

SUBDIVISION
AND
LAND DEVELOPMENT
ORDINANCE
OF THE
TOWNSHIP OF JACKSON

CAMBRIA COUNTY
PENNSYLVANIA

1980

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Planning Advisor

ORDINANCE NUMBER 48

Preamble

An ordinance establishing rules, regulations, and standards governing the subdivision and development of land within Jackson Township pursuant to the authority set forth in the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended) , and setting forth the procedures to be followed by the Jackson Township Board of Supervisors, the Jackson Township Planning Commission, the Township Engineer, the Township Sewage Enforcement Officer, and other state, county, and Township officials in applying and administering these rules, regulations, and standards, and providing penalties for the violations thereof.

The Board of Supervisors of the Township of Jackson, Cambria County, Pennsylvania, hereby ordains and enacts as follows:

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ARTICLE 1

AUTHORITY, TITLE, PURPOSE AND JURISDICTION

SECTION 1.1 AUTHORITY

This Ordinance is adopted by authority of and pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act of the General Assembly No. 247 approved July 31, 1968 as amended.

SECTION 1.2 TITLE.

This ordinance shall be known as the "Jackson Township Subdivision and Land Development Ordinance."

SECTION 1.3 PURPOSE.

This Ordinance has been established to provide regulations and controls of land subdivision plats as part of a plan for the orderly, efficient and economical development of the Township. This means, among other things, that land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health, or peril from fire, flood -or other menace; that proper provisions shall be made for drainage, water supply, sewerage and other needed improvements; that all proposed lots shall be so laid out and of such size as to be in harmony with the development pattern of the neighboring properties; that the proposed streets shall compose a convenient system conforming to the Official Map, and shall be properly related to the proposals shown on the Comprehensive Plan, and shall be of such width, grade and location as to accommodate the prospective traffic, to facilitate fire protection and to provide access of fire fighting equipment to buildings; and that proper provision shall be made for open spaces for parks and playgrounds.

SECTION 1.4 JURISDICTION.

- A. No subdivision of any lot, tract or parcel of land shall be made, and no street, sanitary sewer, storm sewer or other facilities in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of the building abutting thereon except in strict accordance with the provisions of this Ordinance.
- B. No lot in a subdivision may be sold and no permit to erect, alter or repair any building upon land in a subdivision may be issued, and no building may be erected in a subdivision unless and until a final plan of such subdivision shall have been approved and properly recorded, and until the requirements required by the Supervisors in connection therewith shall have been constructed or guaranteed as hereinafter provided in this Ordinance.
- C. It shall be unlawful to record any plan of any proposed subdivision in the Township unless the said plan shall bear thereon the approval of the Supervisors.

- D. As a condition for approval of any plot or plan the Supervisors may require that the subdivider submit a development program for the development of the whole subdivision or of all of the related land under the ownership or control of the subdivider or such part thereof as the Supervisors may designate. Such development program shall conform to the requirements of this Ordinance and shall be submitted in form complying with Article III of this Ordinance, except as the Supervisors may waive some requirements of Article III in the particular case. The development program may be approved as a guide for overall layout, but such approval shall not constitute the approval of a plan under the provisions of this Ordinance. The subdivider may from time to time submit a plan or plans for the development of a specific area or areas within the general development program, but the supervisors may designate the size or the extent of the area which may be included in any specific plan and may require that the subdivision be developed in an orderly manner progressively in relation to existing and future official public spaces, streets and utility facilities of the Township and in a manner providing proper drainage and disposition of sewage and surface water.

ARTICLE 2

DEFINITIONS

Interpretation of Terms or Words: For the purpose of this ordinance certain terms or words used herein shall be interpreted as follows:

1. The word "person" includes a firm, association, organization , partnership, trust, company, or corporation as well as an individual.
2. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
3. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.
4. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied ."
5. The word "lot" includes the words "plot" and "parcel."
6. The words "person," "subdivider," and "owner" include a corporation, incorporated association, partnership, or other legal entity, as well as an individual.

Act 247: The Pennsylvania Municipalities Planning Code, as amended.

Alley: See Street.

Applicant: A landowner or developer, who has filed an application for development including his heirs, successors and assigns.

Application for development: Every application, whether preliminary or final, required to be filed and approved prior to start of construction or development including but not limited to, an application for a building permit, for the approval of a subdivision plat or plan, or for the approval of a development plan.

Block: A parcel of subdivided land bounded by streets or by streets and rights-of-way, unsubdivided lands, drainage channels or watercourses.

Board: The board of Supervisors of the Township of Jackson, Cambria County, Pennsylvania.

Building: Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

Building set-back line: The line within a property defining the required minimum distance between any building and the adjacent right-of-way or property line.

- a) **Front set-back line:** The line nearest the front of and across a lot establishing the minimum open space to be provided between the front line of buildings and structures and the front lot line.
- b) **Side set-back line:** The line nearest the side of and across a lot establishing the minimum open-space to be provided between the side line of buildings and structures and the side lot line.
- c) **Rear set-back line:** The line nearest the rear of and across a lot establishing the minimum open space to be provided between the rear line of buildings and structures and the rear lot line.

Cartway: The wearing or exposed surface of the roadway available for vehicular traffic.

Channel: A natural or artificial watercourse of perceptible extent, with bed and banks to confine and conduct continuously or periodically flowing water.

Clear Sight Triangle: An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of the street center lines.

Commission: The Planning Commission of the Township of Jackson, Cambria County, Pennsylvania.

Common open space: A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a planned residential development, not including streets, off-street parking areas, and areas set aside for public facilities. Common open space shall be substantially free of structures but may contain such improvements as are in the development plan as finally approved and as are appropriate for the recreation of residents.

Comprehensive Development Plan: A plan, or any portion thereof adopted by the Planning Commission and the Board of Supervisors of the Township of Jackson showing the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major thoroughfares, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

Condominium: A type of residential use in which the dwelling units are individually owned by the residents and the land is either in common ownership or owned by the developer or a management corporation .

Corner Lot: See Lot Types.

County: Cambria County, Pennsylvania.

County Planning Commission: The Cambria County Planning Commission.

Cul-de-Sac: See Street.

Dead-end Street: See Street.

Developer: Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development.

Development Plan: The provisions for development of a planned development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when used in this ordinance shall mean the written and graphic materials referred to in this definition.

Dwelling: Any building or structure (except a house trailer or mobile home as defined by Act 247) which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

Dwelling Unit: Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

Easement: A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose, and within which the owner of the property shall not erect any permanent structure, but shall have the right to make any other use of the land which is consistent with the rights of the grantee.

Engineer: The engineer appointed by the Supervisors to advise them on matters pertaining to subdivision and land development.

Family: One or more persons occupying a single dwelling unit provided that unless all members are related by blood, adoption or marriage, no such family shall contain over five persons.

Flood Plain: That land, including the floodway fringe and the floodway, subject to inundation by the regional flood.

Flood Plain Management Act: The Pennsylvania Flood Plain Management Act, ACT 166 of 1978, As Amended. (amended December 15, 1986)

Flood, Regional: Large floods which have previously occurred or which may be expected to occur on a particular stream because of like physical characteristics. The regional flood generally has an average frequency of the one hundred (100) year recurrence interval flood (1% probability flood).

Floodway: That portion of the flood plain, including the channel, which is required to convey the regional flood waters. Floods of less frequent recurrence are usually contained completely within the floodway.

Floodway Fringe: That portion of the flood plain, excluding the floodway, where development may be allowed under certain restrictions.

Governing Body: The Board of Supervisors of the Township of Jackson, Cambria County, Pennsylvania.

Improvements: Those physical additions and changes to the land that may be necessary to produce usable and desirable lots.

Land Development: The improvement of one or more continuous lots, tracts, or parcels of land for any purposes involving:

1. A group of two or more buildings, or
2. The division or allocation of land between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, building groups, or other features.
3. A division of land into lots for the purpose of conveying such lots singly or in groups to any person, partnership, or corporation.
4. The division of lands for the purpose of separation and distribution of lands to recognized heirs of an estate shall not be considered as land development or a subdivision as defined under other sub-sections within this article. At the future date when the heir or heirs propose to improve and/or develop said divided lands, this ordinance will be instituted in full and the divided lands will meet all prescribed covenants.(Added October 15, 1982)
5. Where a parcel, of land has been divided by a public road maintained either by the Pennsylvania Department of Highways or Jackson Township that division is not considered a subdivision as defined in this Ordinance. (Added December 15, 1986)

Landowner: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee having a remaining term of not less than forty years, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purpose of this act.

Loading Space, Off-Street: Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

Location Map: See Vicinity Map.

Lot: Any parcel of land, regardless of size, intended as a unit for transfer of ownership, use or improvement, or for development.

Lot Frontage: The front of a lot shall be constructed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "yards" in this ordinance.

Lot Area: The area contained within the property lines of a lot (as shown on the plan), excluding space within all streets and within all permanent drainage easements, but including the areas of all other easements .

Lot Measurements: A lot shall be measured as follows

1. Depth: The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
2. Width: The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line.

Lot of Record: A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types: Terminology used in this ordinance with reference to corner lots, interior lots and through lots is as follows:

1. Corner Lot: A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
2. Interior Lot: A lot with only one frontage on a street.
3. Through Lot: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
4. Reversed Frontage Lot: A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

Major Thoroughfare Plan: The portion of the comprehensive plan adopted by the Township Planning Commission indicating the general location recommended for arterial, collector, and local thoroughfares within the Township.

Marker: A metal pipe or pin of at least 1/2" diameter (preferred 3/4" or 7/8") and at least 24" in length (preferred 30" to 36").

Mobile home: A transportable office, place of assembly, or single family dwelling intended for permanent occupancy and contained in one unit, or multiple units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and which is constructed so that it may be used without a permanent foundation.

Mobile home lot: A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

Mobile home park: A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

Monument:

1. A stone or concrete monument with a flat top at least 4" in diameter or square. It is recommended that the bottom sides or radius be at least 2" greater than the top to minimize movements caused by frost. The monument should contain a copper, brass or aluminum dowel or plate (1/4" drill hole) and be at least 30" in length (36" preferred) .
2. A steel pin monument at least 30" in length (36" preferred) with the bottom encased in concrete to a minimum depth of 8" having the same specifications regarding width at top and bottom as a stone or concrete monument.

Municipality: Jackson Township

Official map: A map, where such exists at the time of a subdivision application, adopted by the Township pursuant to Article IV of the Planning Code showing streets, highways, parks and drainage, both existing and proposed for the township.

On-lot Treatment: Shall be the treatment of sewage and its disposal on the same lot where the structure and sewage source are located.

Open Space: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools, and tennis courts, any other recreational facilities that the Planning Commission deems permissive. Streets, parking areas, structures for habitation, and the like shall not be included.

Parking Space, off-Street: For the purpose of this ordinance, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

Performance Bond or Surety Bond: An agreement by a subdivider or developer with the Township for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

Plan, Sketch: An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision prepared by the subdivider, an engineer, a surveyor, or land planner .

Plan, Preliminary: A tentative subdivision plan (including all required supplementary data), in lesser detail than a final plan, showing approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan, prepared by an engineer, surveyor, or land planner, and bearing the seal of a registered land surveyor certifying the accuracy of survey data provided.

Plan, Final: A complete and exact subdivision plan (including all required supplementary data), prepared for official recording as required by statute, to define property rights and proposed streets and other improvements, and bearing the seal of a registered land surveyor.

Plan, Record: A copy of the final plan, which contains the original endorsements of the Supervisors which is intended to be recorded with the Cambria County Recorder of Deeds.

Planning Code: Act of the General Assembly No. 247 approved July 31st, 1968; the Pennsylvania Municipalities Planning Code, as amended.

Planning Commission: The Jackson Township Planning Commission.

Plat: A map or plan of a subdivision, whether preliminary or final.

Public Grounds:

1. Parks, playgrounds, and other public areas.
2. Sites for publically owned buildings and facilities.

Reserve Strip: A parcel of ground in separate ownership separating a street from other adjacent properties, or from another street.

Reverse curve: The joining of two horizontal road curves meeting at opposite directions in an "S" form.

Required Improvements: Any street, curb, sidewalk, sanitary sewer, storm sewer, drainage culvert or structure, water main, power, fuel or communication line, or other public works facility required by the Planning Commission in a subdivision.

Right-of-Way: The total width of any land reserved or dedicated as a street, alley, crosswalk, or for other public or semipublic purposes.

Roadway: See Cartway.

Sewage System (Community): A system, whether publicly or privately owned, for the collection and disposal of sewage or industrial wastes of a liquid nature, including various devices for the treatment of such sewage or industrial waste serving 3 or more individual lots.

Sewage System (Individual): A single system of piping, tanks, or other facilities serving one or two lots and collecting and disposing of the sewage in whole or part into the soil of the property.

Sewerage System (Public): A sewer system and any treatment facility owned, operated or maintained by a municipality, county sewer authority, person, or entity approved by the Department of Environmental Resources under a permit issued pursuant to the CLEAN STREAMS LAW (35 P.S. Section 69.1 et. seq.).

Sewage Treatment Tank: A water-tight tank designed to retain sewage long enough for satisfactory bacterial decomposition of the solids to take place. It includes the following:

Septic Tank: a water-tight receptacle which receives sewage and is designed and constructed to provide for sludge storage, sludge decomposition, and separation of solids from the liquid through a period of detention before allowing the liquid to be discharged to a subsurface absorption area.

Aerobic Sewage Treatment Tank: Any unit incorporating, as a part of the treatment process, a means of introducing air and oxygen into the sewage held in the storage tank or tanks so as to provide aerobic biochemical stabilization during a detention period prior to its discharge to a subsurface absorption area.

Sight Distances: The required length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. Sight distance measurement shall be made from a point three and three-quarters feet (3.75') above the centerline of the road surface to a point one-half foot (0.5') above the centerline of the road surface.

Soil Test: A field test conducted by a certified Sewage Enforcement Officer or qualified engineer or soil scientist to determine the suitability of the soil for on-site sewage disposal. A complete soil test shall include both of the following:

1. Percolation Test:
The measurement of the absorptive capacity of the soil at a given location and depth.
2. Test Pit:
The observation of the subsurface soil structure by digging a trench or pit to expose a vertical soil profile.

Street: A strip of land, including the entire right-of-way (i.e., not limited to the cartway) to provide access to more than one lot. The word "street" includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and other ways used or intended to be used by vehicular traffic, whether public or private, or pedestrians. Streets are further classified according to the function they perform.

1. Minor Street: A street used primarily to provide access to abutting properties .
 - a. Place - a short street, cul-de-sac, or court. The primary purpose of a place is to conduct traffic to and from dwelling units to other streets within the hierarchy of streets. Usually a place is a dead-end street with no through-traffic and limited on-street parking.
 - b. Lane - a short street, cul-de-sac, or court, or a street with branching places or lanes. The primary purpose of a lane is to conduct traffic to and from dwelling units' to other streets within the hierarchy. Occasionally a lane will connect with two or three small places or lanes. Usually, there is no through-traffic between two streets of a higher classification.
 - c. Subcollector - provides access to places and lanes and conducts traffic to an activity center or a higher classification street. It may be a loop street connecting one collector or arterial street at two points, or a more or less straight street conducting traffic between collector and/or arterial streets.
 - d. Court - A dead end roadway designed to provide access to properties abutting thereon which has a length of less than 250 feet or a vehicle-turning radius of less than 80 feet. (PennDOT definition)
2. Cul-de-sac Street: A minor street intersecting another street at one end and terminating in a vehicular turnaround at the other end.
3. Half (Partial) Street: A street, generally parallel and adjacent to a property line, having a lesser right-of-way width than normally required for improvement and use of a street.

4. **Marginal Access Street:** A minor street parallel and adjacent to a major street (but separated from it by a reserve strip) which provides access to abutting properties and control of intersections with the major street.
5. **Collector Streets:** A street which, in addition to providing access to abutting properties, intercepts minor streets to provide a route to community facilities and/or other collector and major streets (streets in industrial and commercial subdivisions shall generally be considered collector streets).
6. **Major Street:** A street serving a large volume of comparatively high speed and long distance traffic, including all facilities classified as main and secondary highways by the Pennsylvania Department of Transportation.
7. **Service Street (Alley):** A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties.
8. **Internal Street:** A minor street used for circulation and access within a development project involving multi-residence or commercial or industrial uses.

Subdivision: The division or re-division of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, Whether immediate or future, of lease, transfer of ownership, or building or lot development; Provided however, that the division of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or residential dwellings, shall be exempted. The term subdivision shall refer, as appropriate in these regulations, to the process of subdividing land or to the land proposed to be subdivided. (Amended December 15, 1986)

1. **Major Subdivision:** Any subdivision not classified as a minor Subdivision including, but not limited to, subdivisions of five or more lots, or any size subdivision requiring any new street or extension of municipal facilities.
2. **Minor Subdivision:** Any subdivision containing not more than four lots fronting on an existing street or road or the extension of municipal facilities and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any portion of the Plan, Official Map, or Zoning Ordinance, if such exists, or these regulations.

Subdivider: See Developer

Substantially Completed: Where, in the judgement of the Township Engineer, at least ninety percent (based on the cost of the required improvement for which financial security was posted pursuant to Article 5 of this Ordinance) of those Improvements required as a condition for final approval have beer: completed in accordance with the approved plan, so that the project will be able to be used, occupied, or operated for its intended use. (Added December 15, 1986)

Subsurface Absorption Area: The area in which liquid from a treatment tank seeps into the soil. It includes the following:

Tile Field:

A subsurface absorption area in which openjointed or perforated piping is laid in covered trenches or excavations.

Seepage Bed:

A subsurface absorption area where open jointed or perforated piping is placed on a gravel bed and then covered with earth.

Deep Wide Trenches:

A tile field where the trenches are deeper and wider than 3 feet.

Surveyor: A licensed surveyor registered by the Commonwealth of Pennsylvania.

Through Lot: See Lot Types

Variance: A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Vicinity Map: A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and service within the general area in order to better locate and orient the area in question.

Walkway: A public way, four (4) feet or more in width, for pedestrian use only, whether along the side of a road or not.

Water Course: Creek, river, intermittant or permanent stream, channel or ditch, whether natural or man made.

Water Distribution System, Community: A system for supplying and distributing water from a common source to two or more dwellings and/or buildings within a single neighborhood.

Water -Distribution System, On-Site: A system for supplying and distributing water to a single dwelling or other building from a source located on the same lot.

Water Distribution System, Public: A system for supplying and distributing water from a common source to dwellings and other buildings, but generally not confined to one neighborhood.

Zoning Ordinance: An ordinance adopted by the Township pursuant to Article VI of the Planning Code, regulating the use of land and buildings in the Township.

ARTICLE 3

PLAN SUBMISSION AND REVIEW REQUIREMENTS

SECTION 3.1 GENERAL

Whenever any subdivision of land is proposed to be made, and before any contract for the sale of, or any offer to sell any lots in such subdivision or any part thereof is made, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the developer shall apply in writing for approval of such proposed subdivision in accordance with the following procedures.

SECTION 3.2 OPTIONAL SKETCH PLAN

- A. In order to expedite the processing of each subdivision plat and to avoid unnecessary expense, the subdivider is encouraged to prepare a tentative sketch plan and arrange an informal discussion meeting with the Planning Commission.
- B. The sketch should be prepared using a scale accurate base map (preferably at a scale not less than 200 feet to the inch) and should show the entire tract being subdivided. The proposed design may be freehand at approximate scale and the following information should be provided.
 1. Location of that portion to be subdivided in relation to the entire tract, and the distance to the nearest existing street intersection.
 2. Existing structures, wooded areas, streams and other significant physical features, within the portion to be subdivided and within 200 feet thereof. If topographic conditions are significant, contours indicated at intervals of not more than 10 feet.
 3. Name of the Owner and of adjoining property owners as disclosed by the most recent municipal tax records.
 4. Tax map sheet, block and lot numbers, if available.
 5. Utilities available, and streets which are either proposed, mapped or built.
 6. Proposed pattern of lots (including lot width and depth), street layout, recreation areas, systems of drainage, sewerage and water supply.
 7. Existing restrictions on the use of land including easements, covenants, or zoning lines..

- C. If the subdivider cannot arrange a convenient time to meet with the planning commission he may submit the sketch plan to the Township Secretary, who will in turn forward the plan to the Planning Commission.
- D. Within 35 days of either the meeting with the subdivider or receipt of the plan by the Township Secretary, the Planning Commission will transmit its comments and suggestions to the subdivider. These written recommendations shall not be construed by the subdivider to be the full and complete requirements of the Planning Commission or the Supervisors. The intent of these comments is advisory and designed to assist the developer in completing his design.

SECTION 3.3 PRELIMINARY PLAN SUBMISSION

- A. Minor Subdivisions - In the case of a minor subdivision (as defined), the subdivider may request a waiver of the requirement to submit a preliminary plan and request approval to immediately submit a final plan. The following procedure shall be followed when requesting and acting on a waiver:
 - 1. The subdivider shall submit a request for preliminary plan waiver in writing to the Township Secretary, who in turn will forward the waiver request to the Planning Commission.
 - 2. The Planning Commission shall notify the subdivider in writing of its decision, no later than 35 days from receipt by the Township Secretary, regarding the waiver request.
 - 3. The waiver request shall be made on forms supplied by the Township and shall include the following information:
 - a. Name, Address, and Phone Number of Subdivider
 - b. Deed Book Reference
 - c. Total Acreage
 - d. Name and/or number of bordering public road.
 - e. Approximate distance to nearest public road intersection and name and/or number of intersecting road.
 - f. Brief description and sketch proposed subdivision.
 - g. Proposed utility services, i.e. on-lot or municipal.

B. Major Subdivisions and Minor Subdivisions Required to Submit Preliminary Plans

The Subdivider shall submit the following to the Township Secretary

1. Five copies of the plan drawings (six copies if both state and township roads are affected): prepared at a scale not smaller than one hundred (100) feet to the inch, showing.
 - a. Proposed subdivision name; name of Municipality and County in which it is located; date; true north point; scale; name and address of record owner; subdivider, planner, engineer, and/or surveyor responsible for the plan including their license number/s, seal/s, and address/es.
 - b. A location map at a scale of not less than 2000 ft. to the inch showing the outline of the tract, adjacent public roads, and other pertinent reference information.
 - c. The name of all subdivisions immediately adjacent and the name of the owners of record of all adjacent property.
 - d. Actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor and having an error of closure of no greater than 1 to 5,000.
 - e. Proposed lot lines with approximate dimensions and area of each lot.
 - f. Proposed locations of monuments and markers.
 - g. Zoning District, including exact boundary lines of district if more than one district, and any proposed changes in the zoning district lines and/or the zoning ordinance's text applicable to the area to be subdivided.
 - h. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
 - i. Location of existing property lines, easements, buildings, water courses, marshes, rock outcrops, wooded areas, single trees with a diameter of 8 inches or more as measured 3 feet above the base of the trunk, and other significant existing features on the proposed subdivision and adjacent property within 100 feet of the boundary of the proposed Subdivision.

- j. Location of existing sewers, water mains, culverts and drains on the property, with pipe sizes, grades and directions of flow.
- k. Contours with intervals of 5 feet or less as required by the Planning Commission including elevations on existing roads. Approximate grading plan if natural contours are to be changed more than 2 feet.
- l. The width and location of any streets or public ways or places shown on the Official Map or the Comprehensive Plan within the area to be subdivided, and the width, location, grades and street profiles of all streets or public ways proposed by the developer .
- m. The approximate location and size of all proposed water lines, valves, hydrants and sewer lines, and fire alarm boxes. Connection to existing lines or alternate means of water supply or sewage disposal and treatment. Profiles of all proposed water and sewer lines.
- n. Storm drainage plan indicating the approximate location and size of proposed lines and their profiles, and connection to existing lines or alternate means of disposal.
- o. Plans and cross-sections showing the proposed location and type of sidewalks, street lighting standards, street trees, curbs, water mains, sanitary sewers and storm drains, and the size and type thereof, the character, width and depth of pavements and subbase, the location of manholes, basins and underground conduits.
- p. Preliminary designs of any bridges or culverts which may be required.
- q. Where the topography is such as to make difficult the inclusion of any of the required facilities within the public areas as laid out, the preliminary plat shall show the boundaries of proposed permanent easements over or under private property, which permanent easements shall not be less than 20 feet in width and which shall provide satisfactory access to an existing public highway or other public highway or public open space shown on the subdivision or the official map.
- r. Location of any past or present mining activity and the owner of the mineral rights to the tract.

2. If the application covers only a part of the subdivider's entire holding, a map of the entire tract, drawn at a scale of not less than 400 feet to the inch showing an outline of the platted area with its proposed streets and indication of the probable future street system with its grades and drainage in the remaining portion of the tract and the probable future drainage layout of the entire tract shall be submitted. The part of the subdivider's entire holding submitted shall be considered in the light of the entire holdings.
3. Data concerning proposed sewer and water service.
 - a. If community water and/or sewer systems are proposed, an engineering feasibility report shall be submitted.
 - b. If on-lot sewage disposal systems are proposed, results of soil tests performed by a certified sewage enforcement officer or registered soils engineer shall be submitted.
4. One copy of a tabular schedule giving the type or types of structures to be erected, together with dimensioned sketches of typical lot layouts, indicating front, side and rear yards, and a summary table of the number of structures and dwelling units proposed unless a written statement is submitted by the subdivider that it is not his intention to erect dwellings or other structures on the land and further agreeing to submit for approval the data required by this section when and if he should at a later date propose to erect dwellings or other structures thereon.
5. One copy of any covenants or deed restrictions affecting the lots within the subdivision or a written statement by the subdivider that there are no such restrictions.
6. Three copies of the completed application form. (See appendix or obtain copy from Township Secretary)
7. A check for the amount of the Township review fee, payable to Jackson Township.
8. A check for the amount of the County review fee, payable to Cambria County Planning Commission.

SECTION 3.4 PRELIMINARY PLAN REVIEW

The following sequence of events and time limits shall be followed when reviewing a preliminary plan:

- A. Upon receipt of the complete preliminary plan submission, the Township Secretary shall, within two working days, transmit copies of the plan and application form to:
 - 1. County Planning Commission (along with county review fee). (Plan only)
 - 2. PennDOT, if a state road is involved. Supervisors if Township road involved. (Plan only)
 - 3. The Township Engineer. (Plan, application form, and supporting documentation)
 - 4. The Township Planning Commission. (2 copies of plan and all other data)
- B. The Township Secretary shall, within two working days of receipt of the complete preliminary plan, notify the Planning Commission of receipt of the plan and arrange to place the plan on the agenda of the next Planning Commission meeting which occurs at least 45 days but not more than 75 days subsequent to submission of the plan to the county planning commission.
- C. The Township Secretary shall place the plan on the agenda of the next regularly scheduled Supervisor's meeting which will occur subsequent to the Planning Commission meeting at which the plan is to be considered.
- D. The Township Secretary shall, within three working days of receipt of the complete preliminary plan, send the applicant a written notice of receipt of the plan and the dates, times, and locations of the Planning Commission meeting, and the Supervisors meeting when the plan will be acted upon.
- E. The Township Engineer shall review the plan for technical accuracy and submit a written statement as to the accuracy of the plan and the suitability of the sewage, water, storm drainage, and street designs. The engineer's report shall be entered in the record of the Planning Commission meeting at which action is taken on the plan.
- F. The Planning Commission shall review and take formal action on the preliminary plan at the scheduled meeting. The Planning Commission shall either recommend approval or rejection of the plan. If rejection of the plan is recommended, the specific reasons for rejection shall be given, referenced to the appropriate section of the ordinance. All copies of the plan submitted shall be stamped either Approval Recommended or Denial Recommended, dated, and signed by the Planning Commission.

If for any reason the meeting is not held as scheduled or action on the plan is tabled for later consideration, the applicant shall be promptly notified.

- G. The Planning Commission, within 5 working days, shall notify, in writing, the applicant and the Supervisors of its recommendation. Notification to the subdivider shall include the action taken, reasons for decision, and a signed, stamped copy of the plan. Notification to the Supervisors shall include the action taken, reasons for decision, and two copies of the signed, stamped plan. One copy of the plan and notification shall be retained by the Planning Commission.
- H. The Supervisors shall take action on the preliminary plan at the scheduled meeting. They shall either approve or reject the plan. If the plan is rejected, the specific reasons for rejection, referenced to the appropriate ordinance sections shall be cited. All copies of the plan submitted shall be stamped either approved or rejected, dated, and signed by the supervisors.

If for any reason, no action is taken as scheduled, the applicant shall be notified promptly in writing of the date, time, and place of the rescheduled meeting.

- I. The Supervisors shall notify the applicant personally or in writing within 15 days of their action. Notification shall include the action taken, reasons for decision, and a signed copy of plan stamped either approved or rejected. The Supervisors shall retain one copy of the plan and notification.
- J. If the Supervisors fail to act within the time limit prescribed by Section 508 of Act 247, the preliminary plan shall be automatically approved as submitted and the applicant may proceed to prepare a final plan.
- K. Upon approval of the preliminary plan, and after proper notification of the Township Engineer, the applicant may proceed to install the improvements in accordance with the approved plan.

SECTION 3.5 FINAL PLAN SUBMISSION

Within five years after approval of the Preliminary Plan, the applicant shall submit the following to the Township Secretary: (Amended December 15, 1986)

- A. One reproducible mylar or linen and five copies of the final plan drawn to a scale of no smaller than 100 feet to the inch, oriented with the north point at the top of the sheet and containing the information listed below. If the plan is on more than one sheet, an index sheet of the same size shall be filed showing to scale the entire subdivision with lot and block numbers clearly legible. The sheet size shall be 17-1/2" x 24".

The Plan shall show:

1. Proposed subdivision name or identifying title and the name of the Township and County in which the subdivision is located, the name and address of the record owner and subdivider, name, license number and seal of the licensed land surveyor.
 2. Lots and blocks numbered and lettered in alphabetical order in accordance with the prevailing practice of the Township.
 3. Proposed locations of monuments and markers.
 4. Street lines, pedestrian ways, lots, reservations, easements and areas to be dedicated to public use.
 5. Sufficient data acceptable to the Township Engineer to determine readily the location, bearing and length of every street line, lot line, boundary line, and to reproduce such lines upon the ground. Where applicable, these should be referenced to monuments included in the State system of plane coordinates, and in any event should be tied to reference points previously established by a public authority.
 6. The length and bearing of all straight lines, radii, length of curves and central angles of all curves, and tangent bearings shall be given for each street. All dimensions and angles of the lines of each lot shall also be given. All dimensions shall be shown in feet and decimals of a foot. The plan shall show the boundaries of the property, location, graphic scale and true north point .
 7. The Plan shall also show by proper designation thereon all public open spaces for which deeds are included and those spaces title to which is reserved by the developer. For any of the latter , there shall be submitted with the Subdivision Plan copies of agreements or other documents showing the manner in which such areas are to be maintained and the provisions made therefor.
 8. The date the Preliminary Plan was approved.
 9. The number of the sewage disposal permit issued for each lot utilizing on-lot sewage disposal.
- B. Three copies of a completed Final Application form. (See appendix or obtain copy from Township Secretary.)
- C. Certification of approval from Township Attorney that all offers of cession and covenants governing the maintenance of unceded open space are legally sufficient.

- D. Certification from the Township Engineer that all required improvements have been completed, or a bond guaranteeing completion and one year maintenance after completion of all improvements not completed as of the date of submission of the final plan.
- E. A maintenance bond guaranteeing proper maintenance of all installed improvements for one year subsequent to final plan approval.
- F. A bond guaranteeing the suitability of all lots for which on-lot sewage disposal is proposed and for which a sewage disposal permit has not yet been issued. The bond shall be payable to the lot purchaser and shall cover all non-recoverable costs incurred in connection attempts to obtain a sewage with lot purchase and permit.

SECTION 3.6 FINAL PLAN REVIEW

The following sequence of events and time limits shall be followed when reviewing a Final Plan

- A. Upon receipt of the complete Final Plan Submission, the Township Secretary shall, within two working days, transmit copies of the plan and supporting data to:
 - 1. Township Engineer (plan, application, and supporting data)
 - 2. Planning Commission (reproducible and 3 copies of plan, application, and supporting data)
 - 3. Township Supervisors (plan only)
- B. The Township Secretary shall, within two working days of receipt of the complete final plan, notify the Planning Commission of receipt of the plan and arrange to place the plan on the agenda of the next Planning Commission meeting which occurs at least 15 days but not more than 45 days subsequent to submission of the plan to the Township Secretary.
- C. The Township Secretary shall place the plan on the agenda of the next regularly scheduled Supervisor's meeting which will occur subsequent to the planning commission meeting at which the plan is to be considered.
- D. The Township Secretary shall, within three working days of receipt of the complete final plan, send the applicant a written notice of receipt of the plan and the dates, times, and locations of the Planning Commission meeting, and the Supervisors meeting when the plan will be acted upon.

- E. The Planning Commission shall review and take formal action on the final plan at the scheduled meeting. The Planning Commission shall either recommend approval or rejection of the plan. If rejection of the plan is recommended, the specific reasons for rejection shall be given, referenced to the appropriate section of the ordinance. The reproducible and all copies of the final plan submitted shall be stamped either Approval Recommended or Denial Recommended, dated, and signed by the Planning Commission.

If for any reason the meeting is not held as scheduled or action on the plan is tabled for later consideration, the applicant shall be promptly notified.

- F. The Planning Commission within 5 working days, shall notify, in writing, the applicant and the Supervisors of its recommendation. Notification to the subdivider shall include the action taken, reasons for decision, and a signed, stamped copy of the plan. Notification to the Supervisors shall include the action taken, reasons for decision, and the reproducible and two copies of the signed, stamped plan. One copy of the plan and notification shall be retained by the Planning Commission.

- G. The Supervisors shall take action on the final plan at the scheduled meeting. They shall either approve or reject the plan. If the plan is rejected, the specific reasons for rejection, referenced to the appropriate ordinance sections shall be cited. The reproducible and all copies of the plan submitted shall be stamped either approved or rejected, dated, and signed by the supervisors.

If for any reason, no action is taken as scheduled, the applicant shall be notified promptly in writing of the date, time, and place of the rescheduled meeting.

- H. The Supervisors shall notify the applicant personally or in writing within 15 days of their action. Notification shall include the action taken, reasons for decision, and the signed reproducible and one copy of the plan stamped either approved or rejected. The supervisors shall retain one copy for their files.
- I. If the Supervisors fail to act within the time limit prescribed by Section 508 of Act 247, the final plan shall be automatically approved as submitted, and the Supervisors shall stamp and sign the plan, and the applicant may proceed to record the plan.

SECTION 3.7 RECORDING OF THE APPROVED FINAL PLAN

The subdivider shall record, within 90 days, the approved reproducible copy of the Final Plan in the office of the Cambria County Register and Recorder. Failure to do so will invalidate the approval.

SECTION 3.8 EFFECT OF RECORDING THE PLAN

Recording of the record plan shall have the effect of an irrevocable offer to dedicate all streets and other public ways shown thereon to the public use, unless a notation is placed on the plan by the subdivider stating that there is no offer of dedication of certain designated streets; and to dedicate or reserve as specified on the plan all park reservations, school sites and other such areas to the public use. Recording of the plan, however, shall not impose any duty upon the County or the Township concerning the improvement or maintenance of any such dedicated street or dedicated or reserved area until the proper authorities of the County or the Township have made actual appropriations of the same by legal action.

ARTICLE 4

DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

In considering applications for subdivision of land, the Planning Commission shall be guided by the standards set forth hereinafter. The said standards shall be considered to be minimum requirements and shall be waived by the Supervisors only under circumstances set forth in Article III herein.

SECTION 4.1 GENERAL

Each subdivision and land development shall be designed and constructed in such manner that it will:

- A. Conform to the applicable comprehensive plan, official map, zoning ordinance and other Municipal, County and State regulations.
- B. Be of such character that the land and buildings can be used safely without danger to health or peril from fire, flood, storm runoff, disease or other menace.
- C. Preserve natural and historic areas, buildings and landmarks where possible and where considered worthy of preserving by the Planning Commission, with public access to such where appropriate.
- D. Properly relate in appearance and function, with the surrounding natural and built environment.
- E. Conform to the minimum specifications for all improvements, in accordance with applicable Municipal, County, State and other agency specifications and regulations.
- F. Provide and dedicate without charge such reasonable easements as the Supervisors may require for electric and telephone poles, wires, and appurtenance thereto, for gas pipes and for drainage pipes, ditches, and structures, and other public works facilities, together with the right to enter upon the adjoining land for purposes of construction, maintenance, repair, operation, and removal of such facilities. Such easements and rights of access shall be clearly indicated and dedicated upon the plans of the subdivision as recorded.

SECTION 4.2 STREET LAYOUT

A. Width, Location, and Construction

Streets shall be of sufficient width, suitably located, and adequately constructed to conform with the Comprehensive Plan, and to accommodate the prospective traffic and afford access for fire fighting, snow removal and other road maintenance equipment. The arrangement of streets shall be such as to cause no undue hardship to adjoining properties and shall be coordinated so as to compose a convenient system.

B. Arrangement

The arrangement of streets in the subdivision shall provide for the continuation of principal streets of an adjoining subdivision, and for proper projection of principal streets into adjoining properties which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic and the construction or extension, presently or when later required, of needed utilities and public services such as sewers, water, and drainage facilities. Where, in the opinion of the Supervisors, topographic or other conditions make such continuance undesirable or impractical, the above conditions may be modified.

C. Reserve Strips Prohibited

Reserve strips of land, which might be used to control access from the proposed subdivision to any neighboring property, or to any land within the subdivision itself shall be prohibited.

D. Minor Streets

Minor streets shall be so laid out that their use by through traffic will be discouraged.

E. Special Treatment Along Major Arterial Streets

When a subdivision abuts or contains an existing or proposed major arterial street, the Supervisors may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic

F. Provision for Future Re-subdivision

Where a tract is subdivided into lots substantially larger than the minimum size required, the Supervisors may require that streets and lots be laid out so as to permit future re-subdivision in accordance with the requirements contained in these regulations.

G. Dead-End Streets

The creation of dead-end or loop residential streets will be encouraged wherever the Supervisors find that such type of development will not interfere with normal traffic circulation in the area. In the case of dead-end streets, where needed or desirable, the Supervisors may require the reservation of a 20-foot wide easement to provide for continuation of pedestrian traffic and utilities to the next street. Subdivision containing twenty (20) lots or more shall have at least two street connections with existing public streets, or streets shown on the Official Map, if such exist, or streets on an approved Subdivision Plan for which a bond has been filed.

H. Half or Partial Streets

The use of half or partial streets shall be discouraged unless no other alternative is available.

I. Block Size

Blocks generally shall not be less than 400 feet nor more than 1200 feet in length. In general, no block width shall be less than twice the normal lot depth. In blocks exceeding 800 feet in length, the Supervisors may require the reservation of a 20-foot wide easement through the block to provide for the crossing of underground utilities and pedestrian traffic where needed or desirable and may further specify, at its discretion, that a 4-foot wide paved foot path be included. Double frontage lots are to be avoided and generally will not be permitted unless the lots are a minimum of 200 feet deep. An exception may be permitted where the rear yards of double frontage lots abut arterial or collector highways and the fronts of the lots are served by minor or local streets.

J. Intersections

Multiple intersections involving the junction of more than two streets shall not be permitted. Street intersections shall be at right angles for a distance of 100 feet wherever possible, and intersections of less than 80 degrees (measured at the centerline of the streets) shall not be permitted.

Intersecting streets shall not enter the same side of major traffic streets at intervals of less than 800 feet. Minor streets which enter a major traffic street from opposite sides should be directly opposite to each other; or if necessary, they may be separated by at least 125 feet between centerlines measured along the centerline of the major traffic street.

K. Relation to topography

The street plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all streets shall be arranged so as to obtain as many of the building sites as possible at or above the grade of the streets. Grades of streets shall conform as closely as possible to the original topography.

L. Other Required Streets

Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Supervisors may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land (as for park purposes and residential districts, or for commercial or industrial purposes in appropriate districts). Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

M. Private Streets

Subdivisions may contain private streets which are not developed to complete public street standards. However, the plans shall clearly state the fact that the streets do not meet public street standards and that it will be the responsibility of adjoining property owners to improve the streets to full public street standards prior to requesting acceptance of the street by the Township. The plan shall contain a statement as follows:

"The streets shown on this plan are private and not public rights-of-way. Responsibility for maintenance, snow removal, drainage, reconstruction, repair, or upgrading to full public street standards is solely the responsibility of the adjoining property owners. The Township has no liability for these streets."

SECTION 4.3 STREET DESIGN

A. Width: (Amended December 15, 1986)

Type	Right-of-way	Paving Width
Collector	60 Feet	24 Feet
Minor	40 Feet	18 Feet

B. Maximum allowable grades on all streets shall be 12%.

C. Minimum grades on all streets shall be not less than 0.5% in order to facilitate adequate surface drainage.

D. Vertical curves - All changes in grade for collector and minor streets should be corrected by a vertical curve of sufficient length to afford an easy transition.

E. Horizontal curves - Minimum center line radius for horizontal curves:

Major & Collector	300 Feet
Minor	100 Feet

F. Intersections shall be laid out to provide a minimum clear sight distance of 75 feet in all directions.

G. All gutters and intersections shall be rounded by a minimum radius of at least

Major & Collector	25 feet
Minor	15 feet

H. Reverse curves shall have a minimum transitional distance between them of at least:

Major & Collector	125 feet
Minor	100 feet

I. When streets are not in alignment, street names should not be used which will duplicate existing street names.

J. The gradient within 100 feet of an intersection shall not exceed 2% for minor streets and 1% for collector streets.

K. Gutters, Curbs, and Sidewalks - Major & Collector Streets Only.

All gutters, curbs, and sidewalks shall be installed by the subdivider in accordance with the following specifications available in more detail from the Township Supervisors, or Township Engineer.

1. Gutters shall be 4 feet wide with 4 inch slope from edge of paving and shall be constructed of 6 inch compacted thickness of well chocked No. 4 commercial slag or limestone and paved with 1 & 1/2 inch Rolled ID Base. Underdrain piping will be required with inlets where deemed necessary by the Township Engineer.
2. Four foot wide sidewalks shall be constructed of 4 inch thickness of 3,000 psi cement concrete reinforced with 6 x 6 x 10 gauge wire mesh. Sidewalks shall be laid in 4 foot long blocks and shall be laid on an approved non-heaving base.

SECTION 4.4 STREET GRADING AND PAVING

A. All streets shall be graded to the grades shown on the street profile and cross-section plan submitted with the approved final plan. Construction and grades shall be approved by the Township Engineer.

- B. A slope of no greater than one and one-half, horizontal, to one, vertical, shall be maintained beyond the right-of-way line where cut or fill is necessary.
- C. Base course shall be constructed of 8" compacted thickness of No. 4 commercial slag, limestone, or approved local materials chocked with No. 1 commercial slag, limestone, or approved local materials installed in strict accordance with Pennsylvania Department of Transportation Specification Form 408 amended to date. In lieu of the final choking, the compacted base material may be shot with 350 degree F heated BM material at 1 gal. per square yard. Paving shall consist of two alternate courses of pre-mix amesite (bituminous concrete) consisting of one rolled course of 1 & 1/2" of ID base and one rolled finish course of 1/2" FJ Sealer.
- D. The base course and entire finished surface shall be well rolled at least 5 times with at least a ten (10) ton roller in accordance with Pennsylvania Department of Transportation Specifications.
- E. Reinforced concrete streets if proposed, shall be constructed to the Pennsylvania Department of Transportation Standards.

SECTION 4.5 STORM AND SURFACE DRAINAGE

All storm drains and drainage facilities such as gutters, inlets, bridges and culverts shall be installed and the land graded for adequate drainage as shown on the surface drainage plan submitted and approved with the preliminary plan. A detailed plan of storm drainage culverts, drains and inlets shall be submitted.

The size of the storm water drainage facilities shall be determined by use of the standards of the United States Soil Conservation Service's Technical Bulletin 55 or as modified by the Township Engineer.

SECTION 4.6 MODIFICATION AND INSPECTION OF IMPROVEMENTS

- A. Modification of Design of Improvements

If at any time before or during the construction of the required improvements it is demonstrated to the satisfaction of the Township Engineer that unforeseen conditions make it necessary or preferable to modify the location or design of such required improvements, the Township Engineer may, upon approval by a previously delegated member of the Supervisors authorize modifications provided these modifications are within the spirit and intent of the. Supervisors' approval and do not extend to the waiver or substantial alteration of the function of any improvements required by the Supervisors. The Township Engineer shall issue any authorization under this Section in writing and shall transmit a copy of such authorization to the Supervisors and the Planning Commission at their next regular meetings.

B. Inspection of Improvements

At least forty-eight (48) hours prior to commencing construction of required improvements the subdivider shall pay to the Township Secretary the inspection fee required by the Supervisors and shall notify the Supervisors in writing of the time when he proposes to commence construction of such improvements so that the Supervisors may cause inspection to be made to assure that all Township specifications and requirements shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Supervisors.

C. Proper Installation of Improvements

If the Township Engineer shall find, upon inspection of the improvements performed before the expiration date of the performance bond, that any of the required improvements have not been constructed in accordance with plans and specifications filed by the subdivider, he so report to the Supervisors. The Supervisors then shall notify the subdivider and if, necessary, the bonding company, and take all necessary steps to guarantee the Township's rights under the bond. No plan shall be approved by the Supervisors as long as the subdivider is in default on a previously approved plan.

SECTION 4.7 LOTS AND LOT DIMENSIONS

A. Lots to be Build-able

The lot arrangement shall be such that in constructing a building in compliance with the Zoning ordinance, there will be no foreseeable difficulties for reasons of topography or other natural conditions. Lots should not be of such depth as to encourage the later creation of a second building lot at the front or rear.

B. Lot Dimensions

Lot dimensions and areas shall conform to the following requirements which are designed to prevent unsanitary conditions and hazards to public health.

1. Where both water supply and sanitary sewage disposal are provided by individual on-lot facilities all lots shall have a minimum area of 43,560 square feet per unit and a minimum width measured at the building set back line of one hundred fifty (150) feet. (Amended December 15, 1986)
2. Where either water supply or sanitary sewage disposal are provided by individual on-lot facilities, all lots shall have a minimum area of 20,000 square feet per unit and a minimum width of one hundred (100) feet. (Amended December 15, 1986)

3. Whenever it is determined by the Sewage Enforcement Officer that, due to soil conditions, the minimum lot sizes set forth in A & B above are inadequate, the commission, in consultation with the SEO and the Township Engineer, shall the minimum lot sizes required.
4. In areas where public water and sewage disposal facilities are available, the lot width measured at the building setback line may be eighty (80) feet and a minimum lot area reduced to 16,000 feet. (Amended December 15, 1986)
5. The average size of hillside lots with slopes greater than 10% shall increase by 10% for every percentage point the slope exceeds 10%.
6. The following setbacks from the street right-of-way line shall be considered as minimum:

Front Yard Setback: In all cases the front yard setback line shall be no less than 40 feet.

Side Yard Setbacks: 15 feet
7. Corner lots should be larger than interior lots to provide for proper building setback from each street and provide a desirable building site.

C. Driveway Access

Driveway access and grades shall conform to specifications of the Municipal Driveway Ordinance, if one exists, Driveway grades between the street and setback line shall not exceed 10 percent.

D. Access from Private Streets

Access from private streets shall be deemed acceptable only if such streets are designed and improved in accordance with these regulations.

SECTION 4.8 SEWAGE DISPOSAL

- A. Where the extension of a public sanitary sewer system is feasible as reported, sanitary sewers shall be installed to adequately serve all lots with connections to the public system.
- B. Where the extension of the public sanitary sewer system is not feasible as reported, the Subdivider shall install a community package-type system or an on-lot treatment facility according to such criteria, standards and procedures as are acceptable to the Department of Environmental Resources. Soil tests shall be required for lots which will be serviced by on-lot treatment facilities.

- C. Approval of a subdivision for on-lot sewage disposal in no way indicate approval of any lot for an on-lot disposal system. The owner of each lot shall make application to the Township for a permit as required by the Pennsylvania Sewage Facilities Act prior to the installation of an on-lot system.
- D. The Supervisors may require as a stipulation to the approval of on-lot or package-type disposal systems, the additional installation of capped sewer laterals on street rights-of-way or on a utility easement where the extension of public sewage facilities to the area is definitely programmed either by Township Resolution or in the officially adopted Master Plan of the Township. In the event that such facilities are required, the Subdivider shall in cooperation with the local Water and Sewer Authority, provide elevations and other data for the installation of the system.
- E. All sewers shall be installed in accordance with the requirements of the local authority and the Pennsylvania Department of Environmental Resources.

SECTION 4.9 WATER SUPPLY

- A. Where the extension of an existing public water system is feasible, the Subdivider shall construct a complete distribution system, including a connection for each lot, and including appropriately spaced branch lines for fire hydrants.
- B. Where the connection to an existing public water system is not feasible, the Subdivider shall install a community project-type water system with an appropriate distribution system, or individual on-lot wells according to such criteria, standards and procedures as are acceptable to the Department of Environmental Resources.
- C. The Board may require as a stipulation to the approval of on-lot wells as a source of water supply, the additional installation of a distribution system on street rights-of-way or on utility easements where the extension of a public water system to the area is definitely programmed. In the event that such facilities are required, the Township will provide appropriate data for the installation of the system.
- D. Where wells are proposed, the subdivider shall show that there is a reasonable expectation of an adequate underground water supply in the area.
- E. 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 no well shall be placed within one hundred (100) feet of any part of a subsurface sewage disposal system.

- F. Where individual on-site water supply systems are to be utilized, it is recommended (but not required) that the subdivider provide at least one test well for each ten proposed dwelling units. Such wells should be drilled, cased, and grout sealed into bed rock, at least fifty (50) feet deep, and should have a production capacity of at least five gallons per minute of safe, potable drinking water, as certified by a State or municipal health officer or private testing laboratory.

SECTION 4.10 DRAINAGE IMPROVEMENTS

- A. Removal of Spring and Surface Water

The subdivider shall be required by the Supervisors to carry away by pipe or open ditch any spring or surface water that may exist either previous to, or as a result of the subdivision. Such drainage facilities shall be located in the street right-of-way where feasible, or in perpetual unobstructed easements of appropriate width.

- B. Drainage to Include Potential Development Upstream

A storm drainage system including pipes, culverts, soakways and any other drainage facility shall, in each case, be large enough to accommodate potential run-off from its entire up-stream drainage area, whether inside or outside the subdivision. Engineering calculations shall be submitted by the subdivider, and the Township Engineer shall approve the design, size and specifications of the facility based on anticipated run-off.

- C. Responsibility for Drainage Downstream

The subdivider shall also study the effect of each subdivision on the existing downstream drainage facilities outside the area of the subdivision; this study shall be reviewed by the Township Engineer.

The rate of surface water runoff into a stream shall be no greater after a lot has been developed than had occurred prior to development. This standard shall hold for all storm intensities up to and including a 100 year flood occurrence.

- D. Land Subject to Flooding

Land subject to flooding or land deemed by the Supervisors to be uninhabitable shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life or property, or aggravate the flood hazard, but such land within the plan shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or improved in a manner satisfactory to the Supervisors to remedy said hazardous conditions.

SECTION 4.11 MONUMENTS AND MARKERS

A. Monuments

1. Permanent stone, concrete or steel pin monuments shall be accurately placed at changes in exterior property corners in direction of lines in the boundary (perimeter) of the Property being subdivided. (Amended October 15, 1982)
2. All monuments shall be placed by a registered surveyor so that the center of the monument shall coincide exactly with the point of intersection of the lines being monumented.
3. Monuments shall be set with their top level with the finished grade of surrounding ground, except in paved areas where the monument shall be recessed and protected with an appropriate cap or cover set flush with the finished paved surface.
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 each end of each curved street line, excluding curb arcs at intersections;
 - d. An intermediate monument wherever topographical or other conditions make it impossible to sight between two (2) otherwise required monuments;
 - e. At such other places along the line of streets as may be determined by the Township Engineer to be necessary so that any street may be readily defined in the future.

B. Markers

Wooden markers may be set at all lot corners except those monumented, prior to the time the lot is offered for sale. At the time the lot is sold, the seller shall bear the cost of replacing the wooden markers with permanent markers. (Amended October 15, 1982)

SECTION 4.12 COMMUNITY FACILITIES

Where deemed essential by the Supervisors, upon consideration of the particular type of development proposed in the subdivision, and especially in large scale subdivisions, the Supervisors may require the dedication or reservation of such other areas or sites of an adequate character, extent, and location suitable to the needs created by such developer for schools, parks and other neighborhood purposes. This shall normally be considered to be about five (5) percent of the gross area of the subdivision, including water areas. Areas to be used for playgrounds, parks or planting shall be dedicated for public use and maintained by the owner thereof unless accepted by the Township as provided in Article 3 herein. Also consideration must be given to commercial shopping areas but only as directed by the Official Township Planning Map or if not in existence, in accordance with the existing zoning ordinance amended to date .

SECTION 4.13 STREET SIGNS

Street signs shall be installed at all street intersections by the Subdivider in accordance with Township Standards.

SECTION 4.14 PUBLIC SWIMMING POOLS

Public swimming pools and their sanitary facilities shall be constructed in accordance with the rules and regulations of the Pennsylvania Department of Environmental Resources. Access roads, if adjacent to present or future residential areas, shall contain buffer zones.

SECTION 4.15 FIRE HYDRANTS

If water mains are installed, they must be completed with valved branch lines for fire hydrants to be installed in the future by the Township. A suitable hydrant fire protection system shall be provided by the Subdivider in the event a community water system is installed.

SECTION 4.16 CEMETERIES OR BURIAL GROUNDS

Where a cemetery or burial ground is located on a lot affected by a subdivision, the Board must be assured of the future care and maintenance thereof by the creation of a trust fund, the estimated annual income of which will approximate sufficient dollars to provide perpetual care in the judgement of the Township Board of Supervisors.

SECTION 4.17 LAND SUBJECT TO SUBSIDANCE OR UNDERGROUND FIRES

Portions of the proposed subdivision which are presently being, or have been mined as well as those which are subject to mineral rights which may result in future mining shall be considered subject to Subsidence or Underground Fires. Such land shall be either made safe for the purpose for which the land is proposed to be used or such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace.

ARTICLE 5

ASSURANCE OF IMPROVEMENTS SECTION

SECTION 5.1 FINAL PLAN APPROVAL

No final plan shall be approved by the Board of Supervisors until the completion of all the required improvements have been certified by the Township Engineer, unless the Subdivider provides assurance of all the required improvements by one of the following:

- A. A deposit of funds or securities sufficient to cover the cost of required improvements as estimated by the Board on advice of the Township Engineer.
- B. A performance bond sufficient in amount to cover the cost of all such required improvements as estimated by the Board on advice of the Township Engineer, assuring the installation of such improvements on or before an agreed date. Such bond shall be issued by a bonding or surety company, approved by the Township Solicitor, and shall run to the benefit of the Township of Jackson for a period to be fixed by the Board but in no case for a term of more than five years. If the required improvements have not been installed in accordance with the performance bond, the obligator and surety shall be liable to the Township for the reasonable cost of the improvements not installed and upon receipt of the proceeds thereof, the Township shall install such improvements. The amount of financial security shall be equal to one hundred ten percent of the cost of the required improvements for which financial security is to be posted. (Amended December 15, 1986)
- C. A first mortgage or judgement lien upon the real estate approved by the Township Solicitor as to sufficiency.

SECTION 5.2 IMPROVEMENTS NOT INSTALLED

If any of the required improvements have not been installed within the period fixed by the Board, but in no case exceeding five years, the Board may use the security above set forth to defray the reasonable cost of installing such improvements. (Amended December 15, 1986)

SECTION 5.3 RELEASE OF SECURITY

The Board of Supervisors shall provide for the gradual release of security to the Subdivider during the progress of the construction, with all excess security being released or returned to the Subdivider.

SECTION 5.4 INSPECTION FEES

The Subdivider shall pay to the Township Secretary prior to commencement of construction the estimated fee for inspection by the Township Engineer. Said fee shall be equivalent to 2% of the estimated cost of the required improvements.

In the event that the cost of inspection exceeds the 2% estimate, the developer shall be liable for all reasonable inspection costs. Final approval of improvements shall not be granted until all fees are paid. Any unused portion of the inspection fees collected shall be returned to the developer upon final approval of improvements.

The Township Engineer, when invoicing the Township for inspection services related to subdivision improvements shall provide an itemized bill which shall show the day, time and person performing the inspection. A copy of this invoice shall be given to the developer on request.

SECTION 5.5 CONSTRUCTION OF IMPROVEMENTS

The developer shall notify the Township Engineer 48 hours prior to commencing construction of improvements. Failure to notify the Engineer and make the inspection fee payment shall constitute cause for disapproval of the improvements.

SECTION 5.6 AS BUILT DRAWINGS

Upon completion of improvements, the developer shall give the Township Supervisors one reproducible and one print of the complete set of as built drawings for all improvements. As built drawings shall include both plans and profiles. Final plan approval or release of performance bond (whichever is applicable) shall not occur until as built drawings are received by the Township Supervisors and have been checked by the Township Engineer.

ARTICLE 6

FEE SCHEDULE

The following fees shall hold whenever applicable. All checks, unless specified, shall be made payable to Jackson Township Supervisors.

SECTION 6.1 SKETCH PLANS \$15.00

SECTION 6.2 PRELIMINARY PLANS

- A. \$25.00 plus \$2.00 for each lot over five lots, plus County Review Fee if applicable.
- B. Corrected Preliminary Plan \$25.00

SECTION 6.3 FINAL PLANS

- A. Minor Subdivisions \$10.00
- B. Major Subdivisions \$25.00
- C. Corrected Final Plan \$15.00

SECTION 6.4 INSPECTION FEE

2% of estimated improvement cost prior to commencement of improvements. Balance prior to final plan approval. Unused fee returned after final plan officially recorded.

ARTICLE 7

ADMINISTRATION

This Section outlines the procedures for AMENDMENT and MODIFICATION of this Ordinance as well as references for CHALLENGES and APPEALS of a decision rendered on a plan. Also, the PENALTIES for failure of compliance with this Ordinance are discussed.

SECTION 7.1 AMENDMENTS

- A. Amendments other than those resulting from amendments to ACT 247 (Pa. Municipalities Planning Code 53 P.S. Section 10101 as amended) shall become effective only after a public hearing held pursuant to public notice. A brief summary setting forth the principal provisions of the proposed amendment and a reference to the place where copies of the proposed amendment may be secured or examined shall be incorporated in the public notice. The public notice shall be published by the Township in the legal paper and in a paper of general circulation in the Township once a week for two successive weeks, provided, however, that the last publication shall be not less than seven (7) days before the proposed public hearing.
- B. (Deleted October 15, 1982)

SECTION 7.2 MODIFICATIONS

- A. The provisions of these regulations are intended as the minimum standards for the protection of the public health, safety and welfare.
- B. If the literal compliance with any mandatory provision of these regulations is shown by a subdivider, to the satisfaction of a majority of the members of the Board present at a scheduled public meeting, to be unreasonable and to cause undue hardship as the regulations apply to his property to be subdivided, the Board shall grant a variance to such subdivider from such mandatory provisions, so that substantial justice may be done and the public interest secured while permitting the reasonable utilization of the property, provided, however, that such variation shall not have the effect of nullifying the intent and purpose of these regulations.
- C. In granting variances, the Board may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied.

SECTION 7.3 RECONSIDERATION

- A. Any subdivider aggrieved by a finding, decision, or recommendation of the Board may request and shall receive an opportunity to appear before the Board to present additional relevant information and request reconsideration of the original findings, decision, or recommendation.

SECTION 7.4 CHALLENGES AND APPEALS

- A. The decision of the Board with respect to the approval or disapproval of plans may be appealed directly to the court as provided for in Act 247 (Pa. Municipalities Planning Code, 53 P. S. Section 10101 et. seq., as amended).

SECTION 7.5 PENALTIES FOR VIOLATIONS

- A. Any person, partnership, or corporation who being the owner or agent of the owner of any lot, tract, or parcel of land shall lay out, construct, open, or dedicate any street, sanitary sewer, storm sewer, water main, or other improvements for public use, travel, or other purposes, or for the common use of occupants of buildings abutting thereon, or who sells, transfers, or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by other use of a plan of such subdivision or land development, or erects any building thereon, unless and until a final plan has been prepared in full compliance with the provisions of this Ordinance and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor; and upon conviction thereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them responsible for such violation shall pay a fine not exceeding one thousand dollars (\$1,000.00) per lot or parcel, or per dwelling within each lot or parcel. All fines collected for such violations shall be paid over to the Township of Jackson. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- B. The Township of Jackson may also enjoin such transfer, sale, or agreement by action for injunction brought in any court of equity jurisdiction, in addition to the penalty set forth above.

SECTION 7.6 RECORDS

The Board shall keep an accurate, public record of its findings, decisions, and recommendations relative to all subdivision plans filed with it for review or review and approval.

ARTICLE 8

MOBILE HOMES AND MOBILE HOME PARKS

SECTION 8.1 PURPOSE

The purpose of this Article shall be to provide for the planning and siting of mobile homes any mobile home parks in such manner that will eliminate and prevent health and safety hazards; will promote the economical and orderly development and utilization of land; will preserve natural and scenic values; will not create a traffic hazard or otherwise impair the function and amenity of the mobile home occupants and/or the surrounding neighborhood.

SECTION 8.2 DEFINITIONS

Unless otherwise expressly stated, the following words and phrases shall be construed throughout this Article to have the meanings herein indicated.

Accessory Structure - Any structural addition to a mobile home which includes awnings, carports, porches, storage cabinets and similar appurtenant structures.

Common, Recreation Area - Any area or space designed for joint use of tenants occupying a mobile home park.

Certification of Registration - The written approval as issued by the Department of Environmental Resources, authorizing a person to operate and maintain a mobile home park.

Community System (Water or Sewerage) - A central system which serves all living units and is not publicly owned.

Density - The number of mobile home stands per gross acre.

Department of Environmental Resources - The Pennsylvania Department of Environmental Resources.

Lot - A parcel of land for the placement of a mobile home and the exclusive use of its occupants.

Lot Area - The total area reserved for exclusive use of the occupants of a mobile home.

Lot Line - A line bounding the Lot as shown on the accepted plot plan.

Mobile Home - A single-family dwelling designed for transportation after assembly and fabrication, on streets and highways on its own running gear, and which may be temporarily or permanently affixed to real estate, used for non-transient residential purposes, and constructed with the same, or similar, electrical, plumbing and sanitary facilities as immobile housing.

Mobile Home Park - Any plot of ground on which two or more mobile homes, occupied for dwelling or sleeping purposes, are located.

Mobile Home Space - A plot of ground within a mobile home park: designated for the accommodation of one mobile home.

Occupied Area - The area of individual mobile home lot which has been covered by a mobile home and its accessory structures.

Owner - Any individual, firm, trust, partnership, corporation, company, association, or other entity.

Permit - A written approval as issued by the Supervisors, authorizing a person to operate and maintain a mobile home or a mobile home park under the provisions of this Article.

Planning Commission - The Jackson Township Planning Commission.

Power Supply Assembly - The conductors, including the grounding conductors, insulated from one another, the connectors, attachment plug caps, and all other fittings, grommets, or devices installed for the purpose of delivering energy from the service equipment to the distribution panel within the mobile home.

Public System (Water or Sewerage) - A system which is owned and operated by a local governmental authority or by an established public utility company which is adequately controlled by a governmental authority.

Rights-of-way - The area, either public or private, over which the right of passage exists.

Service Building - A building housing toilet, lavatory and such other facilities as may be required by this regulation.

Service Equipment - The necessary equipment, usually consisting of circuit breaker or switch and fuses and their accessories located near the point of entrance of supply conductors to or in a building or mobile home and intended to constitute the main control and means of cutoff for the supply to that mobile home or building.

Sewer Connection - A connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park.

Sewer Riser Pipe - That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

Stand - That part of an individual mobile home lot which has been reserved for the placement of a mobile home.

Water connection - All pipes, fittings, and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

Water Riser Pipe - That portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

Water Service Pipe - All pipes, fittings, valves and appurtenances from the water main of the park distribution system to the water outlet of the distribution system within the mobile home.

SECTION 8.3 PERMITS AND CERTIFICATE OF REGISTRATION

A. Permits Required

It shall be unlawful for any person to maintain, construct, alter or extend any mobile home park within the limits of the municipality unless he holds a valid certificate of registration issued by the Department of Environmental Resources in the name of such person and also a permit issued by the Municipality.

B. Application to Pennsylvania Department of Environmental Resources.

All applications for a certificate of registration shall be made by the Owner of the mobile home park or his authorized representative in accordance with the Rules and Regulations, Commonwealth of Pennsylvania Department of Environmental Resources, Chapter 4, Article 415, Regulations for Mobile Home Parks, Adopted October 30, 1959, Amended January 22, 1965, or as hereafter amended.

C. Application to the Township

A copy of the said Department of Environmental Resources application shall be concurrently filed with the Supervisors.

D. Renewal Permits

Renewal permits shall be issued by the Supervisors upon proof furnished by the applicant that his park continued to meet the standards prescribed by the . Department of Environmental Resources and this Article.

A representative of the Supervisors may inspect a mobile home park at reasonable intervals, and at reasonable times, to determine compliance with this Article.

The permit shall be conspicuously posted, in the office or on the premises of the mobile home park at all times.

E. Compliance of Existing Mobile Home Parks

Mobile home parks in existence at the date of adoption of this Ordinance and being duly authorized to operate as same by the Department of Environmental Resources may be continued so long as they otherwise remain lawful.

Existing mobile home parks shall be required to submit an existing plot plan, drawn to scale, when applying for a mobile home park permit as required under Section 8.5.

Any subsequent new construction, alteration or extension of an existing mobile home park shall comply with the provisions of this Article.

Any existing mobile home park which in the opinion of the Supervisors creates a fire or health hazard shall be required to comply with this Article within a reasonable period of time as determined by the Supervisors.

F. Individual Mobile Homes

Individual mobile homes not located in a mobile home park shall not be required to obtain a mobile home park permit, however, they shall be required to obtain a building permit as prescribed by the Building Permit Ordinance of the Township.

Individual mobile homes shall comply with all other applicable Ordinances and regulations that govern single family homes in this Township.

SECTION 8.4 FEES

Fees for review of plans for mobile home parks shall be as set forth in Article 6. For purposes of establishing the fee for preliminary plans as set forth in Section 6. 2A, each mobile home space shall be considered a separate lot.

SECTION 8.5 APPLICATION FOR, PERMIT AND PLAN REQUIREMENTS

A. Five copies of the application for the mobile home park permit shall be filed with the Township Secretary. The application shall be in writing, signed by the Owner and shall include the following:

1. The name and address of the Owner.
2. The location and legal description of the mobile home park.
3. A complete plan of the park in conformity with the requirements of this Article.
4. Plans and Specifications of buildings, improvements and facilities constructed or to be constructed within the mobile home park.

5. Such further information as may be requested by the Supervisors and/or the Planning Commission to enable it to determine if the proposed park will comply with legal requirements.
- B. Whenever a designated flood plain is involved, the appropriate application, fee, and plan shall be submitted to the Department of Community Affairs for their review under the Provisions of the PA Flood Plain Management Act .
- C. The Township will review the application following the procedures set forth in Sections 3.4 and 3.6.
- D. Upon favorable review of the application by DCA and the Township, and upon being furnished a copy of the certificate of registration issued by the Department of Environmental Resources to the Owner, and payment of the fee prescribed herein, said Supervisors shall issue a mobile home park permit to the Owner which shall be valid for a period of one (1) year thereafter.
- E. The plan of a proposed Mobile Home Park shall be clearly and legibly drawn to a scale of not less than one (1) inch to fifty (50) feet and not more than one (1) inch to one hundred (100) feet.
- F. Mobile home park plans shall be prepared by a registered surveyor or engineer, landscape architect, land planner or other similarly qualified person. Property surveys shall be performed only by a licensed surveyor. Utility and construction designs shall be performed only by a registered engineer.
- G. The plan shall show:
 1. Name of the proposed mobile home park.
 2. North point, graphic scale and date, including the month, day and year that the original drawing was completed, and the month, day and year that the original drawing was revised, for each revision, if any.
 3. Name of record owner and developer.
 4. Name and address of registered surveyor or engineer, landscape architect, land planner or other similarly qualified person responsible for the plan.
 5. Names of all abutting property owners, if any, with the County Recorder of Deeds book and page numbers where recorded.
 6. A key map, for the purpose of locating the property being subdivided, showing the relationship to adjoining property and to all streets, roads, municipal boundaries, and recorded subdivision plans existing within one thousand (1,000) feet of any part of the property.

7. Total tract boundaries of the property being plotted showing bearings and distances, and a statement of total acreage of the property.
8. All existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, water courses, and significant man-made or natural features within the proposed mobile home park and within fifty (50) feet from the boundaries of the proposed mobile home park.
9. All existing buildings or other structures, and the approximate location of all existing tree masses, within the proposed mobile home park.
10. Location and elevation of the datum to which contour elevations refer; where reasonably practical, datum used shall be a known, established bench mark.
11. The number, location and size of each mobile home lot referenced to a schedule giving the size of the mobile home unit proposed for each lot.
12. Contour lines of existing and proposed finished grades at vertical intervals of two (2) feet.
13. Profiles of natural and finished grades of access and collector streets shall be given to the scale of 1 inch to 10 feet horizontal and 1 inch. to 1 foot vertical.
14. Designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Department of Environmental Resources and PennDOT.
15. The location and datum levels of water and sewer lines and riser pipes.
16. Plans and specifications of the water supply and refuse and sewage disposal facilities.
17. Plans and specifications of buildings constructed or to be constructed within the mobile home park.
18. The location and details of lighting and electrical systems.

SECTION 8.6 ENVIRONMENTAL, OPEN SPACE AND ACCESS REQUIREMENTS

A. Site Location

A mobile home park shall be located only upon property designated for that use by the appropriate public planning agency.

No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.

Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to predictable sudden flooding, or erosion shall be used for any purpose which would expose persons or property to hazards.

B. All requirements of the Pennsylvania Flood Plain Management Act must be met.
Site Drainage Requirements

The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.

Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Department of Environmental Resources

No water from any plumbing fixture or sanitary sewer line shall be deposited upon the ground surface in any part of a mobile home park.

C. Soil and Ground Cover Requirements

Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

D. Lot Requirements, Setbacks, Recreation Areas and Screening

The maximum density of mobile homes shall be regulated by minimum lot size, separation requirements and recreation area requirements as set forth below.

Each lot shall contain at least five thousand (5,000) square feet of area with a width of not less than fifty (50) feet exclusive of easements.

Mobile homes shall be located at least fifty (50) feet from any park property boundary line abutting upon a public street or highway right-of-way and at least 15 feet from other park property boundary lines.

There shall be a minimum distance of 15 feet between an individual mobile home, including accessory structures, and adjoining pavement of a park street, or common parking area or other common areas.

Mobile homes shall be separated from each other and from service buildings and other structures by at least 30 feet provided that mobile homes placed end-to-end may have a clearance of 20 feet where opposing rear walls are staggered. An accessory structure which has a horizontal area extending 25 square feet shall, for purposes of this separation requirement, be considered to be part of the mobile home.

A common recreation area or areas shall be provided in the mobile home park, centrally located, and of an area not less than the total of mobile home stands multiplied by four hundred (400) square feet per home. Recreation areas shall be planned in the layout with dimensions such that the average length shall not exceed twice the average width.

Screening of evergreen planting, not less than six feet high, shall be provided by the Owner along all property and street boundaries of a mobile home park.

E. Streets

The general requirements and design standards for street layout, street design and street names shall be in accordance with this Subdivision and Land Development Ordinance.

F. Walks

All mobile home parks shall be provided with safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half feet.

All mobile home stands shall be connected to common walks, or to street, or to driveways or to parking spaces. Such individual walks shall have a minimum width of two feet.

G. The limits of each lot shall be marked on the ground by suitable means. Location of lot limits on the ground shall be the same as shown on accepted plans.

The mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure.

Anchor or tie downs if provided, such as cast-in-place concrete "dead men," eyelets imbedded in concrete, screw augers or arrow head anchors shall be placed at each corner of the stand and at intervals of at least 20 feet. Each device shall be able to sustain a minimum load of 4,800 pounds.

Improved driveways shall be provided on lots where necessary for convenient access to mobile homes. The minimum width shall be 10 feet.

The design criteria for automobile parking shall be based upon two parking spaces for each mobile home lot.

Lighting shall be designed to produce a minimum of 0.1 footcandle throughout the street system. Potentially hazardous locations, such as major street intersections and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 foot candle.

SECTION 8.7 WATER SUPPLY AND DISTRIBUTION SYSTEM

A. General requirements

An adequate supply of water shall be provided for mobile homes, service buildings, and other accessory facilities as required by this Ordinance. Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply shall be used exclusively. Where a satisfactory public water supply system is not available, the development of a private water supply system shall be approved by the Department of Environmental Resources or other authorities having jurisdiction.

B. Source and Volume of Supply

The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.

The well or suction line of a water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.

No well-casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.

Water supply treatment, if necessary, shall be in accordance with the requirements of the Department of Environmental Resources.

C. Water Storage Facilities

All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

D. Water Distribution System

All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations.

The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphon age.

The system shall be designed and maintained as to provide a pressure of not less than 20 pounds and not more than 80 pounds per square inch, under normal operating conditions, at service buildings and other locations requiring potable water supply.

Where a public supply of water is provided, a fire hydrant system shall be provided and shall permit the operation of a minimum of two 1-1/2 inch hose streams. Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 20 pounds per square inch at the highest elevation point of the mobile home park. Fire hydrants shall be located within 500 feet of any mobile home, service building or other structure in the park.

Water mains, if installed parallel to sewer lines, shall be separated, whenever possible, at least 10 feet horizontally from any sanitary sewer, storm sewer or sewer manhole. In case of unusual conditions, separation requirements can be waived, provided the sewer is constructed of materials and with joints that are equivalent to water main standards of construction and shall be pressure tested to assure water tightness prior to backfilling.

E. Individual Water-Riser Pipes and Connections

Individual water-riser pipes shall be located within the confined area of the mobile home stand at a point where the water connections will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.

The water-riser pipe shall have a minimum inside diameter of 3/4 inches and terminate at least four inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.

Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipes.

A shut-off valve below the frost line shall be provided near the water-riser pipe on each mobile home lot. Underground stop and waste-valves are prohibited unless their types of manufacture and their method of installation are approved by the Township Engineer.

SECTION 8.8 SEWAGE COLLECTION AND DISPOSAL

- A. An adequate and safe system shall be provided in all mobile home parks for conveying and disposing of all sewage. Wherever feasible, connection shall be made to a public system. All new improvements shall be designed, constructed and maintained in accordance with the Department of Environmental Resources regulations.
- B. Sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the water supply system at a safe distance (see 8.7 D. above). Sewers shall be at a grade which will insure a velocity of two feet per second when flowing full. The system shall be designed to be adequate for a minimum flow of 150 gallons per day per lot. All sewer lines shall be constructed of materials approved by the Township Engineer, shall be adequately vented, and shall have watertight joints.
- C. Each stand shall be provided with a four inch diameter sewer riser pipe. The sewer riser pipe shall be located in vertical line with the mobile home drain outlet.

The sewer connection (see definition) shall have a nominal inside diameter of three inches, and the slope of any portion thereof shall be at least one-fourth inch per foot. The sewer connection shall consist of one pipe line only without branch fittings. All joints shall be watertight.

All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent, and durable. The inner surface shall be smooth.

Provisions shall be made for adequately sealing of the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches above ground elevation.

D. Sewage Treatment and/or Discharge

Where the sewer lines of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Department of Environmental Resources prior to construction. Effluents from sewage treatment facilities shall be discharged only as permitted by the Department of Environmental Resources.

SECTION 8.9 SOLID WASTE DISPOSAL SYSTEM

- A. The storage, collection and disposal of refuse in every mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- B. Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.
- C. Refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be located not more than 150 feet away from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse.
- D. The burning upon the premises of any paper, boxes, garbage, leaves or other disposal material is prohibited.
- E. Refuse containing garbage shall be collected at least twice weekly. Where suitable collection service is not available from municipal or private agencies, the management shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

SECTION 8.10 ELECTRICAL DISTRIBUTION SYSTEM

A. General Requirements

Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the local electric power company's specifications and approvals regulating such systems.

B. Power Distribution Lines

Main power lines not located underground shall be suspended at least 18 feet above the ground. There shall be a minimum horizontal clearance of three feet between overhead wiring and any mobile home, service building or other structure.

All direct burial conductors or cable shall be buried at least 18 inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas or communications lines.

C. Individual Electrical Connections

Each lot shall be provided with an approved disconnecting device and over current protective equipment. The minimum service per outlet shall be 120/2140 volts AC, 100 amperes.

The mobile home shall be connected to the outlet receptacle by an approved power supply assembly and permanent wiring method .

All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

SECTION 8.11 GAS DISTRIBUTION SYSTEM

- A. Gas supply systems, where available for a mobile home park, shall comply with the provisions of the State regulations governing equipment, installation, volume of supply, shut off valves, connectors, mechanical protection and location of equipment.

SECTION 8.12 FUEL OIL DISTRIBUTION SYSTEM

- A. Distribution systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Piping installed below ground shall have a minimum earth cover of 18 inches.
- B. Piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place.
- C. Fuel oil storage tanks or cylinders shall be installed underground and not located inside or beneath any mobile home or accessory structure, or less than five feet from any mobile home exit.
- D. Every tank shall be vented by a vent not less than 1-1/4" inches iron pipe size, so designed and installed to prevent entrance of rain or debris.
- E. A shutoff valve located immediately adjacent to the gravity feed connection of a tank shall be installed in the supply line to the mobile home.

- F. Fuel oil connectors from the tank to the mobile home shall be brass or copper tubing or approved flexible metal hose, not smaller than 3/8 inch iron pipe size or tubing, and shall be protected from physical damage. Aluminum tubing shall not be used.
- G. Valves and connectors shall be listed standard fittings maintained liquid-tight to prevent spillage of fuel oil on the ground .

SECTION 8.13 FUEL SUPPLY AND STORAGE

- A. Liquefied petroleum gas containers installed on a mobile home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than 25 or more than 100 pounds LP-Gas capacity.
- B. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure.
- C. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or less than five feet from any mobile home exit.

SECTION 8.14 TELEPHONE AND TELEVISION

- A. Where telephone service to stands is provided, the distribution systems shall be underground.
- B. Where central television antenna systems are to be installed as part of the property to be covered by mortgage insurance, a warranty shall be obtained to assure satisfactory service. Distribution to stands shall be underground.

SECTION 8.15 SERVICE BUILDING AND OTHER COMMUNITY FACILITIES

- A. General

The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities such as:

1. Management offices, repair shops and storage areas.
2. Sanitary facilities
3. Laundry facilities
4. Indoor recreation areas.
5. Commercial uses supplying essential goods or services for the exclusive use of park occupants.

B. Community Sanitary Facilities

Every mobile home park shall be provided with the following emergency sanitary facilities: for each 100 lots, or fractional part thereof, there shall be one flush toilet and one lavatory. The building containing such emergency sanitary facilities shall be accessible to all mobile homes.

C. Permanent Buildings

The structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such material and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

Rooms containing sanitary or laundry facilities shall:

1. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent, waterproof material or covered with moisture resistant material.
2. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than 10 percent of the floor area served by them.
3. Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room.
4. Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
5. Illumination levels shall be maintained as follows:
 - a. General seeing tasks - five footcandles;
 - b. Laundry room work area - 40 footcandles;
 - c. Toilet room, in front of mirrors - 40 footcandles;
6. Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

SECTION 8.16 FIRE PROTECTION

- A. Mobile home parks and each lot shall be kept free of litter, rubbish and other flammable materials.
- B. Portable fire extinguishers rated for classes B and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their UL or Factory Mutual rating shall not be less than 6.
- C. Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.
- D. Fire hydrants, shall comply with Section 8.7 D.

SECTION 8.17 INSECT AND RODENT CONTROL

- A. Grounds, buildings, and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Department of Environmental Resources.
- B. The Community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
- C. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground during construction periods, after which all such materials shall be removed from open areas of the park.
- D. Where the potential for insect and rodent infestation exists all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
- E. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. The park shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

SECTION 8.18 MANAGEMENT AND SUPERVISION

- A. The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate management and supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition and shall:

1. Supervise the placement of each mobile home stand which includes securing its stability and installing all utility connections.
2. Give the Supervisors or their representatives free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspections.
3. Maintain a register containing the names and addresses of all park occupants. Such register shall be available to any authorized person inspecting the park.
4. Notify the Department of Environmental Resources immediately of any suspected communicable or contagious disease within the park.
5. Notify the park residents of all applicable provisions of this Ordinance and inform them of their duties and responsibilities relating to the need for sanitary conditions, the proper placement of mobile home units, the control of pets, the prior approval of porches, skirtings, awnings and accessory structures, the periodic storage of garbage, and maintaining of fire extinguishers.

SECTION 8.19 REVOCATION OF PERMIT

- A. Whenever, upon inspection of any mobile home park, the Supervisors determine that there are reasonable grounds to believe that conditions or practices exist which are in violation of any provision of this Ordinance, or of any regulations adopted pursuant thereto, the Supervisors or their representative shall give notice in writing to the person to whom the permit was issued, advising them that unless such conditions or practices are corrected within a period of time specified in the notice, the permit to operate shall be suspended.

At the end of such period, such mobile home park shall be reinspected and if such conditions or practices have not been corrected, the Supervisors shall suspend the permit and give notice in writing of such suspension to the person to whom the permit is issued.

- B. Whenever the Supervisors find that an emergency exists which requires immediate action to protect the public health, they may without notice to hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as they may deem necessary to meet the emergency including the suspension of the permit or license. Notwithstanding any other provisions of this Ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply there with immediately.

ARTICLE 9

ADOPTION

SECTION 9.1 SEVERABILITY

Should any section, subsection, or requirement of these regulations be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the regulations as a whole, or any other part thereof.

SECTION 9.2 ADOPTION

This Subdivision Ordinance of the Township of Jackson, Cambria County, Pennsylvania is hereby ordained and enacted this 12th day of September, 1980.

Chairman, Board of Supervisors

Daniel G. Albright
Leonard J. Kmett
Supervisor

Gail Howie
Township Secretary

APPENDIX II

CERTIFICATE

The approval of the Final Plan by each municipality in which the subdivision is located must be indicated on the Record Plan, in substantially the following form:

At a meeting held on _____, 20____, the _____ **(1)** of the _____ **(2)** of _____ **(3)**, by resolution, duly enacted, approved the subdivision plan of the property of _____ **(4)**, as shown hereon.

_____**(5)**

_____**(5)**

(6)

_____**(5)**

- (1) Insert Name of Governing Body
- (2) Insert Township, Borough, or City
- (3) Insert name of Municipality
- (4) Insert name of property-owner
- (5) Signature of the Municipal Official(s)
- (6) Municipal Seal

APPENDIX III

APPLICATION FOR REVIEW OF AN OFFICIAL SKETCH OR PRELIMINARY SUBDIVISION PLAN

The undersigned hereby applies for Review by the Township Supervisors of the Township of Jackson of the sketch or preliminary land subdivision plan submitted herewith and described below:

1. Name of subdivision: _____

2. Name of property owner(s): _____

Address: _____

_____ Phone: _____

3. Applicant's interest is as : Equitable owner

Agent of owner

4. Engineer or surveyor responsible for plan: _____

Address: _____

_____ Phone: _____

5. Total acreage: _____ Number of lots: _____

6. Acreage of adjoining land in same ownership (if any): _____

7. Type of lot use proposed:

Single-Family

Commercial

Industrial

Two-Family

Multi-Family

Other

8. Zoning data, including all of the following which are applicable:

Is a zoning change necessary _____

Classification: Residential Commercial Industrial

Minimum lot area: _____ sq. ft.

Minimum yard requirements _____ front _____ rear _____ side

APPENDIX III - CONTINUED

9. Will construction of building be undertaken immediately? Yes No
If No, when? _____
- By Whom: Subdivider
 Other Developers
 Purchaser of individual lots
10. Average selling price: \$_____of house & lot
\$_____of lot only
\$_____Other
11. Type of water supply proposed: Public (municipal system)
 Semi-public (community system)
 Individual on-site
12. Type of sanitary sewage disposal proposed: Public (municipal system)
 Live
 Capped
 Semi-public (community system)
 Individual on-site
(septic tank and tile field)
13. Type of off-street parking proposed: Garage
 Drives
 Other
 None
14. Are all streets proposed for dedication: Yes No
15. Acreage proposed for park or other public use: _____
16. Zoning changes, if any, to be requested: _____
17. Linear feet of new streets proposed: _____
18. Has a previous plan been submitted for this Subdivision? Yes No Date: _____
19. Deed Book: _____ Page: _____
Tax Map: _____ Parcel: _____

APPENDIX III - CONTINUED

20. Notes & Explanations: _____

The undersigned represents that to the best of his knowledge and belief all the above statements are true, correct and complete.

Date: _____

Signature of Owner or Applicant: _____

Print or Type Name: _____

Title: _____

APPENDIX IV

APPLICATION FOR REVIEW OF A FINAL SUBDIVISION PLAN

The undersigned hereby applies for Review by the Jackson Township Supervisors of the final subdivision and land development plan submitted here with and described below:

1. Name of subdivision: _____

2. Date Preliminary Plan approved: _____

3. Name of owner: _____

Address: _____

_____ Phone: _____

4. Applicant if other than Owner: _____

Address: _____

_____ Phone: _____

Applicant's interest: Equitable Owner Agent of Owner

5. Engineer and/or Surveyor: _____

Address: _____

_____ Phone: _____

6. Are all streets proposed for dedication: Yes No

If not, explain _____

7. Are there public use spaces other than streets: Yes No

Explain proposed dedication _____

8. Explain status of improvements _____

9. Will a performance bond be offered: Yes No

APPENDIX IV - CONTINUED

- 10. Is the maintenance bond enclosed: __Yes __No
If not, when will bond be received?_____
- 11. Is this a minor subdivision for which a waiver of Preliminary Plan review is requested?
__Yes __No
- 12. Has a previous final plan been submitted for this Subdivision?
__Yes __No Date:_____
- 13. Deed Book_____ Page_____
- Tax Map_____ Parcel_____
- 14. Notes & Explanations_____

The undersigned represents that to the best of his knowledge and belief all information listed above is true, correct and complete.

Date:_____

Signature of Owner or Applicant:_____

Print or Type Name_____

Title_____