

ARTICLE II

**MAJOR SUBDIVISION SUBMISSION PROCEDURES, REVIEW PROCESSES,
PLAN REQUIREMENTS, DESIGN STANDARDS, MANDATORY
IMPROVEMENTS, AND CONSTRUCTION REQUIREMENTS**

SECTION 201: General Procedures

The procedures established in this Article shall apply to all Major Subdivisions and Land Developments that require review by the Township of Jackson Planning Commission and approval by the Township of Jackson Board of Supervisors. It shall be the subdivider's responsibility to observe and follow the procedures established in this Article and to submit all plans and documents as may be required herein.

Section 201.1 Classification of Submission

Whenever any subdivision of land or land development is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision or land development shall be granted, the owner or his agent shall apply for and secure approval of such proposed subdivision or land development in accordance with the following procedures for subdivision and land development, which includes a maximum of two (2) steps for a Minor Subdivision and three (3) steps for a Major Subdivision as follows:

- a. Minor Subdivision
 - (1) Sketch Plan (optional)
 - (2) Final Plan

- b. Major Subdivision
 - (1) Sketch Plan (optional)
 - (2) Preliminary Plan
 - (3) Final Plan

The requirements of this Article II address Major Subdivisions only. Article III addresses Minor Subdivisions, Article IV addresses Mobile Home Park Design, Article V addresses Supplementary Land Development Requirements, Article VI addresses Recreational and Seasonal Land Developments, and Articles VII through X address all developments that fall under the jurisdiction of this Ordinance.

Section 201.2 Pre-Application Consultation

Prior to filing an application for approval of a subdivision or land development within Jackson Township, the owner or his authorized agent is encouraged to meet with the Township of Jackson Planning Commission for an official classification of his proposed Subdivision or Land Development.

The Township of Jackson Planning Commission will determine whether the proposal shall be classified as a Minor Subdivision (or a side lot addition/property line change), a Major Subdivision, or a Land Development and make advisory comments. At this time, the Township of Jackson Planning Commission may advise the owner or his authorized agent as to which of the procedures contained herein must be followed.

Section 201.3 Official Filing Date

For the purpose of these regulations, plans shall be submitted to the Jackson Township office at least two (2) weeks prior to the date of the regular scheduled meeting of the Township of Jackson Planning Commission if the application is to be considered at the said meeting. The Township of Jackson Board of Supervisors shall render its decision and inform the applicant in writing no later than ninety (90) days following the date of the regular meeting of the Township of Jackson Planning Commission next following the date the application is filed provided that said regular meeting shall not occur more than thirty (30) days following the submission of the application. The said ninety (90) day period shall be measured from the 30th day following the day the application has been filed if the Township of Jackson Planning Commission meeting falls beyond the said 30 days.

Section 201.4 Cambria County Planning Commission Review

A copy of all plans and attachments shall be submitted by Jackson Township to the Cambria County Planning Commission for review in accordance with its then prevailing rules and regulations. Jackson Township shall forward to the Applicant a copy of any report of the Cambria County Planning Commission. Jackson Township shall not take action on an application until the Cambria County report is received or until the expiration of thirty (30) days from the date the application was forwarded to Cambria County.

Section 201.5 Township of Jackson Planning Commission Review

A copy of all plans and attachments shall be reviewed by the Township of Jackson Planning Commission for advisory comments at its regular meeting. The Township of Jackson Planning Commission may review the plans with engineering, planning, and/or other technical consultants to assist in the preparation of a recommendation for the Township of Jackson Board of Supervisors. The Township of Jackson shall forward to the Applicant a copy of any report or recommendation of the Township of Jackson

Planning Commission. The Township of Jackson Board of Supervisors shall not take action on an application until the Township of Jackson Planning Commission recommendation or report is received or until the expiration of thirty (30) days from the date the application was forwarded to the Township of Jackson Planning Commission.

SECTION 202: Submission and Review of an Optional "Sketch Plan"

It is encouraged that prior to the preparation of a "Preliminary Plan," the Applicant consult with the Township of Jackson Planning Commission for the purpose of an informal discussion concerning the proposed major subdivision or land development. The subdivider may submit a "Sketch Plan" following the guidelines set forth in Article II, Section 210, of this Ordinance.

The submission of a "Sketch Plan" is optional. When this option is chosen by the Applicant, the Sketch Plan shall be submitted for review not less than ten (10) days prior to the date of the regular or special meeting of the Township of Jackson Planning Commission at which it is to be considered.

Section 202.1 "Sketch Plan" Review: Optional

The Township of Jackson Planning Commission will review the "Sketch Plan" in a Pre-Application conference with the Applicant as it related to:

- a. The Comprehensive Plan for Cambria County
- b. The Township of Jackson Comprehensive Plan or any other plans that may exist
- c. Other relevant Ordinances that may exist
- d. The general suitability of the site for proposed development
- e. The demand for development for the type proposed and the particular location proposed
- f. The availability of necessary services and facilities
- g. The improvements and design required by these regulations
- h. Any proposals of either Local, State or Federal Governments for such improvements as highways, dams, public grounds, and any other facility that may have an impact on the proposed subdivision.
- j. Any other considerations which may be uniquely relevant to the particular development.

SECTION 203: Official Submission of the "Preliminary Plan"

Upon reaching conclusions in the informal discussion(s) as a result of reviewing the optional "Sketch Plan", and after reviewing the Plan requirements of this Ordinance, the Applicant is then in a position to proceed with the preparation and official submission of the "Preliminary Plan". The "Preliminary Plan" shall conform to the requirements set forth in Article II, Section 211, of this Ordinance. When filing applications for review and approval of major subdivision and land development plans, the Applicant shall submit to the Jackson Township office plans and data at two (2) stages of preparation which shall be designated as: (1) "Preliminary Plan" and (2) "Final Plan". Application forms for the submission of both "Preliminary" and "Final" Plans are available in the Jackson Township office. All plans for review must be submitted at least two (2) weeks prior to the regularly scheduled meeting of the Township of Jackson Planning Commission.

Section 203.1 Application Fee

The fees for the submission and review of Subdivisions and Land Developments within Jackson Township shall be established by Resolution by the Township of Jackson Board of Supervisors.

Section 203.2 Number of Copies

When submitting an application for review and approval of a "Preliminary Plan", the Applicant shall submit eight (8) copies of prints of the proposed subdivision or land development plan, two (2) mylar copies, one for the Township of Jackson files, and the other to be recorded with the Cambria County Recorder of Deeds, and any other supporting information along with three (3) copies of any proposed covenants to the Jackson Township office, which will then forward copies of the Plan to the Township of Jackson Planning Commission, the Cambria County Planning Commission, affected water and sewer agencies, and the Cambria County Conservation District. Copies of the letter of transmittal from the Applicant will be sent to other relevant agencies as deemed necessary by and at the discretion of the Township of Jackson.

Section 203.3 Sewage Facilities Planning Module

When applicable, the application form shall be accompanied by a Sewage Facilities Planning Module as required by and submitted to the Pennsylvania Department of Environmental Protection (PA DEP).

SECTION 204: Official Review of the "Preliminary Plan"

On receipt of the recommendations from the prints and information distributed to the Township of Jackson Planning Commission, the Cambria County Planning Commission, and the Township of Jackson Engineer, if the same have been received within a period of thirty (30) days of such transmittal, and on receipt of the recommendations of the

other agencies noted in Section 203.2 if the same has been received within a period of ten (10) business days of such transmittal, or such reasonable further time as may be requested by these agencies, the Township of Jackson Board of Supervisors shall review the application. Based on a thorough review of the comments of the above-mentioned agencies and of the details of the "Preliminary Plan" in light of this Ordinance, the Township of Jackson Board of Supervisors shall approve or disapprove the "Preliminary Plan". The Township of Jackson Board of Supervisors shall render its decision and notify in writing its decision to the applicant not later than ninety (90) days following the date of the regular meeting of the Township of Jackson Planning Commission next following the date of the application is filed, provided that, should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.

Section 204.1 Changes and Modifications

The Township of Jackson Board of Supervisors may require or recommend changes or modifications of the "Preliminary Plan" as a prerequisite for approval of the "Final Plan".

Section 204.2 Action on the "Preliminary Plan"

Approval by the Township of Jackson Board of Supervisors of the "Preliminary Plan" shall constitute approval of the major subdivision or land development as to the character and intensity of development; the arrangement; and approximate dimensions of streets, lots, and other planned features. However, approval of the "Preliminary Plan" shall not constitute acceptance of approval for final approval and recording on fulfillment of all requirements of these regulations. The action of the Township of Jackson Board of Supervisors shall be communicated to the Applicant in writing no later than fifteen (15) days following the decision.

When the application is not approved in terms as filed, the written decision shall specify the defects found in the application, describe the requirements which have not been met, cite the provisions of the statute or Ordinance relied upon, and be mailed to the applicant not later than fifteen (15) days following the date of the decision.

SECTION 205: Official Submission of the "Final Plan"

After the Applicant has received official notification that his "Preliminary Plan" has been approved and recommended changes, if any, have been made, he has five (5) years in which to submit a final plan. If the applicant does not do so within a five (5) year period, his "Preliminary Plan" shall be nullified. The "Final Plan" must conform to the general scheme of the "Preliminary Plan" as approved and must contain the information specified in Article II, Section 212. The "Final Plan" may be a portion of the entire subdivision shown on the "Preliminary Plan" and noted as such on the plans.

Section 205.1 Application Fee

The fees for the submission and review of Subdivisions and Land Developments within Jackson Township shall be established by Resolution by the Township of Jackson Board of Supervisors.

Section 205.2 Number of Copies

When submitting an application for review and approval of a "Final Plan", the Applicant shall submit eight (8) copies of prints of the proposed major subdivision or development plan, two (2) mylar copies, one for the Township of Jackson files and the other to be recorded with the Cambria County Recorder of Deeds, and any other supporting information along with three (3) copies of any proposed covenants to the Jackson Township Office, which will then forward copies of the Plan to the Township of Jackson Planning Commission, the Cambria County Planning Commission, affected water and sewer agencies, and the Cambria County Conservation District. Copies of the letter of transmittal from the Applicant will be sent to other relevant agencies as deemed necessary by and at the discretion of the Township of Jackson.

Section 205.3 Provisions for "Final Plan" Approval

Before requesting "Final Plan" approval, the Applicant must submit to the Township of Jackson Board of Supervisors either a certification by a licensed engineer that all improvements and installations to the subdivision as required by this Ordinance have been made in accordance with the specifications and approved plans, or a bond which shall be deposited with Jackson Township of financial security in an amount sufficient to cover the costs of such improvements or common amenities including, but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required by this Ordinance.

No final plan shall be finally approved unless the streets shown on such plan have been improved as may be required by this Ordinance and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as may be required have been installed in accordance with this Ordinance.

In lieu of the completion of any improvements required as a condition for the final approval of a final plan, this Ordinance provides for the deposit with the municipality of financial security in an amount sufficient to cover the costs of such improvements or common amenities including, but not limited to, roads, storm water detention and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required.

- a. When requested by the developer, in order to facilitate financing, the

Township of Jackson Board of Supervisors shall furnish the developer with a signed copy of a resolution indicating approval of the final plan contingent upon the developer obtaining a satisfactory financial security. The final plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days.

- b. Without limitation as to other types of financial security that the Township of Jackson Board of Supervisors may approve, which approval shall not be unreasonably withheld, a Federal or Commonwealth chartered lending institution's provision of irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this section.
- c. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth. Specifically, the Township of Jackson Board of Supervisors must be satisfied as to the reputation of the bonding company.
- d. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action or approval or accompanying agreement for completion of the improvements.
- e. The amount of financial security to be posted for the completion of the required improvements shall be equal to 110% of the cost of completion estimated as of ninety (90) days following the date scheduled for completion by the developer. Annually, Jackson Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion.

Subsequent to said adjustment, Jackson Township may require the developer to post additional security in order to assure that the financial security equals said one hundred ten percent (110%). Any additional security shall be posted by the developer in accordance with this subsection.

- f. The amount of financial security required shall be based upon an estimate

of the cost of completion of the required improvements, in accordance with applicable Prevailing Wage Rates for Pennsylvania, if applicable in this situation, submitted by an applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. Jackson Township, upon the recommendation of the Township of Jackson Engineer, may refuse to accept such estimate for good cause shown.

- g. If the applicant or developer and Jackson Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by Jackson Township and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by Jackson Township and the applicant or developer.
- h. If the party posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten percent (10%) for each one (1) - year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten percent (110%) of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one (1)-year period by using the above bidding procedure.
- i. In the case where development is projected over a period of years, the Township of Jackson Board of Supervisors may authorize submission of final plans by section or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.
- j. As the work of installing the required improvements proceeds, the party posting the financial security may request the Township of Jackson Board of Supervisors to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the Township of Jackson Board of Supervisors, and the Township of Jackson Board of Supervisors shall have forty-five (45) days from receipt of such request within which to allow the Township of Jackson Engineer to certify, in writing, to the Township of Jackson Board of Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plan. Upon such

certification, the Township of Jackson Board of Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the Township of Jackson Engineer fairly representing the value of the improvements completed or, if the Township of Jackson Board of Supervisors fail to act within said forty-five (45)-day period, the Township of Jackson Board of Supervisors shall be deemed to have approved the release of funds as requested. The Township Board of Supervisors may, prior to final release at the time of completion and certification by its engineer, require retention of seven percent (7%) of the estimated cost of the aforesaid improvements.

- k. Where the Township of Jackson Board of Supervisors accepts dedication of all or some of the required improvements following completion, the Township of Jackson Board of Supervisors may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this section with regard to installation of such improvements, and the amount of the financial security shall not exceed fifteen percent (15%) of the actual cost of installation of said improvements.
- l. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or water and sewer authority separate and distinct from Jackson Township, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or water and sewer authority and shall not be included within the financial security as otherwise required by this section.
- m. If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this section, Jackson Township shall not condition the issuance of building, grading or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the final plan upon actual completion of the improvements depicted upon the approved final plan. Moreover, if said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following: the improvement of the streets providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plan, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use or occupancy of the

building or buildings. Any Ordinance or statute inconsistent herewith is hereby expressly repealed.

Section 205.4 Release From Improvement Bond

- a. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Township of Jackson Board of Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township of Jackson Engineer.
- b. The applicant's engineer shall certify that all completed work complies with the approved plans. The Township of Jackson Board of Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Township of Jackson Engineer to inspect all of the aforesaid improvements. The Township of Jackson Engineer shall, thereupon, file a report, in writing, with the Township of Jackson Board of Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township of Jackson Engineer of the aforesaid authorization from the Township of Jackson Board of Supervisors; said report shall be detailed and shall indicate acceptance or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be accepted or shall be rejected by the Township of Jackson Engineer, said report shall contain a statement of reasons for such non-approval or rejection.
- c. The Township of Jackson Board of Supervisors shall notify the developer and any financial institutions holding bonds within fifteen (15) days of receipt of the Township of Jackson Engineer's report, in writing by certified or registered mail of the action of the Township of Jackson Board of Supervisors with relation thereto.
- d. If the Township of Jackson Board of Supervisors or the Township of Jackson Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been accepted and the developer shall be released from all liability except that is required pursuant to its performance guaranty bond or other security agreement.
- e. If any portion of the said improvements shall not be accepted or shall be rejected by the Township of Jackson Board of Supervisors, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

- f. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Township of Jackson Board of Supervisors or the Township of Jackson Engineer.
- g. Where herein reference is made to the Township of Jackson Engineer, he shall be a duly registered professional engineer employed by Jackson Township or engaged as a consultant thereto.
- h. The Township of Jackson prescribes that the applicant shall reimburse Jackson Township for the reasonable and necessary expense incurred for the inspection of improvements, including resident inspection for those improvements as determined by Jackson Township. Such reimbursement shall be based upon a schedule established by Ordinance or resolution.
- i. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Township of Jackson Engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the municipalities when fees are not reimbursed or otherwise imposed on applications. These fees will be estimated prior to inspections being made.
 - (1) In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within ten (10) working days of the date of billing, notify Jackson Township that such expenses are disputed as unreasonable or unnecessary, in which case Jackson Township shall not delay or disapprove a major subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed engineer expense.
 - (2) If, within twenty (20) days from the date of billing, Jackson Township and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and Jackson Township shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.
 - (3) The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The applicant shall be required to

pay the entire amount determined in the decision immediately.

- (4) In the event that Jackson Township and applicant cannot agree upon the professional engineer to be appointed within twenty (20) days of the billing date, then, upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which Jackson Township is located (or if at the time there be no President Judge, then the senior active judge then sitting) shall appoint such engineer who, in that case, shall be neither the Township of Jackson Engineer nor any professional engineer who has been retained by, or performed services for, Jackson Township or the applicant within the preceding five (5) years.
- (5) The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill.
- (6) If the amount of payment required in the decision is less than the original bill by one thousand dollars (\$1,000) or more, Jackson Township shall pay the fee of the professional engineer, but otherwise Jackson Township and the applicant shall each pay one-half of the fee of the appointed professional engineer.

Section 205.5 Remedies to Effect Completion of Improvements

In the event that any improvements which may be required have not been installed as provided in the subdivision and land development Ordinance or in accord with the approved final plan, the Township of Jackson Board of Supervisors is hereby granted the power to enforce any corporate bond, or other security by appropriate legal and equitable remedies. If proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Township of Jackson Board of Supervisors may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both shall be used solely for the installation of the improvements covered by such security, and not for any other municipal purpose.

SECTION 206: Official Review of the "Final Plan"

Within ninety (90) days from the submission of the "Final Plan", the Township of Jackson Planning Commission shall review and act on the "Final Plan" and provide comments to the Township of Jackson Board of Supervisors who shall act on the Plan and notify the Applicant in writing of its action. On finding the "Final Plan" application to

be in accordance with the requirements of this Ordinance and for compliance with the approved Preliminary Plan, the Township of Jackson Board of Supervisors shall affix its seal on the Plan together with the certifying signature of the Chairman. Where the "Final Plan" is disapproved, the grounds for these actions must be stated in the notification and noted in the Township of Jackson Board of Supervisor's records.

Section 206.1 Approval of the "Final Plan"

Based on a thorough review of the details of the "Final Plan", the Township of Jackson Board of Supervisors shall approve or disapprove the application; render its decision; and communicate its decision to the applicant within ninety (90) days after the date the "Final Plan" application was filed. The Township of Jackson Board of Supervisors shall notify the applicant in writing of its decision no later than fifteen (15) days following the decision. The approval of the "Final Plan" by the Township of Jackson Board of Supervisors shall not be deemed an acceptance of the proposed dedication and shall not impose any duty on any of the municipalities of Cambria County concerning the maintenance or improvements of any such street, highway, alley, or other portions of the same, until Jackson Township has accepted or made actual appropriation of the same by use or improvement. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite to the provisions of the statute or Ordinance relied upon.

SECTION 207: Approval of Plans: Miscellaneous Procedures

All applications for approval of a plan, whether preliminary or final, shall be acted upon by the Township of Jackson Board of Supervisors within such time limits as may be fixed in this Ordinance but the Board of Supervisors shall render its decision and communicate in writing to the applicant not later than ninety (90) days following the date of the regular meeting of the Township of Jackson Planning Commission next following the date the application is filed, provided that should the said next regular meeting occur more than thirty (30) days following the filing of the application. If not, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.

Section 207.1

The decision of the Township of Jackson Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

Section 207.2

When the application is not approved, the applicant shall be notified in writing the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or Ordinance relied upon.

Section 207.3

Failure of the Township of Jackson Board of Supervisors to render a decision and notify it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

Section 207.4

Changes in the Ordinance shall affect plans as follows:

- a. From the time an application for approval of a plat, whether preliminary or final, is duly filed as provided in the subdivision and land development Ordinance, and while such application is pending approval or disapproval, no change or amendment of the zoning, subdivision or other governing Ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provision of the governing Ordinances or plans as they stood at the time the application was duly filed. In addition, when a preliminary application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations.
- b. When an application for approval of a plan, whether preliminary or final, has been approved without conditions or approved by the applicant's acceptance of conditions, no subsequent change or amendment in the zoning, subdivision or other governing Ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval.
- c. Where final approval is preceded by preliminary approval, the aforesaid five (5) year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing Ordinances or plans as they stood at the time when the application for such approval was duly filed.
- d. Where the landowner has substantially completed the required improvements as depicted upon the final plan within the aforesaid five (5)-year limit, or any extension thereof as may be granted by the Township of

Jackson Board of Supervisors, no change of municipal Ordinance or plan enacted subsequent to the date of filing of the preliminary plan shall modify or revoke any aspect of the approved final plan pertaining to zoning classification or density, lot, building, street or utility location.

- e. In the case of a preliminary plan calling for the installation of improvements beyond the five (5)-year period, a schedule shall be filed by the landowner with the preliminary plan delineating all proposed sections as well as deadlines within which applications for final plan approval of each section are intended to be filed. Such a schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plan approval, until final plan approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the Township of Jackson Board of Supervisors in its discretion.
- f. Each section in any residential major subdivision or land development, except for the last section, shall contain a minimum of twenty-five percent (25%) of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the Township of Jackson Board of Supervisors in its discretion provided the landowner has not defaulted with regard to or violated any of the conditions of the preliminary plan approval, compliance with landowner's aforesaid schedule of submission of final plans for the various sections, then the aforesaid protections afforded by substantially completing the improvements depicted upon the final plan within five (5) years shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially within said five (5)-year period the aforesaid protections shall apply for an additional term or terms of three (3) years from the date of final plan approval for each section.
- g. Failure of landowner to adhere to the aforesaid schedule of final plans for the various sections shall subject any such section to any and all changes in zoning, subdivision and other governing Ordinance enacted by the Jackson Township subsequent to the date of the initial preliminary plan submission.

Section 207.5

Before final action on any major subdivision plan by the Township of Jackson Board of Supervisors, the applicant shall state that all rights-of-ways, streets, sewer and water facilities, and other public improvements shall be certified by a licensed engineer to have been completed in accordance with the approved plans.

Section 207.6

Before acting on any major subdivision plan, the Township of Jackson Board of Supervisors, as the case may be, may hold a public hearing thereon after public notice.

SECTION 208: Recording of the "Final Plan"

Within thirty (30) days after the date of the approval of the "Final Plan" by the Township of Jackson Board of Supervisors, the Applicant shall record one (1) mylar copy of the same in the office of the Cambria County Recorder of Deeds and file one (1) mylar copy with the Township of Jackson in addition to a Recorder's Certificate that the approved Plan has been recorded with the Plat Book and page numbers indicated. If the Applicant fails to have the Plan recorded, the decision of the Township of Jackson Board of Supervisors is voided. The Applicant shall proceed with the sale of lots and structures only after the "Final Plan" has been recorded with the County Recorder of Deeds. Recording the Final Plan shall be an irrevocable offer to dedicate all streets and other public ways to public use, and to dedicate or reserve all park, open space, and other public areas to public use unless reserved by the Applicant. Within sixty (60) days of the plan being officially recorded, the Township will reflect those changes on its official map if necessary. The approval of the Final Plan shall not impose any duty on the Township of Jackson or its employees concerning maintenance or improvements by Ordinance or resolution.

Plan Requirements

SECTION 209: Preliminary Considerations

After the effective date of this Ordinance, no person, firm, or corporation proposing to make or having made a major Subdivision or Land Development, within Jackson Township, Cambria County, shall proceed with any development such as grading of roads or alleys or any other action before obtaining approval of the proposed major subdivision or land development by the Township of Jackson Board of Supervisors. The provisions and requirements of this Ordinance shall apply to and control all land subdivision and development involving building lots or a Major Subdivision which has not been recorded in the Office of the Recorder of Deeds in and for Cambria County, Commonwealth of Pennsylvania, prior to the effective date of this Ordinance.

Section 209.1 Discussion of Requirements

Before preparing a Sketch Plan or Preliminary Plan for a major Subdivision or Land Development, the Applicant should discuss with the Township of Jackson Planning Commission the procedure for approval of a major subdivision or land development plan and the requirements as to the general layout of streets and for the reservation of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services. The Township of Jackson Planning Commission

shall also advise the Applicant, where appropriate, to discuss the proposed subdivision or land development with those officials who must eventually approve other aspects of the subdivision or land development plan coming within their jurisdiction.

Section 209.2 Conformity with Master Plan

The layout of the proposed major subdivision or land development shall be in conformity with the Comprehensive Plan for Cambria County, the Township of Jackson Comprehensive Plan as periodically updated, and any local level plan which may exist within the area of the proposed subdivision or land development.

Section 209.3 Site Considerations

No land shall be subdivided or developed:

- a. Unless access to the land over adequate streets or roads exist, or will be provided by the Applicant; or
- b. If such land is considered by the Township of Jackson as unsuitable for residential use by reason of floodplain and floodway location or improper drainage, insufficient depth of the seasonal water table, unsuitable soils for on-lot sewage disposal systems, wetlands, unfavorable topographic features, or the presence of any other features harmful to the health and safety of possible residents and the community as a whole.

SECTION 210: Sketch Plan (Optional)

Prior to the official submission of the "Preliminary Plan", a major subdivision or land development "Sketch Plan" may be submitted by the Applicant or property owner to facilitate a "Pre-Application Conference" with the Township of Jackson Planning Commission concerning the proposed subdivision or land development. This informal discussion may be extremely valuable in guiding the Applicant on the proper course in the development of a major subdivision or land development thereby reducing the possibility for any costly mistakes. Submission of the "Sketch Plan" will not constitute formal filing of the plan with the Township of Jackson. The "Sketch Plan" need not be drawn to scale or contain precise dimensions.

The following items are suggested for inclusion in the "Sketch Plan" presentation:

- a. Proof of Ownership;
- b. Name of Owner;
- c. General location within the Township;
- d. Proposed name of major subdivision or land development;

- e. Tract boundary including all land which the Applicant intends to subdivide;
- f. General topographical and physical features along with watercourses, streams, ponds, flood plains, and wetlands;
- g. Names of surrounding property owners;
- h. North point, scale and date of original drawing;
- i. Streets on and adjacent to the tract and adjacent land uses;
- j. Proposed general street layout;
- k. Proposed general lot layout or development;
- l. Proposed use of the lots or development and proposed lot numbers starting in sequential order within the subject tract;
- m. Dimensions of any proposed buildings or structures;
- n. Required frontage for proposed lots;
- o. Existing and required sight distance in accordance with Section 215.11;
- p. Any other information which would be helpful in the preliminary discussion of what the Applicant intends to do;
- q. Statement of general availability of utilities of water and sewer, etc.

SECTION 211: Preliminary Plan

The "Preliminary Plan" shall be accurately drawn to a scale of one (1) inch equals two hundred (200) feet or larger [i.e. one (1) inch equals one hundred (100) feet, fifty (50) feet, etc.], depending upon the size of the parcel. The "Preliminary Plan" shall be submitted on a 17.5" X 24" sheets size. The sheets comprising a submission shall be on one common size and shall contain the information noted in Section 211.1 of this Ordinance.

Section 211.1 Required Information

The "Preliminary Plan" shall contain the following information:

- a. Notes and Data

- (1) Name of proposed subdivision or land development with identification as a preliminary plan and the name of the municipality in which it is located.
- (2) Date of application for subdivision or land development approval.
- (3) Name, address of record owner of the tract along with deed book and page numbers of the deeds conveying the property to the owner.
- (4) Name(s) and address(s) of developer, applicant or authorized agent if different from owner.
- (5) Name, address, and seal of Registered Professional Engineer, Architect, Surveyor, or Landscape Architect responsible for the plan.
- (6) Tax parcel number(s) of subject tracts.
- (7) Type of sewage disposal, and water supply to be utilized. If on-lot groundwater is proposed to be used, a hydro geological analysis including data on the source and supply must be submitted.
- (8) Total acreage of the subject tracts, and total number of proposed lots or units (if applicable), total gross square footage of proposed buildings (if applicable).
- (9) North point, graphic scale, date of original plan along with date and description of revisions to the plan.
- (10) Base of benchmark for elevations on the plan.
- (11) Proposed use of property and proposed lot numbering starting in sequential order with the subject tract.
- (12) Number of required parking spaces (if applicable).
- (13) List of utility companies in accordance with Act 172, if project involves excavation.
- (14) Legend describing symbols used on plan.
- (15) Location map showing the proposed subdivision or land development in relation to municipal boundaries, public roads, streams, and adjoining areas.

- (16) Signed, notarized statement by the owner certifying ownership of the property, acknowledging their intention to develop the property as depicted on the plans, and authorizing recording of final plan.
 - (17) Signed statement by owner listing land or facilities to be offered for dedication to the municipality and acknowledging that the owner will be responsible for maintenance of lands or facilities until they are completed and accepted by the municipality.
 - (18) An 'Approved by the Township of Jackson Board of Supervisors' block for the signatures of the Chairman and Secretary of the Board of Supervisors, and a 'Reviewed by the Township of Jackson Planning Commission' block for the signatures of the Chairman and Secretary of the Township Planning Commission. Space shall also be provided to fill in the date of the approval and review.
 - (19) A 'Reviewed by the Cambria County Planning Commission' block including a space for the signature of the authorized person of the Cambria County Planning Commission along with space to fill in the date of signature.
 - (20) Evidence of submission of all information required by the Department of Environmental Protection (DEP) to review and approve Sewage Planning Modules.
 - (21) Evidence of submission and approval of an Erosion and Sedimentation Control Plan by the Cambria County Conservation District.
- b. Topographic Mapping of the subject tract showing the following information:
- (1) Exterior boundary line of the tract and all lots including bearings and distances.
 - (2) Ground elevations indicated by contours at intervals of two (2) feet for land with an average natural slope of eight (8) percent or less and at five (5) foot intervals for land with an average natural slope greater than eight (8) percent, and the location of benchmark and datum used.
 - (3) The name and deed references of all owners of immediately adjacent land.
 - (4) Existing streets on and adjacent to the tract; name, location of

- right-of-ways, right-of-way widths, cartway widths, type of surfacing, elevation of surfacing, driveway cuts, and approximate grades.
- (5) Existing easements, including location, width, and purpose.
 - (6) Existing utilities on or adjacent to the tract including location, type, size, and invert elevation of sanitary and storm sewers, location and size of water mains and valves, fire hydrants, street lights, gas lines, oil and similar transmission lines, and power lines with utility poles, transformers, and related appurtenances. If any of the foregoing are not available at the site, indicate the distance to the nearest available utility and furnish a statement of availability.
 - (7) Water courses, flood plains, wetlands, tree masses, and other significant natural features.
 - (8) Existing manmade features including structures, railroads, bridges, and driveways.
 - (9) Buffer areas required by this or other relevant Ordinances.
- c. If preliminary plan is proposed to proceed to a final plan with the posting of financial security, the following shall be shown on plans.
- (1) A statement that approval of the preliminary plans does not authorize construction of facilities or the sales of lots depicted on plans.
 - (2) Location of proposed streets, including right-of-ways, right-of-way widths, cartway widths, approximate grades, and the type and elevation of surfaces, sidewalks, gutters, etc.
 - (3) Schematic design of proposed sanitary sewage system (if applicable), showing approximate location of manholes, pump stations, treatment facilities, force mains, vacuum pits, vacuum lines, and sizes of mains. If the subdivision or land development is to be served by a sewer authority or agency, verification of the capacity to serve the proposed subdivision or land development must accompany the submission.
 - (4) If on lot sewage is to be utilized, show soil types, location of soil probes and percolation tests, suitable primary and replacement absorption bed areas on each lot with provisions for their protection and reservation, and a summary of the general suitability of each test area. The following statement shall be placed on plan: "This is

not a guarantee that a sewage permit will or will not be issued for any lot or parcel. The Township of Jackson Sewage Enforcement Officer (SEO) must be contacted to conduct any further tests, as necessary, to determine permit issuance."

- (5) Schematic design of proposed water distribution system (if applicable) showing approximate location of fire hydrants, pumping facilities, treatment facilities, storage tanks, and sizes of mains. If the subdivision or land development is to be served by a water authority or agency, verification of the capacity to serve the proposed subdivision or land development must accompany the submission. In cases when an on-lot water supply is to be utilized, the location of areas for proposed well sites shall be identified.
- (6) Schematic design of proposed stormwater management system including inlets, culverts, swales, channels, and detention facilities.
- (7) Proposed lot lines, lot numbers, approximate area of each lot, and proposed minimum front, side, and rear building setback lines.
- (8) Areas to be reserved for parks, playgrounds, or other public grounds with a statement indicating that the Township will not take ownership or maintenance responsibilities of such areas in addition to identifying who will eventually assume ownership and/or maintenance responsibilities of such areas.
- (9) Proposed subdivisions, other than single family dwellings, should include buildings with ground floor area, gross square footage and height of each building, vehicular and pedestrian circulation systems, and outdoor storage facilities including bulk trash containers and material storage.
- (10) Proposed subdivisions other than single family dwellings should include: parking areas with handicap stalls, loading areas, driveways and driveway location at the street line accessing a proposed street for each lot, buffer and other landscape areas, and fire lanes.
- (11) Phasing of project and tentative time-table with proposed sequence of the project (if applicable).
- (12) Proposed easements, including location, width, purpose, and information related to maintenance arrangements.
- (13) A Highway Occupancy Permit issued by the Pennsylvania

Department of Transportation, if the subdivision or land development proposes access to a State road, and/or a Township Driveway Permit issued by Jackson Township, if the subdivision or land development proposes access to a Township road.

- (14) If a preliminary plan is proposed to proceed to construction, with a final plan submitted for approval after completion of required improvements, the following shall be shown on plans:
 - (a) A statement that approval of preliminary plan authorizes construction of facilities depicted on plans, but does not authorize sales of lots or use of facilities.
 - (b) That information required by Section 211.1 of this Ordinance.
- (15) Additional information when required by the Township of Jackson in the case of special conditions may include the following:
 - (a) Profiles showing existing ground surface and proposed street grades, and typical cross sections of the roadways and sidewalks.
 - (b) Areas to be reserved for schools, shopping, churches, industries, multi-family dwellings, or any other known public use exclusive of single-family dwellings.
 - (c) A draft of protective covenants in cases where the Applicant wishes to regulate land use within the subdivision or land development and otherwise regulate and protect the proposed development.
 - (d) A water and sewerage feasibility report prepared by a registered professional engineer.

SECTION 212: Final Plan

The "Final Plan" shall be accurately drawn to a scale of one (1) inch equals two hundred (200) feet or larger [i.e. one (1) inch equals one hundred (100) feet, fifty (50) feet, etc.], depending upon the size of the parcel. The "Final Plan" shall be submitted on a 17.5" X 24" sheet size. The sheets comprising a submission shall be on one common size and shall contain the information noted in Section 212.1 of this Ordinance.

Section 212.1 Required Information

The "Final Plan" shall contain the following information:

- a. That information required by Section 211.1(a), except the plan shall be identified as a "Final Plan".
- b. Boundary lines of each lot, or area to be dedicated or reserved for public or community use, completely dimensioned in feet and hundredth of feet and bearing with degrees, minutes and seconds. With an error of closure of not more than one (1) foot in ten thousand (10,000). All curves shall show radii, lengths of arcs, tangents, and chord bearings with distances.
- c. The location and material of all permanent monuments and lot markers.
- d. Lot numbers, starting in sequential order with the subject tract, area and setback lines on each lot.
- e. All proposed easements with dimensional information and purpose.
- f. Space on lower edge of final plan for acknowledgment of receipt and recording of plan by the Cambria County Recorder of Deeds Office.
- g. The following information regarding proposed improvements:
 - (1) Design of proposed streets including a plan showing geometry and proposed contours, typical cross section and profiles. Details of curbing, inlets or other facilities involved in street construction.
 - (2) Design of stormwater management controls in accordance with the approval of the Township of Jackson Engineer and/or the Jackson Township Stormwater Management Ordinance.
 - (3) Design of sewage collection and treatment facilities (if applicable) including a plan showing location of facilities, profiles, and details, and other information required by sewer authority that will assume responsibility for the system upon completion.
 - (4) If on lot sewage is to be utilized, show soil types, location of soil probes and percolation tests, suitable primary and replacement absorption bed areas on each lot with provisions for their protection and reservation, and a summary of the general suitability of each test area. The following statement shall be placed on plan: "This is not a guarantee that a sewage permit will or will not be issued for any lot or parcel. The Township of Jackson Sewage Enforcement Officer (SEO) must be contacted to conduct any further tests, as necessary, to determine permit issuance."

- (5) Design of water supply facilities (if applicable) including plans and details showing location sizing, and installation of mains, valves, fittings, fire hydrants and other appurtenances.

The following items (6-14) apply to any subdivision other than single family dwelling;

- (6) Proposed buildings indicating approximate location and plan view area and number of floors.
- (7) Proposed pedestrian circulation systems including details of construction.
- (8) Outdoor storage facilities including bulk trash containers and material storage.
- (9) Proposed parking areas showing parking stalls, handicap stalls, signage, loading areas, fire lines and driveways, with dimensional information, and details of pavement construction.
- (10) Outdoor lighting showing type of fixtures and mountings.
- (11) Landscaping plan when required by Article V (non-residential activities), Section 506.5, or when buffer plantings are required.
- (12) Grading plans with proposed contours and spot elevations to depict accurately all changes to the topography within the site.
- (13) Location and details of soil erosion and sedimentation controls.
- (14) If development proposes access to a State Highway, the following shall be placed on plans: "A Highway Occupancy permit issued by the Pennsylvania Department of Transportation is required pursuant Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law". Access to the State Highway shall be only as authorized by a Highway Occupancy Permit. A Driveway Permit is required to be obtained from the Township of Jackson if access is proposed to a Jackson Township owned and maintained road.
- (15) Profile and detail of "typical" driveway showing materials, profile, elevation, and connection with public street.

Section 212.2 Supporting Documentation

If relevant to the proposed major subdivision or land development, the following documentation shall be required and submitted prior to "Final Plan" approval.

- a. Soil Erosion and Sedimentation Control Plan as required by Chapter 105 of the rules and regulations of the Department of Environmental Protection along with a letter from the Cambria County Conservation District Reviewing said plan, or an earth disturbance permit issued by the Department of Environmental Protection.
- b. Applicable permits issued by the Department of Environmental Protection for waterway obstructions, stream or wetland encroachments, and community water systems.
- c. A Sewage Planning Module and a letter of approval for such from the Department of Environmental Protection.
- d. A water quality management permit, NPDES permit, or other permits that may be required for sewage systems and/or discharges of storm water.
- e. Documents pertaining to homeowner associations, condominium declarations, and/or restrictive covenants.
- f. Approval by the U.S. Postal Service and/or emergency dispatching agencies, of street names.

DESIGN STANDARDS

SECTION 213: GENERAL INTENT

In all major land developments and subdivisions in Jackson Township adopted after the effective date of this Ordinance, certain improvements shall be installed in accordance with design specifications set forth herein. Whenever the Jackson Township standards or other Ordinances, resolutions, or regulations require standards that exceed these minimum standards, those Jackson Township standards shall apply. Whenever the standards of this subdivision Ordinance exceed those of the other municipal Ordinances, the standards of this Ordinance shall apply.

SECTION 214: GENERAL STANDARDS

The following general standards shall apply to all types of development. Jackson Township will study the following factors affecting the suitability of a proposed major subdivision or land development:

Section 214.1

Land subject to flooding and land deemed by Jackson Township to be uninhabitable for other reasons shall not be plated for residential occupancy, nor for such other uses as may increase danger to health, life, property, groundwater, or aggravate the flood hazard; but such land within a plan shall be set aside for such uses as will not be endangered by periodic or occasional inundation, or as will not endanger life, property, or further aggravate or increase the existing menace.

Section 214.2

Areas characterized by steep slopes [slopes greater than twenty-five (25) percent], wetlands, or other such features which restrict the usability of the land shall not be subdivided or developed except as approved by the Jackson Township Board of Supervisors on a case-by-case basis, and upon submission of measures embodied in covenants running with the land to provide protection from hazards associated with steep slopes.

Section 214.3

In determining the suitability of land for subdivision, Jackson Township shall refer to the Township of Jackson Comprehensive Plan, applicable studies, plans, and reports adopted by the Cambria County Planning Commission, State, and Federal agencies including the soil survey prepared by the US Department of Agriculture, Soil Conservation Service.

Section 214.4

The layout or arrangement of the subdivision or land development shall conform to the Cambria County Comprehensive Plan, the Township of Jackson Comprehensive Plan, and to any regulations or maps adopted in furtherance thereof; in addition, the layout or arrangement of the subdivision or land development shall conform to any "Local Level" Comprehensive Plan or other applicable Ordinances which may exist.

Section 214.5

Where evidence indicates that the minimum lot size requirements specified in other sections of this Ordinance are not adequate to permit the installation of individual on-lot water and/or sewage disposal facilities, along with an area to be set aside for a replacement sewage absorption bed, the Township of Jackson shall require that the Township of Jackson Sewage Enforcement Officer (SEO) or the State Department of Environmental Protection (PA DEP) make such tests as are necessary to determine the adequacy of the proposed facilities in relation to the provisions of the Pennsylvania Sewage Facilities Act 537, as amended, plus other applicable State or local regulations. The Township of Jackson shall review and shall make a final determination on the adequacy of the proposed facility.

SECTION 215: Streets

The following general standards shall apply to all streets within a major subdivision:

Section 215.1

The location and width of all streets shall conform to the Cambria County and the Township of Jackson Comprehensive Plan or to such parts thereof as may have been adopted by Cambria County or the Township of Jackson.

Section 215.2

The proposed street system shall extend existing or recorded streets only when said streets meet the minimum required width.

Section 215.3

Where, in the opinion of the Township of Jackson Board of Supervisors and/or the Township of Jackson Planning Commission, it is desirable to provide for street access to adjoining property, street stubs shall be extended by dedication to the boundary of such property.

Section 215.4

New minor streets shall be so designed as to discourage through traffic, but the subdivider shall give adequate consideration to provision for the extension and continuation of major arterial and collector streets into and from adjoining properties.

Section 215.5

Where a subdivision abuts or contains an existing street of improper width or alignment, the Township of Jackson shall require the dedication of land sufficient to widen the street or correct the alignment.

Section 215.6

Street pavement design shall conform with the following:

- a. Jackson Township reserves the right to approve alternate designs for material type, depth, and width when sound engineering analysis proves the acceptability of the alternate. In no instance shall a proposed alternate design be less than the minimum requirement contained herein.
- b. The road construction standards contained herein are minimum standards.

These standards are adequate to provide safe, durable roads for all streets within Jackson Township. In no case should a proposed design provide for less than these standards require. Designs in excess of these standards may be required when conditions warrant. Design criteria to be used shall be Pennsylvania Department of Transportation Design Manual, Part 2, Highway Design. Material and construction methods shall comply with the latest edition of PennDOT "Specification," Publication 408, and "Standards for Roadway Construction," PennDOT Publication 72.

- c. Roads on the State or Federal System must be designed to the specifications required by the above-mentioned agencies, these standards notwithstanding.
- d. All pavements shall be designed for a twenty (20)-year service life.
- e. Where it is proposed to use a road prior to the placement of the wearing course, the base course of the road must be structurally designed to support all anticipated loads.
- f. Parking lanes shall be provided where required by the Township of Jackson. Thickness requirements for parking lanes shall be the same as the thickness requirements for the cartway.
- g. Temporary turnarounds shall be provided with easement meeting the right-of-way requirements.
- h. All construction materials, equipment, procedures and methods shall conform to the requirements of the Pennsylvania Department of Transportation Specifications, Publication 408, most recent addition, unless specifically stated otherwise in this Ordinance.
- i. Subgrade: In accordance with the latest edition of PennDOT Pub. 408, Section 210. The subgrade shall be approved by the Township of Jackson prior to placing of subbase.
- j. Subbase: In accordance with the latest edition of PennDOT Pub. 408, Section 350. Subbase shall be approved by the Township of Jackson prior to placement of base material.
- k. Bituminous concrete base course: In accordance with the latest edition of PennDOT Pub. 408, Section 305. Bituminous concrete base course shall be approved by the Township of Jackson prior to the placing of the wearing course.
- l. ID-2 bituminous wearing course: In accordance with the latest edition of

PennDOT Pub. 408, Section 420. Material shall conform to the latest edition of PennDOT Pub. 408, Section 420.2 a, b, and c. A tack coat shall be applied to the surface of any pavement that has been in place for more than seven (7) days prior to placement of subsequent course.

- m. Plain cement concrete curb (where required): In accordance with the latest edition of PennDOT Pub. 408, Section 630. Curbing shall be plain cement concrete curb as shown in PennDOT standards for roadway construction, Pub. 72, RC-64.
- n. Shoulders: In accordance with the latest edition of PennDOT Pub. 408, Section 653. Shall be Type 3 as shown in PennDOT standards for roadway construction, Pub. 72, RC-25, and as specified in PennDOT, Pub. 408, Section 653.2, except bituminous surface treatment is not required. Shoulders less than 6' in width will not be required to use full depth asphalt.
- o. Pavement structures shall be as follows:

CLASSIFICATION OF STREET	DEPTH OF COURSES		
	Surface	Base	Subbase
Marginal access and cul-de-sac	2"	4"	8"
Local (Minor)	2"	6"	10"
Collector	4"*	8"	12"
Arterial	6"*	10"	18"

* Consists of wearing and binder courses.

- p. Street cross slopes shall be at a rate of 1/4 inch per foot for tangent alignments and shall be sloped in accordance with the super elevation requirements of the latest edition of the PennDOT Design Manual, Part 2. Shoulder cross slopes shall be a minimum of 1/2 inch per foot and a maximum of 3/4 inch per foot.
- q. Topsoil and subsoil maybe removed before any roads are built and replaced with approved shale and sandstone to original ground level and enough sub-base placed to establish cross-fall on the road.

Section 215.7

Stormwater conveyance systems shall be designed in accordance with the approval of the Township of Jackson Engineer and/or the Township of Jackson Storm Water Management Ordinance. All stormwater conveyance systems with in right-of-ways to be dedicated to the Jackson Township, at a minimum, shall conform with the following:

- a. End walls, and inlets shall be as per the latest editions of the PennDOT Pub. 408, Section 605 and PennDOT Pub. 72, RC-31 and RC-34.
- b. Pipe culverts shall be as per the latest edition of PennDOT Pub. 408, Section 371, 372 and 373. Corrugated polyethylene culvert pipe is acceptable up to and including 24" O.D. The minimum size of culvert pipes shall be 15" O.D.

Section 215.8

Guide rail and median barrier requirements and design shall be as per PennDOT, Pub. 13, Design Manual Part Two, Chapter 12. Material and construction shall be as specified in PennDOT, Pub. 408, Section 1109 and PennDOT, Pub. 72, RC-50, 52, 53, 54, and 55.

Section 215.9

All street construction shall be inspected by the Township of Jackson within one (1) working day of the contractor's request. The contractor shall provide a tentative time schedule for his or her construction one week in advance of the inspection, and shall notify the Township of Jackson at least forty-eight (48) hours prior to the time when inspection is required. The contractor may not, under any circumstances, proceed with subsequent stages until authorization to proceed is given by the Township of Jackson. The Township of Jackson shall respond within one (1) working day.

Section 215.10 Width

Minimum street right-of-way and pavement widths, if not specified in the Cambria County or the Township of Jackson Comprehensive Plans, shall be as set forth in the following table on the following page: (The Township of Jackson Board of Supervisors retain the option to allow the determination of right-of-way widths, cartway widths, and shoulder widths of collector and arterial streets to be determined on the basis of a traffic study furnished by the applicant).

STREET TYPE	STREET WIDTH	SHOULDER MINIMUM	MAXIMUM GRADE
Alley-Service Street			
Right-of-Way	20'		
Cartway	18'		10%
Marginal Access and Cul-De-Sac			
Right-of-way	40'		
Cartway	18'	4'	10%
Turnaround of Cul-De-Sac			
Right-of-way (min. radius)	150'		
Cartway (minimum to edge of pavement)	30'		
Length (maximum)	1,000'	4'	12%
Local (Minor)			
Right-of-Way	50'		
Cartway	18' – 24'	4'	12%
Collector			
Right-of-way*	60'	6'	12%
Cartway*	20'-36'		
Arterial (Major)			
Right-of-way*	70'		5%
Cartway*	36'-48'	10'	

STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS

Section 215.11 Alignment

Proper sight distance shall be provided with respect to both horizontal and vertical alignment. Measured along the center line, three (3) feet six (6) inches above grade, the minimum sight distance shall be as follows or as required by the Pennsylvania Department of Transportation:

- a. The minimum radius at the center line for horizontal curves on arterial streets shall be seven hundred (700) feet; for collector streets, three hundred fifty (350) feet; and for minor streets, two hundred (200) feet and seventy-five (75) feet for local streets.
- b. Between reverse curves, a tangent of not less than the following dimensions shall be provided:
 - (1) Arterial Streets - One hundred fifty (150) feet;
 - (2) Collector Streets - One hundred (100) feet;
 - (3) Local Streets - Seventy-five (75) feet; and
 - (4) Minor Streets - Fifty (50) feet.
 - (5) Private Streets - as determined
- c. When all changes of street grades occur where the algebraic difference exceeds one (1) percent, vertical curves shall be provided to permit the following minimum sight distances (for each 1% of algebraic difference between tangent grade over 3%, at least 15' of vertical curve needs to be provided):
 - (1) Minor Streets - Two hundred (200) feet;
 - (2) Collector Streets - Three hundred (300) feet; and
 - (3) Arterial Streets - Four hundred (400) feet.
 - (4) Private Streets - as determined

Section 215.12 Grades

Minimum street grade standards shall be as follows:

- a. The maximum permitted grade shall be as follows:
 - (1) Arterial Streets – As determined by the Township of Jackson Planning Commission after consultation with the Township of Jackson Engineer and PennDOT;
 - (2) Collector Streets - Seven (7) percent; and

- (3) Minor Streets - Ten (10) percent, for a maximum distance of twelve-hundred (1,200) feet.
- b. Intersections shall be approached on all sides by leveling areas. Where the grade exceeds five (5) percent, such leveling areas shall have a minimum length of seventy-five (75) feet (measured from the intersection of the center lines), within which no grade shall exceed a maximum of three (3) percent.
- c. To the greatest extent possible, combinations of the minimum radius and maximum grade shall be avoided.

Section 215.13 Intersections

The following standards shall apply to all street intersections:

- a. Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle less than seventy-five (75) degrees or more than one hundred five (105) degrees.
- b. No more than two (2) streets shall intersect at the same point
- c. Streets intersecting another street shall either intersect directly opposite to each other or shall be separated by at least one hundred twenty-five (125) feet between center lines measured along the centerline of the street being intersected.
- d. Street intersections shall be rounded by a tangential arch with a minimum radius of:
 - (1) Fifteen (15) feet for all intersections involving only minor streets;
 - (2) Thirty (30) feet for all intersections involving only local streets;
 - (3) Thirty-five (35) feet for all intersections involving a collector street; and
 - (4) Fifty (50) feet for all intersections involving an arterial street.
 - (5) Street right-of-way lines shall be parallel to (concentric with) arcs at intersections.

Section 215.14 Alleys

Alleys shall be permitted in residential subdivisions, but only if dedicated as part of the subdivision process.

Section 215.15 Names

The subdivider may choose street names subject to the approval of the Township of Jackson, and in conformance with the Cambria County 9-1-1 Process. Proposed streets which are in alignment with others already existing and named, shall be assigned the names of the existing streets. The name of a proposed street shall not duplicate or confuse an existing street name in the Township of Jackson, irrespective of the use of the suffix street, road, avenue, boulevard, driveway, place, court, lane, etc.

SECTION 216: Blocks

The length, width and shape of blocks shall be determined with due regard to the following:

- a. Provision of adequate sites for building of the type proposed.
- b. Topography.
- c. Requirements for safe and convenient vehicular and pedestrian circulation.
- d. Other site constraints.

Section 216.1 Width

Blocks subdivided into lots will be two (2) lot depths in width excepting lots along a major thoroughfare which front on an interior street or are prevented by the site topographic conditions or other inherent conditions of the property, in which case the Township of Jackson may approve a single tier of lots.

Section 216.2 Length

All blocks in a subdivision shall have a maximum length of one thousand two hundred (1,200) feet and a minimum length of four hundred (400) feet. Blocks over six hundred (600) feet in length shall require crosswalks wherever necessary to facilitate pedestrian circulation and to give access to community facilities. Such crosswalks shall have a width of not less than ten (10) feet and a stabilized walkway of not less than five (5) feet.

SECTION 217: Lots

Within Jackson Township, the size, width, and setback lines of all proposed lots shall meet the minimum requirements of their applicable Zoning District as identified with the Township of Jackson Zoning Ordinance .

Section 217.1 Frontage

All lots shall meet the following frontage requirements:

- a. All lots shall have direct access to a public street existing or proposed;
- b. Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or to overcome specific topographic problems.
- c. Lots shall be laid out in order to circulate air, consider solar access and privacy of owners.
- d. However, in all sections of Jackson Township not served by public sewer service, and upon which residence or business already exists, subdivision or boundary change shall demonstrate sufficient suitable land surrounding the pre-existing residence or business following minor or major subdivision or property line change to provide for a replacement sewage system if needed.

Section 217.2 Size

All lots shall meet the following minimum requirements:

- a. In all sections of the Township of Jackson not served by sanitary sewer nor public water facilities, each lot shall conform to the current standards of the Township of Jackson Zoning Ordinance, or at a minimum, have a minimum width of one hundred and fifty (150) feet at the building line and a minimum area of forty-three thousand, five hundred sixty (43,560) square feet. In sections of the Township of Jackson requiring the utilization of on-lot sewage disposal, the minimum lot size shall be large enough to accommodate the original absorption bed, and a tested, preserved, and reserved area for a replacement absorption bed while meeting all PA DEP required maximum isolation distance.
- b. In all sections of the Township of Jackson served by either (one or the other) public water or public sewer, each lot shall conform to the current standards of the Township of Jackson Zoning Ordinance, or at a minimum, have a minimum width of one hundred (100) feet at the building line and a minimum area of twenty-one thousand seven hundred eighty (21,780) square feet.

- c. In all sections of the Township of Jackson served by public water and sewer service, each lot shall conform to the current standards of the Township of Jackson Zoning Ordinance, or at a minimum, have minimum width of one hundred and fifty (150) feet at the building line with no one lot being any smaller than eighteen thousand (18,000) square feet. Lots shall be no less than twelve thousand (12,000) square feet in area per family for duplex dwellings with a width of not less than seventy-five (75) feet per unit at the building line; and no less than seven thousand, five hundred (7,500) square feet in area per family for row houses and apartments.

Section 217.3 Width

All lots shall meet the minimum width requirements of the applicable Zoning District of the Township of Jackson Zoning Ordinance.

Section 217.4 Setback Lines

All structures shall meet the minimum front, side, and rear yard setback requirements of the applicable Zoning District of the Township of Jackson Zoning Ordinance.

SECTION 218: Easements

The following shall apply to easements within all major subdivisions:

Section 218.1

Easements with a minimum of twenty (20) feet shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains and/or other public utility lines intended to serve abutting lots. Easements with a minimum of ten (10) feet shall be provided for any private utility lines. No structures or trees shall be placed within such easements.

Section 218.2

Emphasis shall be placed upon the location of easements centered on or adjacent to side and rear lot lines.

Section 218.3

Where a subdivision is traversed by a watercourse, drainage-way, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such watercourse, drainage-way, channel, or stream and of such widths as will be necessary to preserve the unimpeded flow of natural drainage, or for the purpose of widening, deepening, improving, or protecting such drainage facilities or for the purpose of installing a storm water system.

Section 218.4

A separation distance as required by the applicable public or private utility company shall be measured at the shortest distance between each proposed dwelling unit and any petroleum products or natural gas transmission, high-pressure line, or electric line above thirty-four thousand, five hundred (34,500) volts that may traverse the subdivision.

SECTION 219: Community Facilities

In reviewing major subdivision plans, the Township of Jackson will consider the adequacy of existing or proposed community facilities to serve the additional dwelling units proposed by the subdivision. The reservation of land for community facilities will be requested when found appropriate; therefore, the subdivider shall give earnest consideration to reserving land for parks, playgrounds, churches, schools, and other community facilities. If a facility of this type has been planned by any group or agency in any area that is to be subdivided, the subdivider shall ascertain from such organization whether or not it plans to use the site.

SECTION 220: Public Utilities

All utilities are required to be located underground. The following public utilities, when required, shall meet the indicated standards below:

Section 220.1 Water

Water supply shall be installed in accordance with the requirements of the Township of Jackson Water Authority. If water is to be provided by means other than private wells owned and maintained by the individual owners of within the subdivision or development, applicants shall present evidence to Jackson Township that the subdivision or development is to be supplied by a certified public utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility shall be acceptable evidence. Whenever the Township of Jackson, the Township of Jackson Water Authority, or utility company providing the service has no standards, or has standards below those of the Department of Environmental Protection, the Standards of the Department of Environmental Protection shall apply. Public water lines should be located between the travelway line and the property line within any street right-of-way.

Where individual on-site water supply systems are to be utilized, each lot so served shall be of a size and shape to allow safe location of such a system and wells shall be placed uphill from sewage disposal systems and shall not be placed within one hundred

feet (100') of any part of the absorption field of any on-site sanitary sewage disposal system, nor within fifty feet (50') from lakes, streams, ponds, quarries, etc.

Where individual on-site water supply systems are to be utilized, it is recommended that the subdivider provide at least one (1) test well for each ten (10) proposed dwelling units. Such wells should be drilled, cased, and grout sealed into bedrock at least fifty feet (50') deep, having a production capacity of at least five (5) gallons per minute of safe potable drinking water as certified by State or Municipal health officer.

Section 220.2 Sanitary Sewer

Where public sewer lines are required in a new major subdivision, they shall be in conformity standards set by the Township of Jackson.

Section 220.3 On-Lot Sewage Disposal

Where it is found necessary, feasible, and in compliance with The Township of Jackson Act 537 Plan to rely upon on-lot systems for sewage disposal, the on-lot sewage disposal systems shall meet the minimum requirements and standards of the Pennsylvania Sewage Facilities Act 537, as amended. Within Jackson Township, the provisions of Act 537 are administered by the Township of Jackson Sewage Enforcement Officer. At a minimum lot area for residential buildings with access to public water or on-lot water and public sewage collection and treatment shall be eighteen thousand square feet (18,000 square feet), and a width at the building line of not less than one hundred feet (100') unless identified different in the Township of Jackson Zoning Ordinance.

The minimum lot area for residential buildings without access to public water and public sewer collection and treatment shall be forty-three thousand five hundred sixty (43,560 square feet), and a width at the building line of not less than one hundred fifty feet (150'), unless identified different in the Township of Jackson Zoning Ordinance.

The minimum lot area for residential buildings with public water and without public sewer collection and treatment shall be twenty-one thousand seven hundred eighty (21,780 square feet), and a width at the building line of not less than one hundred feet (100'), unless identified different in the Township of Jackson Zoning Ordinance.

Section 220.4 Storm Sewers

Where storm sewers are required in a new major subdivision or land development, they shall be in conformity with any applicable storm water management Ordinance, and/or any storm sewer plans developed for the Township of Jackson.

SECTION 221: Storm Water Drainage

- A. Applications for a major subdivision shall be accompanied by a complete stormwater management application meeting all requirements of the current Jackson Township Stormwater Management Ordinance and Township MS4 NPDES permit.

IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS

SECTION 222: General

It is the purpose of this Section to set forth the required improvements in all major subdivisions and land developments, and the construction standards required. Where not set forth, they shall be in accordance with the prevailing standards as established by the Township of Jackson Engineer or the Township of Jackson Board of Supervisors. Alternate improvement standards may be permitted if the Township of Jackson Board of Supervisors deem them equal or superior in performance characteristics to the standards specified herein. Additional or higher type improvements may be required in specific cases where the Township of Jackson believes it necessary to create conditions essential to the health, safety, morals, and general welfare of the citizenry of Jackson Township.

Any or all of the following improvements as may be required by the Township of Jackson Board of Supervisors, pursuant to the authority granted in the municipal code and considering the needs of the area in which the proposed subdivision is to be located. If the improvements are not completed, then satisfactory arrangements must be made with the Township of Jackson Board of Supervisors to the satisfaction of all public authorities concerned regarding proper completion of such improvements prior to the consideration of a final plan. The following improvements shall be installed by the subdivider. The final plan shall not be approved until final detailed design of the improvements is approved and the improvements are installed or financial security has been established with the Township of Jackson.

SECTION 223: Required Improvements

- A. Markers shall consist of metallic pipes or pins at least thirty (30) inches in length and at least 5/8th in diameter and set to finished grade. Markers shall be set under the direct supervision of a Professional Land Surveyor. If potential disturbance with any public utility is in question upon placement of a marker, the location of the public utility shall be verified with the Pennsylvania One Call System, Inc.
1. Markers shall be set at all points of curve tangency on all street rights-of-way and property lines;
 2. An intermediate marker is required to be set on each property line wherever topographical or other conditions make it impossible to sight between two (2) otherwise required markers;

3. Markers shall be set at all new property corners.
- B. Monuments shall consist of permanent stone or concrete.
1. Monuments shall be set so that the top of the monument is level with the top of the surrounding ground;
 2. A minimum of two (2) monuments shall be set in each new subdivision or land development;
 3. Monuments shall be set under the direct supervision of a Professional Land Surveyor so that the center of the monument shall coincide exactly with the point of intersection of the lines being monumented;
 4. All streets shall be monumented at the following locations:
 - a. At least one (1) monument at each street intersection;
 - b. At changes in direction of street lines, excluding arcs at intersections;
 - c. At such other places along the line of streets as may be determined by the Township of Jackson Engineer to be necessary so that any street may be readily defined in the future.
 5. If monument locations cannot be marked as identified above, they shall be set as close as possible to the required location and their exact location indicated on the plan.

Section 223.1 Streets

All streets shall be graded to the full width of the cartway and shoulders and improved to grades and dimensions shown on the plans, profiles, and cross-sections submitted by the subdivider.

- a. Streets shall be graded, surfaced, and improved to the dimensions required by the cross-sections. Pavement base and wearing surface shall be constructed according to the specifications as contained in Section 215 of this Ordinance.
- b. Prior to placing street surface, adequate sub-surface drainage for the streets and all utilities under the streets shall be provided by the subdivider upon the completion of the street improvements.

Respective plans and profiles as built shall be filed with the Township of Jackson.

Section 223.2 Curbs

Curbs may be required on new streets in major subdivisions that have a typical lot width of interior lots at the building setback lines of less than one hundred (100) feet, and for all land developments. Curbs may also be required in any major subdivision in which the lot areas or lot widths exceed one hundred (100) feet when the centerline street grade of any street exceeds three (3) percent. In such cases curbs or other drainage controls shall be installed to properly control surface damage and protect the streets from erosion. The curbing requirement may be waived at the discretion of the Township of Jackson Board of Supervisors, upon the request and justification by the Applicant and after a recommendation of the Township of Jackson Planning Commission. When the requirement is waived, grass-lined swales or rock-lined ditches shall be required. All curbs shall be depressed at intersections to sufficient width to accommodate the requirements of the handicapped. The depression shall be in line with sidewalks where provided.

Section 223.3 Sidewalks

Sidewalks shall be provided where streets of a proposed subdivision are extensions of existing streets having a sidewalk on one (1) or both sides. Sidewalks shall also be provided when considered necessary by the Township of Jackson Board of Supervisors for the protection of the public or whenever it is determined that the potential volume of pedestrian traffic or safety conditions creates the need for them, based on the recommendation of the Township of Jackson Planning Commission. Sidewalks shall be provided on all streets and parking areas located within multi-family and apartment developments.

When sidewalks are required, they shall meet the following standards:

- a. Sidewalks shall be located within the street right-of-way, one (1) foot from the right-of-way line, and shall be a minimum of four (4) feet wide, except along collector and arterial streets, and in the vicinity of shopping centers, schools, recreation areas, and other community facilities, where they shall be a minimum of five (5) feet wide.
- b. A grass planting strip should be provided between the curb and sidewalk.
- c. All sidewalks shall be constructed of a material approved by the Township of Jackson Board of Supervisors, the Township of Jackson Engineer, and conform with any design standards as required by PennDOT. As an

alternative to ordinary concrete construction of sidewalks, designs may include the use of clay, brick, or stone pavers, or of other materials that may be appropriate for the construction of sidewalks and approved by the Township of Jackson Board of Supervisors.

- d. Where unusual or peculiar conditions prevail with respect to prospective traffic and/or safety of pedestrians, the Township of Jackson Board of Supervisors may require different standards of improvements than those set forth in the previous paragraphs. Crosswalks may be required when deemed necessary by the Township of Jackson Board of Supervisors, and as noted in Section 216.2.
- e. Handicap-accessible ramps shall be provided on all sidewalks at street intersections. Maximum gradient of an accessible ramp shall be 12:1 (8.33%). Depressed curb shall be installed at ramp so as to create a lip of no greater than one-half ($\frac{1}{2}$) inch. Ramps shall be concrete with a non-slip finish.
- f. Maximum slope of banks measured perpendicular to the center line of the street should be three (3) to one (1) for fills, and two (2) to one (1) for cuts.

Section 223.4 Sanitary Sewers

The method of sanitary waste disposal in a proposed major subdivision shall be determined by the Township of Jackson, in accordance with the Act 537 Plan. Generally, where an existing or proposed public sanitary sewer system is accessible to a high density subdivision and the capacity exists to serve the proposed subdivision, the subdivider shall provide the subdivision with a complete sanitary sewer system to be connected to the existing or proposed public sanitary sewer system. The system shall be designed by a registered professional engineer and meet the requirements of the Pennsylvania Department of Environmental Protection and the respective municipal authority.

To aid the Township of Jackson Board of Supervisors in reviewing the chosen method of sanitary waste disposal within a proposed major subdivision, the subdivider shall submit, accompanying the "Preliminary Plan" application, two (2) copies of the "Sewage Planning Module" and a copy of the transmittal letter to PA DEP which accompanied the Planning Module Submission. Major subdivision of five or more lots within one mile of the existing sanitary sewer line, shall connect to the line.

In cases where no municipal sewer system is available under the conditions stated in this Ordinance, a decision shall be made as to which of the following methods of sewage disposal best meets the needs of the proposed subdivision: a community disposal system; an interim treatment plant; individual on-lot septic tanks or other generally accepted methods of sewage waste disposal. The Township of Jackson shall recommend the most suitable type of sewage disposal in consideration of the results of

the Sewage Planning Module, the individual site characteristics of the proposed subdivision, and both the short-range [five (5) to ten (10) years] water and sewer program and the long-range [twenty (20) years] water and sewer plan for the Township of Jackson.

Regardless of the method of sewage disposal chosen, the system must meet the requirements of the Pennsylvania Sewage Facility Act 537, as amended, and other applicable local, state, and federal regulations. Where required, a DEP Sewage Planning Module approval shall be obtained prior to approval by the Township of Jackson authorizing construction.

Upon completion of the sanitary sewer system, community disposal system, and/or interim treatment plant, two (2) copies of as-built drawings shall be filed with the Township of Jackson, and three (3) copies shall be filed with the respective municipal authority.

Section 223.5 Water

Where an existing or proposed public water supply system is accessible to a high density subdivision and the capacity exists to serve the proposed subdivision, the subdivision shall be provided with a complete water main supply system which shall be connected to the municipal water supply. The system shall be designed by a Registered Professional Engineer. The system design shall be approved by the Township of Jackson Water Authority or utility company providing service. Evidence of issuance of permits from the Pennsylvania Department of Environmental Protection, when such permits are required, shall be presented to the Township of Jackson Board of Supervisors prior to approval of plans authorizing construction.

In cases where no municipal or community water supply system is available, each lot in a major subdivision shall be provided with an individual water supply system in accordance with the minimum standards of the Pennsylvania Department of Environmental Protection. Major subdivisions with greater than five (5) lots within one thousand (1,000) feet of a Township of Jackson water supply system shall connect.

The plans for installation of the mains of a water supply system shall be prepared for the subdivision with the cooperation of the Township of Jackson Water Authority. A statement of approval from the Township of Jackson Water Authority shall be submitted to the Township of Jackson Board of Supervisors. Upon the completion of the water supply system, two (2) copies each of the As-Built plans for such system shall be filed with the Township of Jackson, and three (3) copies with the respective municipal authority.

Section 223.6 Off-Street Parking

Off-street parking shall conform the current standards of the Township of Jackson Zoning Ordinance, or at a minimum, meet the following standards:

- a. Each proposed dwelling unit in a major subdivision shall be provided with two (2) off-street parking spaces. Such off-street parking spaces may be provided as an individual garage, carport, and/or driveway, preferably located behind the building line, or in a parking compound adjacent to or near the dwelling units it serves. Driveway and parking compounds shall provide two (2) usable and paved parking spaces each containing two hundred (200) square feet.
- b. Non-residential subdivisions and land developments within the scope of this Ordinance shall provide paved parking areas in conformance with Article V, Section 505 and Section 506 of this Ordinance.

Section 223.7 Street Name Signs

Street name signs shall be placed at all intersections in conformance with the specifications of the Township of Jackson. They shall be paid for by the subdivider and installed by the developer. No street name shall be permitted that is a duplicate or sounds similar to another street in the Township of Jackson.

Section 223.8 Buffer Areas

All non-residential subdivisions and land developments shall include a landscaped buffer area that is approved by the Township of Jackson Planning Commission.

Section 223.9 Street Lights

In accordance with the conditions to be agreed upon by the subdivider, the Township of Jackson Board of Supervisors and the appropriate public utility, street lights are required to be installed in all major subdivisions. The subdivider shall be responsible for making the necessary arrangements with the applicable agencies, and whether or not street lights are initially installed, the subdivider shall be responsible for providing utility easements for future street lighting installations.

Section 223.10 Shade Trees

All possible efforts should be made by the subdivider to preserve existing shade trees. When provided, shade trees of deciduous hardwood type with a minimum caliper of two (2) inches shall be planted between the sidewalk and the building line at least five (5) feet from the sidewalk. Preserved shade trees may be included in the buffer areas. Trees shall be kept safely away from all overhead utility lines.

Section 223.11 Underground Wiring

All electric, telephone, and television cable lines shall be placed underground. Electric, telephone, and television cables and appurtenances shall be constructed in accordance with the rules, regulations, and specifications of the respective utility providers.