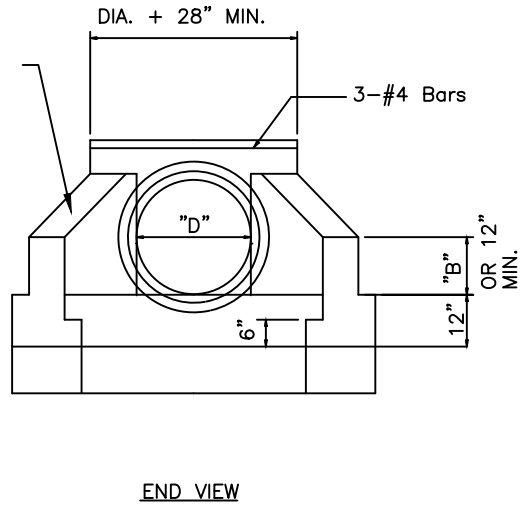
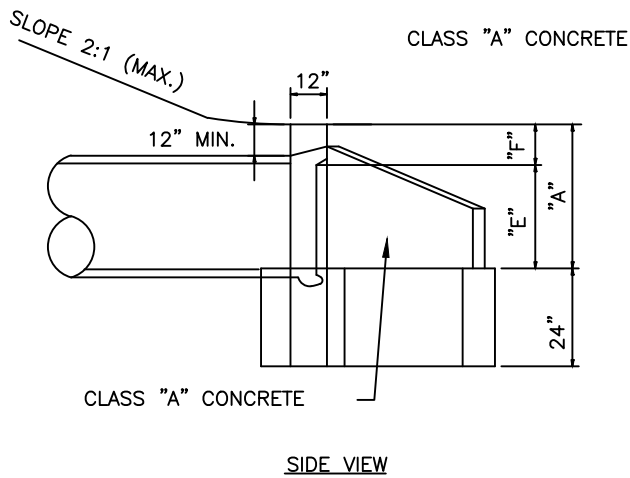
DATE: May 2024 FILE: SS-02 Type D Endwall.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009



PIPE DIA.	"A"	"B"	"C"	"D"	"E"	"B"
15"	2'-6"	9"	2'-0"	12"	1'-9"	9"
18"	2'-6"	9"	2'-0"	12"	2'-0"	9"
24"	3'-3"	9"	2'-0"	12"	2'-6"	9"
30"	4'-0"	12"	2'-6"	15"	3'-0"	12"
36"	4'-6"	12"	2'-6"	15"	3'-6"	12"
42"	5'-3"	15"	4'-3"	18"	4'-0"	15"
48"	5'-9"	15"	4'-9"	21"	4'-6"	15"
54"	6'-3"	15"	5'-3"	24"	5'-0"	15"
60"	7'-0"	15"	5'-9"	2'-3"	5'-6"	15"
66"	7'-6"	15"	7'-0"	2'-6"	6'-0"	15"
72"	8'-0"	18"	7'-0"	2'-6"	6'-6"	18"
84"	9'-0"	18"	8'-3"	2'-9"	7'-6"	18"



NOTES:

1. CONSTRUCT ENDWALL IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 605, FOR CAST-IN-PLACE UNITS AND SECTION 714 FOR PRECAST CEMENT CONCRETE UNITS.
2. FURNISH AND INSTALL ENDWALLS IN ACCORDANCE WITH PENNDOT PUBLICATION 72M STANDARDS FOR ROADWAY CONSTRUCTION, LATEST EDITION - RC-31M.
3. ONLY PRECAST ENDWALLS SUPPLIED BY A MANUFACTURER LISTED IN PENNDOT BULLETIN 15 WILL BE PERMITTED.
4. EXPOSED EDGES SHALL BE CHAMFERED ONE (1) INCH.

SS-03

Type DW Endwall

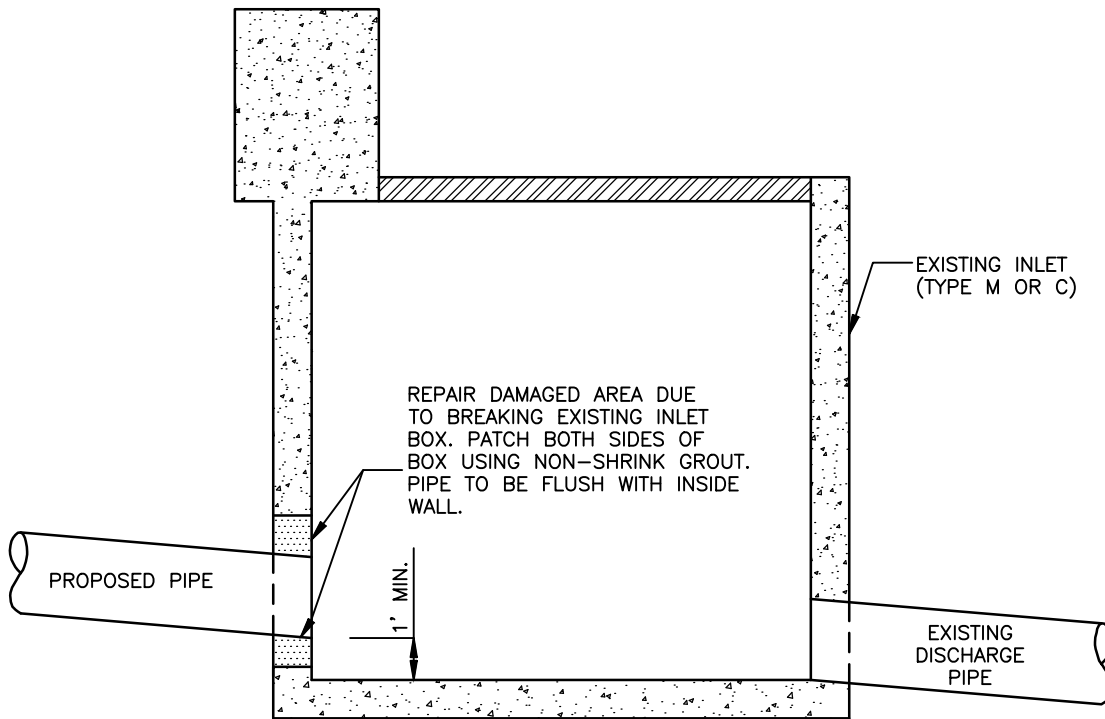
SCALE: N.T.S.

DATE: May 2024 FILE: SS-03 Type DW Endwall.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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SS-04

Inlet Connections

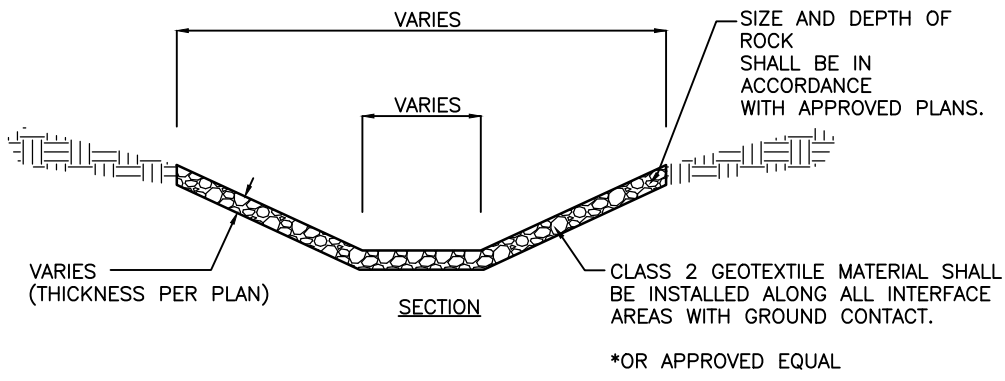
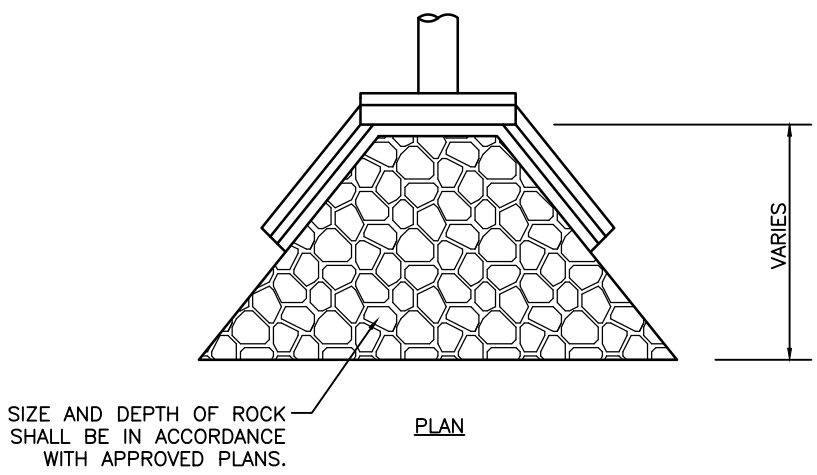
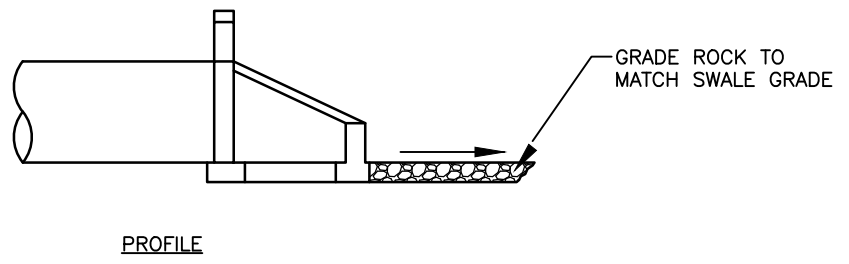
SCALE: N.T.S.

DATE: May 2024 FILE: SS-04 Inlet Connection.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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SS-05

Rip-Rap Storm Sewer Outfall

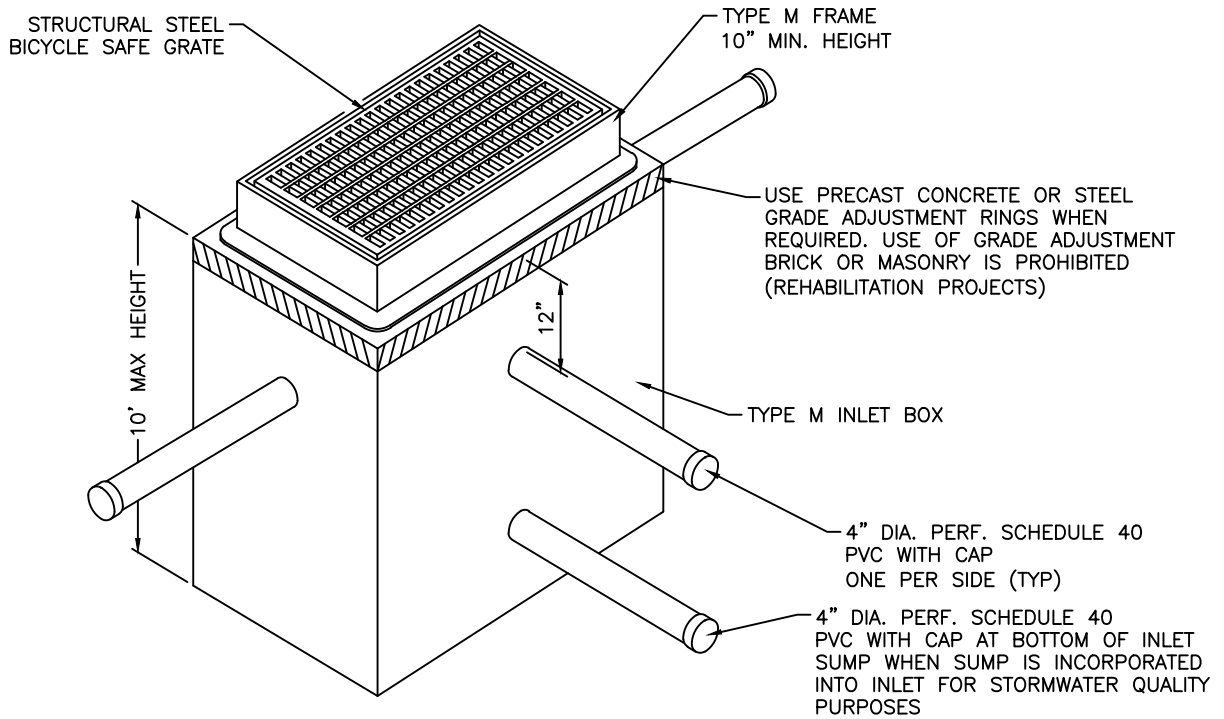
SCALE: N.T.S.

DATE: May 2024 FILE: SS-05 Riprap Outfall.dwg



Brighton Township
 Beaver County, Pennsylvania
 1300 Brighton Road
 Beaver, PA 15009

n:\PROJ\205\Details\brighton.twp\2024.update\dwg\Storm Sewer\SS-06_Type M Inlet.dwg Layout=Type M Inlet Frame and Grate



INLET BOX NOTES:

1. Construct inlet box in accordance with the requirements of PennDOT Publication 408, Section 605, for Cast-in-Place units and Section 714 for Precast Cement Concrete units.
2. Furnish and install inlet boxes, connections, joints, steps, and other appurtenances and details in accordance with PennDOT Publication 72M Standards for Roadway Construction, latest edition – RC-46M, Inlet Box with Type M Frame. Provide Inlet Type of smallest dimension to accommodate connected pipe openings in accordance with this Publication.
3. Only precast inlet boxes supplied by a manufacturer listed in PennDOT Bulletin 15 will be permitted.
4. Inlets that exceed the maximum height, as shown, are not permitted without approval by the Township. A specific design will be required for review and approval.
5. Do not extend pipe block-outs into the base when base is not monolithic with the inlet walls.
6. Locate pipe or pipes, as required, with the inlet bottom shaped to channel the flow toward the outlet pipe.
7. Brick or concrete block inlets shall not be permitted.
8. Storm sewer drop connections from invert of outflow pipe to invert of inflow pipes shall be a maximum of 2 ft.

TYPE M FRAME NOTES:

1. Furnish and install cast iron or structural steel Type M Frames in accordance with the requirements of PennDOT Publication 72M Standards for Roadway Construction, latest edition – RC-45M, Type M Frame, except that the frame must have a minimum 10" height.
2. Only frames supplied by a manufacturer listed in PennDOT Bulletin 15 will be permitted.
3. Concrete frames are permitted outside of paved areas. Provide concrete frames per PennDOT Publication 72M, RC-45M.

INLET GRATE NOTES:

1. Furnish and install structural steel bicycle safe inlet grates in accordance with the requirements of PennDOT Publication 72M Standards for Roadway Construction, latest edition – RC-45M, Structural Steel Grate Bicycle Safe.
2. Vane grates may be used only with permission from the Township. Vane grates (if permitted) must be Type "L" only (bicycle safe). If permission to use vane grates is granted by the Township, furnish and install vane grates in accordance with the requirements of PennDOT Publication 72M Standards for Roadway Construction, latest edition – RC-45M, Cast Iron Vane Grate.
3. Cast iron grates may be used only with permission from the Township. Do not use cast iron grates within the travel lanes. If these grates are permitted by the Township, they must be located at the edge of outside shoulders, swales, wide median swales and infield areas that are outside the travel lanes or curb to curb roadways.
4. Only grates supplied by a manufacturer listed in PennDOT Bulletin 15 will be permitted.

SS-06

Type M Inlet, Frame And Grate

SCALE: N.T.S.

DATE: May 2024 FILE: SS-06 Type M Inlet.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

n:\PROJ\205\Details\brighton twp\2024 update\dwg\Storm Sewer\SS-07 Bike Safe Grate.dwg Layout=Structural Steel Bicycle Safe Grate

GENERAL NOTES

1. THIS SHEET DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. ONLY GRATES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 22" X 36" REPRODUCIBLE SHOP DRAWING TO THE BUREAU OF CONSTRUCTION AND MATERIALS, MATERIALS AND TESTING DIVISION FOR REVIEW AND APPROVAL.

2. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03 (R).

3. PROVIDE TRANSVERSE BARS, MEETING THE REQUIREMENT OF PUBLICATION 408.

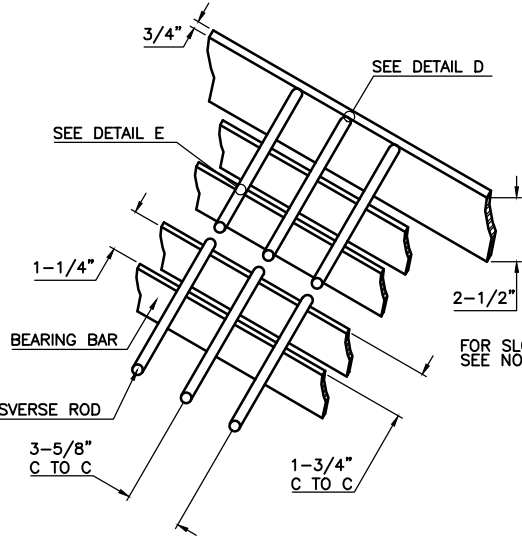
4. PROVIDE BICYCLE-SAFE, STRUCTURAL STEEL OR CAST IRON VANE GRATES FOR INSTALLATION ONLY WHERE BICYCLE TRAFFIC IS ANTICIPATED, SUCH AS CURBED

ROADWAYS IN URBAN AREAS OR ROADWAYS SPECIFICALLY ESTABLISHED AND SIGNED AS BIKEWAYS OR BIKE LANES. ALTERNATE BICYCLE-SAFE GRATE DESIGNS SHALL REQUIRE A SHOP DRAWING SUBMISSION, AS SPECIFIED IN NOTE 1, AND SHALL CONFORM TO THE DIMENSIONAL REQUIREMENTS FOR PROPER INSTALLATION WITH THE CURRENT CONCRETE TOP UNITS.

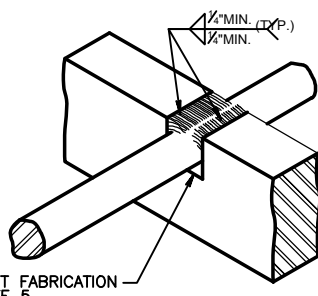
5. FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.

6. PROVIDE STRUCTURAL STEEL GRATES WITH THE GRATE SPACERS LOCATED FLUSH ALONG THE TOP SURFACE OF THE GRATE.

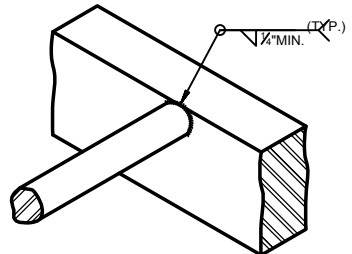
7. DO NOT USE CAST IRON GRATES WITHIN THE TRAVEL LANES. THESE GRATES ARE PERMITTED AT THE EDGE OF OUTSIDE SHOULDERS, SWALES, WIDE MEDIAN SWALES AND INFIELD AREAS THAT ARE OUTSIDE THE TRAVEL LANES OR CURB TO CURB ROADWAYS.



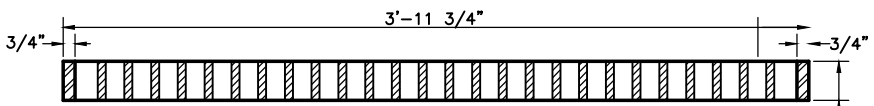
BAR AND ROD SPACING DETAIL



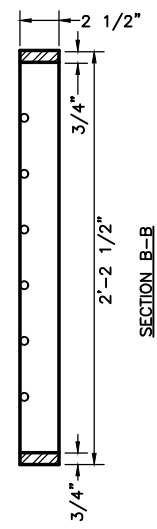
DETAIL E



DETAIL D

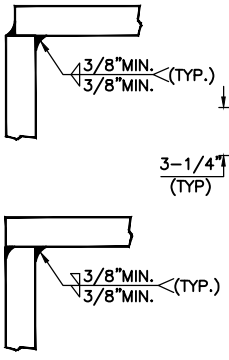


SECTION A-A



SECTION B-B

SEE TYPICAL CORNER DETAILS, THIS SHEET.



TYPICAL CORNER DETAILS

6 TRANSVERSE RODS AT 3-5/8" C. TO C. (TYP)
 3/8" ø x 46-1/4" ROD

26 BEARING RODS AT 1-3/4" C. TO C. (TYP)
 1/2" X 2-1/2" X 25" BAR

SS-07

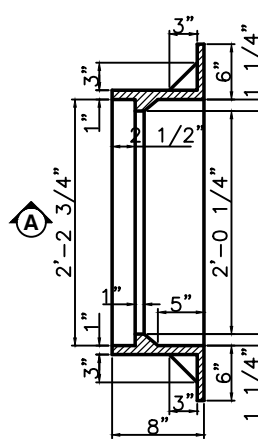
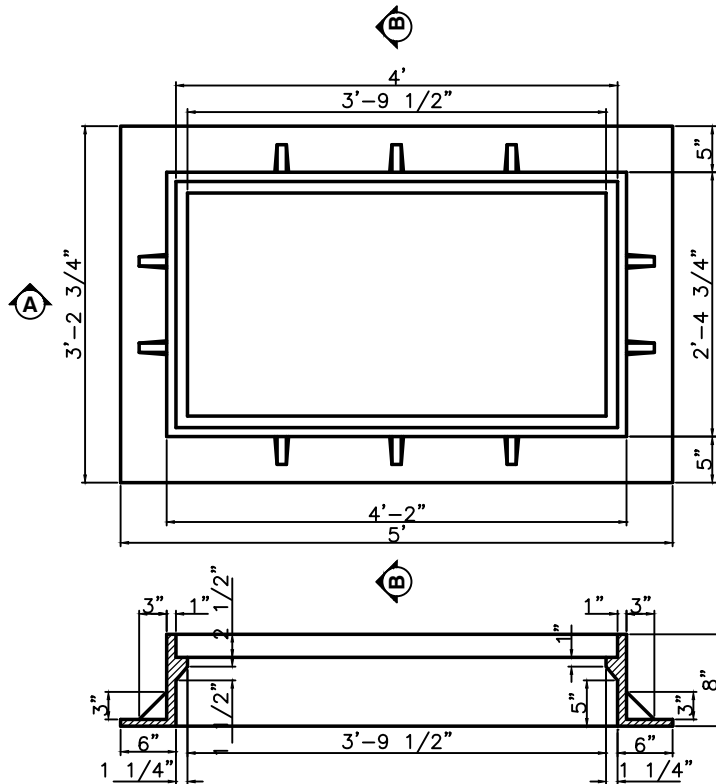
Structural Steel Bicycle Safe Grate

SCALE: N.T.S.

DATE: May 2024 FILE: SS-07 Bike Safe Grate.dwg



Brighton Township
 Beaver County, Pennsylvania
 1300 Brighton Road
 Beaver, PA 15009



NOTES:

1. THIS STANDARD DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION AND MANUFACTURING. ONLY ITEMS SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 WILL BE PERMITTED.
2. PROVIDE EITHER GRAY, MALLEABLE OR DUCTILE IRON CASTINGS OR STRUCTURAL STEEL FRAMES.
3. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(r). WELDING SHOPS ARE NOT REQUIRED TO BE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CERTIFIED.
4. FURNISH AND INSTALL FRAMES IN ACCORDANCE WITH THE REQUIREMENTS OF PennDOT PUBLICATION 72M STANDARDS FOR ROADWAY CONSTRUCTION, LATEST EDITION - RC-45M.
5. CONCRETE FRAMES ARE NOT PERMITTED.
6. SOURCE: PA DOT STANDARDS FOR ROADWAY CONSTRUCTION (LATEST EDITION).

SS-08

Type 'M' Inlet Frame

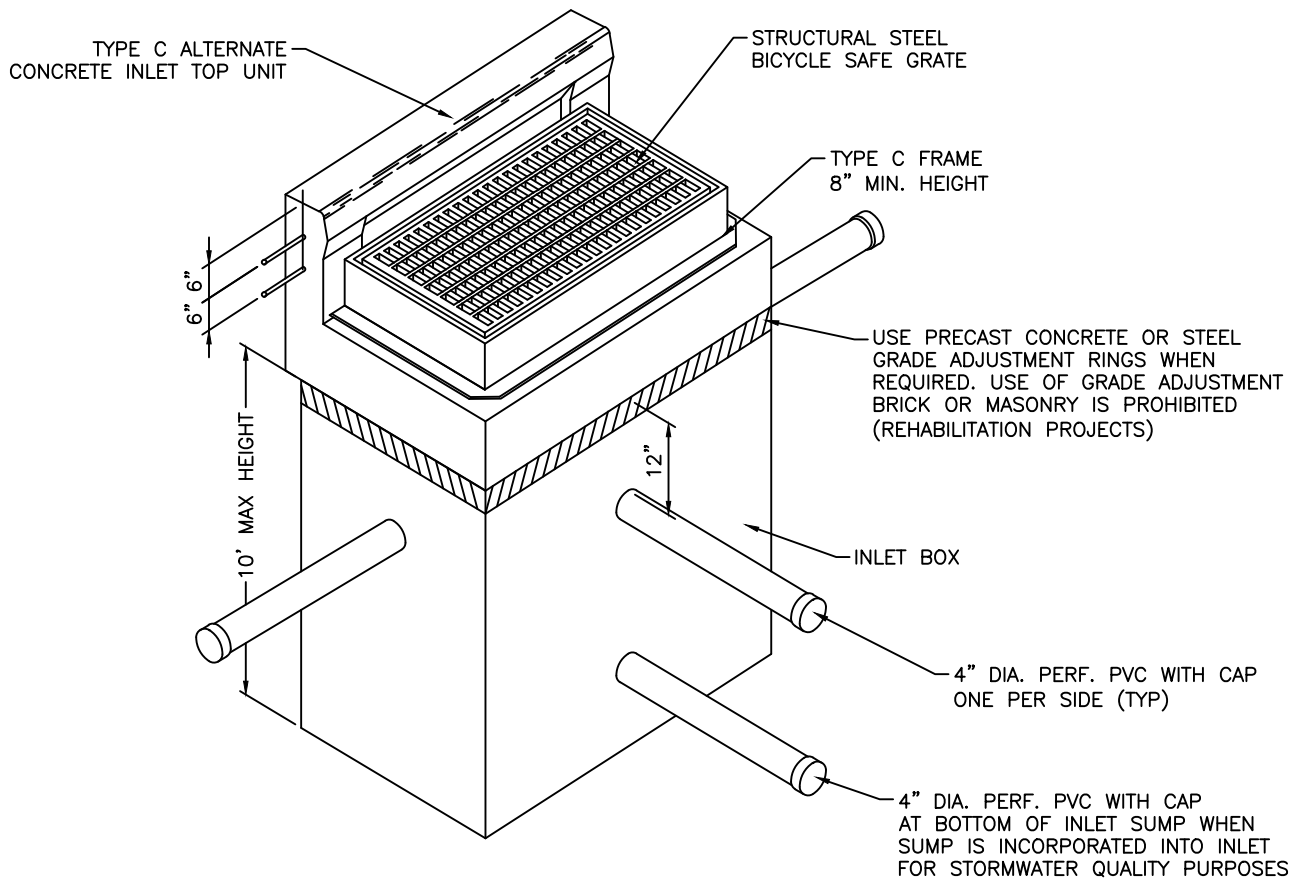
SCALE: N.T.S.

DATE: May 2024 FILE: SS-08 Type M Inlet Frame.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

n:\PROJ\205\Details\brighton twp\2024 update\dwg\Storm Sewer\SS-09 Type C Inlet.dwg Layout=Type C Inlet Frame and Grate



INLET BOX NOTES:

1. Construct inlet box in accordance with the requirements of PennDOT Publication 408, Section 605, for Cast-in-Place units and Section 714 for Precast Cement Concrete units.
2. Furnish and install inlet boxes, connections, joints, steps, and other appurtenances and details in accordance with PennDOT Publication 72M Standards for Roadway Construction, latest edition – RC-46M, Inlet Box with Concrete Top Unit – Type C Alternate With Type C Frame. Provide Inlet Type of smallest dimension to accommodate connected pipe openings in accordance with this Publication.
3. Only precast inlet boxes supplied by a manufacturer listed in PennDOT Bulletin 15 will be permitted.
4. Inlets that exceed the maximum height, as shown, are not permitted without approval by the Township. A specific design will be required for review and approval.
5. Do not extend pipe block-outs into the base when base is not monolithic with the inlet walls.
6. Locate pipe or pipes, as required, with the inlet bottom shaped to channel the flow toward the outlet pipe.
7. Brick or concrete block inlets shall not be permitted.
8. Storm sewer drop connections from invert of outflow pipe to invert of inflow pipes shall be a maximum of 2 ft.

TYPE M FRAME NOTES:

1. Furnish and install Type C Alternate Concrete Top Unit and cast iron or structural steel Type C Frames in accordance with the requirements of PennDOT Publication 72M Standards for Roadway Construction, latest edition – RC-45M.
2. Only top units and frames supplied by a manufacturer listed in PennDOT Bulletin 15 will be permitted.

INLET GRATE NOTES:

1. Furnish and install structural steel bicycle safe inlet grates in accordance with the requirements of PennDOT Publication 72M Standards for Roadway Construction, latest edition – RC-45M, Structural Steel Grate Bicycle Safe.
2. Vane grates may be used only with permission from the Township. If permission to use vane grates is granted by the Township, furnish and install vane grates in accordance with the requirements of PennDOT Publication 72M Standards for Roadway Construction, latest edition – RC-45M, Cast Iron Vane Grate.
3. Cast iron grates may be used only with permission from the Township. Do not use cast iron grates within the travel lanes. If these grates are permitted by the Township, they must be located at the edge of outside shoulders, swales, wide median swales and infield areas that are outside the travel lanes or curb to curb roadways.
4. Only grates supplied by a manufacturer listed in PennDOT Bulletin 15 will be permitted.

SS-09

Type C Inlet, Frame And Grate

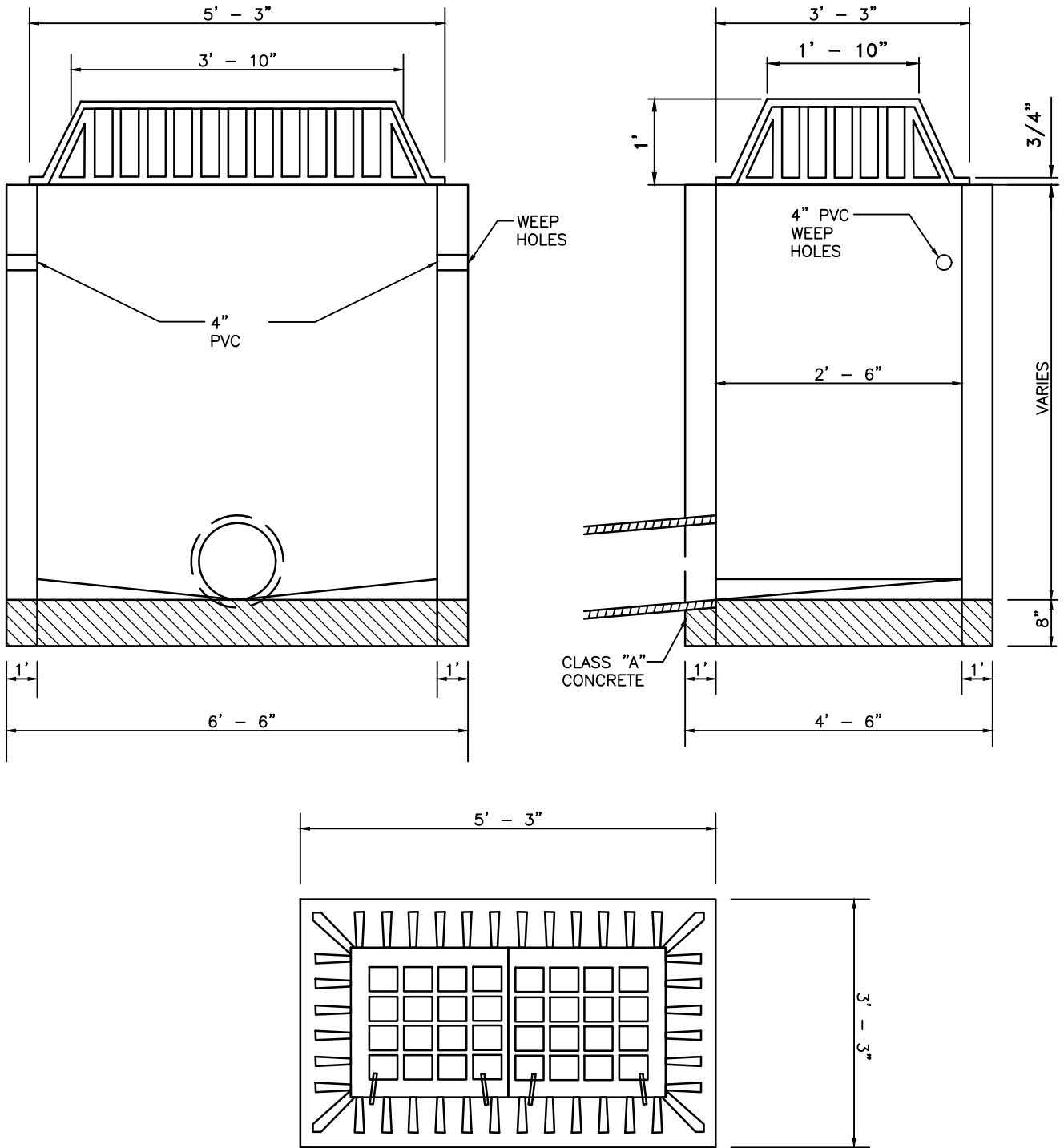
SCALE: N.T.S.

DATE: May 2024 FILE: SS-09 Type C Inlet.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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SS-10

Yard Drains

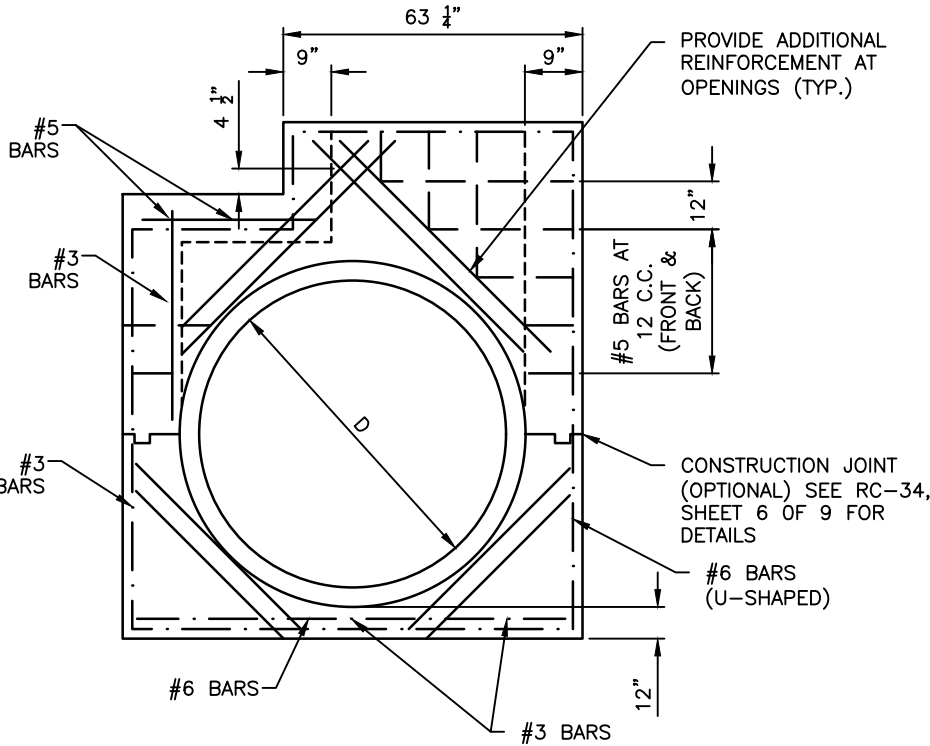
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DATE: May 2024 FILE: SS-10 Yard Drains.dwg

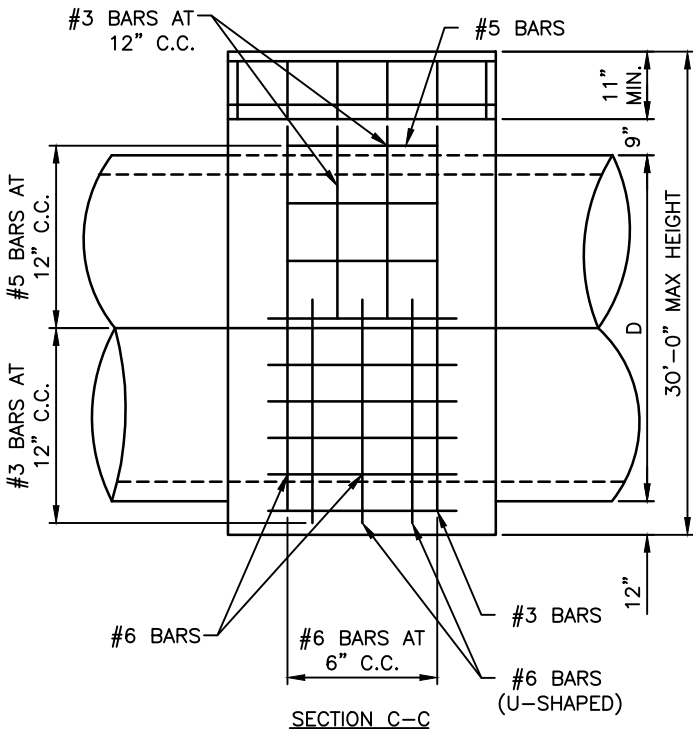


Brighton Township
 Beaver County, Pennsylvania
 1300 Brighton Road
 Beaver, PA 15009

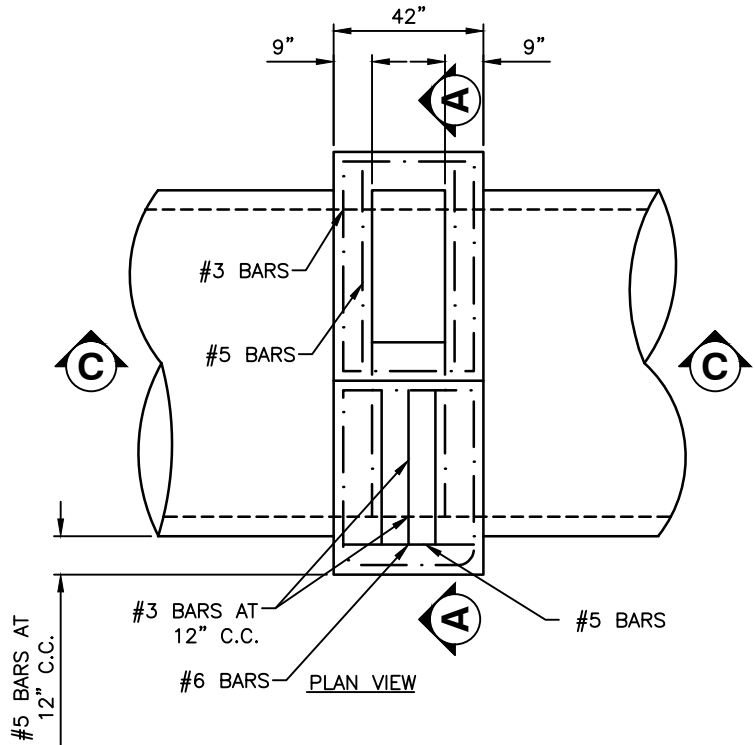
n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Storm Sewer\SS-11 Modified Type II Box.dwg Layout=Modified Type II Inlet Box



SECTION A-A



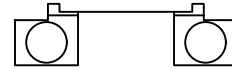
SECTION C-C



PLAN VIEW

NOTES:

1. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 605 AND SECTION 714.
2. INLETS THAT EXCEED THE MAXIMUM HEIGHT SHOWN SHALL REQUIRE SPECIAL DETAILS AND DESIGN FOR THE INLET WALLS AND BASE. CONSTRUCT INLETS THAT EXCEED 5 FEET IN HEIGHT WITH STEPS SIMILAR TO MANHOLES. SEE RC-39.
3. WHEN A SITUATION CAN BE SATISFIED BY THE MODIFIED INLET BOXES SHOWN, SPECIAL DETAILS AND DESIGN SHOULD BE PROVIDED.
4. FOR ORIENTATION OF THE TYPE C INLET WITH THE MODIFIED TYPE I INLET BOX. THE TYPICAL INSTALLATION DETAILS ARE SHOWN BELOW. ANY VARIATION SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS BY SPECIAL DETAILS.
5. PROVIDE A MINIMUM HEIGHT OF 20 INCHES MEASURED FROM THE TOP SURFACE OF THE TOP UNIT TO THE INSIDE TOP OF THE PIPE WHEN THE TOP UNIT AND EITHER A MODIFIED TYPE I OR A MODIFIED TYPE II INLET BOX ARE CONSTRUCTED MONOLITHICALLY.
6. ONLY PRECAST MODIFIED INLET BOXES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 22" X 36" REPRODUCIBLE SHOP DRAWING TO THE BUREAU OF CONSTRUCTION AND MATERIALS. MATERIALS AND TESTING DIVISION FOR REVIEW AND APPROVAL.



SS-11

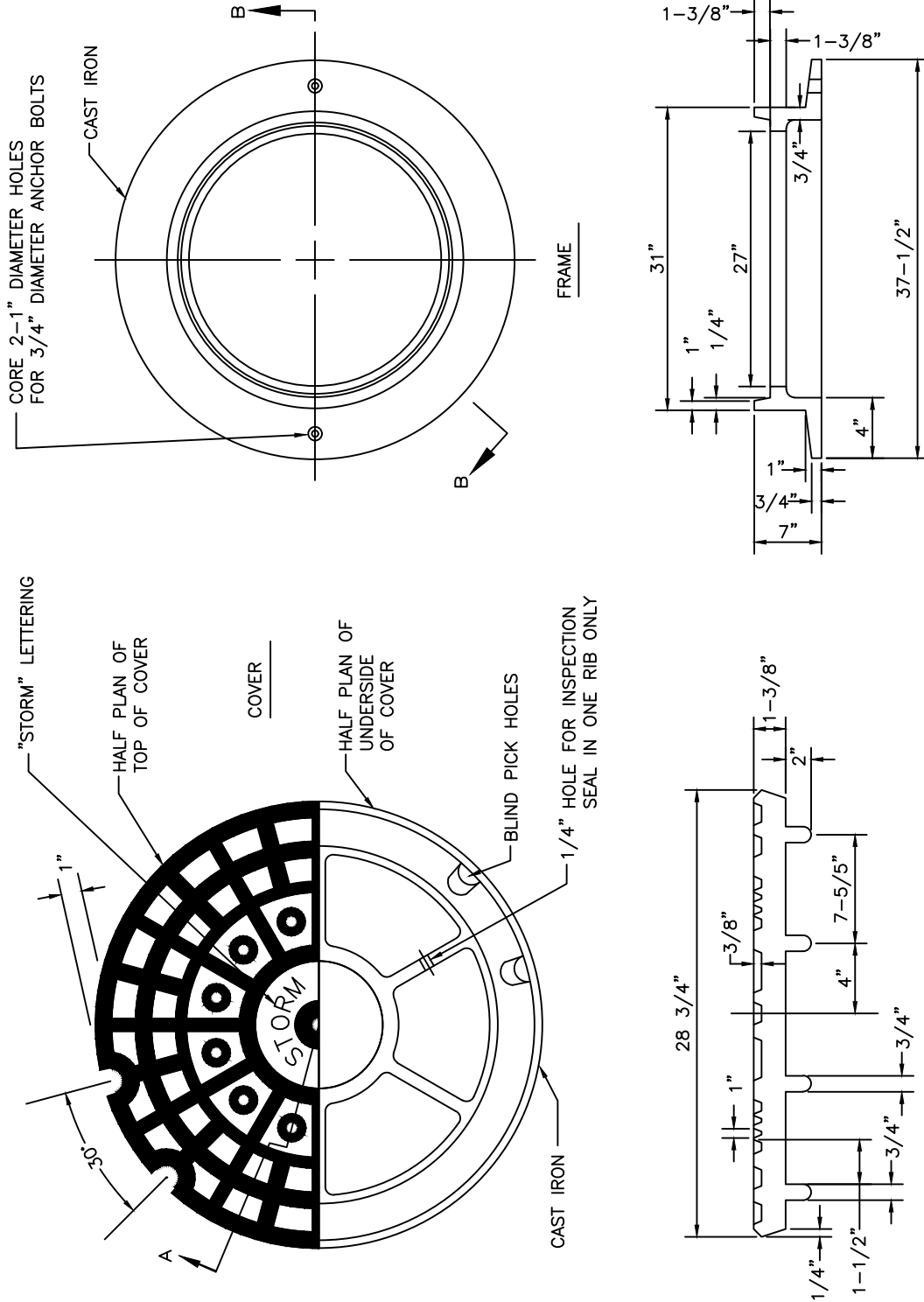
Modified Type II Inlet Box

SCALE: N.T.S.

DATE: May 2024 FILE: SS-11 Modified Type II Box.dwg



Brighton Township
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SECTION B-B

NOTE: LABEL MANHOLE COVER "STORM"

SECTION A-A

SS-12

Storm Sewer Manhole Frame And Cover

SCALE: N.T.S.

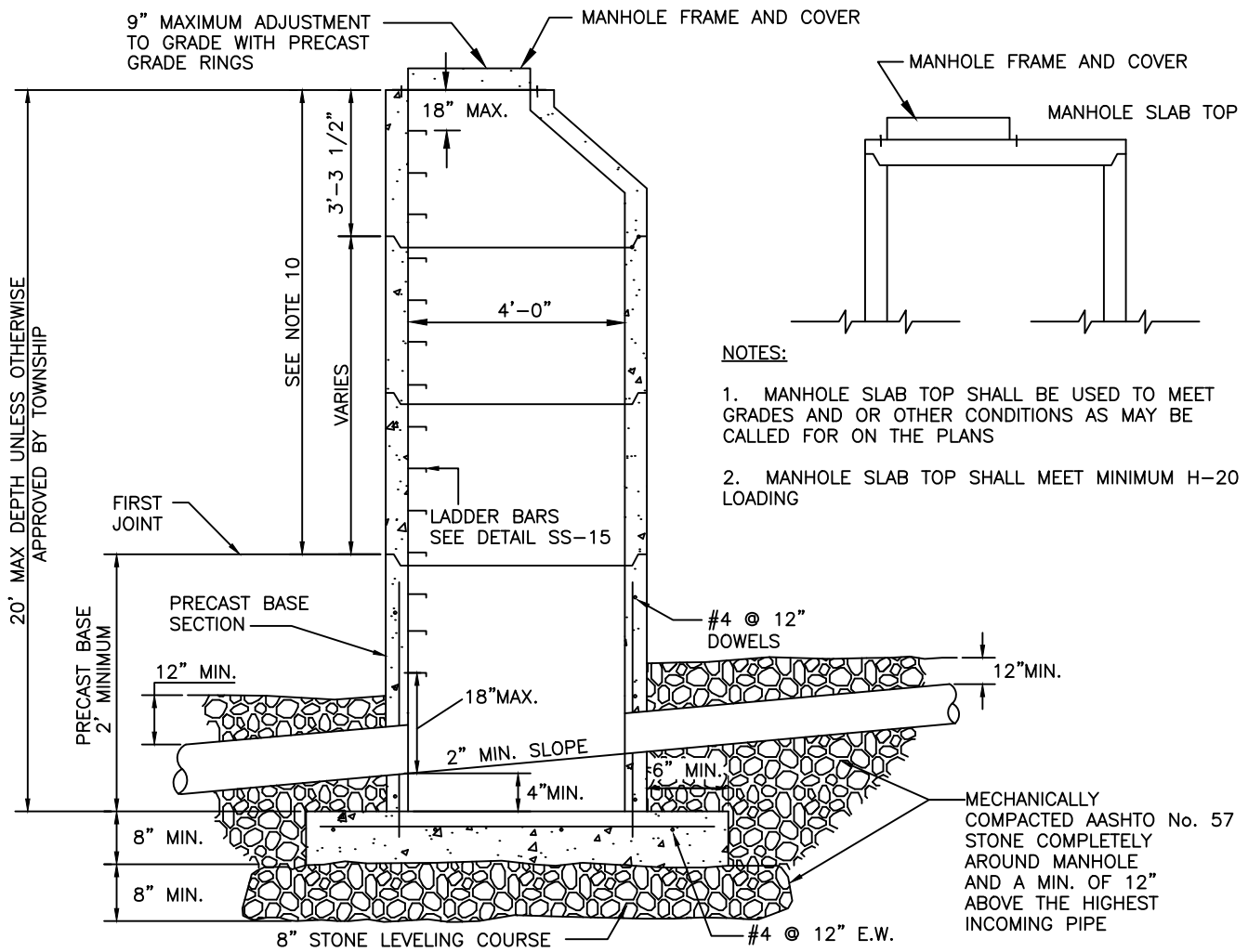
DATE: May 2024 FILE: SS-12 Manhole, Frame And Cover.dwg



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NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 605, FOR CAST-IN-PLACE UNITS AND SECTION 714 FOR PRECAST CEMENT CONCRETE UNITS.
2. FURNISH AND INSTALL MANHOLES, CONNECTIONS, JOINTS, STEPS, AND OTHER APPURTENANCES AND DETAILS IN ACCORDANCE WITH PENNDOT PUBLICATION 72M STANDARDS FOR ROADWAY CONSTRUCTION, LATEST EDITION – RC-39M, STANDARD MANHOLES.
3. ONLY PRECAST MANHOLES SUPPLIED BY A MANUFACTURER LISTED IN PENNDOT BULLETIN 15 WILL BE PERMITTED.
4. DO NOT EXTEND PIPE BLOCK-OUTS INTO THE BASE WHEN BASE IS NOT MONOLITHIC WITH THE MANHOLE WALLS.
5. LOCATE PIPE OR PIPES, AS REQUIRED, WITH THE MANHOLE BOTTOM SHAPED TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE.
6. BRICK OR CONCRETE BLOCK MANHOLES SHALL NOT BE PERMITTED.
7. STORM SEWER DROP CONNECTIONS FROM INVERT OF OUTFLOW PIPE TO INVERT OF INFLOW PIPES SHALL BE A MAXIMUM OF 2 FT.
8. MAXIMUM ADJUSTMENT TO FINISHED GRADE USING PRECAST GRADE RINGS SHALL NOT EXCEED NINE INCHES (9”).
9. MANHOLE INVERT SHALL BE CONCRETE TO THE SPRING LINE OF PIPE WITH SIDES SLOPING 1/2” TO 1’-0” TO INSIDE FACE OF PRECAST BASE SECTION.
10. IF THIS DIMENSION IS 3’-3”, USE PRECAST SLAB TOP DESIGNED TO MEET LOAD CONDITIONS



NOTES:

1. MANHOLE SLAB TOP SHALL BE USED TO MEET GRADES AND OR OTHER CONDITIONS AS MAY BE CALLED FOR ON THE PLANS
2. MANHOLE SLAB TOP SHALL MEET MINIMUM H-20 LOADING

THIS DETAIL IS FOR PIPES 36" DIA. OR LESS

SS-13

Storm Sewer Manhole (Pipes 36 In. Dia. & Smaller)

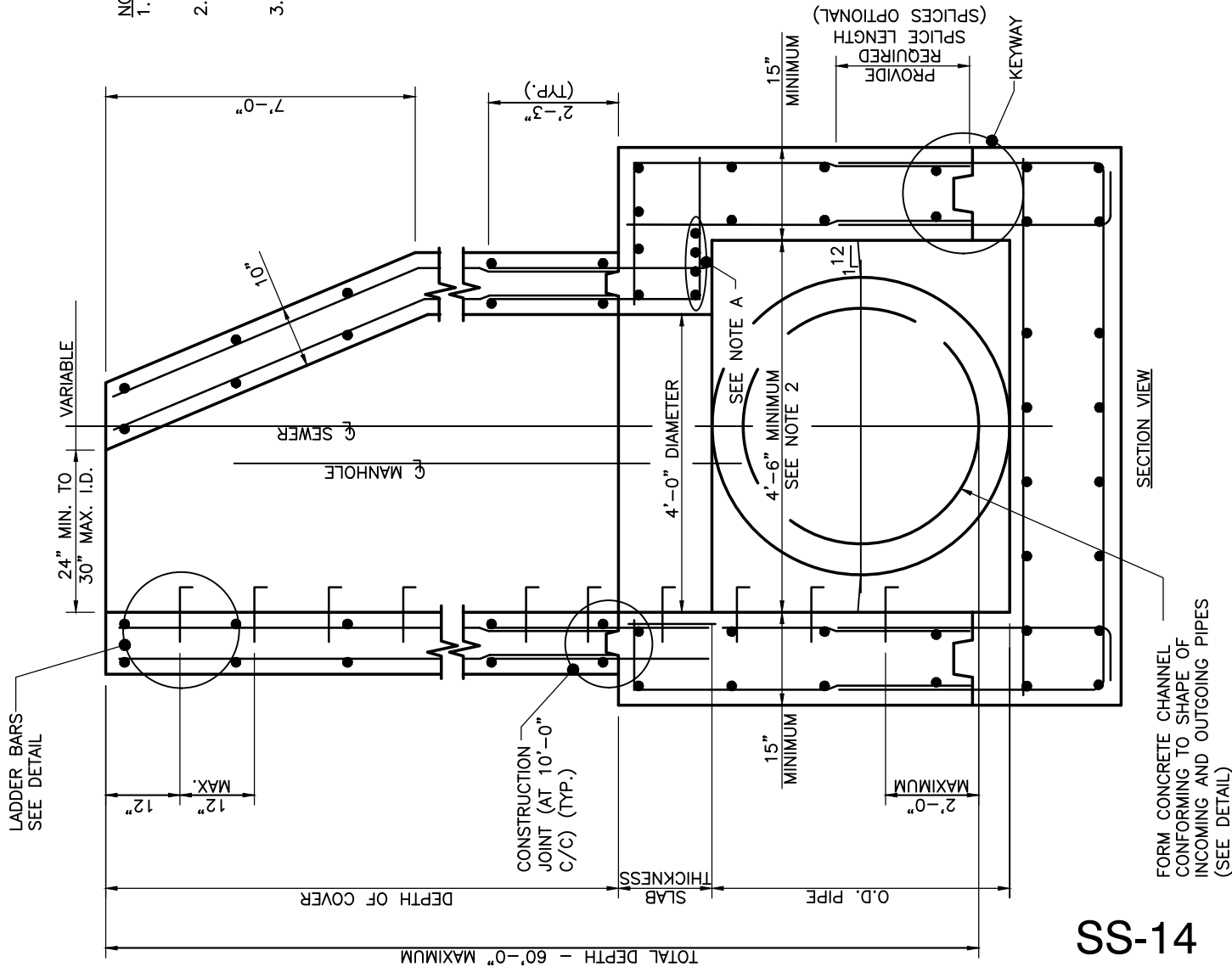
SCALE: N.T.S.

DATE: May 2024 FILE: SS-13 Typical Manhole.dwg



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n:\PROJ\205\Details\Brighton\2024\update\dwg\Storm Sewer\SS-13 Typical Manhole.dwg Layout=SS-13 Storm Sewer Manhole (Pipes 36 In. Dia. & Smaller)



NOTES:

1. FOR CONSTRUCTION REQUIREMENTS SEE PENNDOT RC-39 FOR DESIGN REQUIREMENTS SEE PENNDOT RC-39.
 2. INCREASE BOX SIZE WHEN REQUIRED TO KEEP WALLS OF MANHOLE BOX SECTION FLUSH WITH THE OPENING FOR PIPES LARGER THAN 42 INCHES I.D.
 3. DESIGN PROCEDURE FOR MANHOLE BOX SECTION.
DESIGN ALL MEMBERS FOR MOMENT, CRACK CONTROL & SHEAR AT DISTANCE d (EFFECTIVE DEPTH OF MEMBER) FROM FACE OF SUPPORT. ALL SPAN LENGTHS ARE CALCULATED FROM THE CENTER OF THE SUPPORTS.
- A. TOP SLAB**
- DESIGN A 12" WIDE SLAB STRIP FOR ONE-WAY ACTION TO CARRY DEAD LOAD, LIVE LOAD, AND WEIGHT OF EARTH. SPAN THE STRIP, SIMPLY SUPPORTED, ACROSS THE WIDTH OF THE BOX OR IN THE SHORT DIRECTION.
 - PLACE ADDITIONAL BARS IN THE SLAB AT 45 DEGREES AROUND THE MANHOLE OPENING. FFF - 1/85
- B. "EDGE BEAM"**
- "EDGE BEAMS" TO BE THE SAME DEPTH AS THE TOP SLAB. TO ACHIEVE REQUIRED CAPACITY WHERE NECESSARY, INCREASE DEPTH OF "EDGE BEAM" BY PROVIDING ADDITIONAL CLEARANCE BETWEEN THE SLAB AND TOP OF OPENING. LOCATE HORIZONTAL STEEL FOR BEAM ABOVE THE SOFFIT OF THE OPENING.
 - DESIGN THE "EDGE BEAMS", SPANNING THE LENGTH OF THE BOX, TO CARRY A UNIFORMLY DISTRIBUTED LOAD EQUAL TO THE REACTION FROM THE SLAB.
- C. WALLS**
- DESIGN THE WALLS TO CARRY THE AXIAL LOAD, DUE TO EARTH LOAD, LIVE LOAD, AND DEAD LOAD APPLIED DIRECTLY TO THE WALL, IN ADDITION TO REACTIONS FROM THE "EDGE BEAMS", AND THE VERTICAL MOMENT CAUSED BY SATURATED AT REST EARTH PRESSURE. CONSIDER THE WALL SIMPLY SUPPORTED BETWEEN TOP SLAB AND FOOTING. PROVIDE THE SAME REINFORCEMENT ON THE OUTSIDE FACE.
- D. FOOTING**
- DESIGN SPAN NORMAL TO PIPE TO CARRY POSITIVE MOMENT OF $1/10 WL$ AND NEGATIVE MOMENT OF $1/12 WL$ WHERE W IS THE UNIFORM BEARING PRESSURE. DO NOT TAKE INTO ACCOUNT THE CONCRETE IN THE CHANNEL WHEN CALCULATING CAPACITY OF THE FOOTING.
 - AS A MINIMUM, PROVIDE NO. 4 BARS AT 12" CENTERS, TOP AND BOTTOM OF SLAB IN THE OPPOSITE DIRECTION.

Storm Sewer Manhole (Pipes Over 36 In. Dia.)

SS-14

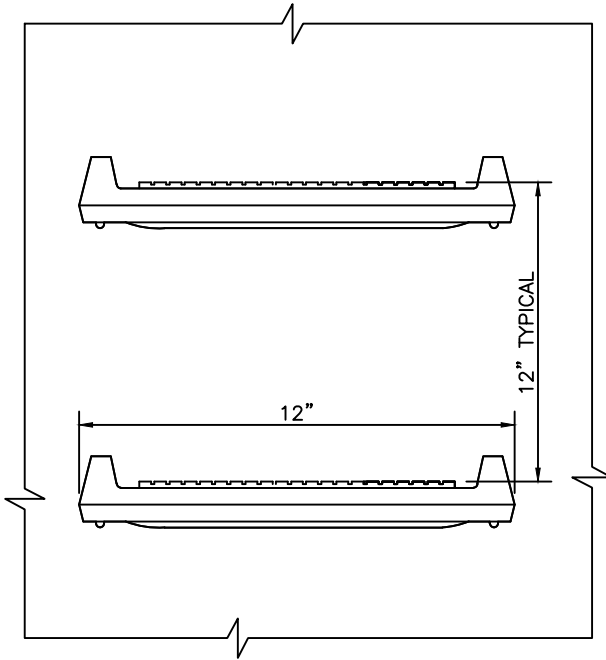
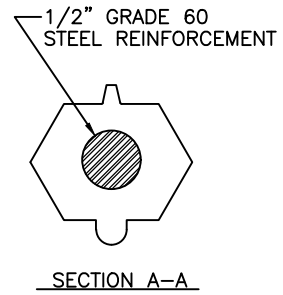
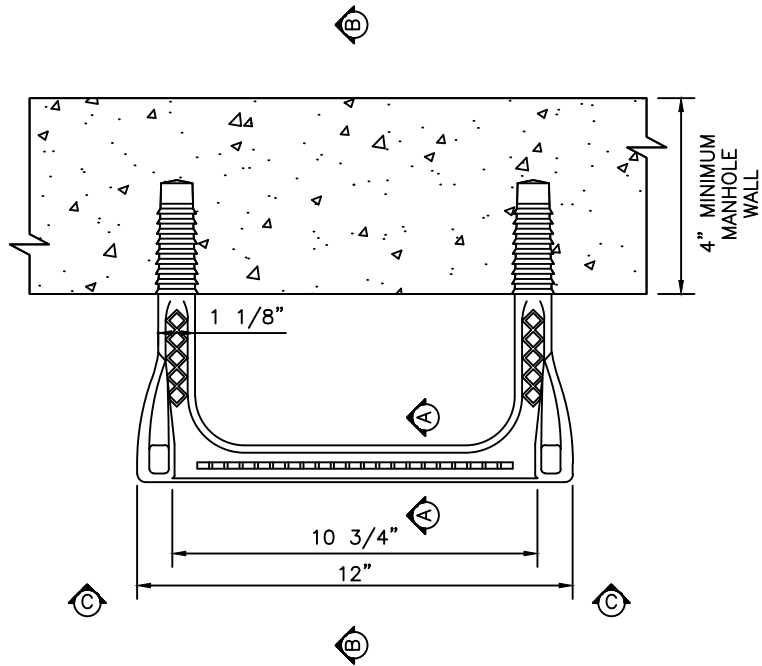
SCALE: N.T.S.

DATE: May 2024 FILE: SS-14 Manhole Over 48 In..dwg

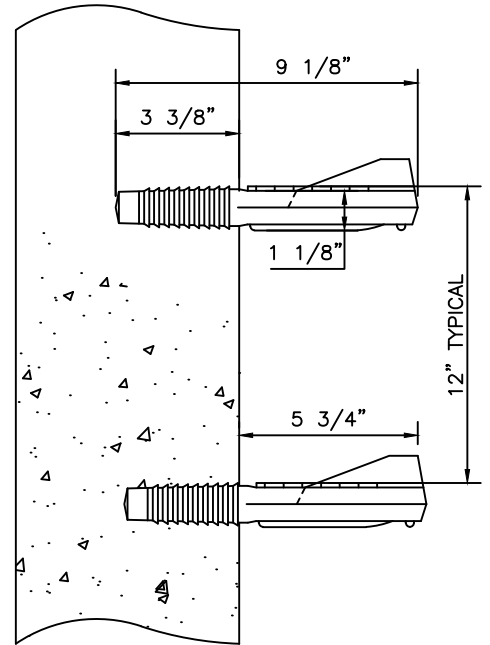


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n:\PROJ\205\Details\brighton twp\2024_update\dwg\Storm Sewer\SS-15 Ladder Bars.dwg Layout=Ladder Bars for Manholes



VIEW C-C



SECTION B-B

NOTE:

LADDER BARS SHALL MEET ALL MINIMUM O.S.H.A. REQUIREMENTS AND CONFORM TO ASTM C-478, LATEST REVISION FOR MANHOLES AND INLETS

SS-15

Ladder Bars For Manholes

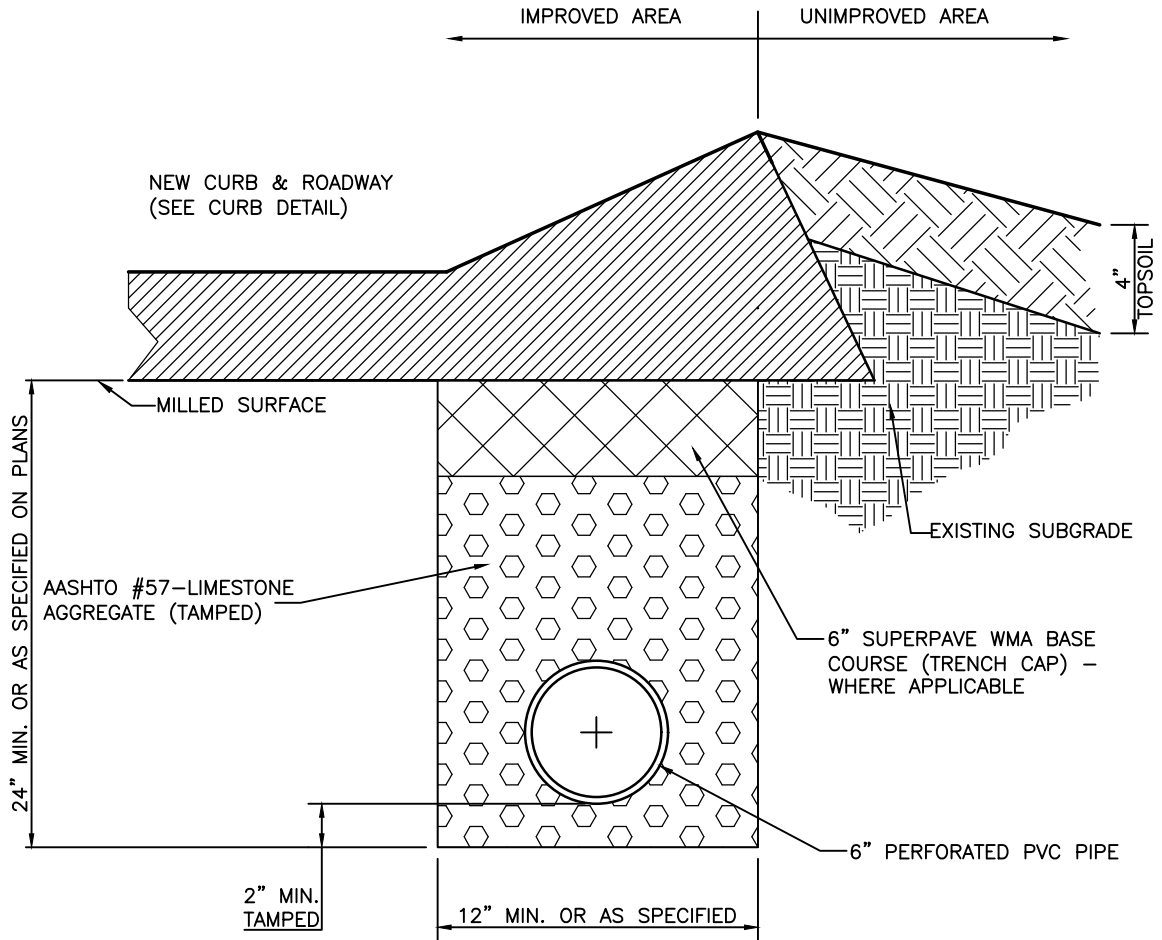
SCALE: N.T.S.

DATE: May 2024 FILE: SS-15 Ladder Bars.dwg



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NOTES:

1. MATERIALS AND CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF PENNDOT FORM 408, SECTIONS 610 AND 615.

SS-16

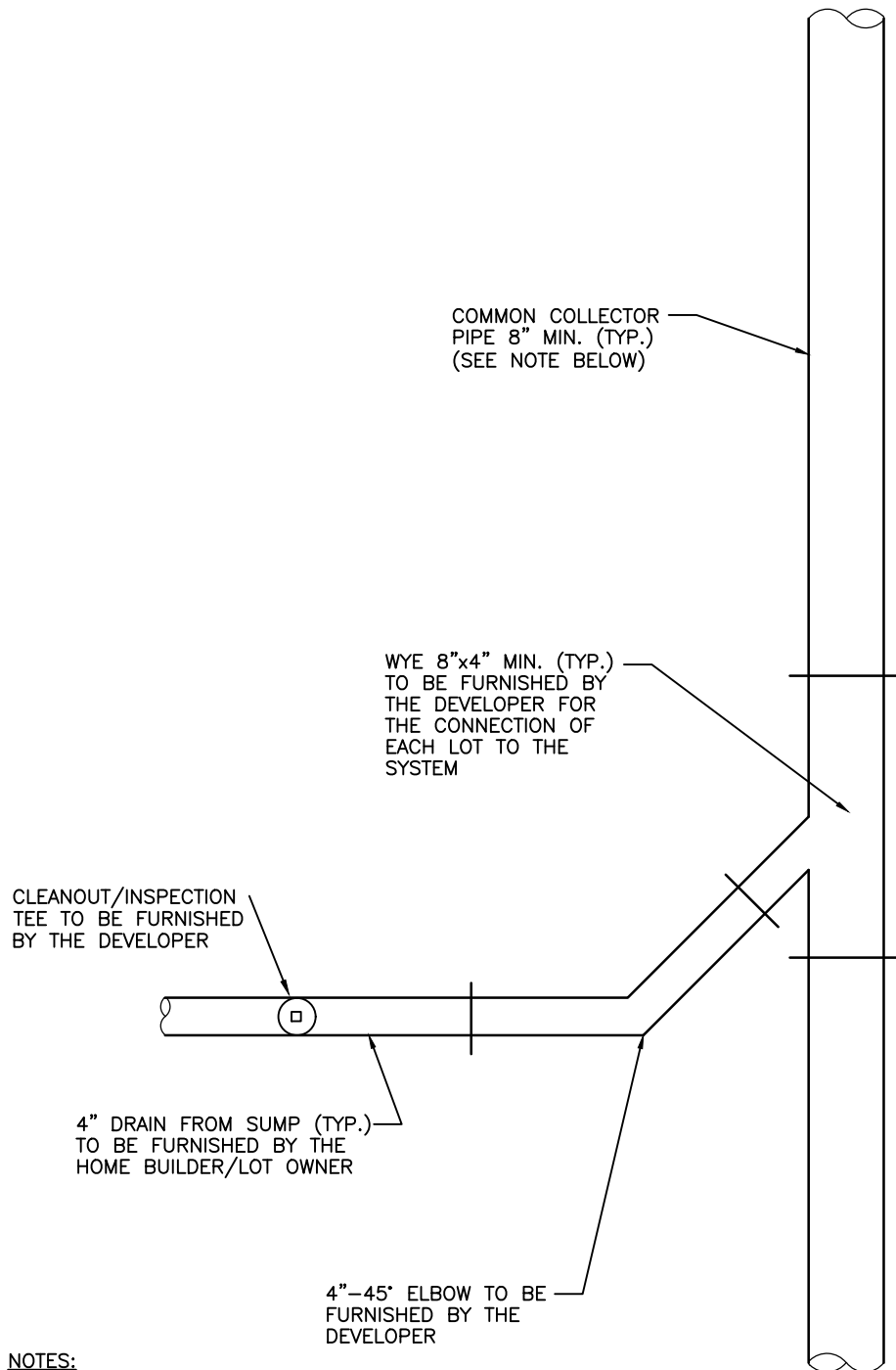
Pavement Base Drain

SCALE: N.T.S.

DATE: May 2024 FILE: SS-16 Pavement Base Drain.dwg



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NOTES:

1. THE COMMON COLLECTOR PIPE MUST BE SIZED FOR THE CONTRIBUTING DRAINAGE AREA. THE PIPE MUST BE A MINIMUM OF 8 INCHES SDR-35 "BLACK" IN DIAMETER AND SIZED BY A PROFESSIONAL ENGINEER. THE PIPE SIZE DESIGN MUST BE APPROVED BY THE TOWNSHIP. PIPE COLOR MUST BE BLACK WITH WARNING TAPE INDICATING STORM PIPE. ALL PIPES UNDER 8" MUST BE SDR-26 WITH COLOR "BLACK" FOR STORM SEWERS
2. MAINTENANCE OF THE COMMON COLLECTOR PIPE WILL BE THE SHARED RESPONSIBILITY OF THE OWNERS OF THE HOMES SERVED BY THE PIPE OR BY A HOME OWNER'S ASSOCIATION. A NOTE SHALL BE ADDED TO THE SUBDIVISION PLAN INDICATING RESPONSIBILITY.

SS-18

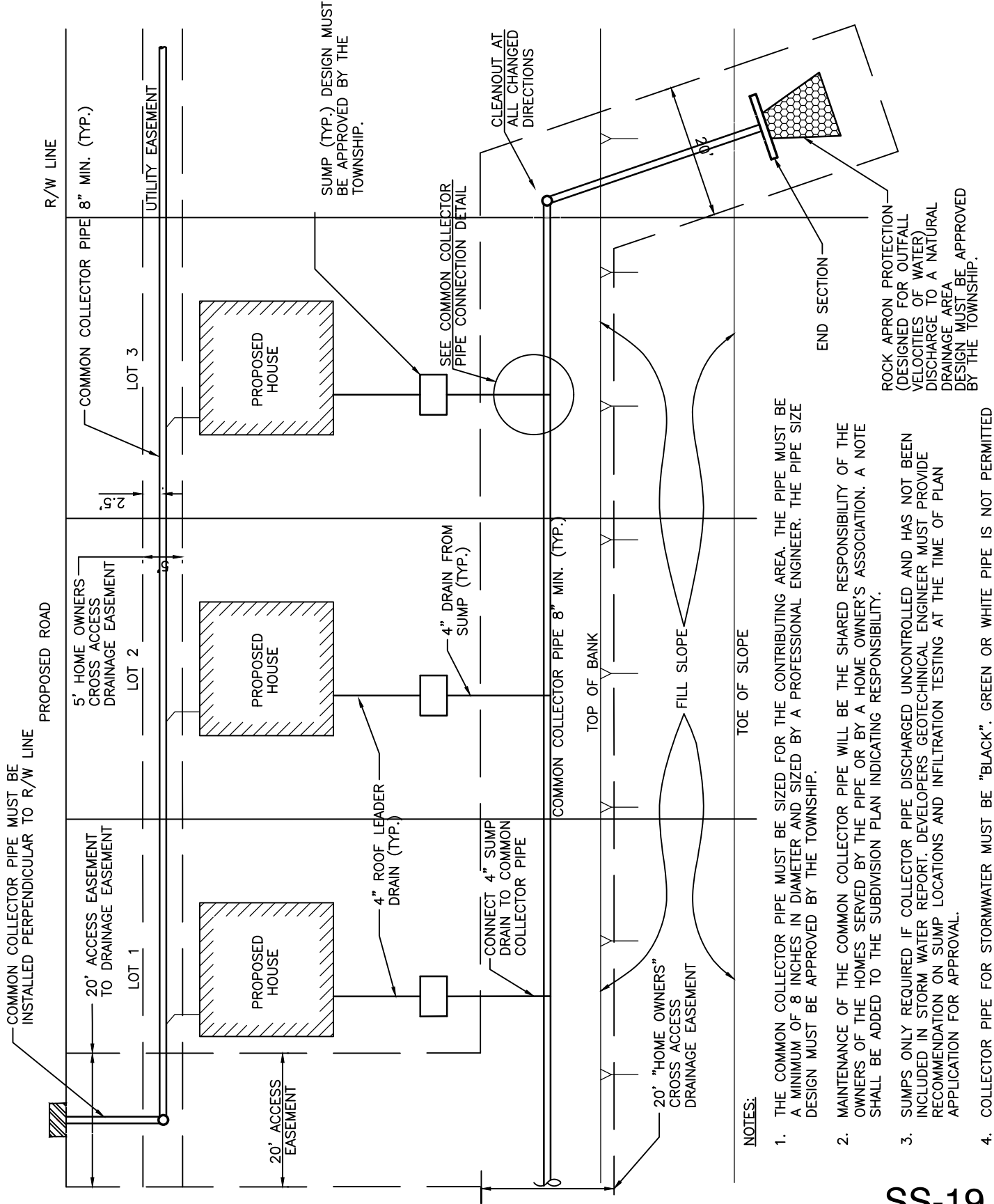
Common Collector Pipe Connection

SCALE: N.T.S.

DATE: May 2024 FILE: SS-18 Common Collector Pipe Connection.dwg



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- NOTES:**
1. THE COMMON COLLECTOR PIPE MUST BE SIZED FOR THE CONTRIBUTING AREA. THE PIPE MUST BE A MINIMUM OF 8 INCHES IN DIAMETER AND SIZED BY A PROFESSIONAL ENGINEER. THE PIPE SIZE DESIGN MUST BE APPROVED BY THE TOWNSHIP.
 2. MAINTENANCE OF THE COMMON COLLECTOR PIPE WILL BE THE SHARED RESPONSIBILITY OF THE OWNERS OF THE HOMES SERVED BY THE PIPE OR BY A HOME OWNER'S ASSOCIATION. A NOTE SHALL BE ADDED TO THE SUBDIVISION PLAN INDICATING RESPONSIBILITY.
 3. SUMPS ONLY REQUIRED IF COLLECTOR PIPE DISCHARGED UNCONTROLLED AND HAS NOT BEEN INCLUDED IN STORM WATER REPORT. DEVELOPERS GEOTECHNICAL ENGINEER MUST PROVIDE RECOMMENDATION ON SUMP LOCATIONS AND INFILTRATION TESTING AT THE TIME OF PLAN APPLICATION FOR APPROVAL.
 4. COLLECTOR PIPE FOR STORMWATER MUST BE "BLACK". GREEN OR WHITE PIPE IS NOT PERMITTED

SS-19

Roof Drain Sump Outlet Common Collector

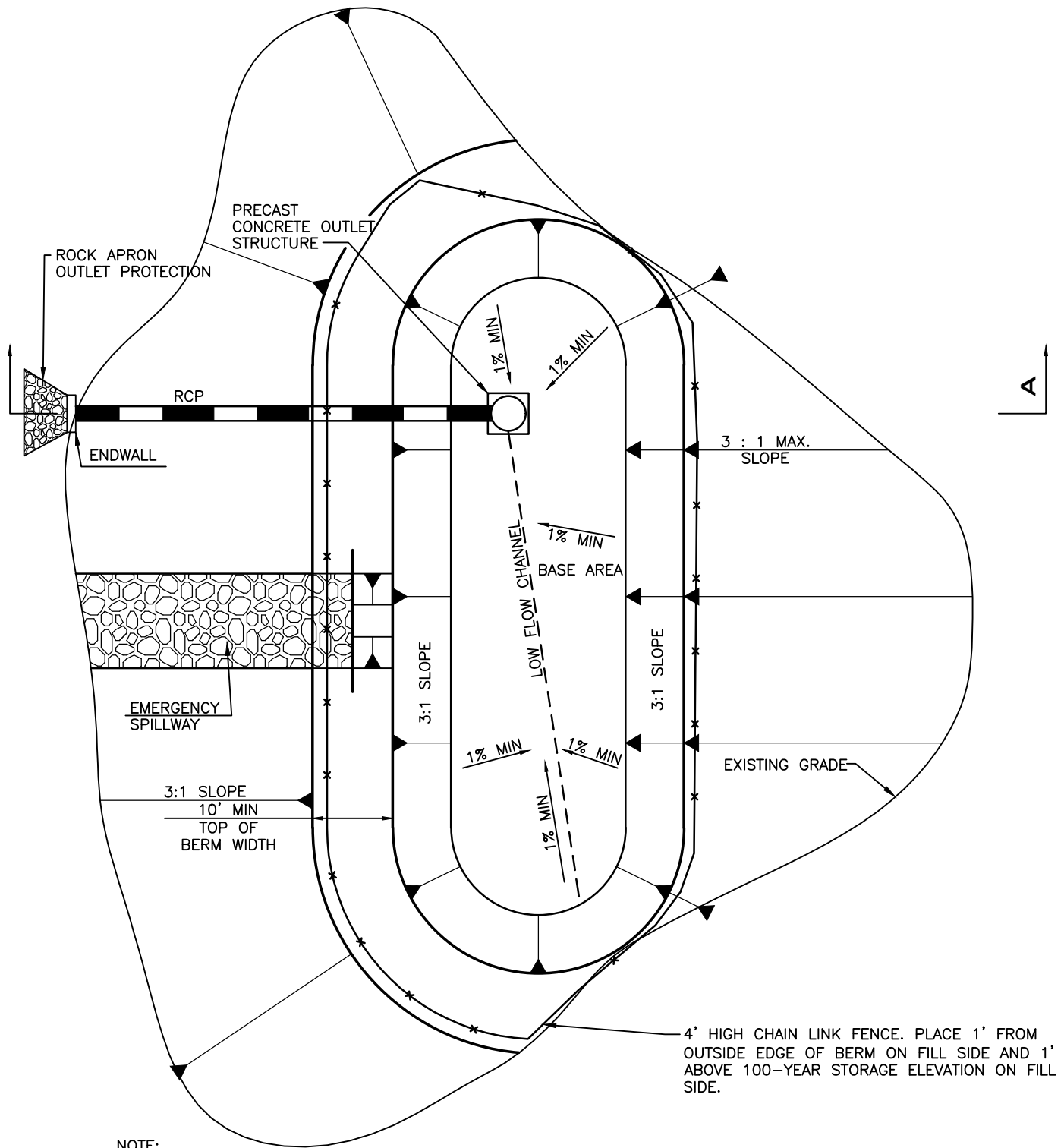
SCALE: N.T.S.

DATE: May 2024 FILE: SS-19 Roof Drain Sump Outlet Common Collector.dwg



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NOTE:

1. PROVIDE ACCESS ROAD TO POND EMBANKMENT. ACCESS ROAD SHALL BE MIN. 10' WIDE CONSTRUCTED OF 8" AASHTO No. 1 STONE CHOKED WITH AASHTO No. 57 STONE OVER CLASS 4, TYPE A GEOTEXTILE FABRIC. ACCESS ROAD SLOPE MIN. 1%, MAX 15%.
2. PROVIDE 10' WIDE ACCESS GATE IN POND FENCE.

SW-01

Permanent Earth Dam - Plan View

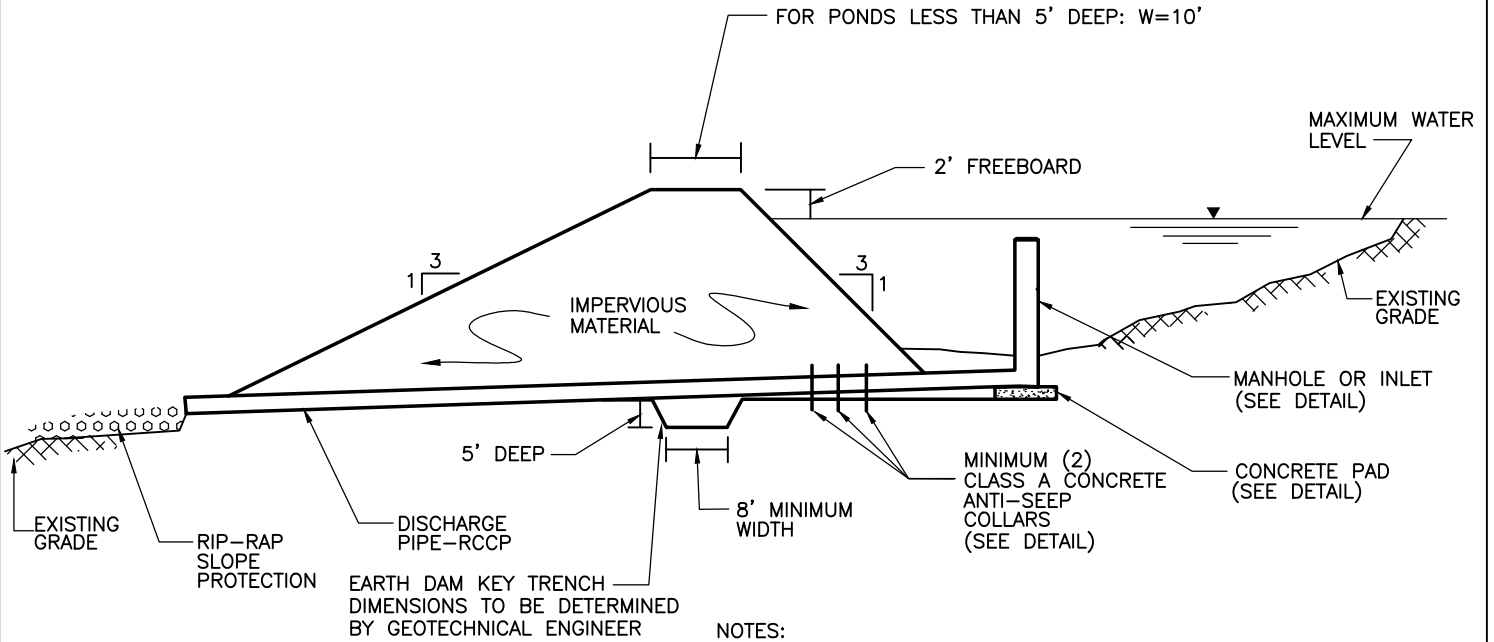
SCALE: N.T.S.

DATE: May 2024 FILE: SW-02 Permanent Earth Dam.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Stormwater\SW-02 Permanent Earth Dam.dwg Layout=Permanent Earth Dam - Section A-A



NOTES:

1. ROCK APRON OUTLET PROTECTION TO BE SIZED ACCORDING TO EXIT VELOCITY AND SHEAR CALCULATIONS TO BE SUBMITTED TO THE TOWNSHIP (SEE DETAILS).
2. ALL CALCULATIONS FOR BASIN SIZING, FREEBOARD, OUTLET STRUCTURES, DISCHARGE PIPES, ETC. MUST BE SUBMITTED TO THE TOWNSHIP.
3. TEMPORARY RISER PIPES MAY BE CMP RISERS.
4. PROVIDE COMPACTION REPORTS FOR EMBANKMENT CONSTRUCTION TO TOWNSHIP.

SW-02

Permanent Earth Dam - Section A-A

SCALE: N.T.S.

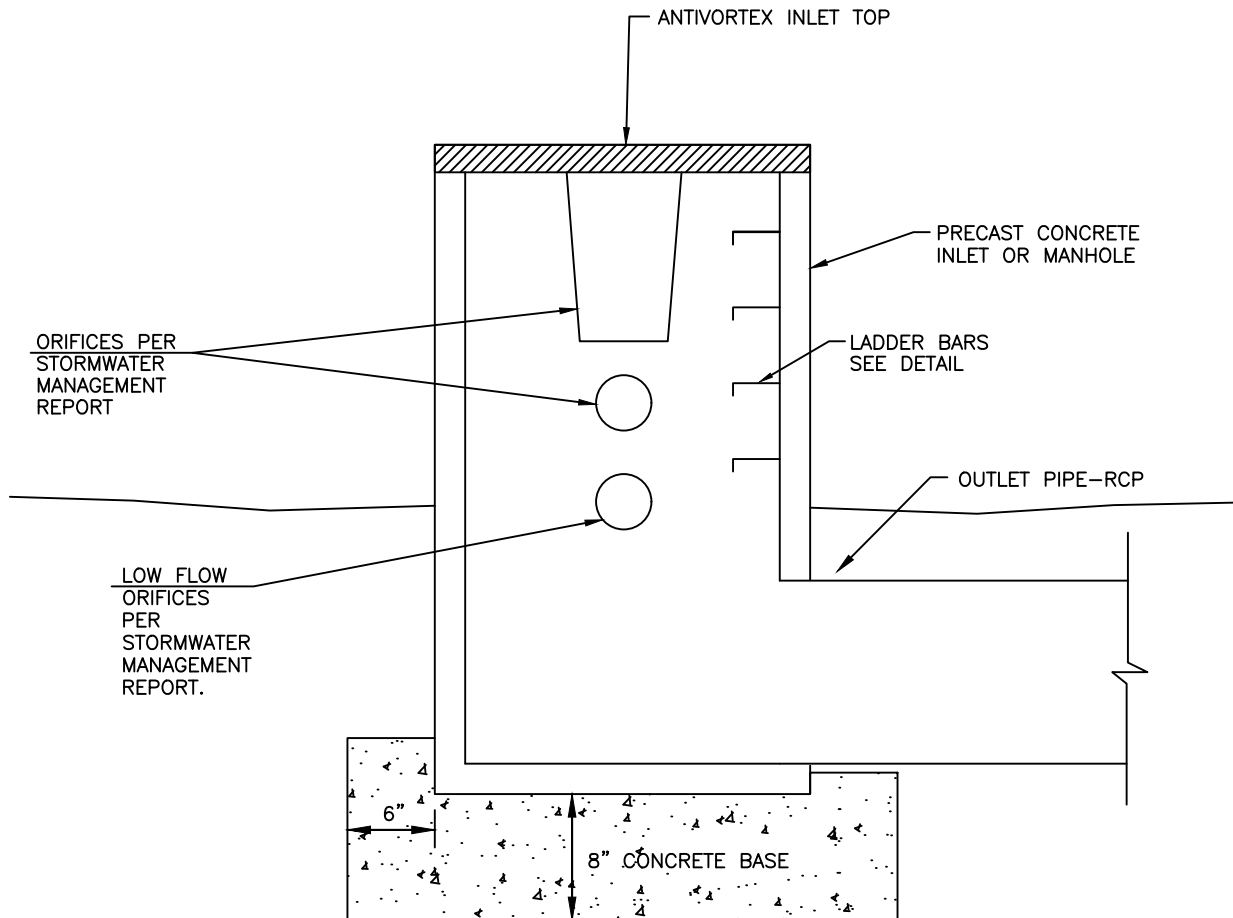
DATE: May 2024 FILE: SW-02 Permanent Earth Dam.dwg



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NOTES:

1. ALL CONCRETE SHALL BE PennDOT CLASS AA CONCRETE, 4000 PSI, 5% AIR ENTRAINED
2. PRECAST SECTIONS SHALL CONFORM TO ASTM C-478 AS REVISED
3. ALL PRECAST CONCRETE RISERS SUPPLIED BY A MANUFACTURER LISTED IN PENNDOT BULLETIN 15 WILL BE PERMITTED.
4. TRASH RACKS OR DEBRIS SCREENS ARE REQUIRED ON LOW FLOW ORIFICES.



SW-03

Detention Facility Outlet Structure

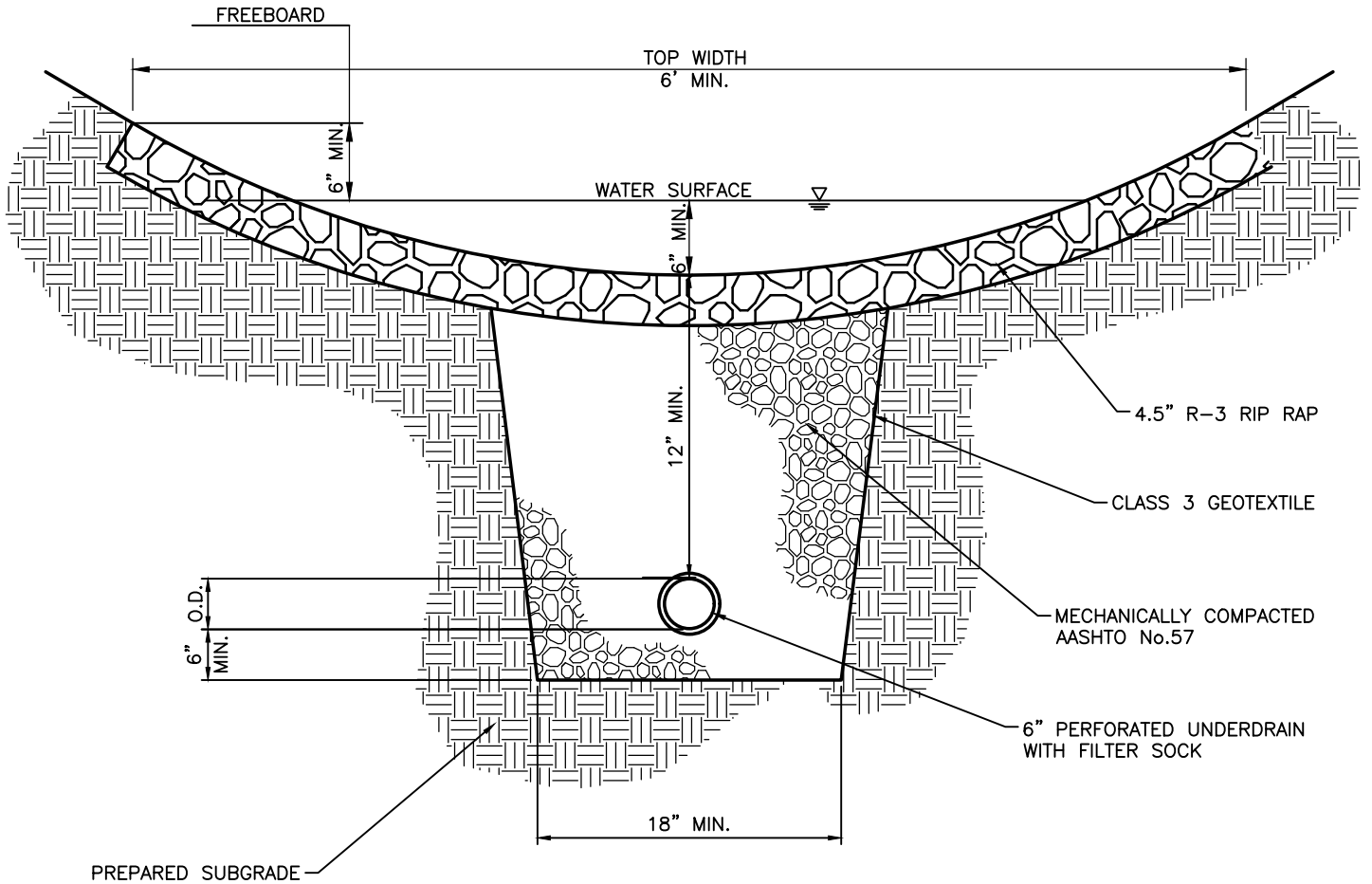
SCALE: N.T.S.

DATE: May 2024 FILE: SW-03 Detention Facility Outlet Structure.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Stormwater\SW-04 Riprap Pilot Channel.dwg Layout=Low Flow Channel with Underdrain



NOTES:

1. CHANNEL SHOULD BE DESIGNED TO HAVE A MINIMUM LONGITUDINAL SLOPE OF 1% TOWARD OUTLET STRUCTURE

SW-04

Low Flow Channel With Underdrain

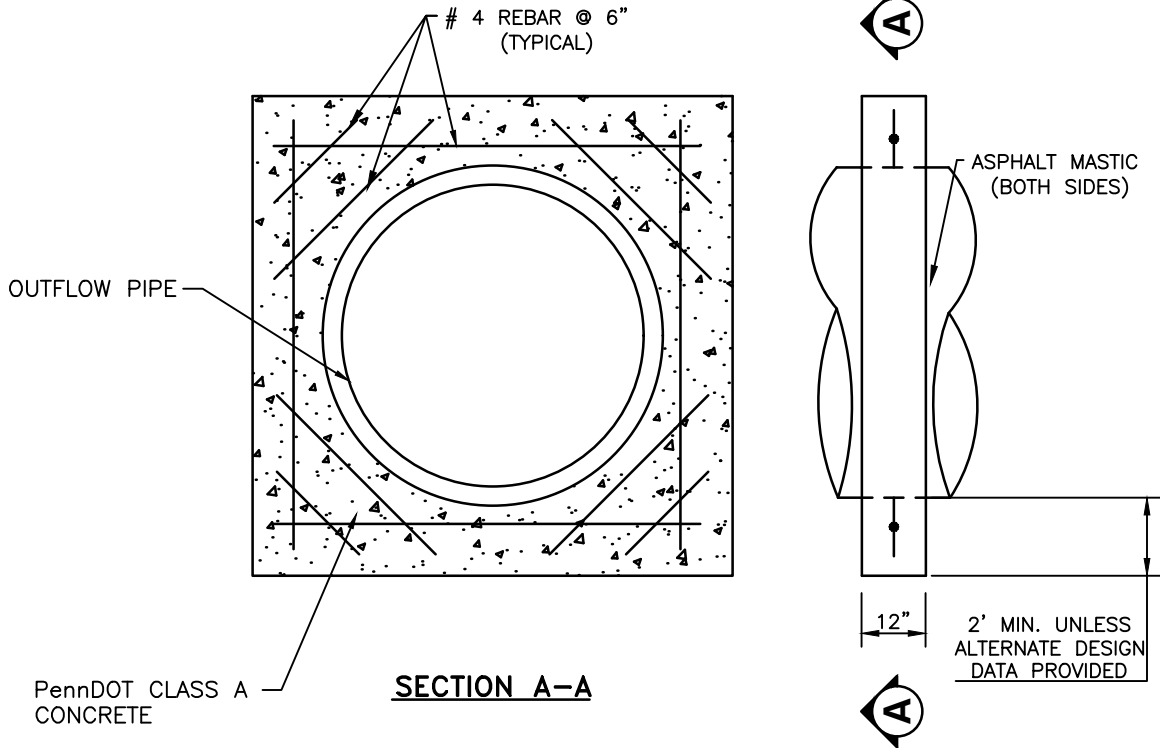
SCALE: N.T.S.

DATE: May 2024 FILE: SW-04 Riprap Pilot Channel.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Stormwater\SW-05 Concrete Anti-Seep.dwg Layout=Concrete Anti-Seep Collar



NOTES:

1. NUMBER OF ANTI-SEEP COLLARS TO BE INSTALLED AND SPACING TO BE SPECIFIED ON DETENTION FACILITY PROFILE.

SW-05

Concrete Anti-Seep Collar

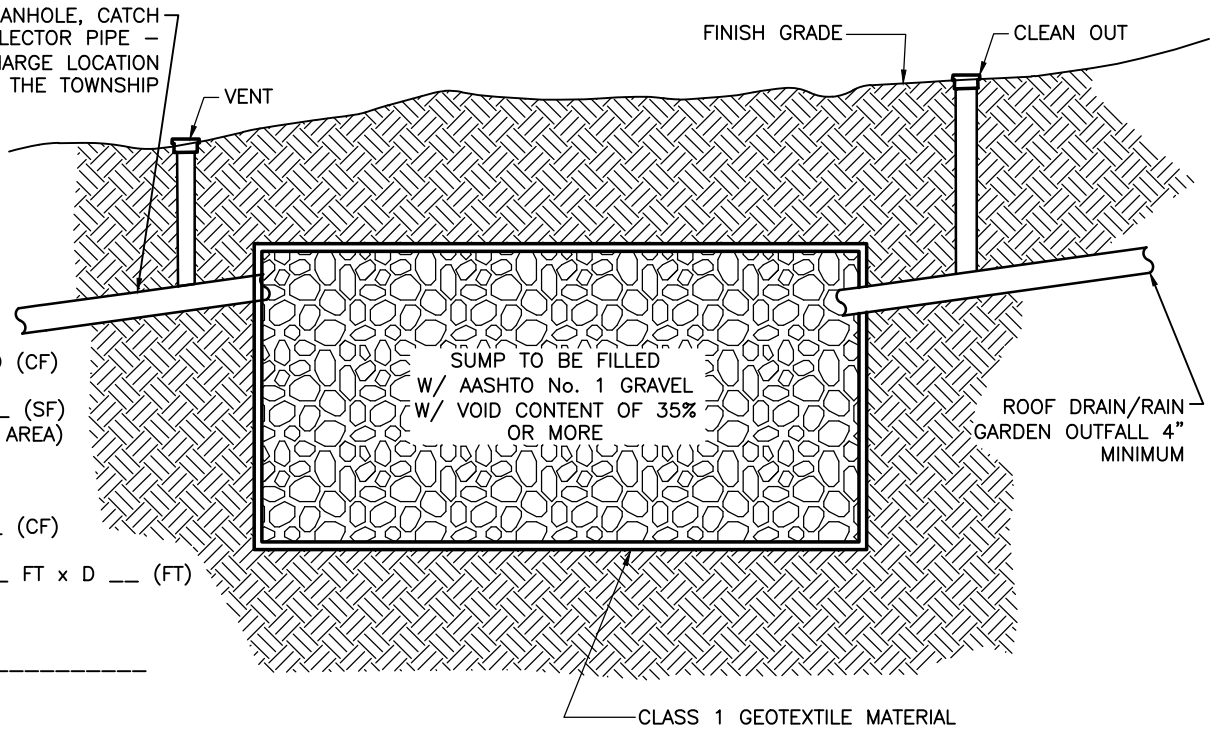
SCALE: N.T.S.

DATE: May 2024 FILE: SW-05 Concrete Anti-Seep.dwg



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OVERFLOW TO STORM MANHOLE, CATCH BASIN, OR COMMON COLLECTOR PIPE - 4" MINIMUM - DISCHARGE LOCATION MUST BE APPROVED BY THE TOWNSHIP



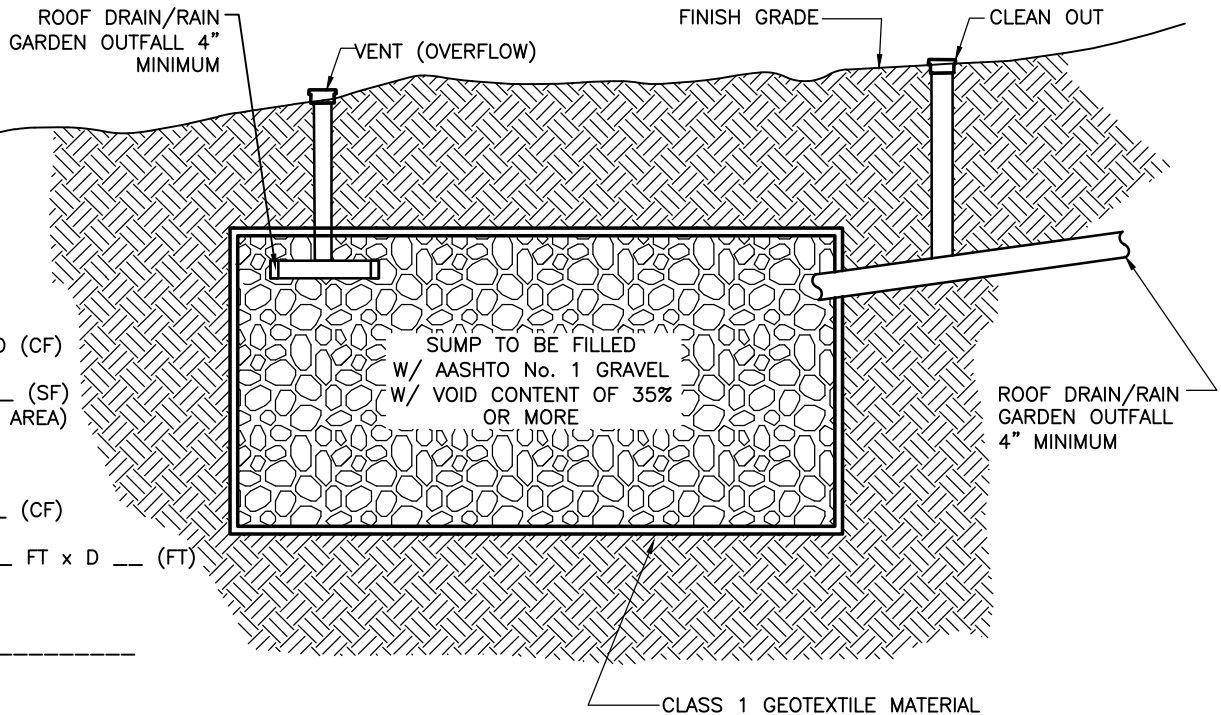
S = STORAGE REQUIRED (CF)
 I = _____ (SF)
 (PROPOSED IMPERVIOUS AREA)
 $S = I \times 0.6285$
 S = _____ (CF)
 $S = L \text{ (FT)} \times W \text{ (FT)} \times D \text{ (FT)}$

APPLICANT _____

DATE _____

GRAVEL SUMP WITH OUTFALL

N.T.S.



S = STORAGE REQUIRED (CF)
 I = _____ (SF)
 (PROPOSED IMPERVIOUS AREA)
 $S = I \times 0.6285$
 S = _____ (CF)
 $S = L \text{ (FT)} \times W \text{ (FT)} \times D \text{ (FT)}$

APPLICANT _____

DATE _____

GRAVEL SUMP WITHOUT OUTFALL

N.T.S.

NOTES:

1. ALL PIPE SHALL BE PVC SCHEDULE 40
2. ALL SUMPS MINIMUM 10' FROM HOUSE

SW-07

Gravel Sump

SCALE: N.T.S.

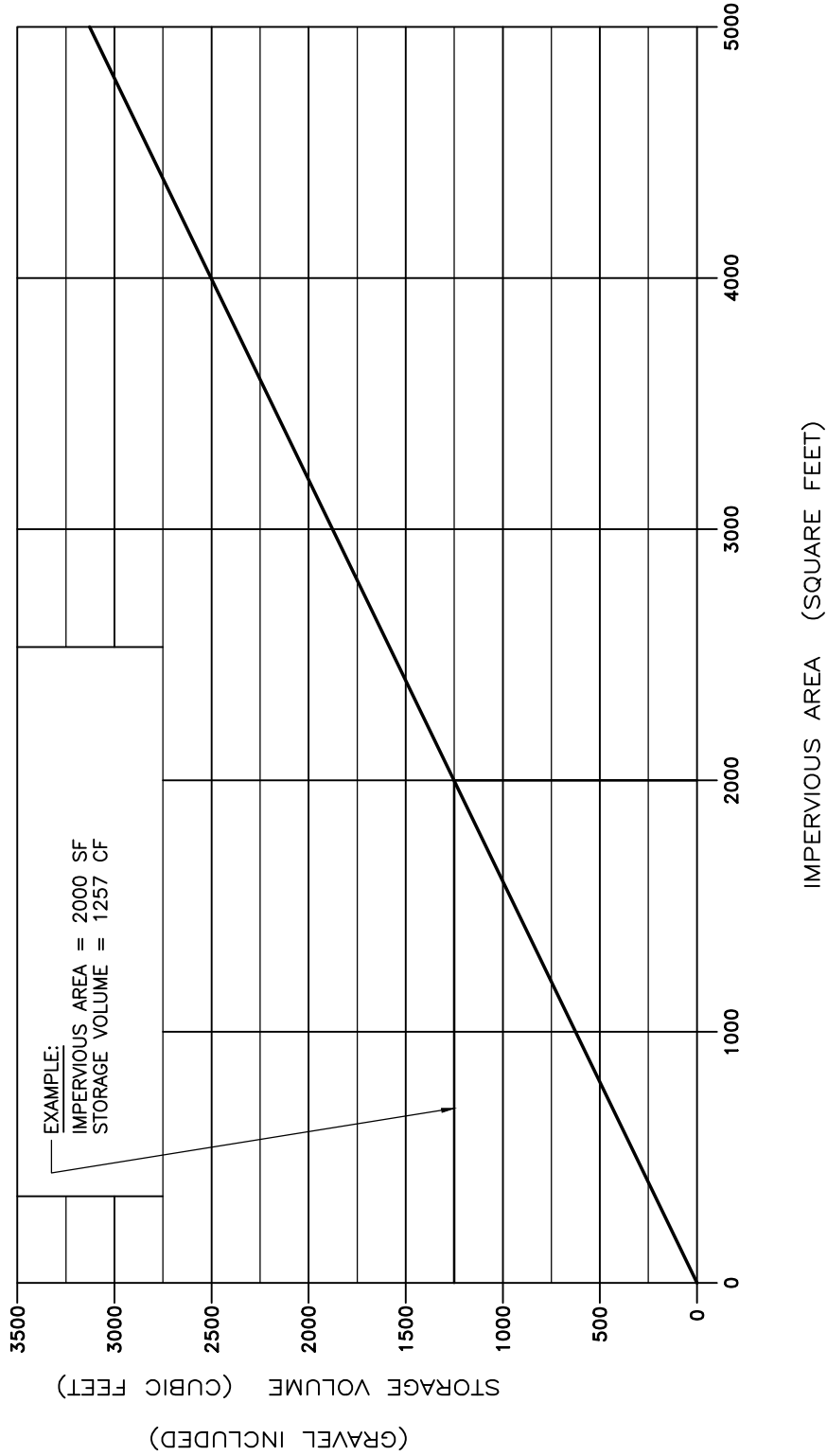
DATE: May 2024 FILE: SW-07 Gravel Sump.dwg



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GRAVEL SUMP SIZING CHART
100 YEAR DESIGN STORM



SW-08

Gravel Sump Storage Chart

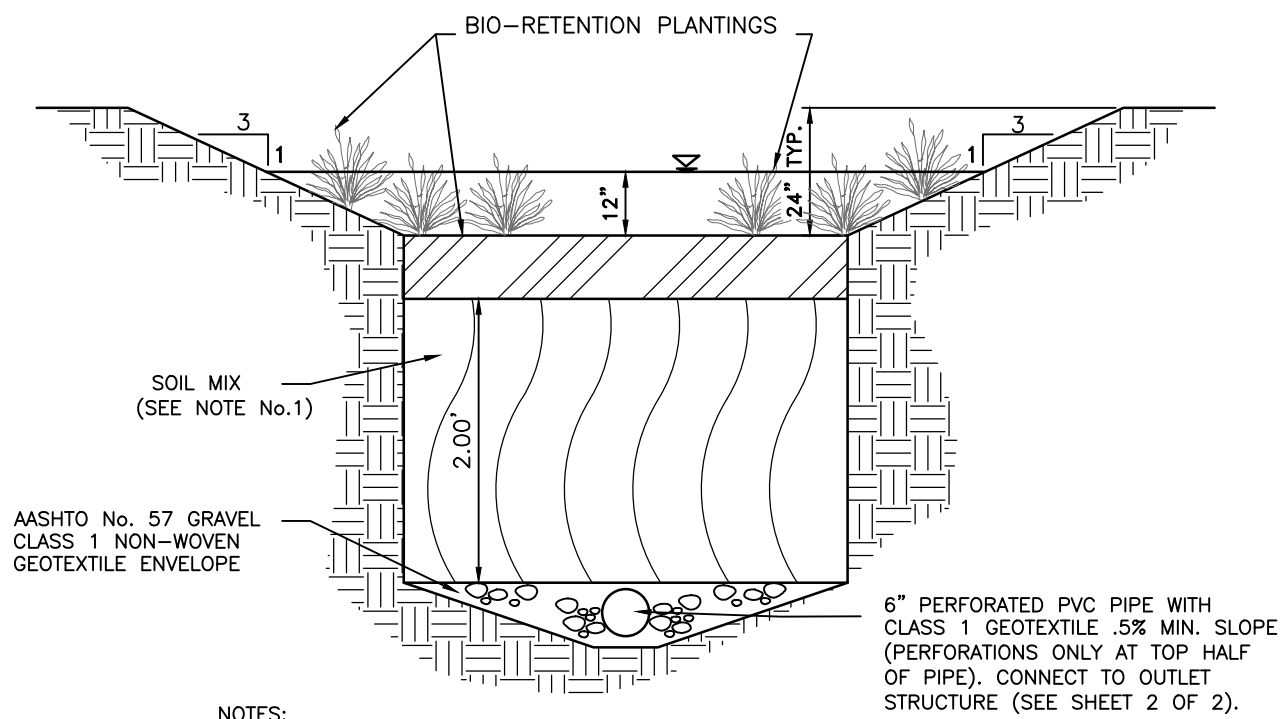
SCALE: N.T.S.

DATE: May 2024 FILE: SW-08 Gravel Sump Storage Chart.dwg



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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Stormwater\SW-09_Rain_Garden.dwg Layout=SW-09 Rain Garden.dwg (1 of 2)



NOTES:

- 1. DO NOT COMPACT SOIL MIX ONCE PLACED.
- 2. PROVIDE A MINIMUM OF 6" OF STONE ABOVE AND BELOW THE PERFORATED PIPE.

F = REQUIRED FOOTPRINT AREA (SF)

I = _____ (SF)
(PROPOSED IMPERVIOUS AREA)

$F = I \times 0.1225$

F = _____ (SF)

F = L ____ (FT) X W ____ (FT)

APPLICANT

DATE

SW-09

Rain Garden (1 of 2)

SCALE: N.T.S.

DATE: May 2024 FILE: SW-09 Rain Garden.dwg



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F = REQUIRED FOOTPRINT AREA (SF)

I = _____ (SF)
(PROPOSED IMPERVIOUS AREA)

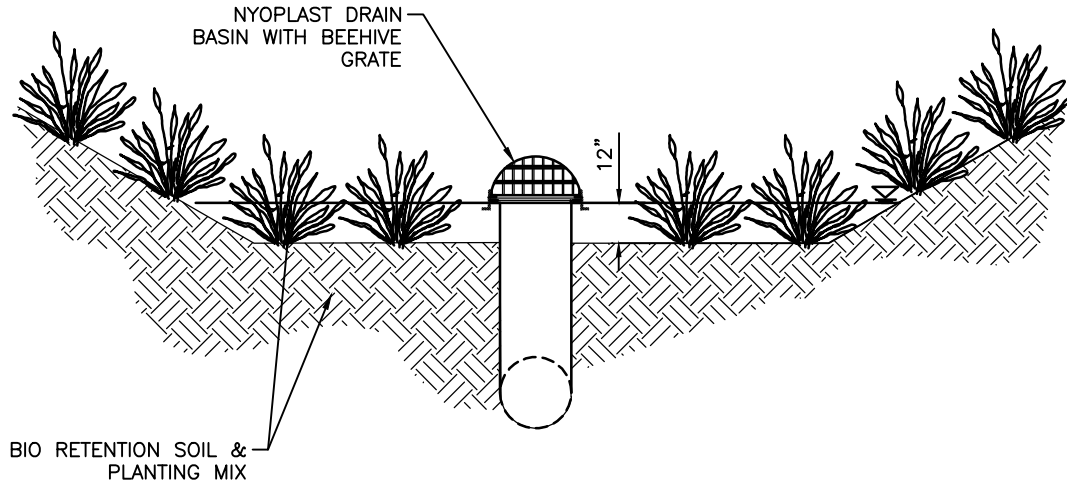
F = I X 0.1225

F = _____ (SF)

F = L ___ (FT) X W ___ (FT)

APPLICANT _____

DATE _____



BIO-RETENTION FACILITY OUTLET STRUCTURE DETAIL

N.T.S.

PLANT LIST - BIO RETENTION AND STORMWATER MANAGEMENT FACILITIES

BOTANIC NAME	COMMON NAME	SIZE	SPACING
Retention Basin Floor Seeding Low Maintenance Grass Like Species (ERNMIX-126)	N/A	N/A	SEEDING RATE: 1/3-1/2lb per 1,000 S.F.
Rain Garden Seed Mix (ERNMIX-180)	N/A	N/A	SEEDING RATE: 1/3-1/2lb per 1,000 S.F.

*SOIL MIX MUST CONTAIN AND BE INSTALLED AS FOLLOWS:

- (1) 20% ORGANIC MATERIAL SUCH AS COMPOST OR SHREDDED HARDWOOD
30% SAND, PEA GRAVEL, OR CRUSHED SLAG
50% TOPSOIL.
- (2) SOIL MIX MUST CONTAIN NO MORE THAN 10% CLAY.
- (3) SOIL MIX MUST NOT BE COMPACTED.
- (4) SOIL MIX MUST BE PLACE AT A 2-FOOT DEPTH MINIMUM.
- (5) SOIL MIX TO BE PLACED AT THE ENTIRE BOTTOM OF THE BIO-RETENTION FACILITY.

SW-10

Rain Garden (2 of 2)

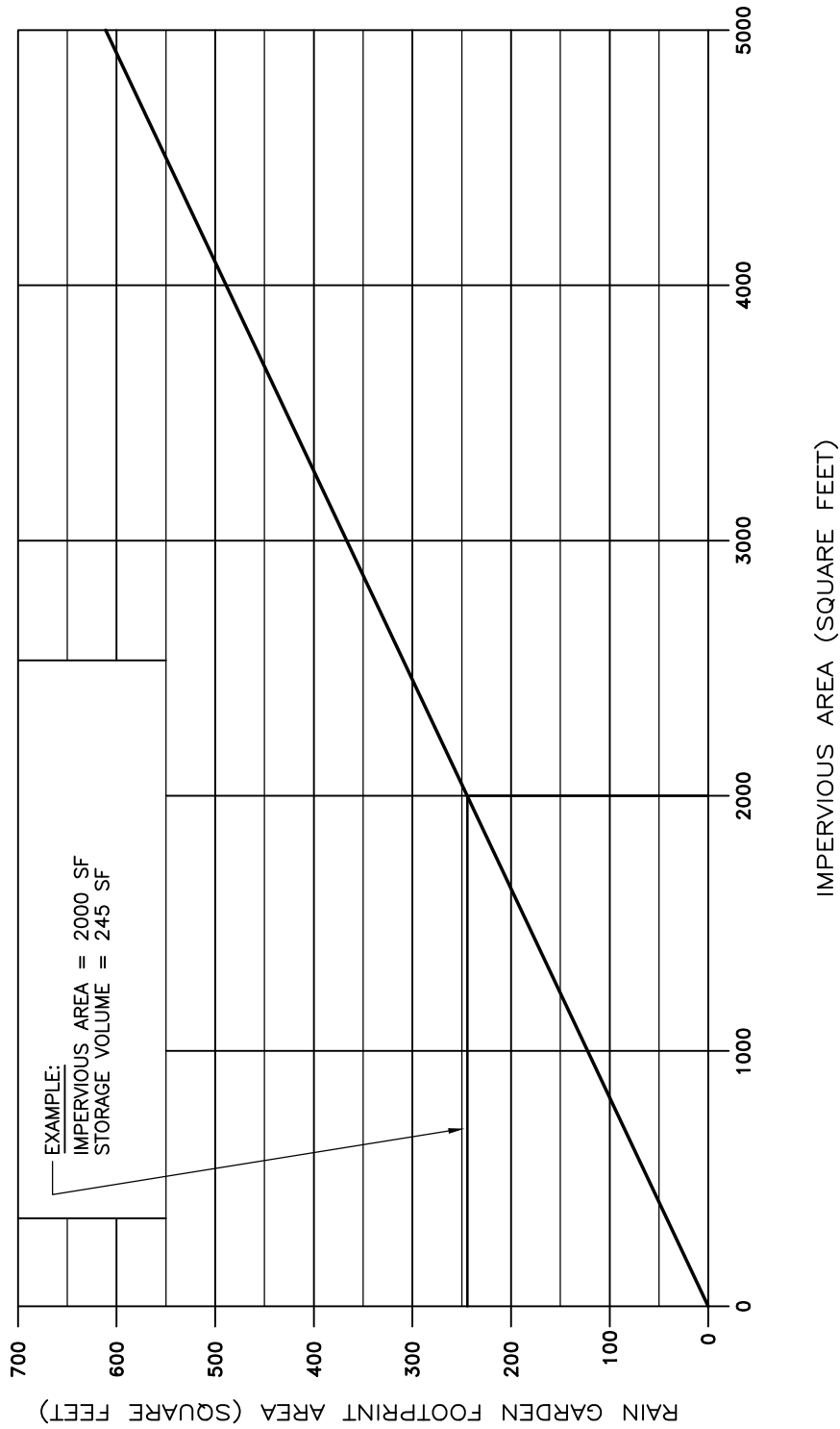
SCALE: N.T.S.

DATE: May 2024 FILE: SW-10 Rain Garden 2.dwg



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RAIN GARDEN SIZING CHART
100 YEAR DESIGN STORM



SW-11

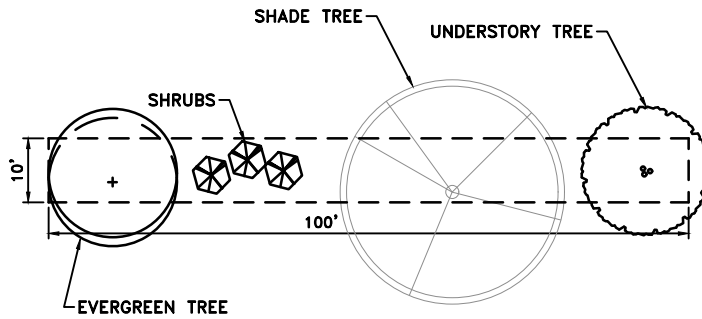
Rain Garden Sizing Chart

SCALE: N.T.S.

DATE: May 2024 FILE: SW-11 Rain Garden Sizing Chart.dwg

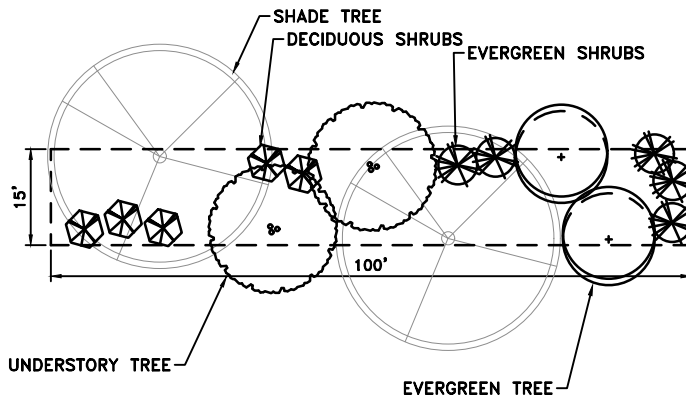


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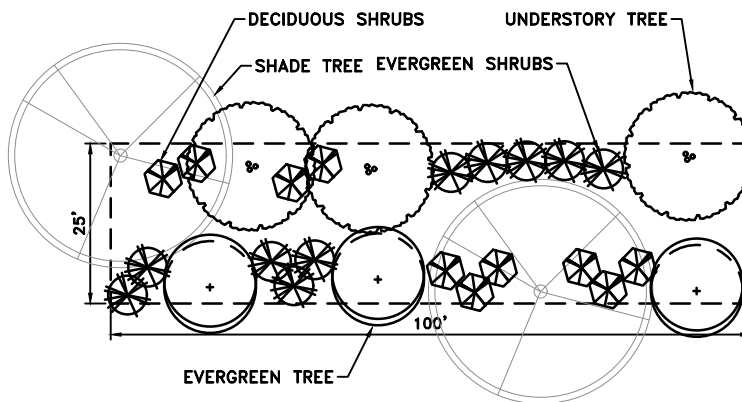
**BUFFER YARD A
(MINOR)**

- (1) CANOPY TREE (35')
- (1) UNDER-STORY TREE (20')
- (3) SHRUBS (6')
- (1) EVERGREEN TREE (20')



**BUFFER YARD B
(MODERATE)**

- (2) CANOPY TREES (35')
- (2) UNDER-STORY TREES (20')
- (5) DECIDUOUS SHRUBS (6')
- (5) EVERGREEN SHRUBS (6')
- (2) EVERGREEN TREES (15')



**BUFFER YARD C
(MAJOR)**

- (2) CANOPY TREES (35')
- (3) UNDER-STORY TREES (20')
- (10) DECIDUOUS SHRUBS (6')
- (10) EVERGREEN SHRUBS (6')
- (3) EVERGREEN TREE (15')

NOTES:

1. PLANT SIZES AT THE TIME OF INSTALLATION SHALL BE IN ACCORDANCE WITH ORDINANCE SECTION 195-137.1
2. HEIGHT AND WIDTH IN CHART ARE ESTIMATED PROJECTIONS FOR SUSTAINED GROWTH ASSUMING SUFFICIENT MAINTENANCE
3. BUFFER PLANS ARE DIAGRAMMATIC AND USE APPROXIMATE PLANT SIZES BY TYPE AS LISTED
4. PLANT SPECIES SHOULD BE SELECTED THAT ARE APPROPRIATE FOR THEIR LOCATION AND DESIRED PURPOSE

BY-01

Brighton Township
ZONING CODE
SEC.195-137.1

Buffer Yard Details

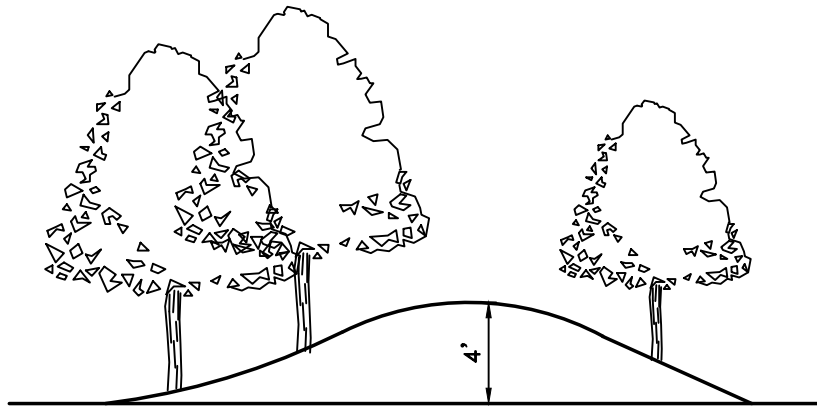
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DATE: May 2024 FILE: Buffer Yard Details.dwg

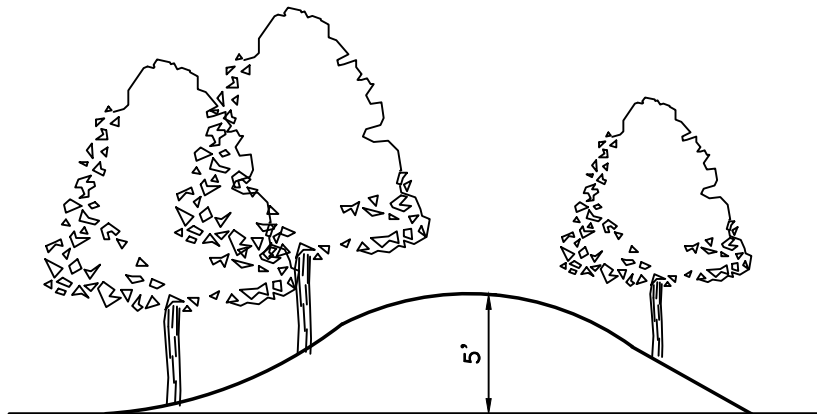


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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Buffer_Yard_Details\Fence_Details.dwg Layout=BY-02 B1 AND B2 Earth Berm User=Debra A. Onder Plotted=4/2/2025 11:39 AM



B1 - 4' EARTH BERM
N. T. S.



B2 - 5' EARTH BERM
N. T. S.

BY-02

Brighton Township
ZONING CODE
SEC.195-137.1

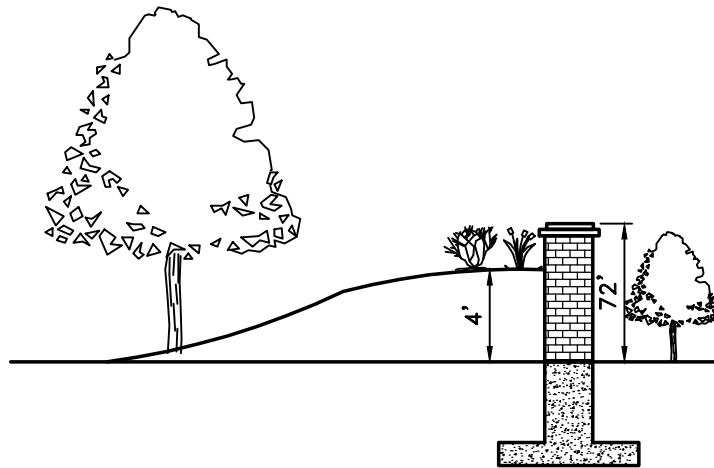
B1 4' Earth Berm / B2 5' Earth Berm

SCALE: N.T.S.

DATE: May 2024 FILE: Fence_Details.dwg

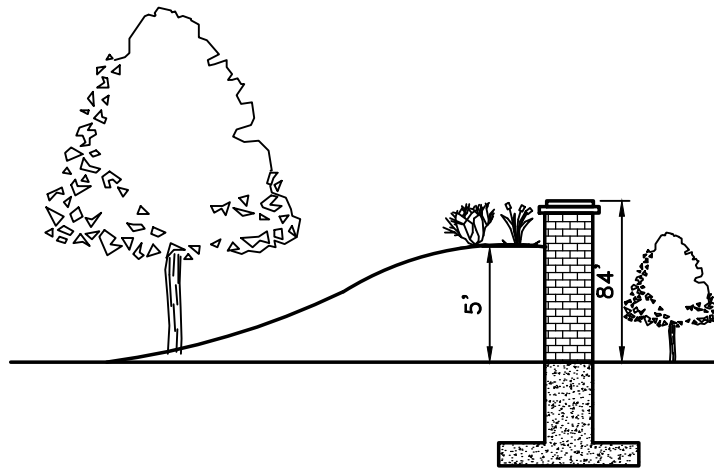


Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009



BW1 - 4' EARTH BERM WITH 6' MASONRY WALL

N. T. S.



BW2 - 5' EARTH BERM WITH 7' MASONRY WALL

N. T. S.

BY-03

Brighton Township
ZONING CODE
SEC.195-137.1

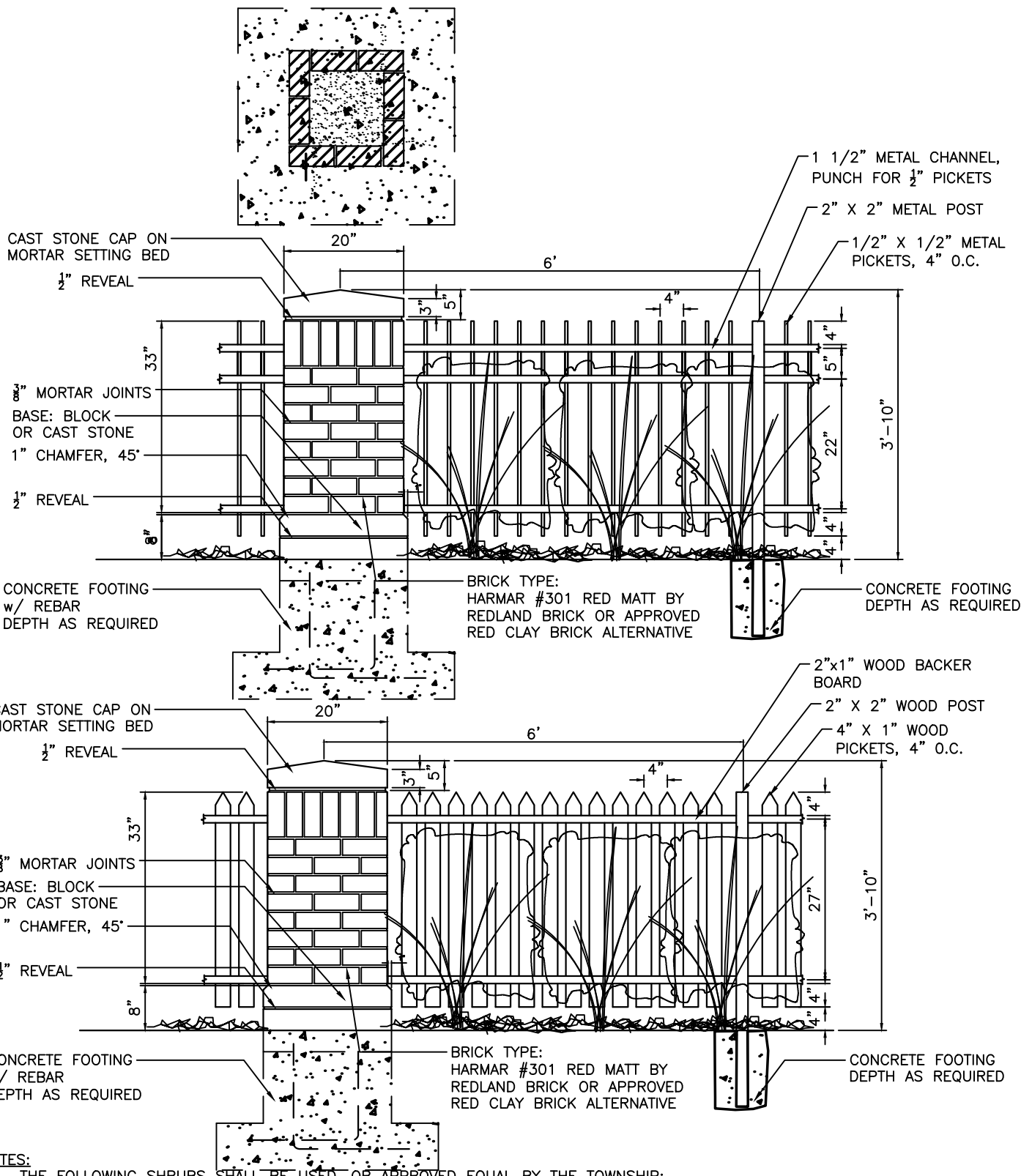
BW1 and BW2 Berm With Masonry Wall

SCALE: N.T.S.

DATE: May 2024 FILE: Fence_Details.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009



NOTES:

- THE FOLLOWING SHRUBS SHALL BE USED, OR APPROVED EQUAL BY THE TOWNSHIP:
 - * ARONIA MELANOCARPA – BLACK CHOKECHERRY
 - * ILEX GLABRA – INKBERRY HOLLY
 - * JUNIPERUS VIRGINIANA – EASTERN RED CEDAR
 - * ROSA VIRGINIANA – WILD ROSE
 - * MYRICA PENNSYLVANNICA – NORTHERN BAYBERRY
 - * VIBURNUM DENTATUM – ARROWWOOD VIBURNUM
- TWO DIFFERENT SPECIES OF SHRUBS SHOULD BE CHOSEN FROM THE PLANT LIST. LIKE SHRUB SPECIES SHOULD BE PLANTED IN GROUPS OF 3-5.
- ONE EVERGREEN AND ONE FLOWERING SPECIES SHOULD BE USED.

BY-04

Brighton Township
ZONING CODE
SEC.195-137.1

F1a Brick/Metal Pickets/F1b Wood Pickets

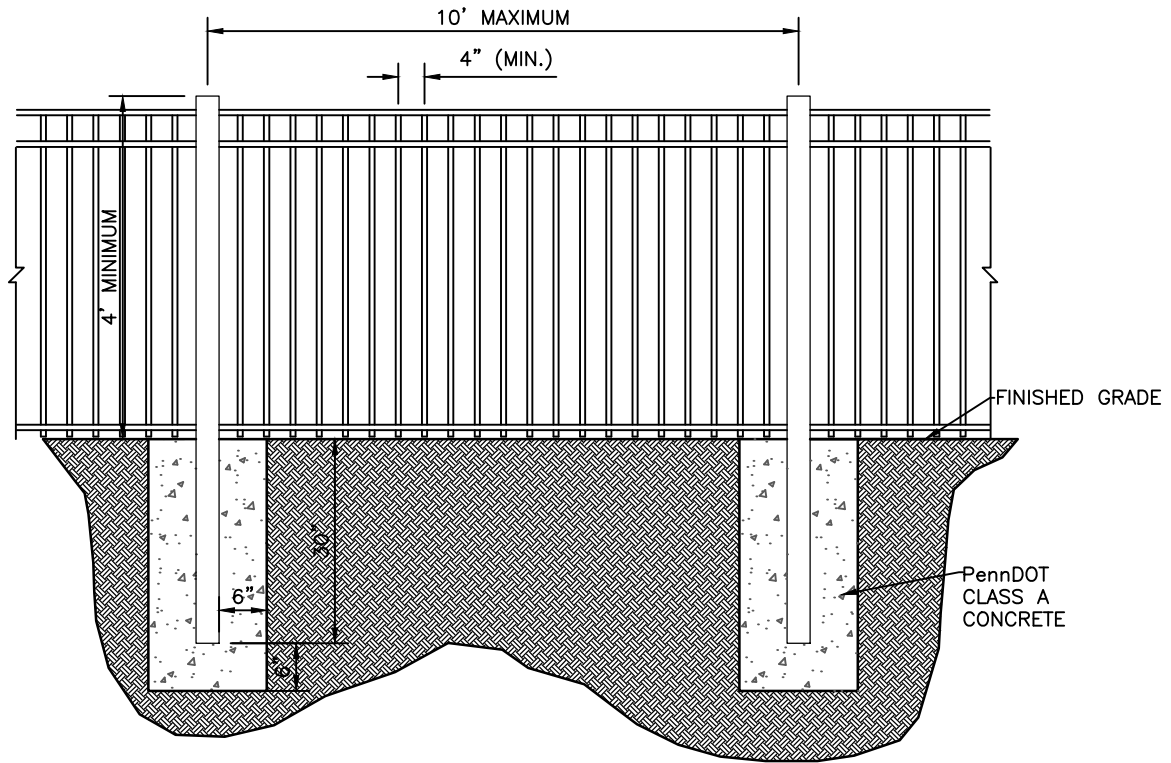
SCALE: N.T.S.

DATE: May 2024 FILE: Fence Details.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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NOTES:

1. FURNISH AND INSTALL 4' HIGH ALUMINUM POST FENCING WITH ALUMINUM CROSS MEMBER AND PICKETS.
2. FURNISH AND INSTALL 4' HIGH (2)-5' (10' WIDE TOTAL) SWING GATE WITH ALUMINUM POSTS, CROSS MEMBER, AND PICKETS.

BY-06

<p>Brighton Township ZONING CODE SEC.195-137.1</p>
--

F2 48" Metal Fence

SCALE: N.T.S.

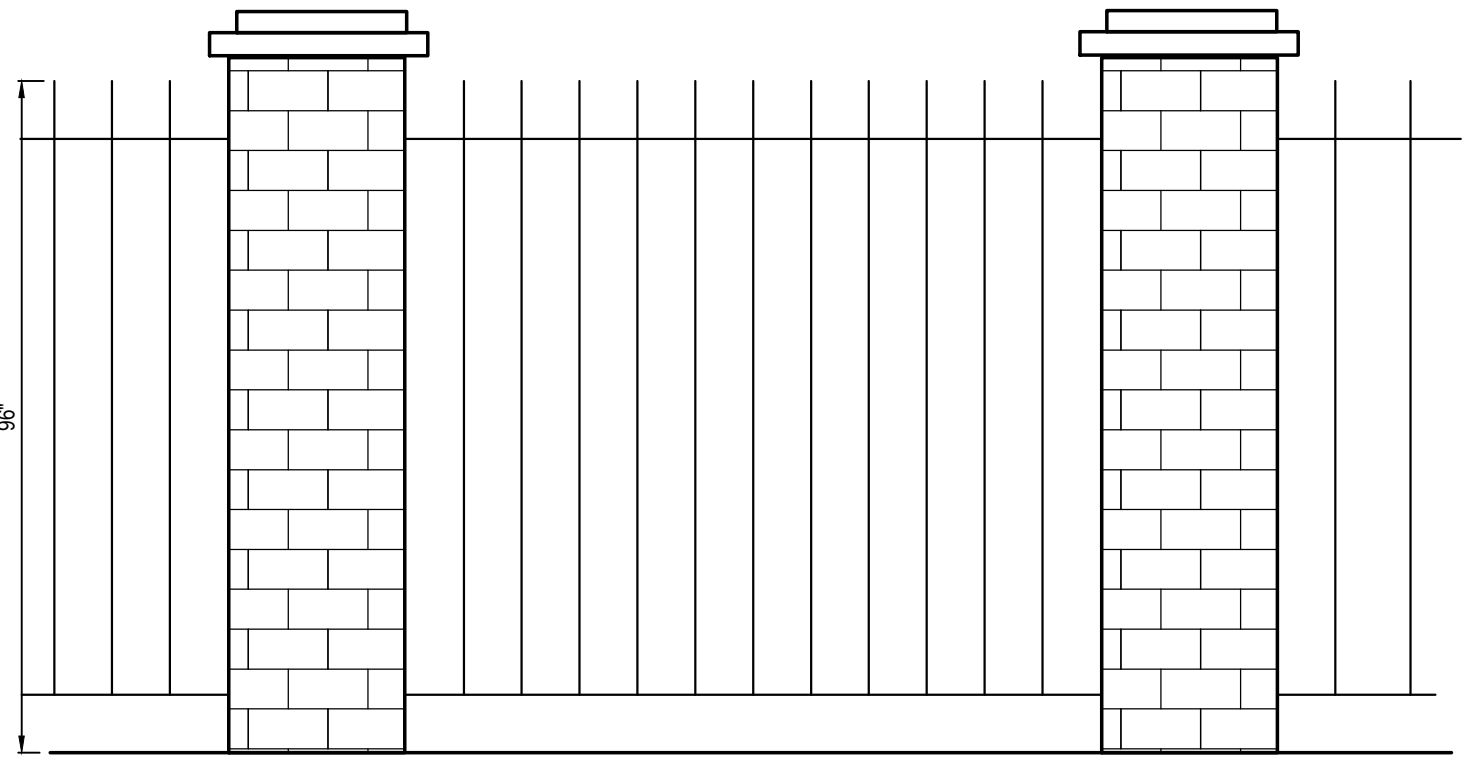
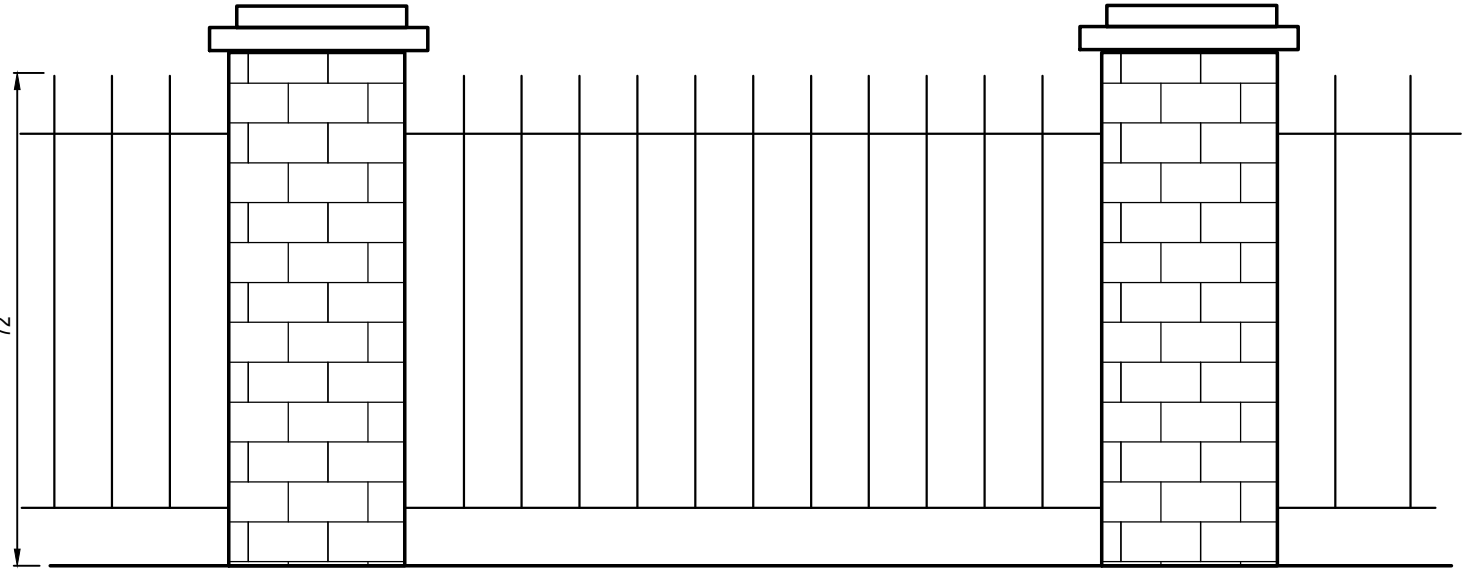
DATE: May 2024 FILE: Fence_Details.dwg



Brighton Township
 Beaver County, Pennsylvania
 1300 Brighton Road
 Beaver, PA 15009

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EXAMPLE - ARCHITECTURAL MASONRY WALL/FENCING TO SCREEN PARKING AREAS OR DEFINE STREET EDGE



NOTE:

ALTERNATE FENCE MATERIALS AND DESIGNS MAY BE APPROVED IF RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE BOARD OF SUPERVISORS

BY-07

Brighton Township
ZONING CODE
SEC.195-137.1

F3a 6' Masonry and Wrought Iron Fence / F3b 8' Masonry and Wrought Iron Fence

SCALE: N.T.S.

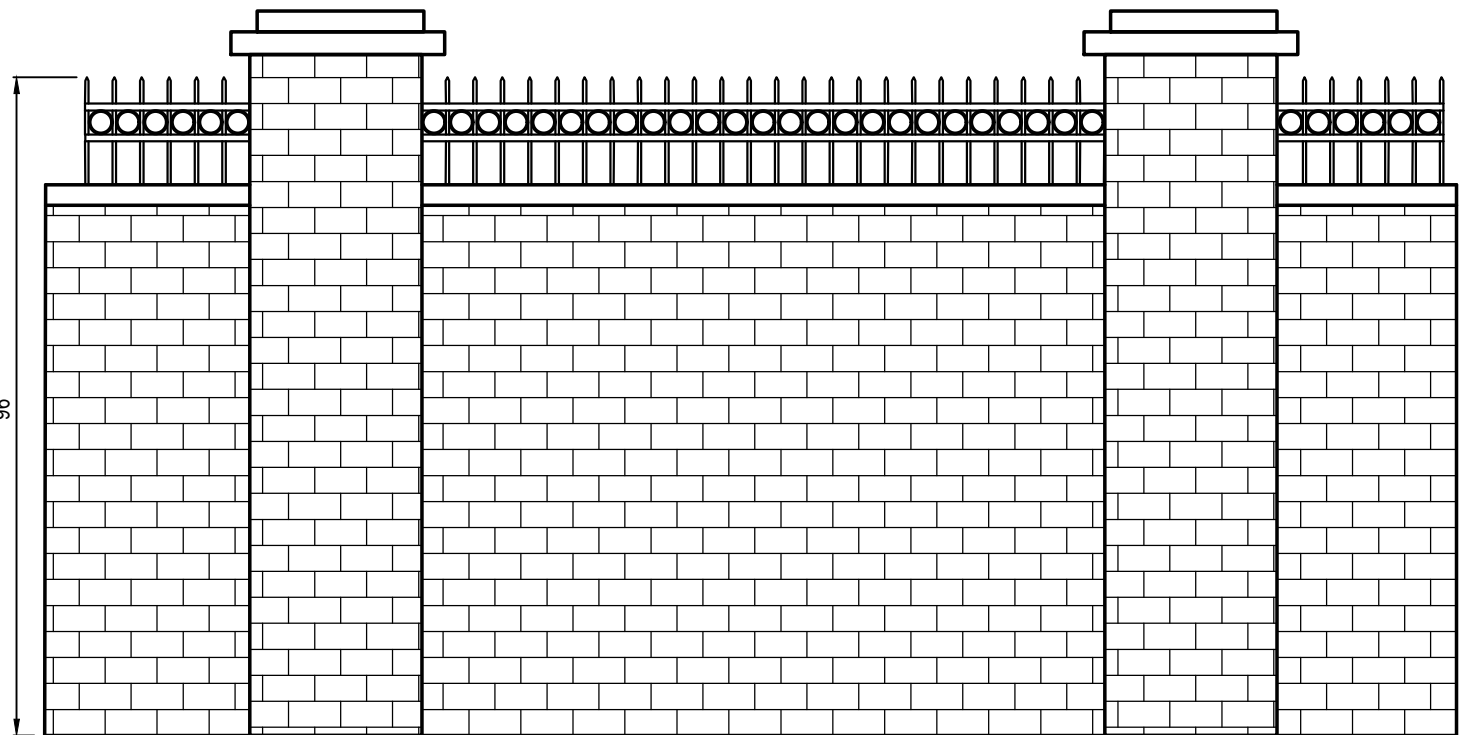
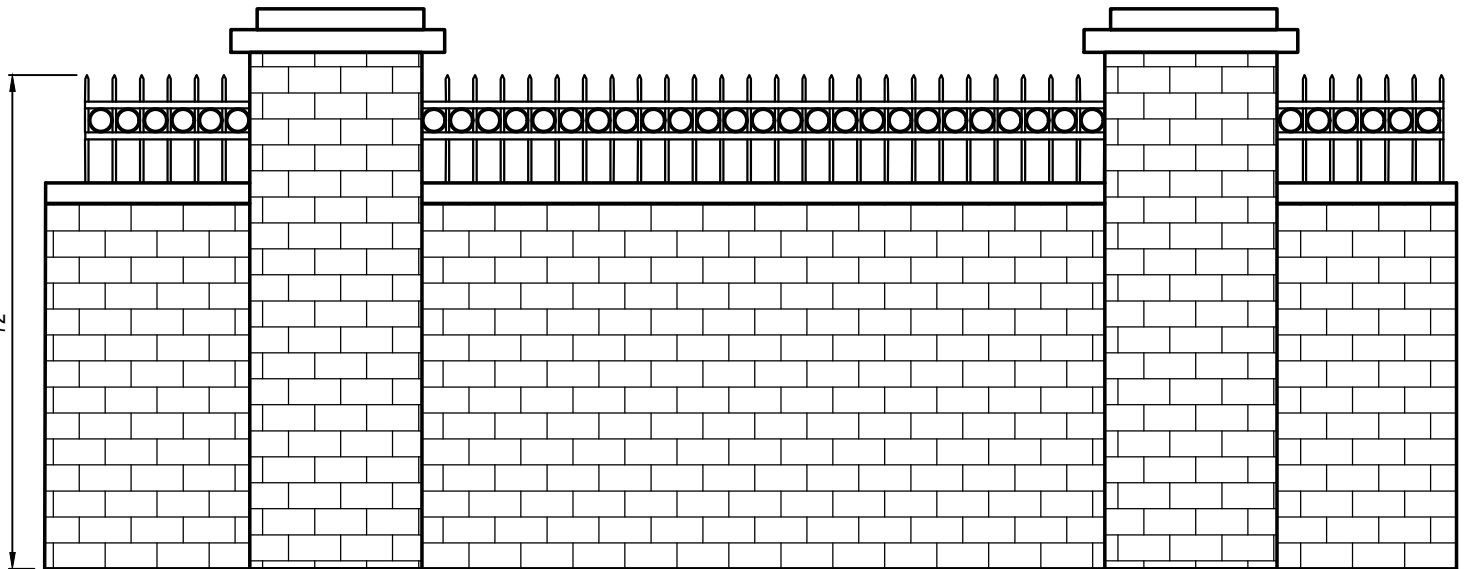
DATE: May 2024 FILE: Fence_Details.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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EXAMPLE – ARCHITECTURAL MASONRY WALL/FENCING TO SCREEN PARKING AREAS
OR DEFINE STREET EDGE



NOTE:

ALTERNATE FENCE MATERIALS AND DESIGNS MAY BE APPROVED IF RECOMMENDED
BY THE PLANNING COMMISSION AND APPROVED BY THE BOARD OF SUPERVISORS

BY-08

Brighton Township
ZONING CODE
SEC.195-137.1

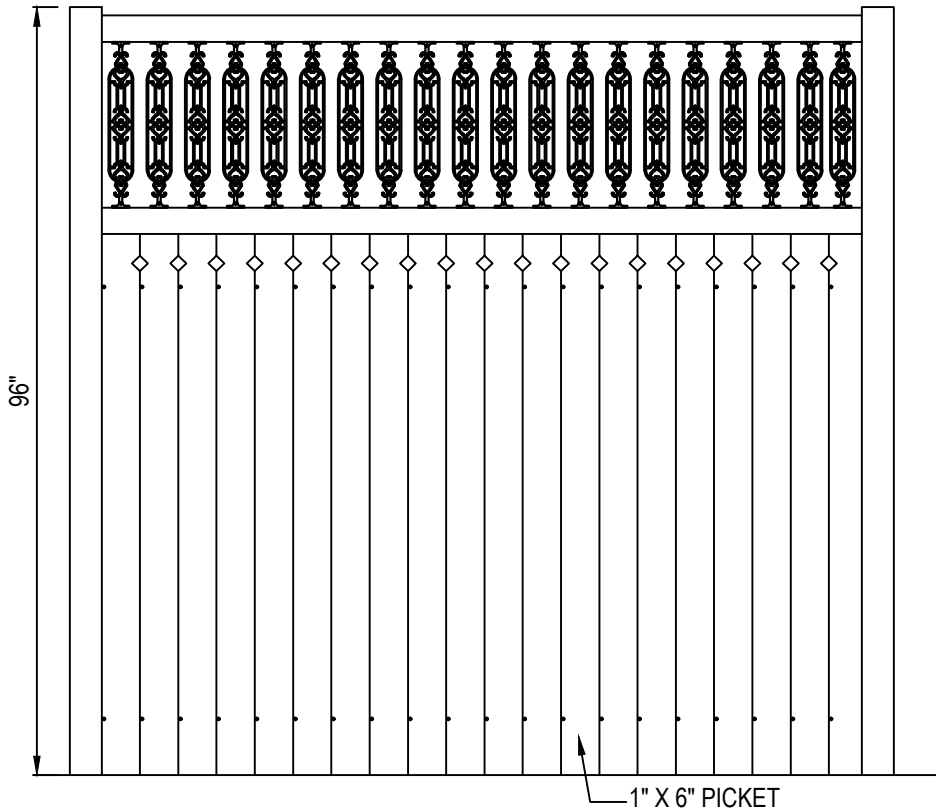
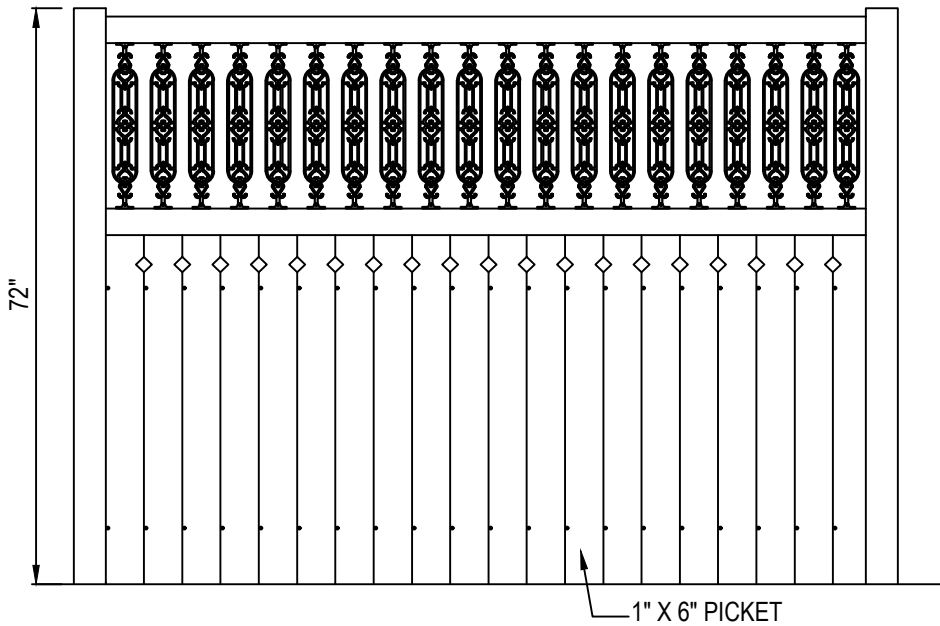
F4a 6' Masonry and Wrought Iron Fence / F4b 8' Masonry and Wrought Iron Fence

SCALE: N.T.S.

DATE: May 2024 FILE: Fence_Details.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
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BY-10

Brighton Township
ZONING CODE
SEC.195-137.1

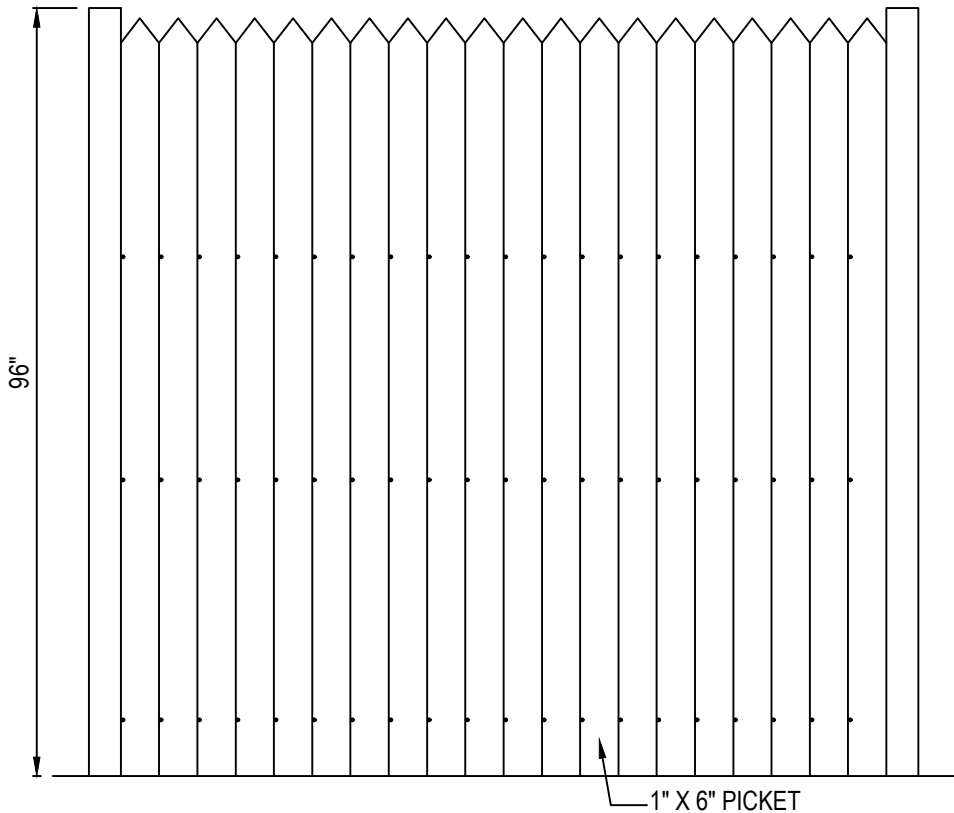
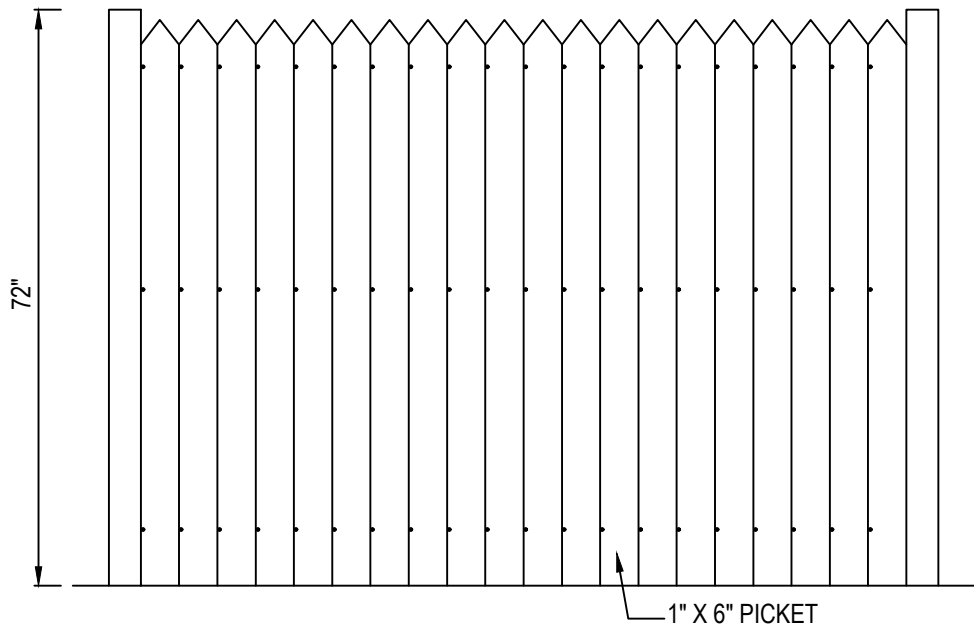
F6a 6' Backyard Wood Fence / F6b 8' Backyard Wood Fence

SCALE: N.T.S.

DATE: May 2024 FILE: Fence_Details.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009



BY-11

Brighton Township
ZONING CODE
SEC.195-137.1

F7a 6' Stockade Fence / F3b 8' Masonry and Wrought Iron Fence

SCALE: N.T.S.

DATE: May 2024 FILE: Fence_Details.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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Shade Trees					
Botanical Name	Common Name	Height (FT)	Width	Planting Size	Notes
Acer rubrum	Red Maple	40	35	1.5"	*Pennsylvania Native
Acer saccharum	Sugar Maple*	50	35	1.5"	*Pennsylvania Native
Betula nigra	River birch	60	50	1.5"	
Caprinus caroliniana	American Hornbeam*	40	35	1.5"	*Pennsylvania Native
Celtis occidentalis	Common Hackberry*	50	35	1.5"	*Pennsylvania Native
Fagus grandifolia	American Beech*	50	40	1.5"	*Pennsylvania Native
Gledista triacanthos 'Halka'	Halka Honeylocust	40	40	1.5"	
Gledista triacanthos 'Sky line'	Sky line Honeylocust	60	40	1.5"	
Liquidambar styraciflua	Sweet Gum*	60	40	1.5"	*Pennsylvania Native
Plantanus occidentalis	Sycamore*	75	75	1.5"	*Pennsylvania Native
Tilia americana	American Basswood*	50	35	1.5"	*Pennsylvania Native
Quercus concocinea	Scarlet Oak*	50	40	1.5"	*Pennsylvania Native
Quercus palustris	Pin Oak*	50	40	1.5"	*Pennsylvania Native
Quercus rubra	Red Oak*	50	40	1.5"	*Pennsylvania Native
Understory Trees					
Botanical Name	Common Name	Height (FT)	Width	Planting Size	Notes
Amelanchier canadensis	Serviceberry*	30	20	1.5"	*Pennsylvania Native
Betula nigra 'BNMTF' Dura-Heat	River birch	30	25	1.5"	
Cercis canadensis	Redbud*	30	35	1.5"	*Pennsylvania Native
Cladrastis kentukea	Yellowwood	30	40	1.5"	
Cornus florida	Flowering Dogwood*	30	30	1.5"	*Pennsylvania Native
Crataegus coccinea	Scarlet Hawthorn	25	25	1.5"	
Evergreen Trees					
Botanical Name	Common Name	Height (FT)	Width	Planting Size	Notes
flex opaca	Americian Holly*	30	20	1.5"	*Pennsylvania Native
Juniperus virginiana	Eastern Red Cedar*	60	30	1.5"	*Pennsylvania Native
Picea glauca	White Spruce	40	10	1.5"	
Picea pungens	Colorado Blue Spruce	30	10	1.5"	
Pinus pungens	Hickory Pine*	30	30	1.5"	*Pennsylvania Native
Pinus strobus	Eastern White Pine	50	20	1.5"	
Tsuga canadensis	Canadian Hemlock	50	30	1.5"	
Shrubs					
Botanical Name	Common Name	Height (FT)	Width	Planting Size	Notes
Aronia melanocarpa	Black Chokeberry	6	6	3 gal.	
Ceanothus americanus	New Jersey Tea	3	3	3 gal.	
Clethra alnifolia	Summersweet Clethra	8	6	3 gal.	
Cornus sericea	Red-twig Dogwood	8	10	3 gal.	
Hamamelis sp.	Witchhazel	15	15	3 gal.	
Hydrangea arborescens	Smooth hydrangea	5	5	3 gal.	
flex verticulata	Winterberry*	10	10	3 gal.	*Pennsylvania Native
Lindera benzoin	Spicebush*	12	12	3 gal.	*Pennsylvania Native
Physocarpus opulifolius	Ninebark	8	6	3 gal.	
Rhododendron sp.	Azalea	6	6	3 gal.	
Rhus aromatica	Fragrant sumac*	6	10	3 gal.	*Pennsylvania Native
Vaccinium angustifolium	Low-bush Blueberry*	2	2	3 gal.	*Pennsylvania Native
Viburnum dentatum	Arrowwood viburnum	10	10	3 gal.	

BY-12 Brighton Township
ZONING CODE
SEC.195-137.1

Recommended Plant List (1 of 2)

SCALE: N.T.S. _____

DATE: May 2024 FILE: Buffer Yard Details.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

Evergreen Shrubs					
Botanical Name	Common Name	Height (FT)	Width	Planting Size	Notes
flex glabra	Inkberry	5	50	3 gal.	
Kalmia latifolia	Mountain Laurel*	10	10	3 gal.	*Pennsylvania Native
Picea pungens 'Globosa'	Dwarf Blue Spruce	5	6	3 gal.	
Groundcovers					
Botanical Name	Common Name	Height (FT)	Width	Planting Size	Notes
Vinca sp.	Myrtle	1	2	1 gal.	
Pachy sandra sp.	Pachy sandra	1	2	1 gal.	
Juniper sp.	Juniper varieties	varies	varies	1 gal.	
Comptonia peregrina	Sweetfern*	2	4	1 gal.	*Pennsylvania Native
Monarda didyma	Bee Balm	2	2	1 gal.	
Phlox divaricata	Wild Blue Plox	1	1	1 gal.	
Rudibeckia fulgida	Black-eyed Susan	1	1	1 gal.	
Solidago rugosa	Goldenrod	3	2	1 gal.	
Liatris spicata	Marsh Blazing Star	2	1	1 gal.	
Sedum ternatum	Woodland Stonecrop	0.5	0.5	1 gal.	
Phlox paniculata	Garden Plox	2	2	1 gal.	
Lobelia cardinalis	Cardinal Flower	2	1	1 gal.	
Iris versicolor	Blue Flag Iris	2	2	1 gal.	
Baptisia australia	Wild Indigo	3	3	1 gal.	
Asclepias tuberosa	Butterfly Milkweed	1	1	1 gal.	

BY-13 Brighton Township
 ZONING CODE
 SEC.195-137.1

Recommended Plant List (2 of 2)

SCALE: N.T.S.

DATE: May 2024 FILE: Buffer Yard Details.dwg



Brighton Township
 Beaver County, Pennsylvania
 1300 Brighton Road
 Beaver, PA 15009

TOWNSHIP OF BRIGHTON

OWNERS ADOPTION

Know All Men By These Presents, that (I or We) _____ of the (City, Borough, Township) of _____ County of _____ State of _____, for (myself, ourselves), (my, our) heirs, executors, administrators and assigns, do hereby adopt this as (my, our) Plan of Subdivision of (my, our) property, situate in the Township of Brighton, County of Beaver, Commonwealth of Pennsylvania, and for diverse advantages accruing to (me, us) do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Brighton, (I or We) _____

(Name of Owner or Owners)
hereby agree to and by these presents do release and forever discharge the Township of Brighton, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon _____ (my, our) heirs, executors, _____ (Name of Owner or Owners) administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this _____ day of _____, A.D. _____.

ATTEST:

SEAL _____ (Owner or Owners)

SEAL _____ (Owner or Owners)

The foregoing adoption and dedication is made by _____

(Name of Individual Owner or Owners)

with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Brighton, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Beaver County, County Court House, Beaver, Pennsylvania, within 90 days of date of said approval.

(Owner or Owners) SEAL

AC-01

Owners Adoption

SCALE: N.T.S.

DATE: May 2024 FILE: Owners Adoption.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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TOWNSHIP OF BRIGHTON

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS:

That _____, by virtue of a Resolution

(Name of Corporation)

of its Board of Directors, does hereby adopt this as its Plan of Subdivision of its property situate in the Township of Brighton, County of Beaver, Commonwealth of Pennsylvania, and for diverse advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Brighton, _____

(Name of Corporation)

hereby covenants and agrees to and by these presents does release and forever discharge the Township of Brighton, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon _____

(Name of Corporation)

its successors and assigns and purchasers of lots in this plan.

In Witness Whereof, the said Corporation has caused its Corporate Seal to be affixed by the hand of its President and same to be attested by its Secretary, this _____ day of _____ A.D., _____.

_____ SEAL
(Name of Corporation)

ATTEST:

_____ SEAL
(Secretary)

_____ SEAL
(President)

The foregoing Adoption and Dedication is made by _____
(Name of Corporation)

with full understanding and agreement that the approval of the Board of Supervisors of the Township of Brighton, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Beaver County, Court House, Beaver, Pennsylvania, within 90 days of date of said approval.

_____ SEAL
(Name of Corporation)

_____ SEAL
(Name of Corporation)

AC-03

Corporation Adoption

SCALE: N.T.S.

DATE: May 2024 FILE: Corporation Adoption.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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TOWNSHIP OF BRIGHTON
TOWNSHIP PLANNING COMMISSION APPROVAL

This plat of subdivision has been approved by the Planning Commission of the Township of Brighton, Beaver County, Commonwealth of Pennsylvania, on this _____ day of _____, A.D. _____.

ATTEST:

(Secretary)

(Chairman)

AC-05

Township Planning Commission Approval

SCALE: N.T.S.

DATE: May 2024 FILE: Township Planning Commission Approval.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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TOWNSHIP OF BRIGHTON

APPROVAL BY TOWNSHIP OF BRIGHTON

The Board of Supervisors of the Township of Brighton, Beaver County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Brighton does not constitute an acceptance of the roads, streets, alleys, stormwater and sanitary sewage drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors.

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Brighton, Beaver County, Pennsylvania, on this _____ day of _____, A.D. 20 ____.

ATTEST:

(Secretary of Board)

(Chairman of Board)

AC-06

Approval By Township of Brighton

SCALE: N.T.S.

DATE: May 2024 FILE: Approval By Township Of Brighton.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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n:\PROJ\205\Details\brighton_twp\2024_update\dwg\Adoption_clauses\Beaver_County_Planning_Commission.dwg Layout=AC-07 Beaver County Planning Commission Acknowledgement

TOWNSHIP OF BRIGHTON

BEAVER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT

FOR ONE-LOT SUBDIVISION

Reviewed with comments by the Beaver County Planning Commission. Letter to Brighton Township Board of Supervisors dated _____, A.D. _____.

(Executive Director) SEAL

FOR MULTI-LOT SUBDIVISION

Reviewed with comments by the Beaver County Planning Commission at a meeting held this _____ day of _____, A.D. _____. Letter to Brighton Township Board of Supervisors dated _____, A.D. _____.

(Executive Director) SEAL

AC-07

Beaver County Planning Commission Acknowledgement

SCALE: N.T.S.

DATE: May 2024 FILE: Beaver County Planning Commission.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

TOWNSHIP OF BRIGHTON

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }

} SS:

COUNTY OF BEAVER }

Recorded in the office for the recording of deeds, plats, etc., in said County, in Plan Book Volume

Page _____.

Given under my hand and seal this _____ day of _____, A.D. _____.

(Recorder of Deeds) SEAL

AC-08

Proof of Recording

SCALE: N.T.S.

DATE: May 2024 FILE: Proof Of Recording.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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TOWNSHIP OF BRIGHTON
PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, _____, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers as shown on the plat have been set and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

_____ SEAL

(Surveyor's Name)

(Surveyor's Registration No.)

(Date)

AC-09

Professional Land Surveyor Certificate

SCALE: N.T.S.

DATE: May 2024 FILE: Professional Land Surveyor Certificate.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

TOWNSHIP OF BRIGHTON
TOWNSHIP ENGINEER'S APPROVAL

Approved by the Township Engineer of Brighton Township this _____
_____ day of _____, _____.

Signature

Registration No.

AC-10

Township Engineer's Approval

SCALE: N.T.S.

DATE: May 2024 FILE: Township Engineers Approval.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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TOWNSHIP OF BRIGHTON

**OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDED
STORMWATER DRAINAGE FACILITIES AND CONTROL
OF STORMWATER WATER DRAINAGE**

Know All Men by These Presents, that (I, We) _____
_____ of the Township of Brighton, County of Beaver, Commonwealth of
Pennsylvania, for ourselves, our heirs, executors, administrators and assigns and for our grantees and
their subsequent purchasers do hereby accept full and complete responsibility, liability, expense and
provision of facilities for the control of stormwater drainage over, across and through this subdivision of
land until such time as (I or We), our heirs, executors, administrators and assigns construct stormwater
drainage facilities in accordance with Township's specifications and requirements and the same is
officially accepted by action of the Board of Supervisors, Brighton Township, and until such formal
acceptance (I or We) for ourselves, our heirs, executors, administrators and assigns do hereby release the
Township of Brighton from any responsibility in connection therewith. This acceptance of responsibility
shall be binding upon _____, our heirs, executors, administrators and assigns
and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS
_____ day of _____, A.D. _____.

(Owner or Owners) SEAL

(Owner or Owners) SEAL

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ day of _____
_____ A.D., _____.

(Notary Public) SEAL

MY COMMISSION EXPIRES THE _____ DAY OF _____ A.D., _____.

AC-11

Owners Acceptance of Responsibility for Stormwater Facilities

SCALE: N.T.S.

DATE: May 2024 FILE: Owners Acceptance Responsibility.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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TOWNSHIP OF BRIGHTON

GRANT OF CONSERVATION AND RECREATION EASEMENT AND DECLARATION OF COVENANTS

THIS GRANT OF CONSERVATION and RECREATION EASEMENT AND DECLARATION OF COVENANTS (this "Grant") dated as of _____ (the "Easement Date") is by and between _____ (the "OWNER") and Brighton Township, with its office located at 1300 Brighton Road, Beaver, Beaver County, Pennsylvania (the "EASEMENT HOLDER").

GC-01

Grant Of Conservation And Recreation Easement

SCALE: N.T.S.

DATE: May 2024 FILE: Grant Of Conservation.dwg



Brighton Township
Beaver County, Pennsylvania
1300 Brighton Road
Beaver, PA 15009

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TOWNSHIP OF BRIGHTON

ARTICLE 1. BACKGROUND; GRANT TO EASEMENT HOLDER

1.01 Property and Protection Area

The undersigned OWNER is the sole owner in fee simple of the Property described in Exhibit A (the "Property"). The Property, also identified herein as Protection Area, is described as:

Plan:

Municipality: Brighton Township County: Beaver County

State: Pennsylvania Acreage:

1.02 Easement; Covenants

- (a) Easement. By this Grant, the undersigned OWNER grants and conveys to EASEMENT HOLDER an unconditional and perpetual easement upon the Property for the purpose of advancing the Conservation Objectives described below (that easement, the "Conservation Easement"). The Conservation Easement empowers EASEMENT HOLDER to block activities, uses, and Improvements inconsistent with the Conservation Objectives. Article 4 more fully describes the rights this Grant vests in EASEMENT HOLDER.
- (b) OWNER Covenants. By this Grant, the undersigned OWNER, in furtherance of the Conservation Objectives, established covenants binding upon OWNER's interest in the Property, which are set forth in Articles 2 and 3. Article 5 addresses potential violation of these covenants and remedies.
- (c) EASEMENT HOLDER Covenants. By this Grant, EASEMENT HOLDER accepts the Conservation Easement and, in furtherance of the Conservation Objectives, establishes covenants binding upon EASEMENT HOLDER's easement interest in the Property, which are set forth in Article 4.

1.03 Easement Plan

Attached as Exhibit B is a survey or other graphic depiction of the Property (the "Easement") showing, among other details, the location of the Protection Area.

1.04 Dedication to Public Purposes. The OWNER formally and unequivocally dedicates the Property to the following public purposes (collectively, the "Public Purposes") in perpetuity:

To assure public access to the Property for outdoor recreation, open space benefits, which may include maintaining and improving the quality of water resources, both surface and groundwater, including replenishing their supply; establishing and protecting scenic views and vantage points for those views; preserving existing, planned, and potential outdoor public recreation and conservation areas; preventing and reducing floods; providing natural habitat for animals, plants, and fungi; preventing the loss and depletion of soil; conserving forestland for production of timber and other forest products; preserving features of historic, geologic, or biologic significance; and providing for sound land development by providing open space within and around developed lands.

1.05 Conservation Objectives.

The resource-specific and general purposes of the Conservation Easement (collectively, the "Conservation Objectives") are as follows:

- (a) Resource-Specific
 - (1) Water Resources. To maintain and improve the quality of water resources, both surface and groundwater, within, around, and downstream of the Property.
 - (2) Biological Resources. To protect and improve the quality of natural habitat for animals, plants, fungi, and other organisms, particularly Native Species.
 - (3) Soil Resources. To prevent the loss and depletion of soil on the Property.
 - (4) Scenic Resources. To protect scenic views of the Property visible from public rights-of-way and other public access points outside the Property.
 - (5) Ecosystem Services. To absorb within the Property rainwater that otherwise might cause erosion and flooding downstream of the Property; to sequester carbon in plants and soil to mitigate rising atmospheric carbon levels; and to support other healthy ecosystem processes.
- (b) General Purposes
 - (1) To protect and enhance the richness of biodiversity and natural habitat.
 - (2) To promote good stewardship of the land so that it will always be able to support open space activities.
 - (3) To accommodate, subject to moderate constraints, a wide variety of activities, uses, and improvements, confining them to the Protection Area where they will not be detrimental to the achievement of other Conservation Objectives.

1.06 Consideration

The OWNER acknowledges receipt, as of the Easement Date, of the sum of \$1.00 in consideration of this Grant.

1.07 Superior to all Liens

The OWNER warrants to EASEMENT HOLDER that the Property is, as of the Easement Date, free and clear of Liens.

GC-02

Article 1. Background; Grant To Easement Holder

SCALE: N.T.S.

DATE: May 2024 FILE: Grant Of Conservation.dwg



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Beaver County, Pennsylvania
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TOWNSHIP OF BRIGHTON

ARTICLE 2. TRANSFER; SUBDIVISION

2.01 Prohibitions

All of the following are prohibited except as set forth in the Section 2.02:

- (a) Transfer of any Portion of Property. Transfer of ownership, possession, or use of any portion of the Property, including subsurface portions of the Property, independent of the remainder of the Property.
- (b) Subdivision. Change in the boundary of the Property or other Subdivision of the Property.
- (c) Transfer of Density. Use of open space area protected under this Grant to increase (above limits otherwise permitted under Applicable Law) allowable density or intensity of development within other portions of the Property or outside the Property.
- (d) Transfer of Rights. Transfer of development rights or other rights granted or allocated to the Property in support of development outside the Property.
- (e) Sale and lease of subsurface rights.

2.02 Permitted Changes

The following changes are permitted:

- (a) Transfer to _____ Property Owners' Association. Subject to approval of EASEMENT HOLDER, transfer of Property to _____ Property Owners' Association is permitted.

GC-03

Article 2. Transfer; Subdivision

SCALE: N.T.S.

DATE: May 2024 FILE: Grant Of Conservation.dwg



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TOWNSHIP OF BRIGHTON

ARTICLE 3. PROTECTION AREA

3.01 Improvements

Improvements within the Protection Area are prohibited except as permitted below in this article.

- (a) Existing Improvements. Existing Improvements may be maintained, repaired, and replaced in their existing locations. Existing Improvements may be expanded or relocated if the expanded or relocated Improvement complies with requirements applicable to Additional Improvements of the same type.
- (b) Additional Improvements. The following Additional Improvements are permitted: subject to the approval of the EASEMENT HOLDER:
 - (1) Fences, walls, and gates, not to exceed six feet in height or such greater Height.
 - (2) Habitat enhancement devices such as birdhouses and bat houses.
 - (3) Trails covered (if at all) by wood chips, gravel, or other highly porous surface.
 - (4) Footbridges, stream crossing structures, and stream access structures.
 - (5) Tree stands and blinds for nature study.
 - (6) Access Drives and utility improvements to service Improvements within the Property but only if there is no other reasonably feasible means to provide access and utility services to the Property.

3.02 Activities and Uses

Activities and uses are prohibited except as permitted below in this article and provided in any case that:

- The intensity or frequency of the activity or use does not materially and adversely affect maintenance or attainment of Conservation Objectives.
 - No Invasive Species are introduced.
- (a) Resource Management and Disturbance. The following activities and uses are permitted:
- (1) Cutting trees, construction or other disturbance of resources, including removal of Invasive Species, to the extent reasonably prudent to remove, mitigate, or warn against an unreasonable risk of harm to Persons, their belongings, or health of Native Species on or about the Property. OWNER must take such steps as are reasonable under the circumstances to consult with EASEMENT HOLDER prior to taking actions that, but for this provision, would not be permitted or would be permitted only after approval.
 - (2) Planting, replanting, and maintaining Native Species or, subject to approval of EASEMENT HOLDER, planting, replanting, and maintaining other vegetation.
 - (3) Subject to approval of EASEMENT HOLDER, removal of vegetation to accommodate replanting as permitted in this Article.
 - (4) Construction of permitted Improvements with prompt restoration of soil and vegetation disturbed by such activity.
 - (5) Vehicular use in the case of emergency and in connection with activities or uses permitted under this subsection.
 - (6) Sustainable Forestry in accordance with a Resource Management Plan subject to approval of EASEMENT HOLDER.
 - (7) Mowing, planting, and maintenance of lawn, garden, and landscaped areas.
 - (8) Other activities that EASEMENT HOLDER, without any obligation to do so, determines are consistent with maintenance or attainment of Conservation Objectives and are conducted in accordance with the Resource Management Plan or other plan approved for that activity after Review.
- (b) Recreation and Education. Recreational, educational, and scientific research activities are permitted that do not require Improvements other than trails and do not materially and adversely affect maintenance or attainment of Conservation Objectives such as the following: (1) walking on trails, cross-country skiing, bird watching, nature study, fishing, and hunting; and (2) wildlife research consistent with and in furtherance of the Conservation Objectives. Vehicular use is not permitted in connection with the activities permitted under this subsection unless EASEMENT HOLDER approves the use.

GC-04

Article 3. Protection Area

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TOWNSHIP OF BRIGHTON

ARTICLE 4. RIGHTS OF EASEMENT HOLDER

4.01 EASEMENT HOLDER Covenants

In support of the Conservation Objectives, EASEMENT HOLDER declares the following covenants binding upon its easement interest in the Property:

(a) Exercise of Powers. EASEMENT HOLDER may exercise the powers granted to it by this Grant to block activities, uses, and Improvements of the Property inconsistent with the Conservation Objectives.

4.02 Rights of EASEMENT HOLDER

The items set forth below are rights vested in EASEMENT HOLDER by this Grant:

(a) Enforcement. To enter the Property to investigate a suspected, alleged, or threatened violation of the covenants and, if found, to enforce the terms of this Grant by exercising EASEMENT HOLDER's remedies in this Grant.

(b) Inspection. To enter and inspect the Property for compliance with the requirements of this Grant, in a reasonable manner, and at reasonable times.

4.03 Other Rights of EASEMENT HOLDER

The items set forth below are also rights vested in EASEMENT HOLDER by this Grant; however, EASEMENT HOLDER, in its discretion, may or may not exercise them:

(a) Amendment. To enter into an Amendment with OWNER if EASEMENT HOLDER determines that the Amendment: (1) will not impair EASEMENT HOLDER's power, enforceable in perpetuity, to block activities, uses, and Improvements of the Property inconsistent with the Conservation Objectives; (2) will not result in a private benefit prohibited under the Code; and (3) will be consistent with EASEMENT HOLDER's policy with respect to Amendment as of the applicable date of reference.

(b) Signs. To install one or more signs within the Property identifying the interest of EASEMENT HOLDER or Beneficiaries in the Conservation Easement.

(c) Improvements. The EASEMENT HOLDER may maintain, repair or replace existing improvement and/or construct or build additional improvements consistent with the Conservation Objectives within this Grant. Additional Improvements include, but are not limited to those identified in Article 3.01(b) or determined by the EASEMENT HOLDER as desired or necessary to fulfill the Dedication to Public Purposes of the Property.

4.04 Costs and Expenses

OWNER must pay or reimburse, as the case may be, EASEMENT HOLDER's costs and expenses (including Losses, Litigation Expenses, allocated personnel costs, and reasonably incurred liabilities) in connection with: (a) enforcement (including exercise of remedies) under the terms of this Grant; (b) response to requests by OWNER for Waiver or Amendment; and (c) compliance with requests for information, or other action pertaining to the Grant if required by Applicable Law.

GC-05

Article 4. Rights Of Easement Holder

SCALE: N.T.S.

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TOWNSHIP OF BRIGHTON

ARTICLE 5. VIOLATION; REMEDIES

5.01 Violation

If EASEMENT HOLDER determines that the terms of this Grant are being or have been violated or that a violation is threatened or imminent, then the provisions of this section will apply:

- (a) Notice. EASEMENT HOLDER must notify OWNER of the violation. EASEMENT HOLDER's notice may include its recommendations of measures to be taken by OWNER to cure the violation and restore features of the Property damaged or altered as a result of the violation.
- (b) Opportunity to Cure. OWNER's cure period expires 30 days after the date of EASEMENT HOLDER's notice to OWNER subject to extension for the time reasonably necessary to cure but only if all of the following conditions are satisfied:
 - (1) OWNER cease the activity constituting the violation promptly upon receipt of EASEMENT HOLDER's notice;
 - (2) OWNER and EASEMENT HOLDER agree, within the initial 30-day period, upon the measures OWNERS will take to cure the violation;
 - (3) OWNER commence to cure within the initial 30-day period; and
 - (4) OWNER continue thereafter to use best efforts and due diligence to complete the agreed upon cure.
- (c) Imminent Harm. No notice or cure period is required if circumstances require prompt action to prevent or mitigate irreparable harm or alteration to a natural resource or other feature of the Property described in the Conservation Objectives.

5.02 Remedies

Upon expiration of the cure period (if any) described in the preceding section, EASEMENT HOLDER may do one or more of the following:

- (a) Injunctive Relief. Seek injunctive relief to specifically enforce the terms of this Grant, to restrain present or future violations of the terms of this Grant, and/or to compel restoration of resources destroyed or altered as a result of the violation.
- (b) Civil Action. Exercise EASEMENT HOLDER's rights under Applicable Law to obtain a money judgment (together with interest thereon at the Default Rate).
- (c) Self-Help. Enter the Property to prevent or mitigate further damage to or alteration of natural resources of the Property identified in the Conservation Objectives.

5.03 Remedies Cumulative

The description of EASEMENT HOLDER's remedies in this article does not preclude EASEMENT HOLDER from exercising any other right or remedy that may at any time be available to EASEMENT HOLDER under this article or Applicable Law. If EASEMENT HOLDER chooses to exercise one remedy, EASEMENT HOLDER may nevertheless choose to exercise one or more of the other rights or remedies available to EASEMENT HOLDER at the same time or at any other time.

5.04 Waivers

- (a) No Waiver. If EASEMENT HOLDER does not exercise a right or remedy when it is available to EASEMENT HOLDER, that is not to be interpreted as a waiver of any non-compliance with the terms of this Grant or a waiver of EASEMENT HOLDER's rights to exercise its rights or remedies at another time.
- (b) No Material Effect. EASEMENT HOLDER in its discretion may provide a Waiver if EASEMENT HOLDER determines that the accommodation is for a limited time and limited purpose and will have no material effect on the Conservation Objectives.

5.05 No Fault of OWNER

EASEMENT HOLDER will waive its right to reimbursement in regard to a violation as to OWNER (but not other Persons who may be responsible for the violation) if EASEMENT HOLDER is reasonably satisfied that the violation was not the fault of OWNER and could not have been anticipated or prevented by OWNER by reasonable means.

GC-06

Article 5. Violation; Remedies

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TOWNSHIP OF BRIGHTON

ARTICLE 6. MISCELLANEOUS (1 OF 2)

6.01 Notices

(a)Requirements. Each Person giving notice pursuant to this Grant must give the notice in writing and must use one of the following methods of delivery: (1) personal delivery; (2) certified mail, return receipt requested and postage prepaid; or (3) nationally recognized overnight courier, with all fees prepaid.

(b)Address for Notices. Each Party giving a notice must address the notice to the appropriate Person at the receiving Party at the address listed below or to another address designated by that Person by notice to the other Person:

If to OWNER:

If to EASEMENT HOLDER:

Township Manger
Brighton Township
1300 Brighton Road
Beaver, PA 15009

6.02 Governing Law

The laws of the Commonwealth of Pennsylvania govern this Grant.

6.03 Transfer

(a)Notice Required. Not less than thirty (30) days prior to transfer of the Property, OWNER must notify EASEMENT HOLDER of the name(s) and address for notices of the Persons who will become OWNER following the transfer.

(b)Prior to Transfer. OWNER authorizes EASEMENT HOLDER to (1) contact the Persons to whom the Property will be transferred, and other Persons representing OWNER or the prospective transferees, to discuss with them this Grant and, if applicable, other pertinent documents; and (2) enter the Property to assess compliance with this Grant.

(c)Ending Continuing Liability. If EASEMENT HOLDER is not notified per this section's requirement, it is not the obligation of EASEMENT HOLDER to determine whether a violation first occurred before or after the date of the transfer. The pre-transfer OWNER continues to be liable on a joint and several basis with the post-transfer OWNER for the correction of violations under this Grant until such time as EASEMENT HOLDER is given the opportunity to inspect and all violations noted in EASEMENT HOLDER's resulting inspection report are cured.

6.04 Burdens; Benefits

This Grant binds and benefits OWNER and EASEMENT HOLDER and their respective personal representatives, successors, and assigns.

(a)Binding on OWNER and successors. This Grant vests a servitude running with the land binding upon the OWNER and, upon recordation in the Recorder of Deeds, any subsequent OWNER of the Property is bound by its terms whether or not OWNER had actual notice of this Grant and whether or not the deed of transfer specifically referred to the transfer being under and subject to this Grant.

(b)Rights Exclusive to EASEMENT HOLDER. Only EASEMENT HOLDER has the right to enforce the terms of this Grant of Conservation and Recreation Easement.

6.05 Writing Required

Between EASEMENT HOLDER and OWNER. No Amendment, Waiver, approval, or other decision by EASEMENT HOLDER is valid or effective unless it is in writing and signed by an authorized signatory for EASEMENT HOLDER. This requirement may not be changed by oral agreement. The grant of an Amendment or Waiver in any instance does not imply that an Amendment or Waiver will be granted in any other instance.

GC-07

Article 6. Miscellaneous (1 Of 2)

SCALE: N.T.S.

DATE: May 2024 FILE: Grant Of Conservation.dwg



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TOWNSHIP OF BRIGHTON

ARTICLE 6. MISCELLANEOUS (2 OF 2)

6.06 Assignment by EASEMENT HOLDER

EASEMENT HOLDER has the right to assign its rights under this Grant to a land trust, conservation organization, conservancy or other government. The assignment must be in writing, signed by both the assigning EASEMENT HOLDER and the assignee EASEMENT HOLDER. The document must include a covenant by which the assignee EASEMENT HOLDER assumes and accepts the covenants of EASEMENT HOLDER under this Grant. The assigning EASEMENT HOLDER must deliver the appropriate documentation and such other materials in EASEMENT HOLDER's possession reasonably needed to uphold the Conservation Objectives. No consent by OWNER is required.

6.07 Severability

If any provision of this Grant is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Grant remain valid, binding, and enforceable. To the extent permitted by Applicable Law, the parties waive application of any provision of Applicable Law that renders any provision of this Grant invalid, illegal, or unenforceable in any respect.

6.08 Indemnity

OWNER must indemnify and defend the EASEMENT HOLDER against all Losses and Litigation Expenses arising out of or relating to: (a) a breach or violation of this Grant or Applicable Law; and (b) personal injury (including death) and damage to personal belongings occurring on or about the Property if and to the extent not caused by the negligent or wrongful acts or omissions of an EASEMENT HOLDER.

6.09 Entire Agreement

This is the entire agreement of OWNER and EASEMENT HOLDER pertaining to the subject matter of this Grant. The terms of this Grant supersede in full all statements and writings between OWNER, EASEMENT HOLDER pertaining to the transaction set forth in this Grant.

6.10 Incorporation by Reference

Each exhibit attached to this Grant is incorporated into this Grant by this reference.

6.11 Coal Rights Notice

The following notice is given to OWNER solely for the purpose of compliance with the Conservation and Preservation Easements Act:

NOTICE: THE CONSERVATION EASEMENT MAY IMPAIR THE DEVELOPMENT OF COAL INTERESTS INCLUDING WORKABLE COAL SEAMS OR COAL INTERESTS THAT HAVE BEEN SEVERED FROM THE PROPERTY.

6.12 Jurisdiction; Venue

EASEMENT HOLDER and OWNER submit to the exclusive jurisdiction of the courts of the Commonwealth of Pennsylvania located in the county in which the Property is located and agree that any legal action or proceeding relating to this Grant or the Conservation Easement may be brought only in those courts located in that county.

GC-08

Article 6. Miscellaneous (2 Of 2)

SCALE: N.T.S.

DATE: May 2024 FILE: Grant Of Conservation.dwg



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TOWNSHIP OF BRIGHTON

ARTICLE 7. GLOSSARY

“Access Drive” means a road, drive, or lane providing vehicular access.

“Applicable Law” means federal, state, or local laws, statutes, codes, ordinances, standards, and regulations applicable to the Property, the Conservation Easement, or this Grant, as amended through the applicable date of reference. If this Grant is intended to meet the requirements of a qualified conservation contribution, then applicable provisions of the Code and the Regulations (including notices issued interpreting the Regulations) are also included in the defined term.

“Invasive Species” means a plant species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. In cases of uncertainty, publications such as “Plant Invaders of Mid-Atlantic Natural Areas” by the National Park Service and U.S. Fish and Wildlife Service, are to be used to identify Invasive Species.

“Native Species” mean a plant or animal indigenous to the locality under consideration. In cases of uncertainty, published atlases, particularly The Vascular Flora of Pennsylvania: Annotated Checklist and Atlas by Rhoads and Klein and Atlas of United States Trees, vols. 1 & 4 by Little are to be used to establish whether or not a species is native.

“Resource Management Plan” means a record of the decisions and intentions of Owners prepared by a qualified resource management professional for the purpose of protecting natural resources that the Conservation Objectives aim to protect during certain operations potentially affecting those resources. It includes a resource assessment, identifies appropriate performance standards (based upon Best Management Practices where available and appropriate), and projects a multi-year description of planned activities for operations to be conducted in accordance with the plan.

GC-09

Article 7. Glossary

SCALE: N.T.S.

DATE: May 2024 FILE: Grant Of Conservation.dwg



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TOWNSHIP OF BRIGHTON

SIGNATURES

INTENDING TO BE LEGALLY BOUND, the undersigned OWNER and EASEMENT HOLDER, by their respective duly authorized representatives, have signed and delivered this Grant as of the Easement Date.

Witness/Attest: _____ OWNER

By: _____ (SEAL)
Title:

BRIGHTON TOWNSHIP

Chairman By: _____ (SEAL)

COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF :

ON THIS DAY _____, before me, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF :

ON THIS DAY _____ before me, the undersigned officer, personally appeared _____, who acknowledged him/herself to be the _____ of _____, a Pennsylvania non-profit corporation, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by her/himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

CERTIFICATE OF RESIDENCE

I, _____, hereby certify that the
Grantee's precise address is :
1300 Brighton Road, Beaver, Pennsylvania 15009.

_____, Esquire

GC-10

Signatures

SCALE: N.T.S.

DATE: May 2024 FILE: Grant Of Conservation.dwg



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