

AMENDING ORDINANCE NO.44
JACKSON TOWNSHIP FLOOD PLAIN
MANAGEMENT ORDINANCE

BE IT ENACTED AND ORDAINED, by the Township of Jackson, Cambria County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same to amend ordinance number 44 as follows;

SECTION IV; specific requirements is amended and is added as sub-section D within Section 4:00 General which reads as follows;

SECTION 4:00 GENERAL

D. Within any defined flood plain area, no new construction or construction or development shall be located within the area measured fifty (50) feet landward from the top of bank of any water course, unless a permit is obtained from the Department of Environmental Resources, Bureau of Dams and Waterway Management.

SECTION 4:02 SPECIAL REQUIREMENTS FOR MOBILE HOMES IS REPEALED AS WRITTEN AND CHANGED TO SECTION 4:02 DEVELOPMENT WHICH MAY ENDANGER HUMAN LIFE WHICH READS AS FOLLOWS:

A. In accordance with the Pennsylvania Flood Plain Management Act, and the regulations adopted by the Department Of Community Affairs as required by the act, any new or substantially improved structure which:

Will be used for the production or storage of any of the following dangerous materials or substances, or

Will be used for any activity requiring the maintenance of a supply of more than 550 gallons, or other comparable volume, of any of the following dangerous materials or substances on the premises or,

Will involve the production, storage, or use of any amount of radioactive substances; shall be subject to the provisions of this section, in addition to all other applicable provisions. The following list of materials and substances are considered dangerous to human life:

1. Acetone
2. Ammonia
3. Benzene
4. Calcium Carbide
5. Carbon Disulfide
6. Celluloid
7. Chlorine
8. Hydro Chlorine Acid
9. Hydro Cyanic Acid
10. Magnesium
11. Nitric Acid and Oxides of Nitrogen
12. Petroleum Products (Gasoline, Fuel Oil, etc.)
13. Phosphorus
14. Potassium
15. Sodium
16. Sulphur and Sulphur Products
17. Pesticides (Including insecticides, Fungicides, & Rodenticides)
18. Radio Active substances, insofar as such substances are not otherwise regulated.

B. Within any identified Flood Plain area, any new or substantially improved structure of the kind described in Sub-Section A, above shall be:

at least one and one half (1½) feet above the one marked (100) year flood and;
2. Designed to prevent pollution from the structure or activity during the course of one hundred (100) year flood.

Any such structure or part thereof, that will be built below the Regulatory Flood Elevation shall be designed and constructed in accordance with the standards for completely dry flood-proofing contained in the publication "Flood Proofing Regulations" (U. S. Army Corps of Engineers, July 1972) or some other equivalent water tight standard.

SECTION 4:03, SPECIAL REQUIREMENTS FOR MOBILE HOMES is added within Article IV Specific Requirements as Section 4:03 which reads as follows:

A. Within any identified Flood Plain area, all mobile homes and any additions thereto shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any water course.

B. Where permitted within any identified Flood Plain area all mobile homes and additions thereto shall be;

1. Anchored to resist flotation, collapse, or lateral movement by providing over the top and frame ties to ground anchors in accordance with the American National Standards as specified in the Standard for the Installation of Mobile Homes including MOBILE HOME Park Requirements (NFPA No. 501A-1974 (ANSI A119.3-1975) as amended for Mobile Homes in Hurricane Zones or other appropriate standards such as the following:

- (a). Over the top ties shall be provided at each of the four corners (4) of the mobile home with two (2) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and one (1) additional tie per side for units less than fifty (50) feet in length.
- (b). Frame ties shall be provided at each corner of the mobile home, with (5) five additional ties per side at intermediate locations for units fifty (50) feet or more in length, and four (4) additional ties per side for units less than fifty (50) feet in length.
- (c). All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4,800) pounds.

C. All mobile homes and any additions thereto shall also be elevated in accordance with the following requirements:

1. The stands or lots shall be elevated on compacted fill, or on pilings so that the lowest floor of the mobile home will be at or above the regulatory flood elevation.

2. Adequate drainage is provided.

3. Adequate access for a hauler is provided.

4. Where pilings are used for elevation, the lots shall be large enough to permit steps; piling foundations shall be placed in stable soil no more than ten (10) feet apart; reinforcement shall be provided for pilings that will extend for six (6) feet or more above the ground level.

D. An evacuation plan indicating alternate vehicular access and escape routes shall be filed with the appropriate Township officials for mobile home parks and mobile home subdivisions where appropriate.

ARTICLE VI- VARIANCES is amended and is added as Section VI which reads as follows:

6. Except for a possible modification of the free board requirements involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by Special Permit (Article VIII or to Development which May Endanger Human Life (Section 402).

ARTICLE VIII ACTIVITIES REQUIRING SPECIAL PERMITS is added as a new Article which reads as follows:

Section 8:00 General

In accordance with the administrative regulations promulgated by the Department of Community Affairs to implement the Flood Plain Management Act, the following activities shall be prohibited within any identified flood plain area unless a special Permit has been issued by Jackson Township.

A. The commencement of any of the following activities; or the construction enlargement, or expansion of any structure used, or intended to be used, for any of the following activities:

1. Hospitals
2. Nursing Homes
3. Jails or Prisons

B. The commencement of, or any construction of, a new mobile home park or mobile home subdivision, or substantial improvement to an existing mobile home park or mobile home subdivision.

SECTION 8:01 APPLICATION REQUIREMENTS FOR SPECIAL PERMITS

Applicants for special permits shall provide five (5) copies of the following items:

- (a). A written request including a completed building Permit application form.
- (b). A small scale map showing the vicinity in which the proposed site is located.
- (c). A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch equal to one hundred (100) feet or less, showing the following:
 1. North arrow, scale and date
 2. Topography based upon the National Geodetic Vertical Datum of 1929, showing existing and proposed contours at intervals of two (2) feet.
 3. All property and lot lines including dimensions and the size of the site expressed in acres or square feet.
 4. The location of all existing streets, drives, other access ways, and parking areas, with information concerning widths, pavement types and construction and elevations.
 5. The location of any existing bodies of water or water courses, buildings, structures, and other public or private facilities, and any other natural and man made features affecting or affected by the proposed activity or development.
 6. The location of the flood plain boundary line information and spot elevations, and information concerning the one hundred (100) year flood elevations, and information concerning the flow of water including direction and velocities.
 7. The location of all proposed buildings, structures, utilities, and any other improvements; and any other improvements;
 8. Any other information which the Jackson Township Supervisors considers necessary for adequate review of the application.

1. Sufficiently detailed architectural or engineering drawings including floor plans, sections, and exterior building elevations as appropriate;
2. For any proposed building, the elevation of the lowest floor (including basement) and as required, the elevation of any other floor;
3. Complete information concerning flood depths, pressures velocities, impact and uplift forces, and other factors associated with the one hundred (100) year flood.
4. Detailed information concerning any flood proofing measures.
5. Cross-section drawings for all proposed streets, drives, other accessways, and parking areas, showing all rights-of-way and pavements widths.
6. Profile drawings for all proposed streets, drives, and vehicular accessways including existing and proposed grades; and
7. Plans and profiles of all proposed sanitary and storm sewer systems, water supply systems, and any other utilities or facilities.

(E). The following data and documentation:

1. Certification from the applicant that the site upon which the activity or development is proposed is an existing and separate parcel, owned by the applicant or client he represents;
2. Certification from a registered engineer (professional), architect, or landscape architect, that the proposed construction has been adequately designed to protect against damage from the one hundred (100) year flood.
3. A statement certified by a registered professional engineer, architect, landscape architect, or other qualified person which contains a complete and accurate description of the nature and extent of pollution that might possibly occur from the development during the course of a one hundred (100) year flood, including a statement concerning the effects such pollution may have on human life.
4. A statement certified by a registered professional engineer, architect or landscape architect which contains a complete and accurate description of the effects of the proposed development will have on the one hundred (100) year flood elevations and flows;
5. A statement certified by a registered professional engineer, architect or landscape architect, which contains a complete and accurate description of the kinds and amounts of any loose buoyant material or debris may possibly exist or be located on the site below the one hundred (100) year flood elevation and the effects such material and debris may have on one hundred (100) year flood elevations and flows;
6. The appropriate component of the Department of Environmental Resources Planning Module for Land Development;
7. Where any grading or excavation is proposed a plan meeting the requirements of the Department of Environmental Resources to implement and maintain erosion and sedimentation control.
8. Any other applicable permits such as, but not limited to, a permit for any activity regulated by the Department of Environmental Resources under Section 302 of Act 166-1978 and;
9. Evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a one hundred (100) year flood.

Upon receipt of an application for a special permit by Jackson Township the following procedures shall apply in addition to those of Article II.

A. Within five (5) working days following receipt of the application and all accompanying documentation shall be forwarded to the County Planning Commission by registered or certified mail for its review and recommendations. Copies of the application shall also be forwarded to the Jackson Township Planning Commission and Jackson Township Engineer for review and comments.

B. If an application is received that is incomplete, Jackson Township shall notify the applicant in writing, stating in what respect the application is deficient.

C. If the Township decides to disapprove an application, it shall notify the applicant, in writing of the reasons for disapproval.

D. If the Township approves an application, it shall file written notification, together with the application and all pertinent information with the Department of Community Affairs, by registered or certified mail, within five (5) days (working) after the date of approval.

E. Before issuing the special permit the Township shall allow the Department thirty (30) days, after receipt of the notification by the Department to review the application and decision by the Township.

F. If the Township does not receive any communication from the Department of Community Affairs during the thirty (30) day review period, it may issue a special permit to the applicant.

G. If the Department of Community Affairs should decide to disapprove an application, it shall notify the Township and applicant, in writing, of the reasons for disapproval, and the Township shall not issue the special permit.

SECTION 8:03 SPECIAL TECHNICAL REQUIREMENTS

A. In addition to the requirements of Article IV of this Ordinance, the following minimum requirements shall also apply to any proposed development requiring a special permit. If there is any conflict between any of the following requirements and those in Article IV of this Ordinance or in any other code, Ordinance or regulation, the more restrictive provision shall apply.

B. No application for a special permit shall be approved unless it can be determined that the structure or activity will be located, constructed, and maintained in a manner which will;

1. Fully protect the health and safety of the general public and any occupants of the structure.

a. The structure will survive inundation by waters of the one (100) hundred year flood without any lateral movement or damage to either the structure itself, or to any of its equipment or contents below the one (100) hundred year flood elevation.

b. The lowest floor elevation will be at least one and one half (1½) feet above the one hundred (100) year flood elevation.

c. The occupants of the structure can remain inside for an indefinite period of time and be safely evacuated at any time during the one hundred (100) year flood.

2. Prevent any significant possibility of pollution, increase flood levels, or flows, or debris endangering life and property. All hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the Township and the Department of Community Affairs.

Ordained and Enacted this 29th day of March, 1985

Jackson Township Board of Supervisors

By, Davey Angle
Chairman

Brian Marshall

J. R. Wiktor

ATTEST

Gail Howard
Secretary