SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

of

JACKSON TOWNSHIP

Butler County, Pennsylvania

Ord. 96-10, 6/26/1996; as amended through
Ord. 02-11, 11/21/2002

KEYSTATE PUBLISHERS, INC.

Shippensburg, Pennsylvania
CHAPTER 22

SUBDIVISION AND LAND DEVELOPMENT

PART 1

TITLE; AUTHORITY

§22-101. Short Title
§22-102. Purpose and Objectives
§22-103. Authority and Jurisdiction

PART 2

INTERPRETATION AND DEFINITIONS

§22-201. General Interpretations
§22-202. Definition

PART 3

PLAN PROCESSING PROCEDURES

§22-301. General
§22-302. Sketch Plan (Pre-Application Review)
§22-303. Formal Application
§22-304. Acceptance for Filing
§22-305. Preliminary Plan Application
§22-306. Final Plan Application
§22-307. Improvement Construction Plan
§22-308. Plans Exempted from Standard Procedures
§22-309. Procedure for Requesting Consideration of Waiver of Provisions of This Chapter

PART 4

INFORMATION TO BE SHOWN ON OR SUBMITTED WITH SUBDIVISION AND LAND DEVELOPMENT PLANS

§22-401. Sketch Plans
§22-402. Preliminary Plans
§22-403. Final Plans
PART 5

IMPROVEMENT CONSTRUCTION ASSURANCES

§22-501. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval
§22-502. Release from Financial Security
§22-503. Remedies to Effect Completion of Improvements
§22-504. Inspection During Construction
§22-505. Offers of Dedication
§22-506. Maintenance of Streets
§22-507. Effect of Plan Recording on Dedication and Reservations
§22-508. As-Built Plan

PART 6

DESIGN STANDARDS

§22-601. General
§22-602. Streets, Private Streets, Alleys and Driveways
§22-603. Vehicular Parking Facilities, Sidewalks and Curbs
§22-604. Blocks and Lots
§22-605. Building Setback Lines and Building Separation
§22-606. Utilities and Easements
§22-607. Survey Monuments and Markers
§22-608. Stormwater Management and Floodplain Controls
§22-609. Landscaping
§22-610. Sanitary Sewage Disposal and Water Supply
§22-611. Emergency Access Requirements
§22-612. Refuse Collection Stations
§22-613. Steep Slope Areas
§22-614. Trees and Woodlands

PART 7

MOBILE HOME PARKS

§22-701. General
§22-702. Lot Size and/or Density
§22-703. Water Supply
§22-704. Sewage Disposal
§22-705. Storm Drainage, Erosion and Sedimentation, and Floodplain Controls
§22-706. Interior Streets and Access Drives
§22-707. Vehicular Parking Facilities
§22-708. Sidewalks and Curbs
§22-709. Lighting
§22-710. Landscaping
§22-711. Building Setbacks and Separations

PART 8
ADMINISTRATION, ENFORCEMENT AND PENALTIES

§22-801. Fees
§22-802. Waivers
§22-803. Application Requirements
§22-804. Action on Waiver Applications
§22-805. Enforcement
§22-806. Penalties and Preventive Remedies

PART 9
APPEALS, INTERPRETATION AND EFFECTIVE DATE

§22-901. Appeals
§22-902. Interpretation and Application of Provisions
§22-903. Application of this Chapter
§22-904. Construction

PART 10
APPENDICES

Appendix 1. Certificate of Accuracy - Plan
Appendix 2. Certificate of Accuracy - Survey
Appendix 3. Stormwater Management Certification
Appendix 4. Certificate of Ownership, Acknowledgment of Plan and Offer of Dedication
Appendix 5. Certificate of Title - No Mortgage
Appendix 6. Certificate of Title - Mortgage Clause and Mortgagee Consent
Appendix 7. Jackson Township Preliminary Plan Approval Certificate
Appendix 8. Jackson Township Improvement Construction Plan Approval
Appendix 9. Jackson Township Final Plan Approval
Appendix 13. Standard Street Section Detail
Appendix 14. Standard Details for Sidewalks and Curbs
Appendix 15. Standard Parking Compound Details
Appendix 16. Safe Stopping Site Distance Chart
PART 1

TITLE; AUTHORITY

§22-101. Short Title.

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

(Ord. 96-10, 6/26/1996, §101; as amended by Ord. 02-11, 11/21/2002)

§22-102. Purpose and Objectives.

This Chapter is adopted for the following purposes:

A. To promote and protect the public health, safety, morals and welfare.

B. To promote orderly, efficient, integrated and harmonious development in the Township.

C. To require sites suitable for building purposes and human habitation in keeping with the standards of quality existing in the Township and to alleviate peril from fire, flood, erosion, excessive noise, smoke or other menace.

D. To coordinate proposed streets and other improvements with existing or proposed streets, parks or other features of the comprehensive plan and to provide for drainage, water supply, sewage disposal and other appropriate utility services.

E. To encourage preservation of adequate open spaces for recreation, light and air and maintenance of the natural amenities characteristics of the Township and its residential, commercial, agricultural, industrial and public areas.

F. To ensure conformance of subdivision and land development plans with the Comprehensive Plan, Zoning Ordinance [Chapter 27] and public improvement plans and to ensure coordination of intergovernmental improvement plans and programs.

G. To secure equitable treatment of all subdivision and land development plans by providing uniform procedures and standards.

H. To ensure that developments are environmentally sound by requiring preservation of the natural features of the areas to be developed to the greatest extent practicable, to maintain the economic well-being of the Township and to prevent unnecessary or undesirable blight, runoff and pollution.
SUBDIVISION AND LAND DEVELOPMENT

I. To secure the protection of water resources and drainageways.

J. To establish provisions governing the standards by which streets shall be granted and improved, and walkways, curbs, gutters, street lights, fire hydrants, water and sewage facilities, and other improvements shall be installed as a condition precedent to final approval of plans.

2. The objectives of this Chapter are to coordinate and implement the Community Development Objectives of the Township Comprehensive Plan. The specific objectives are as follows:

A. Agricultural Preservation Objectives.

(1) Preserve agricultural land by encouraging farming activities.

(2) Protect agricultural areas from encroachment by non-farm activities that interfere with or prevent normal farming activities.

(3) Continue participation in the Agricultural Security Area program.

B. Natural and Cultural Resources Protection Objectives.

(1) Preserve the natural features of the Township by encouraging a low order of development in the more environmentally sensitive portions of the Township.

(2) Protect the natural resources of the Township including air quality, water quality, stream and wetlands and forests and steep slopes.

(3) Protect the Township’s cultural, historic, architectural and archaeological resources.

C. Growth and Development Objectives.

(1) Maintain the Township’s rural/agricultural character despite the presence of accelerating development pressures.

(2) Accommodate a “fair-share” of growth rather than encouraging accelerated development.

(3) Accommodate new community-based commercial uses (e.g., offices, services, entertainment and dining) if properly located and buffered from adjoining neighborhoods.

(4) Promote small-scale and light industries as the preferred forms of industrial land use so as to stimulate start-up businesses, local job generation, and tax revenues.
(5) Transform the scattered residential pattern which presently exists into more concentrated and identifiable residential developments.

(6) Update the Township's existing Zoning, Subdivision and Land Development, and Stormwater Management Ordinances to guide future growth in a manner consistent with the Comprehensive Plan.

(7) Limit the intrusion of nonresidential uses into residential areas.

(8) Prevent undesirable land use relationships by avoiding the mixing of incompatible uses.

(9) Limit the number of new commercial centers and concentrate on effectively using and developing older commercial centers that are important to the area.

(10) Encourage economic diversity by reserving adequate land for commercial and industrial location in accordance with the Future Land Use Plan.

(11) Attract light industrial activities by providing space free from residential and other non-industrial intrusion and by providing an optimum level of public services.

D. **Housing Objectives**.

(1) Allow for a range of housing types at a range of densities on land sufficient to accommodate the Township's current and projected fair-share housing needs.

(2) Offer housing opportunities that are flexible and open, permitting a mixture of people in all areas without reference to ethnic, racial, cultural, socio-economic or other backgrounds.

(3) Enforce uniform building and related codes throughout the Township.

(4) Eliminate and prevent conditions which contribute to the creation of and which perpetuate blighted conditions.

E. **Transportation Objectives**.

(1) Encourage and support a Township-wide circulation system which serves existing and anticipated future land uses, provides maximum convenience of movement to the population, and shapes the extent and direction of growth within the Township.

(2) Encourage the location of new roadway facilities in a manner which feasibly complements the Future Land Use Plan, and improves existing road patterns in order to handle increased traffic.
(3) Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.

(4) Implement proper design procedures to discourage through traffic in residential neighborhoods.

(5) Eliminate "strip" development and on-street parking. Effectively control access drive entrances/exists on major roads.

(6) Provide for adequate off-street parking facilities and safe pedestrian access.

(7) Provide for safe driveway, access drive, and street intersections by developing standards for safe site distances, proper drainage and construction standards.

(8) Recognize the patterns of weight-restricted roadways and bridges and plan for commercial and industrial use appropriately.

(9) Encourage the increased coverage and frequency of public transportation service in the Jackson area.

F. Community Facilities and Services Objectives.

(1) Develop a maximum relationship between the development of land and the provision of adequate public facilities.

(2) Insure all new development with adequate stormwater management facilities.

(3) Provide police protection to assure the welfare and safety of the residents community.

(4) Support adequate fire protection and medical and emergency service to the community.

(5) Continually review police and fire needs and coordinate the provision of these services with adjoining municipalities.

(6) Maximize the efficient use of the Township's public utility systems.

(7) Encourage the extension of public utility lines to future development areas as depicted in the Comprehensive Plan at the developer's expense.

(8) Identify means to assure that adequate water quality and quantity is provided for domestic use and firefighting purposes.
(9) Discourage sizable residential development in areas that are not served by public utilities.

(10) Promote the use of gravity-flow sewage systems over pressurized systems.

(11) Support educational recreational and cultural opportunities for all age groups.

(12) Provide adequate recreational facilities with residential neighborhoods based upon need.

(13) Encourage cooperative planning and financing of recreational sites and facilities among the communities of the region.

[Ord. 02-11]

(Ord. 96-10, 6/26/1996, §102; as amended by Ord. 02-11, 11/21/2002)

§22-103. Authority and Jurisdiction.

No land development or subdivision of any lot, tract or parcel of land shall be made and no street, sanitary sewer, storm sewer, water main or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Chapter.

A. The authority for the control and regulation of subdivision and land development within the Township shall be as follows:

(1) Approval by the Jackson Township Supervisors. The Jackson Township Supervisors shall be vested with authority to approve or disapprove all subdivision and land development plans.

(2) Review by the Jackson Township Planning Commission. Plans for subdivision and land development shall be submitted to the Jackson Township Planning Commission for review and report. Said submission shall take place before approval of any plans by the Township Supervisors. However, if a report is not received from the Jackson Township Planning Commission within 30 days after submission, the Township may proceed without the report.

(3) Review by the County Planning Commission. Plans for subdivision and land development located within Jackson Township shall be submitted to the Butler County Planning Commission for review and report. Said submission shall take place before approval of any plans by the Township. However, if a report is not received from the County
Planning Commission within 30 days after submission, the Township may proceed without the report.

B. Any replotting or resubdivision of land, including a change of recorded plan shall be considered a new subdivision or land development and shall comply with the provisions of this Chapter.

C. All provisions of the Jackson Township Subdivision and Land Development Ordinance, Ordinance LS-2 of 1985 as amended, are hereby repealed and the provisions of this Chapter shall substitute for the former.

D. Any replotting or resubdivision of land, including a change of a recorded deed, shall be considered a new subdivision or land development and shall comply with the provisions of this Chapter. A change of a recorded deed shall include:

(1) The removal or redescription of any portion of land described on the deed, where the deed contains a single boundary description, for the purpose of constructing a new additional deed.

(2) The removal of any land described on the deed, where the deed is comprised of multiple tracts, lots, parcels, purparts and the like, for the purpose of constructing a new additional deed.

(3) The elimination of any deed covenant required to provide or demonstrate compliance with the provisions of this Chapter.

(4) The addition of any deed covenant which conflicts, whether directly or indirectly, with the provisions of this Chapter.

[Ord. 97-8]

(Ord. 96-10, 6/26/1996, §103; as amended by Ord. 97-8, 11/9/1997, Art I)
PART 2
INTERPRETATION AND DEFINITIONS

§22-201. General Interpretations.

In this Chapter, the following rules of interpretation shall be used:

A. The word "lot" includes the word "plot" or "parcel."

B. Words in the present tense may imply the future tense.

C. Words used as singular imply the plural.

D. The masculine gender includes the feminine and neuter genders.

E. The word "person" includes a partnership, corporation, association, trust, estate or any other legally recognized entity as well as an individual.

F. The word "shall" is to be interpreted as mandatory; the word "may" as permissive.

G. References to codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies or officials are to codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies or officials of the Township of Jackson as in effect or office from time to time including amendments thereto or revisions or successors thereof, unless the text indicates another reference is intended.

(Ord. 96-10, 6/26/1996, §201)


Unless otherwise stated, the following words and phrases shall be construed throughout this Chapter to have the meanings indicated in this Section:

ACCESS DRIVE - a private drive providing pedestrian and vehicular access between a public or private street and a parking compound on a single lot.


AGENT - any person, other than a landowner or developer, who, acting for the landowner or developer, submits to the Planning Commission and Township Supervisors subdivision or land development plans for the purpose of obtaining approval thereof.
AGRICULTURAL PURPOSES - the use of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce and equipment for housing and feeding the animals and housing the equipment. The use of land for a dwelling site is not an agricultural purpose.

APPLICANT - A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors, assigns or agents.

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 plot or plan or for the approval of a land development plan.

BLOCK - an area bounded by streets.

BOARD - the Jackson Township Board of Supervisors.

BUILDING - any structure occupied or intended for supporting or sheltering any occupancy.

(1) BUILDING, ACCESSORY - a detached, subordinate building or structure, the use of which is customarily incidental to that of the principal building or use and which is located on the same lot as occupied by the principal building or use.

(2) BUILDING ADDITION - an expansion of the floor area or the increase in the building area of an existing building or structure. The increase or expansion of which shall be included within, or attached to, the existing building or structure.

(3) BUILDING AREA - the total area of the greatest outside dimensions, on a horizontal plane, of a building or structure.

(4) BUILDING, PRINCIPLE - a building, structure or group of buildings or structures, in which is conducted, designed to be conducted or intended to be conducted the primary use or uses of the lot on which it is located, including any subordinate uses necessary to sustain the primary use.

[Ord. 97-8]

BUILDING CODES - any or all of the regulations duly adopted by the Township which govern the placement construction, reconstruction, maintenance or alteration of buildings or structures. Building codes may include, and may not be limited to, the BOCA National Building Code, the BOCA National Fire Prevention Code or the BOCA National Property Maintenance Code.
BUILDING ENVELOPE - the building envelope is that area of the lot which has no building restrictions. The building envelope shall not include the area of any required setbacks (except for driveways which cross yards), buffer yards or floodplains.

BUILDING SETBACK LINE - a line within a property defining the required minimum distance between any structure and the adjacent right-of-way line or property line.

CARTWAY - the portion of a street or alley intended for vehicular use.

CLEAR SIGHT TRIANGLE - an area of unobstructed vision at the intersection of two or more streets, access dries or alleys. It is defined by lines of sight between points at a given distance from the intersection of the centerlines of both streets.

COE - United States Army Corps of Engineers.

COMMON DRIVEWAY - a private driveway utilized by two or more separate lots or dwellings for access to a public or private street.

COMMON OPEN SPACE - a parcel or parcels of land, 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 development, not including streets, off-street parking areas and areas set aside for public facilities.

COMMON PARKING COMPOUND - a parking compound utilized by more than one principle use, structure or dwelling on a single lot.

COMMUNITY SEWAGE SYSTEM - a sewage disposal system, other than a public sewer system, which provides sewage disposal for two or more units of occupancy which shall comply with all applicable regulations of the Department of Environmental Protection or other regulatory agency.

COMMUNITY WATER SUPPLY SYSTEM - a water supply system, other than a public water system, providing water for more than two units of occupancy which shall comply with all applicable regulations of the Department of Environmental Protection or other regulatory agency.

COMPENSATORY MITIGATION - a form of mitigating for wetlands lost due to construction by planning, excavating and planting a new wetland area.

COMPREHENSIVE PLAN - the plan, or parts thereof, which has been adopted by the Board of Supervisors, showing its recommendations for such systems as parks and recreation facilities, water supply, sewer and sewage disposal, transportation highways, civic centers and other public improvements which affect the development of the Township.

CORNER LOT - a lot abutting upon two streets at their intersection.
COUNTY PLANNING COMMISSION - the Butler County Planning Commission.

CUL-DE-SAC - a street intersecting another street at one end and terminating at the other in a vehicular turnaround.

CURB - the raised edge of a pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic; all curbs shall be constructed in accordance with the specifications in this Chapter or any other ordinance enacted by the Board of Supervisors setting requirements for the construction of roads, curbs and sidewalks.

DEDICATION - the deliberate appropriation of land by its owner for general public use.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) - the Department of Environmental Protection of the Commonwealth of Pennsylvania or any agency successor thereto.

DESIGN SPEED - the speed used for the design of streets. For this Chapter, design speed shall equal the proposed or posted speed plus a minimum of 10 miles per hour; or a minimum of 25 miles per hour.

DEPARTMENT OF TRANSPORTATION (PennDOT) - the Department of Transportation of the Commonwealth of Pennsylvania or any agency successor thereto.

DEVELOPMENT PLAN - the provisions for development, including a planned residential development, a plot of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density or development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" shall mean written and graphic materials referred to in this definition.

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; a subdivider.

DOUBLE FRONTAGE LOT - a lot, other than a corner lot, fronting on two streets.

DRAINAGE FACILITY - any ditch, gutter, pipe, culvert, storm sewer, or other structure designed, intended or constructed for the purpose of carrying surface waters off streets, public rights-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.

DRIVEWAY - a private drive providing access between a public or private street or access drive and a parking area for a single unit of occupancy, which shall comply in all respects with the Zoning Ordinance [Chapter 27] and any other Chapter.
regulating the placement and/or construction of driveways which may be enacted by the Board of Supervisors.

**DWELLING UNIT** - any structure or part thereof designed to be occupied as living quarters as a single housekeeping unit.

**EASEMENT** - a limited right of use granted in private land for a public or quasipublic purpose.

**EASEMENT OF ACCESS** - any driveway or other entrance from a public or private road. A field road providing access to agriculturally used fields and not providing access to any residential, commercial or industrial structure is not considered an easement of access.

**ENGINEER** - a professional engineer licensed as such in the Commonwealth of Pennsylvania.

**FINANCIAL SECURITY** - a letter of credit or other form of guarantee in accordance with the requirements of Article V of the Municipalities Planning Code posted by a developer to secure the completion of improvements indicated on an approved plan.

**FLOODPLAIN** - the area of inundation which functions as a conveyance, storage or holding area for floodwater to a width required for a 100 year flood.

**FLOOR AREA** - the total area within, and/or adjacent to, a building or structure utilized for the primary use or uses, including area used for subordinate uses necessary to sustain the primary use. [Ord. 97-8]

**FRONTAGE** - the horizontal or curvilinear distance along the street line upon which a lot abuts.

**FUTURE RIGHT-OF-WAY** -

   (1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads.

   (2) A right-of-way established future access to or through undeveloped land.

**GRADE** - the slope expressed in a percent which indicates the rate of change of elevation in feet per 100 feet.

**GUTTER** - that portion of a right-of-way carrying surface drainage.

**HARDSHIP** - a condition, not economic in nature, not caused by the applicant or developer for which he may request a waiver.
HOMEOWNERS ASSOCIATION - an unincorporated association or not-for-profit corporation whose membership consists of the lot owners of a residential development. A homeowners association shall also include a condominium unit owners association. All such associations shall comply with the requirements for unit owners associations contained in the Pennsylvania Uniform Condominium Act, 68 Pa.C.S. §3101 et seq.

IMPROVEMENTS - pavements, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers, stormwater management facilities, grading, street signs, plantings and other items for the welfare of the property owners and the public.

INDIVIDUAL ONLOT SEWAGE SYSTEM - any system of piping tanks or other facilities serving a single lot and collecting and disposing of sewage, in whole or in part, into the soil and any waters of the Commonwealth of Pennsylvania or by means of conveyance to another site for final disposition, and which is located upon the lot which it serves.

LAND DEVELOPMENT -

(1) Any of the following activities:

(a) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

1) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure.

2) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

(b) A subdivision of land.

(c) Except as provided below, development in accordance with §503.1.1 of the Municipalities Planning Code.

(2) Land development shall not include the following:

(a) The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three residential units, unless such units are intended to be a condominium.
(b) The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

(c) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

(d) A building addition to an existing nonresidential principle structure; provided, that:

1) The addition does not create more than 2000 square feet of additional building area or represent more than a 25% increase in building area of principle structure, whichever is less.

2) The addition does not create a need for the construction of any additional parking to meet the minimum standards required by Township ordinance.

3) The addition does not, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, create the need for a sewer facility plan revision (plan revision module for land development) or supplement.

4) The addition is not for the creation of an additional unit of occupancy.

5) The addition does not require approval from the Zoning Hearing Board.

6) The addition complies with all provisions of applicable Township ordinances.

For the purpose of this subsection, the building addition exemption shall be limited cumulatively from the date of this Chapter. The net addition shall be the sum of all additions after the date of this Chapter.

[Ord. 97-8]

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 if he is authorized under the lease to exercise the rights of the landowner or other person having a proprietary interest in land.
LANDSCAPE ARCHITECT - a professional landscape architect licensed as such in the Commonwealth of Pennsylvania.

LOCATION MAP - a map showing the site with relation to adjoining areas.

LOT - a designated parcel, tract or area of land established by a plat or otherwise permitted by law and to be used, developed or built upon as a unit.

LOT AREA - the area contained within the property lines of the individual parcels of land as shown on a subdivision plan, not including any area within a street right-of-way.

LOT WIDTH - the length of a straight line, measured at the front building setback line running substantially parallel to the front lot line the length of the lot.

MOBILE HOME - a transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more 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 constructed so that it may be used without a permanent foundation.

MOBILE HOME LOT - a unit 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 (also known as a "mobile home space").

MOBILE HOME PARK - a parcel or contiguous parcels of land which have been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

MULTIPLE DWELLING BUILDING - a building providing separate living quarters for two or more families.


NONRESIDENTIAL - any use other than single or multifamily dwellings. Also, an institutional use in which persons may reside, such as a dormitory, prison, nursing home or hospital shall be considered a nonresidential use.

NWI - National Wetland Inventory.

OWNER - the owner or record of a parcel of land.

PARKING AREA - an area on a lot utilized for the parking of vehicles for a single residential unit of occupancy.
PARKING COMPOUND - an area on a single lot containing any use other than agricultural or one single-family detached dwelling for the parking of three or more vehicles (see also "common parking compound").

PARKING SPACE - an offstreet space available for the parking of a vehicle. For the purpose of this Chapter, the minimum number of parking spaces required by the Zoning Ordinance [Chapter 27] shall not include space within garages. Occupancy of one space shall not restrict ingress or egress to another space.

PLAN -

1. FINAL PLAN - a complete and exact subdivision and/or land development plan, including all supplementary data specified in §22-403 of this Chapter.

2. IMPROVEMENT CONSTRUCTION PLAN - a complete and exact subdivision and/or land development plan, the sole purpose of which is to permit the construction of only those improvements required by this Chapter, as an alternative to guaranteeing the completion of those improvements by a corporate bond or other surety.

3. LOT ADD-ON PLAN - a complete and exact subdivision plan including all supplementary data specified in §22-404 of this Chapter.

4. PRELIMINARY PLAN - a subdivision and/or land development plan including all required supplementary data specified in §22-402 of this Chapter, showing approximate locations.

5. RECORD PLAN - a final plan which contains the original endorsement of the local municipality and the Planning Commission which is intended to be recorded with the Butler County Recorder of Deeds.

6. SKETCH PLAN - an informal plan, not necessary to exact scale, indicating salient existing features of a tract and its surroundings, with the general layout of a proposal prepared in accordance with §22-401 of this Chapter.

PLANNING COMMISSION - the Jackson Township Planning Commission.

PLANNING MODULE FOR LAND DEVELOPMENT - a revision to the Township Official Plan submitted in connection with the request for approval of a subdivision or land development in accordance with DEP regulations.

PUBLIC SEWER SYSTEM - a municipal sanitary sewer system approved and permitted by DEP and owned by the Sewer Authority or Township.

PUBLIC WATER SYSTEM - a municipal water supply facility approved and permitted by DEP and owned by the Water Authority or Township or a water supply
facility owned by a public utility and operated in accordance with a certificate of public convenience granted by the Pennsylvania Public Utility Commission.

**QUADRAT** - a circular or square plot of a given area used to determine the dominant plant species within a site.

**RECOR Der OF DEEDS** - the Recorder of Deeds in and for Butler County, Pennsylvania.

**REPLACEMENT LOCATION** - a location designated as the future location of an individual onlot sewage system that shall be installed should the initial individual onlot system installed or to be installed fail or otherwise become inoperable and which shall meet all the regulations of DEP and all applicable Township ordinances for an individual onlot sewage system.

**RESUBDIVISION** - any subdivision or transfer of land laid out on a plan which has been approved by the Township which changes or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.

**REVERSE FRONTAGE LOT** - a lot extending between and having frontage on a major street and a minor street with vehicular access solely from the latter.

**RIGHT-OF-WAY** - land set aside for use as a street, alley or other means of travel.

**SIGHT DISTANCE** - the length of street, measured along the centerline, which is continuously visible.

**STREET** - a strip of land, including the entire right-of-way, utilized as a means of vehicular and pedestrian travel for more than one lot or parking compound. Street includes avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians, whether public or private; however, street shall not include driveway, common driveway or access drive as defined herein. Unless the existing streets within the Township are officially classified, the following general classifications will prevail:

1. **ARTERIAL STREET; HIGHWAY** - a street or road which is used primarily for fast or heavy traffic including all roads classified as main and secondary highways by the Department of Transportation.

2. **COLLECTOR STREET** - a street which carries traffic from minor streets to the major system or arterial streets, including the principal entrance or circulation streets of a residential development and all streets within industrial and/or commercial subdivisions or developments.

3. **LOCAL STREET** - a street which is used primarily for access to the abutting properties.
ALLEY - a minor street which is used primarily for vehicle access to the back or the side of properties otherwise abutting a street, or for placement of utilities.

STREET LINE - a line defining the edge of a street right-of-way and separating the street from abutting property or lots. Also known as the "street right-of-way line."

STRUCTURE - any manmade object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

SUBDIVIDER - a developer.

SUBDIVISION - the division or redivision 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, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

SURVEYOR - a professional land surveyor licensed as such in the Commonwealth of Pennsylvania.

TOWNSHIP - Jackson Township, Butler County, Pennsylvania, as represented by the Board of Supervisors, or its duly authorized agents.

TRANSECT - a line along which quadrants are placed at intervals.

UNDEVELOPED LAND - land in parcels sufficiently large for future subdivision which is presently in agriculture, woodland or lying fallow.

UNIT OF OCCUPANCY - a unit, the use of which is not subordinate or customarily incidental to a principal unit. A unit of occupancy can be either residential or nonresidential and can be an independent unit within a structure or a separate detached structure. Types of units are as follows:

(1) SINGLE DETACHED UNIT - a unit that is completely surrounded by open space.

(2) SEMIDETACHED UNIT - a unit within a structure in which two units are side by side, each having open space on three sides (e.g., a twin or semidetached dwelling).

(3) HORIZONTALLY ATTACHED UNIT - a unit within a structure in which three or more units are attached by vertical walls and do not have horizontal divisions between units (e.g., townhouses, row houses, shopping center with multiple store fronts).
(4) VERTICALLY ATTACHED UNIT - a unit within a structure in which two or more units are attached by horizontal divisions (e.g., multistory apartment building or multistory office building).

WAIVER - the granting of an exception or modification to these regulations which in the opinion of the Township Supervisors will not be detrimental to the general welfare, impair the intent of those regulations or conflict with the comprehensive plan.

WASTEWATER TREATMENT FACILITY - a system of piping and appurtenances, whether municipally or privately owned, designed for the collection and transmission of liquid and water carried wastes from residences, commercial buildings, industrial plants and institutions to a central wastewater treatment plant for treatment and discharge (not including septic tanks or subsurface disposal systems).

WATER SUPPLY FACILITY - a system of piping and appurtenances, whether municipally or privately owned, designed for the transmission and distribution of potable water from a centralized water supply or source to residences, commercial building, industrial plants or institutions (not including individual onlot wells).

WETLANDS - those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil condition. Wetlands include, but are not limited to, swamps, bogs, marshes and wet meadows.

WOODLANDS - a community of plants characterized by areas, groves or standards of trees. Area measurement of woodlands shall be understood to include the canopy. Categories of woodlands shall be as follows:

(1) YOUNG WOODLAND - an area of woodland 1 acre or more in extent and consisting of at least 70% canopy cover in which at least 50% of the trees have a DBH (tree trunk diameter at breast height, measured at 4.5 feet above grade) of 4 inches or more; or a tree plantation for commercial or conservation purposes where 70% of the trees have a DBH of 2.5 inches or more.

(2) MATURING WOODLAND - an area of woodland 1 acre or more in extent and consisting of 60% or more canopy cover in which at least 30% of the trees have a DBH of 16 inches or more.

(3) MATURE WOODLAND - an area of woodland 1 acre or more in extent and consisting of at least 60% canopy cover in which at least 30% of trees have a DBH of 16 inches or more.
(4) GROVES AND STANDS - a contiguous grouping of 10 or more like trees. Such groupings shall be evaluated individually according to their size, condition, and species.

(Ord. 96-10, 6/26/1996, §202; as amended by Ord. 97-8, 11/19/1997, Art. II)
PART 3

PLAN PROCESSING PROCEDURES

§22-301. General.

This Part sets forth the application requirements for obtaining approval of subdivision and land developments. The form of the various plans referred to in this Part and information required to be forwarded with such plans shall be as specified in Part 4.

(Ord. 96-10, 6/26/1996, §301)

§22-302. Sketch Plan (Pre-Application Review).

Applicants are urged to discuss possible development sites and plans with the staff of the Township prior to submission of any plan. The purpose of the pre-application meeting or sketch plan review is to afford the applicant an opportunity to receive the advice and assistance of the Township staff. Submission of a sketch plan is optional and will not constitute formal filing of a plan with the Township.

A. Pre-Application Plans and Data Procedure. Prior to the preparation and filing of the preliminary plan for subdivision or land development, the applicant may submit to the Township the following plans and data, which shall be forwarded to the Planning Commission for consideration. The plans shall include those elements which should be considered in the design of the subdivision or land development. These shall include any features of the Township's future land use plan, thoroughfares plan, community facilities plan or of any plans of the Township including, but not limited to, proposed streets, recreation areas, drainage reservation, future schools sites and public areas. A specific site analysis shall be provided which highlights manmade and natural features. The analysis should include information pertaining to soil types and stability, wetlands, scenic vistas, water courses, drainage patterns, slope and transportation patterns and systems, including deficiencies of existing roadways, public utilities, recreational facilities and any other features of the site and nearby areas which may be interlaced or impacted by the proposed development and land use.

B. Submission of Pre-Application (Sketch) Plans. Prospective applicants submitting a pre-application plan for review by the Planning Commission shall include those items listed in §22-401 of this Chapter. Plans shall be considered for informal review and discussion and shall not constitute formal filing of the plan with the Township. Plans shall be submitted 10 days prior to the regularly scheduled monthly meeting of the Planning Commission. The applicant may proceed to the preliminary plan process following the meeting with the Planning Commission. The applicant shall attempt to follow any
SUBDIVISION AND LAND DEVELOPMENT

comments or concerns of the Planning Commission and staff and attempt to address these items in the preliminary plan.

C. **Application Requirements.** All applications shall include the following:

1. Twelve copies of the sketch plan. [*Ord. 02-11]*
2. Three copies of supplemental data, reports, information, etc.
3. Three copies of a narrative describing the project in detail.
4. Completed application forms and checklists.

(*Ord. 96-10, 6/26/1996, §302; as amended by *Ord. 02-11*, 11/21/2002*)

**§22-303. Formal Application.**

All applications for approval of a subdwision plan, land development plan or improvement construction plan shall be made by the developer filing an application form, to be supplied by the Township, together with the appropriate plans, studies, reports, supporting data and required filing fee with the Township.

(*Ord. 96-10, 6/26/1996, §303*)

**§22-304. Acceptance for Filing.**

1. **Initial Application.** The Township shall have 10 days from the date of submission of an application to check the plans and documents to determine if on their face they are in proper form and contain all information required by this Chapter. If defective, the application may be returned to the applicant with a statement of rejection, within the 10 day period; otherwise, it shall be deemed accepted for filing as of the date of submission. Acceptance for filing shall not, however, constitute a waiver of any deficiencies or irregularities. The applicant may appeal a decision by the Township under this Section to the Board.

2. **Amendments or Corrections to an Initial Application.** The Township shall have 7 days from the date of submission to examine amended or corrected applications filed to determine whether such amended or corrected application results in a substantial amendment to the plan or in the filing of a plan so changed as to be considered a new plan. If the Township determines that the amended or corrected application constitutes a substantial amendment, he shall so inform the applicant and shall inform the applicant that the Township shall consider the 90 day review procedure to have been restarted as of the date of the filing of the substantial amendment. If the Township determines that the amended or corrected application constitutes a new plan, the Township shall so inform the applicant that a new
application and new fees are required. The applicant may appeal a decision by the Township under this Section to the Board.

(Ord. 96-10, 6/26/1996, §304)

§22-305. Preliminary Plan Application.

1. Preliminary Plan Application. With the exceptions noted in §22-308 of this Chapter, a preliminary plan is required for all applications.
   
   A. Preliminary plans may be filed with the Township on any business day; however, the Planning Commission will not place the plan on their agenda for review unless the plan was filed at least 30 days prior to that meeting.
   
   B. In addition to submitting the required material in accordance with §22-305(2), the applicant shall file with the Township all required applications and checklists, all filing fees as required by the Township and documentation that plans have been properly filed with the County Planning Commission.

2. Application Requirements. All preliminary plan applications shall include the following:
   
   A. Twelve copies of the preliminary plan. All plans shall be either black on white or blue on white paper prints. [Ord. 02-11]
   
   B. Three copies of all notifications and certifications which are not provided on the preliminary plan.
   
   C. Three copies of all reports required by §22-402(E).
   
   D. Three copies of a detailed narrative describing the proposed project and what action is being requested from the Township.
   
   E. Completed planning module for land development applications.


   A. The Planning Commission will discuss the plan with the developer or the developer's agent at the first meeting which the plan has been placed on the agenda. The developer or agent of the developer is urged to attend the meeting. The Planning Commission may choose to table a plan which is not represented.

   B. The Planning Commission will review the application to determine if it meets standards set forth in this Chapter. The plan will then be submitted by the Planning Commission, together with its recommendation to the Board of
Supervisors; however, the plan will generally not be forwarded to the Board for approval until all comments are addressed.

C. If the plan is deemed to have outstanding comments or unaddressed concerns, the developer shall resubmit revised drawings, supporting reports, documents, etc., for additional review by the Planning Commission. Copies of the revised information shall meet the standards of the previous subsection.

D. Revise plans may be filed with the Township on any business day; however, the Planning Commission will not place the plan on the agenda for review unless the plan was resubmitted at least 10 days prior to that meeting.

E. If the developer fails to address all the comments and concerns within the allowable time frame, the Planning Commission may submit the plan to the Board with a recommendation for disapproval.

4. Review by the Township Staff.

A. The Township Zoning Officer and any Township personnel as directed by the Board shall review the application documents to determine if they are in compliance with this Chapter, the Zoning Ordinance [Chapter 27], the comprehensive plan and the Township planning objectives and accepted planning standards. These personnel shall provide comments and recommendations, including written findings when directed by the Board.

B. The Township Engineer shall review the application documents to determine compliance with this Chapter, the Township Stormwater Management Ordinance, [Chapter 26], and any other applicable Township ordinances, Township standards and sound engineering practices. He shall prepare a written report of his findings and recommendations.


A. All applications for approval of a plan shall be acted upon by the Board. The Board shall render its decision not later than the greater of the period of time required by the Municipalities Planning Code or 90 days following the date of the regular meeting of the Planning Commission next following the date of application; provided, however, should the said next regular meeting occur more than 30 days following the filing of the application, the said 90 day period shall be measured from the 30th day following the day the application has been filed.

B. Following a complete review by the Planning Commission, including its recommendations, the Board will place the plan on its agenda for review and action. The plan and recommendations from the Planning Commission, Township Engineer, Butler County Planning Commission or other applicable entities will be presented to the Board by the Township staff. [Ord. 02-11]
C. The developer or agent of the developer is urged to be present at the meeting. The Board may choose to table any plan which is not represented.

6. **Notification of Board of Supervisors Action.** The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 15 days following the decision, or such later date as may be required by the Municipalities Planning Code.

   A. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Chapter relied upon.

   B. Failure of the Board to render a decision and communicate it to the applicant within the time and in the manner required herein, unless a greater period of time has been authorized by the Municipalities Planning Code, shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner or presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

7. **Compliance with the Board of Supervisors Action.** If the Board conditions its preliminary plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on three copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board within 80 days of their conditional approval, unless the Board grants a waiver by extending the effective time period.

8. **Board of Supervisors Approval and Certification.** The Board will acknowledge the satisfactory compliance with all conditions, if any, of the preliminary plan approval at a regularly scheduled public meeting. Additionally, at the option of the applicant, after receipt of preliminary plan approval and compliance with all conditions of approval, a preliminary plan may be presented to the Township for acknowledgment through a formal statement on the plan.

9. Approval of a preliminary application shall constitute approval of the proposed subdivision and/or land development as to the character and intensity of development and the arrangement of streets, lots, structures and other planned facilities, but shall not constitute final plan approval. The preliminary plan may not be recorded in the office of the Recorder of Deeds.

10. Approval of a preliminary application shall only constitute authorization to proceed with preparation of a final plan or improvement construction plan for all or a part of the plan given preliminary approval. The final plan or improvement construction plan application shall be made not more than 2 years after preliminary approval, otherwise preliminary approval shall become null and void.
§22-306. Final Plan Application.

1. Prerequisites to Filing Final Plan Application. An application for final plan approval can be submitted only after the following, when required as noted, have been completed:

A. The receipt of an unconditional preliminary plan approval in accordance with §22-305 of this Chapter, when a preliminary plan approval is required.

B. The completion of the improvements required by this Chapter in accordance with the improvement construction plan procedure stated in §22-307 of the Chapter, when the improvements are not assured by the posting of financial security as provided in Part 5 of this Chapter.

2. Final Plan Applications.

A. Final plans may be filed with the Township on any business day; however, the Planning Commission will not place the plan on their agenda for review unless the plan was filed at least 30 days prior to that meeting.

B. In addition to submitting the required material in accordance with subsection (3) of this Section, the applicant shall file with the Township all required applications and checklists, all filing fees required by the Township and documentation that plans have been properly filed with the County Planning Commission.

C. The final plan may be submitted in sections, each section covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plan; provided, that each section, except for the last section, shall contain a minimum of 25% of the total number of units of occupancy as depicted on the approved preliminary plan.

D. The Board may accept a final plan modified to reflect a change to the site or its surroundings which occurs after preliminary plan approval. The Board shall determine whether a modified final plan will be accepted or whether a new preliminary plan shall be submitted. Generally, a preliminary plan which has had minor changes will be accepted as a final plan; provided, that in making such changes:

(1) No lot or tract of land shall be revised such that it no longer conforms to the standards of this Chapter and other Township regulations.

(2) No structure shall be revised or relocated such that it no longer conforms to the standards of this Chapter and other Township regulations.
(3) No increase is made in the overall density.

(4) Street locations and block sizes are not to be changed.

(5) The stormwater management facilities are not significantly altered or relocated.

(6) The utility locations are not significantly altered or relocated.

(7) The use or uses are not changed.

(8) The character of the preliminary plan is not altered.

In reviewing the changes, the Board shall consider the above and any other relevant factors and shall have the sole discrimination in making the final determination.

3. **Application Requirements.** All final plan applications shall include the following:

   A. Twelve copies of the final plan. All plans shall be either black on white or blue on white paper prints. [Ord. 02-11]

   B. Seven copies of all notifications and certificates which are not provided on the final plan.

   C. Three copies of all reports and documents required in §22-403(E) of this Chapter.

   D. Three copies of a detailed narrative describing the proposed project and what action is being requested from the Township.

4. **Plan Requirements.** All final plans shall be prepared in conformance with the provisions of §22-403 and the design standards of this Chapter.

5. **Township Action.**

   A. **Planning Commission Review Process.**

      (1) The Planning Commission will discuss the plan with the developer or the developer's agent at the first meeting at which the plan has been placed on the agenda. The developer or agent of the developer is urged to attend the meeting. The Planning Commission may choose to table a plan which is not represented.

      (2) The Planning Commission will review the application to determine if it meets standards set forth in this Chapter. The plan will then be submitted by the Planning Commission, together with its recommendation to the Board of Supervisors; however, the plan will
generally not be forwarded to the Board for approval until all comments are addressed.

(3) If the plan is deemed to have outstanding comments or unaddressed concerns, the developer shall resubmit revised drawings, supporting reports, documents, etc., for additional review by the Planning Commission. Copies of the revised information shall meet the standards of the previous section.

(4) Revised plans may be filed with the Township on any business day; however, the Planning Commission will not place the plan on the agenda for review unless the plan was resubmitted at least 10 days prior to that meeting.

(5) If the developer fails to address all the comments and concerns within the allowable time frame, the Planning Commission may submit the plan to the Board with a recommendation for disapproval.

B. Board Review Process.

(1) All applications for approval of a plan shall be acted upon by the Board. The Board shall render its decision not later than the greater of the period of time required by the Municipalities Planning Code or 90 days following the date of the regular meeting of the Planning Commission next following the date of application; provided, however, should the said next regular meeting occur more than 30 days following the filing of the application, the said 90 day period shall be measured from the 30th day following the day the application has been filed.

(2) Following a complete review by the Planning Commission, including its recommendations, the Board will place the plan on its agenda for review and action. The plan and recommendations from the Planning Commission, Township Engineer, Butler County Planning Commission or other applicable entities will be presented to the Board by the Township staff.

(3) The developer or agent of the developer is urged to be present at the meeting. The Board may choose to table any plan which is not represented.

C. Final plan approval will be effective for 90 days from the date of the Board's action on the final plan, unless the Board grants a waiver by extending the effective time period of the approval. Within this time period, the applicant must meet all conditions of approval, if any, certify plans as specified in subsection (8) of this Section and record plans as specified in subsection (9) of this Section.
6. **Notification of Board of Supervisors Action.** The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 15 days following the decision, or such later date as may be required by the Municipalities Planning Code. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of this Chapter relied upon. Failure of the Board to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

7. **Compliance with Board of Supervisors Action.** If the Board conditions its final plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on three copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board within 80 days of their conditional approval, unless the Board grants a waiver by extending the effective time period.

8. **Final Plan Certification.** After the Board's approval of the final plan and the required changes, if any, are made, the applicant shall proceed to prepare final plans which shall be either (i) black ink on tracing cloth or (ii) transparent reproductions of the original plan with black line on cloth or stable plastic base film and one set of final plans which shall be a paper copy for the Township's files. The final plan shall be certified in the following manner: both final plans shall be presented to the Board for the signature of the Chairman and Vice Chairman or their designees. Final plans will not be signed by the Board after 90 days from the Board's final approval action unless the Board grants a waiver by extending the effective time period of the approval. After obtaining signatures from the Board, but prior to recordation, the applicant must present the plans to the County Planning Commission for their signatures.

9. **Final Plan Recordation.** Upon approval and certification of a final plan, the applicant shall record the plan in the office of the Recorder of Deeds. Should the applicant fail to record the final plan within 90 days of the Board's final plan approval, the Board's action on the plan shall be null and void unless the Board grants a waiver prior to the end of the 90 days, by extending the effective time period of the approval.

   A. The final plan shall be filed with the Recorder of Deeds before proceeding with the sale of lots and proof of such recording provided to the Township.

   B. The final plan shall be filed with the Recorder of Deeds before proceeding with the construction of any improvement, except as provided for in §22-307 of this Chapter.
C. No subdivision or land development plan may be recorded unless it bears the endorsement of the Board.

D. One copy of the plan which has been certified by the recorder of deeds must be submitted to the Township prior to the sale of lots. The Township shall issue no permits until this verification is provided.

E. In addition to the hard copy of the certified plan, the applicant shall provide a digital copy of the final plat, as a computer-readable film in a format approved by the Township.

10. **Effect of Recording of Final Plan.** Recording the final plan, after approval of the Board, shall have the effect of an irrevocable offer to dedicate all streets and other areas designated for public use, unless reserved by the landowner as provided in §22-403(E)(2)(e) of this Chapter. However, the approval of the Board shall not impose any duty upon the Commonwealth, County or Township concerning acceptance, maintenance or improvement of any such dedicated areas or portion of same until the proper authorities of the Commonwealth, County or Township actually accept same by ordinance or resolution, or by entry, use or improvement.

A. The landowner may place a notation on the final plan to the effect that there is no offer of dedication to the public of certain designated areas, in which event the title to such area shall remain with the owner, and neither the Commonwealth, County, Township nor any applicable authorities shall assume any right to accept ownership of such land or right-of-way.

(Ord. 96-10, 6/26/1996, §306; as amended by Ord. 02-11, 11/21/2002)

§22-307. **Improvement Construction Plan.**

1. **Improvement Construction Plan Application.** After an applicant has received official notification that the preliminary plan has been approved, an application may be processed for an improvement construction plan. No construction may proceed until final approval of the improvement construction plan is granted.

A. Improvement construction plans may be filed with the Township on any business day.

B. The improvement construction plan may be submitted in sections, per §22-306(2)(C).

C. The Board may accept an improvement construction plan modified to reflect a minor change to the site or its surrounds which occurs after the preliminary plan review. The Board shall determine when a modification will or will not require resubmittal of a new preliminary plan, in accordance with the standards of §22-306(2)(D).
2. **Application Requirements.** All improvement construction plan applications shall include the following:

   A. Twelve copies of the improvement construction plan. All plans shall be either black on white or blue on white paper prints. [Ord. 02-11]

   B. Three copies of all reports, notifications and certificates which are not provided on the improvement construction plan.

   C. Three copies of a detailed narrative describing the proposed project and what action is being requested from the Township.

   D. A completed application form and supplemental documents.

   E. The appropriate filing fee and deposit account.

3. **Plan Requirements.** All improvement construction plans shall be prepared in conformance with the provisions of §22-403 of this Chapter, with the exception of §§22-403(E)(2)(d) and 22-403(E)(2)(f).

4. **Township Action.**

   A. If the plan is deemed to have outstanding comments or unaddressed concerns, the developer shall resubmit revised drawings, supporting reports, documents, etc., for additional review by the Planning Commission. Copies of the revised information shall meet the standards of the previous subsection.

   B. Revised plans may be filed with the Township on any business day; however, the Planning Commission will not place the plan on the agenda for review unless the plan was resubmitted at least 10 days prior to that meeting.

   C. Failure of the developer to address all the comments and concerns within the allowable time frame, the Planning Commission may submit the plan to the Board with a recommendation for disapproval.

   D. All applications for approval of a plan shall be acted upon by the Board who shall render its decision not later than the greater of the period of time authorized by the Municipalities Planning Code or 90 days following the date of the regular meeting of the Board next following the date the application is filed; provided, that should the said next regular meeting occur more than 30 days following the filing of the application the said 90 day period shall be measured from the 30th day following the date the application has been filed.

5. **Notification of the Board of Supervisors Action.** The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 15 days following the decision, or such later date as may be authorized by the Municipalities Planning Code.
A. When the application is not approved in terms filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provision of the Chapter relied upon.

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

C. If the application is disapproved, the Board will notify the above individuals, in writing, of the defects in the application and will identify the requirements which have not been met, through citing provisions of the statute or ordinance relied upon.

6. **Compliance with the Board of Supervisors Action.** If the Board conditions improvement construction plan approval upon receipt of additional information, changes and/or notification, such data shall be submitted and/or alterations noted on three copies of the plan to be submitted to the Board within 80 days of their conditional approval, unless the Board grants a waiver by extending the effective time period.

7. **Improvement Construction Plan Certificate and Construction Authorization.** After the Board's approval of the improvement construction plan and the required changes, if any, are made, the applicant shall proceed to prepare three plans which shall be either (i) black ink on tracing cloth or (ii) transparent reproductions of the original plan with black line on cloth or stable plastic base film. These plans shall be certified in the following manner:

A. Both improvement construction plans shall be presented to the Board for the signature of the Chairman and Vice Chairman or their designees. Improvement construction plans will not be signed by the Township after 90 days from the Board's approval action unless the Board grants a waiver by extending the effective time period of the approval.

B. Approval and certification of an improvement construction plan shall not constitute final plan approval of the proposal, nor shall this plan be recorded with the Recorder of Deeds, but shall, when combined with the necessary municipal and/or Commonwealth approvals and permits, grant the authority to install the improvements required as part of this Chapter.

C. Following the Board's certification of the improvement construction plan, two copies of the plan will be retained by the Board and the remaining copy will be available to the firm which prepared the plan.
D. Improvement construction plan approval will be effective for a 5 year period from the date of the Board's approval of the preliminary plan. Construction must be completed and a final plan application must be submitted within 5 years of the preliminary plan approval or else the plan approval will become null and void, unless the Board grants a waiver by extending the effective time period of the approval.

8. Completion of Improvements. Upon completion of the improvements required by this Chapter, the applicant may proceed to submit a final plan and application which shall include notice of approval of the improvements by the authority which is to accept the improvement.

(Ord. 96-10, 6/26/1996, §307; as amended by Ord. 02-11, 11/21/2002)


1. Procedure for Processing Revised Subdivision and/or Land Development Plans. Any replatting or resubdivision of recorded or unrecorded plans, excluding lot grading plans in subdivisions, shall be considered as a new application and shall comply with all requirements of this Chapter, except that plans may be changed; provided, that in making such changes:

A. No lot or tract of land shall be created that does not meet the minimum design standards required by this Chapter and existing Township regulations.

B. No structure shall be relocated which does not meet the minimum design standards required by this Chapter and existing Township regulations.

C. No increase is made in the overall density.

D. The stormwater management facilities are not altered in a manner which affects the discharge of stormwater to an adjacent property or significantly relocates a major stormwater management facility within the project.

E. Street locations and block sizes shall not be changed.

F. The character and land use of the original application shall be maintained.

2. In every case where a plan alteration conforms to the above, the applicant shall:

A. Submit to the Board one black on white or blue on white paper copy of the revised final plan and one application form. Upon review of the revision, the Township will advise the applicant whether or not the revision complies with the above.

B. If the revision complies, the applicant shall prepare and submit the plan in accordance with §22-306 of this Chapter.
C. The plan shall be processed in accordance with the provisions of §22-306 of this Chapter.

D. The plans shall then be recorded as specified in §22-306(9) of this Chapter.

4. In addition to submitting the required material, in accordance with subsection (2) of this Section, the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees required by the Township plus documentation that plans have been properly submitted to the County Planning Commission.

5. **Preliminary/Final Plans.** In case of a residential subdivision plan of not more than five lots, which does not require provisions for a new street, the applicant may, at his discretion, concurrently submit preliminary and final plans. In the case of land development which contains less than 25,000 square feet of new building area, the Board may waive filing of a separate preliminary plan and allow the plan to be submitted as a preliminary/final plan. The request for this waiver shall be made in accordance with §22-309 of this Chapter. All other plans shall be submitted in accordance with §22-305 of this Chapter. For the purpose of interpreting this Section, remaining lands shall be considered a lot. [Ord. 02-11]

6. **Procedure for Processing a Lot Add-On.** The lease, conveyance, sale or transfer of land for the sole purpose of increasing the lot size of an adjacent contiguous lot shall comply with the following lot add-on procedure; provided, that the proposal does not alter a subdivision plan of record, create additional lots or result in a nonconformity with the design standards found in Part 4 of this Chapter. In every case where a proposal conforms to the above, the application shall comply with the following procedures:

   A. The applicant shall submit to the Township one black on white or blue on white paper copy of a lot add-on plan and a completed application form. Upon review of the revision, the Township will advise the applicant whether or not the proposal qualifies as a lot add-on.

   B. If the plan qualifies, the applicant shall prepare and submit the plan in accordance with §22-306 of this Chapter, including all completed application forms and documents, documentation that plans have been filed with the County Planning Commission, and the appropriate application fee. The plan shall then be processed and recorded in accordance with §22-306 of this Chapter.

(Ord. 96-10, 6/26/1996, §308; as amended by Ord. 02-11, 11/21/2002)

§22-309. **Procedure for Requesting Consideration of Waiver of Provisions of This Chapter.**
1. **Application Requirements.** A request for a waiver may be submitted to the Township at any time. All requests shall be on the proper application form and accompanied by a plan prepared at least to the minimum standards of a sketch plan (see §22-401). The written request shall identify:

A. The specific Section of this Chapter which is requested to be waived.

B. Justification for the waiver. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based.

C. Provisions proposed as an alternate to the requirements.

2. **Township Action.**

A. In general, the Planning Commission shall not be required to review a request for a waiver unless the request was filed at least 10 days prior to that meeting. The Planning Commission will review the request to determine (i) if compliance with the provisions of the Chapter creates an undue hardship or appears to be unreasonable as it applies to the particular property or (ii) if the applicant demonstrates that an alternative proposal will allow for equal or better results and take such action as it shall deem necessary or advisable in the public interest.

B. The request for a waiver and accompanying documentation shall be submitted by the Planning Commission, together with its analysis and recommendations, to the Board for consideration. All applications for approval of a waiver shall be acted upon by the Board who shall render its decision and communicate it to the applicant. [Ord. 02-11]

3. **Notification of Action of Board of Supervisors.** The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to the applicant at his last known address. [Ord. 02-11]

(Ord. 96-10, 6/26/1996, §309; as amended by Ord. 02-11, 11/21/2002)
PART 4

INFORMATION TO BE SHOWN ON OR SUBMITTED WITH SUBDIVISION AND LAND DEVELOPMENT PLANS

§22-401. Sketch Plans.

The scale and sheet size of sketch plans shall be as required for preliminary plans in §§22-402(A)(1) and 22-402(A)(4). The sketch plan shall show or be accompanied by the following data, legible in every detail and drawn to scale, but not necessarily containing precise dimensions:

A. Name and address of the developer (if applicable) and landowner.

B. Name of the individual and/or the firm that prepared the plan.

C. Location map with sufficient information to enable the Board to locate the property.

D. North arrow.

E. Written and graphic scales.

F. Existing tract boundaries accurately labeled with the name(s) of adjacent landowner(s) and adjacent plan(s) of record.

G. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within the vicinity of the tract.

H. Significant topographical and manmade features e.g., bodies of water, quarries, floodplains, tree masses, structures and suspected wetlands (as determined from the Butler County Soil Survey or DEP).

I. Location and width of all proposed streets, alleys, street names and approximate grade, rights-of-way, and easements, proposed lot lines with approximate dimensions, proposed minimum building lines for each street, playgrounds, public buildings, public areas, historical sites and parcels of land proposed to be dedicated or reserved for public use.

J. Proposed land use; if several land uses are proposed, the location of each land use shall be indicated.

K. Statement explaining the methods of water supply and sewage disposal to be used.

(Ord. 96-10, 6/26/1996, §401)
§22-402. Preliminary Plans.

Preliminary subdivision plans and/or land development plans shall be prepared by an engineer or surveyor, licensed to practice in the Commonwealth of Pennsylvania. The preliminary plan shall show, be accompanied by or be prepared in accordance with the following:

A. Drafting Standards.

1. The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet or 100 feet to the inch.

2. Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.

3. The survey shall not have an error of closure greater than 1 foot in 10,000 feet.

4. The sheet size shall be no smaller than 18 x 22 inches and no larger than 30 x 42 inches. If the plan is prepared in two or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one sheet is necessary, each sheet shall be the same size and numbered to show the relationship to the total number of sheets in the plan (e.g., sheet 1 of 5).

5. If the plan is presented on multiple sheets, a reduced scale drawing showing the entire development on a single sheet shall be provided. The drawing shall be legible in every detail and may be drawn at any standard scale.

6. Plans shall be legible in every detail.

B. Location and Identification.

1. The proposed project name or identifying title.

2. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within the vicinity of the tract.

3. The name and address of the owner of the tract (or his authorized agent), the developer/subdivider and the firm that prepared the plans.

4. The file or project number assigned by the firm that prepared the plan, the plan date and the date(s) of all plan revisions.

5. A north arrow, graphic scale and written scale.
(6) The entire existing tract boundary with bearing and distances. (If it is the intention of the landowner to retain a single lot with a lot area in excess of 10 acres, the boundary of that lot may be identified as a deed plotting and may be drawn at any legible scale; if the retained lot has a lot area of 10 or less acres, it must be described to the accuracy of the requirements of this Chapter. In the case of lot add-on plans, the boundary of the receiving tract shall also be identified as a deed plotting and may be drawn at any standard scale.

(7) The total acreage of the entire existing tract.

(8) The location of existing lot line markers along the perimeter of the entire existing tract.

(9) The district, lot size and/or density requirements of this Chapter.

(10) A location map, drawn to scale, relating the subdivision or land development to at least two intersections of street centerlines, including the distance to the intersection of centerlines of the nearest improved street intersection.

(11) Source of title, deed book page, plan book (if applicable) and tax map number.

(12) Copies of all deeds and covenants for all lots, tracts, parcels, etc., involved in the proposed subdivision or land development.

(13) A deed plotting of the parent tract for the lot or lots involved in the subdivision or land development as it existed on or before May 15, 1972, including the location of all lots subdivided from the parent tract since then. The plotting may be provided on a separate sheet or submitted as support documentation, but shall be certified as accurate by the surveyor or engineer preparing the plan.

C. Existing Features.

(1) Existing contours shall be shown at a minimum vertical interval of 1 foot for land with average natural slope of 3% or less, 2 feet for land with average natural slope between 3% and 20% and at a minimum vertical interval of 5 feet for more steeply sloping land. Contour interval may be adjusted based upon horizontal scale with concurrence of the Township Engineer. Contours shall be accompanied by the location of the bench mark and a notation indicating the datum used. The datum used by the Authority shall be used in all plans indicating connection to the Authority's public sewer system or public water system. Contours plotted by interpolation of the United States Geodetic Survey 7.5 feet mapping will not be accepted.
The names of all adjacent landowners, both adjoining and across existing rights-of-way along with the plan book record numbers of all previously recorded plans for adjacent properties.

The following items when located within 200 feet of the subject tract:

(a) The location and name of existing rights-of-way and cartways for private or public streets, alleys and driveways.

(b) The location of the following features and any related right-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings and stormwater collection, conveyance and management facilities.

(c) The location of existing rights-of-way and easements for electric, gas and oil transmission lines, and railroads.

(d) Significant environmental or topographic features such as floodplains, wetlands, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeologic sites, highly erosive soils or wooded areas, historic structures, cemetery or burial sites, archaeologic sites or highly erosive soils.

The following items, when located within the subject tract:

(a) The location, name and dimensions of existing rights-of-way and cartways for streets, alleys and driveways.

(b) The location and size of the following features and related rights-of-way, sanitary sewer mains, water supply mains, fire hydrants, buildings and stormwater management facilities.

(c) The location of existing rights-of-way for electric, gas and oil transmission lines and railroads.

(d) The size, capacity and condition of the existing stormwater management system and any other facility that may be used to convey storm flows.

(e) The location and size of existing onlot sewage systems and wells.

(f) Significant environmental or topographic features, such as floodplains, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeologic site or highly erosive soils.

(g) The location of wetlands and subsequent data or information required by §22-405 of this Chapter.
(h) The location(s) of all steep slope areas as described by §22-613 of this Chapter.

(i) The location(s) of all mature woodlands, maturing woodlands and young woodlands as described by §22-614 of this Chapter.

D. **Plan Information.**

1. The layout of streets, alleys and sidewalks, including cartway and right-of-way widths.

2. The layout of lots with approximate dimensions.

3. Block and lot numbers in consecutive order (e.g., Block "A", Lots 1 through 10; Block "B", Lots 11 through 22).

4. The location and configuration of proposed buildings, parking compounds, streets, alleys, driveways, common open space, recreational areas and all other significant planned facilities.

5. Total number of lots, units of occupancy, density and proposed land use. If a multiple land use is proposed, the location of each land use shall be indicated.


7. Building setback line and building envelope.

8. Identification of buildings to be demolished.

9. Typical street cross section for each proposed public or private street, any existing street which will be improved as part of the application and any access drives or parking compounds. Each cross section shall include the entire right-of-way width.

10. Street centerline profile for each proposed public or private street shown on the preliminary plan, including corresponding centerline stationing.

11. The preliminary design of the proposed sanitary sewer mains and water supply mains and facilities. This information shall include the approximate size, vertical location and horizontal location, if applicable.

12. The locations of all proposed utilities including gas, electric, telephone and cable TV.

13. Stormwater management data and plans designed in accordance with the Township Stormwater Management Ordinance [Chapter 26]. This information may be provided on a sheet with other data or on separate
sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any stormwater management plan and/or in the presentation of such information, the Board shall make the final determination on the design criteria, methodology and form of presentation.

(14) A statement on the plan indicating any zoning amendment, special exception or variance previously granted, if applicable.

(15) A statement on the plan indicating any existing or proposed waivers (including all conditions imposed) granted by the Board.

(16) Proposed street names.

(17) A table indicating the existing zoning district, total tract area, required lot size, required setbacks, required maximum and/or minimum development density, maximum building height and number of lots in the proposed subdivision along with the proposals for each of these parameters.

(18) Where the proposed subdivision or land development is located partially or wholly within an area prone to frequent flooding (either by impoundment or conveyance) as indicated by the flood insurance rate map profiles and supporting data, soil type or local historical record, the developer shall supply the location and elevation of all proposed roads, fills, utilities, buildings, stormwater management and erosion control facilities;

(19) Location of all percolation test holes, deep probe holes and proposed well locations.

(20) Easements for the onlot sewage replacement locations.

(21) Clear sight triangles and stopping sight distances for all intersections as described in §22-602(5) of this Chapter shall be shown on the plan.

(22) The location of all trees and/or woodlands on the site to be removed and trees and/or woodlands to remain.

(23) When the preliminary plan involves only a portion of the parent tract or is adjacent to a significant undeveloped tract, a sketch plan shall be provided for the undeveloped land which demonstrates that the potential future development can be coordinated with the proposed plan. The Township may require adjustments in the proposed layout to insure coordination with the future development.

(24) In case of a preliminary plan calling for the installation of improvements beyond a 5 year period, a schedule delineating all proposed sections as
well as deadlines within which applications for final plan approval of each section are intended to be filed shall be provided. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of 25% of the total number of dwelling units as depicted on the preliminary plan.

(25) A statement on the plan listing the proposed means to provide sewer and water service to each lot or use. If by public utilities, the plan shall name said authority and state the intent to dedicate ownership of the proposed systems.

(26) A detailed grading plan.

(27) Any and all other plans, details, specifications, etc., needed to demonstrate compliance with this Chapter, and as required by the Township.

E. **Certificates, Notifications and Reports.**

(1) **Certificates.**

(a) Certificate of review by the Township Planning Commission.

(b) Certificate for approval by the Board, with space for the signatures of two members.

(c) Certificate, signature and seal of the surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct.

(d) Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct.

(e) Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the provisions of the Township Stormwater Management Ordinance [Chapter 26].

(2) **Notifications.**

(a) Where the tract described in the application includes any public utility, electric transmission line, gas pipeline or petroleum product transmission line located within the tract, the applicant or lessee of such right-of-way shall notify the owner of the right-of-way of his intentions. A note stating any conditions regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan. This requirement
may also be satisfied by submitting a copy of the recorded agreement.

(b) Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.

(c) Notification from the public sewer and water providers that capacity exists to accommodate the needs of the proposed subdivision or land development, if public service is proposed.

(3) **Reports.**

   (a) A hydrologic report as required by the Township Stormwater Management Ordinance [Chapter 26].

   (b) A traffic evaluation report as described in §22-406 of this Chapter.

   (c) A wetland report as described in §22-405 of this Chapter.

   (d) A water development impact study as described in §22-407 of this Chapter.

   (e) Copies of all decisions rendered by the Zoning Hearing Board when the proposed use is permitted by special exception or where a variance has been granted.

F. **Filing Fee.** The preliminary plan shall be accompanied by a check or money order drawn to the order of the Township in an amount specified on the fee schedule adopted by the Board.

(Ord. 96-10, 6/26/1996, §402)

§22-403. **Final Plans.**

Final subdivision and/or final land development plans shall be prepared by an engineer, surveyor or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The final plan shall be accompanied by, or prepared in accordance with, the following:

A. **Drafting Standards.** The same standards shall be required for a final plan as specified for a preliminary plan in §22-402(A) of this Chapter.

B. **Location and Identification.** The same standards shall be required for a final plan as specified for a preliminary plan in §22-402(B) of this Chapter.
C. **Existing Features.** The same standards shall be required for a final plan as specified for a preliminary plan in §22-402(C) of this Chapter.

D. **Plan Information.**

1. Complete description of the centerline and right-of-way line for all new streets, whether public or private, and alleys. This description shall include distances and bearings with curve segments comprised of radius, tangent, arc and chord.

2. Lot lines with accurate bearings and distances and lot areas for all parcels. Curve segments shall be comprised of arc, chord, bearings and distances. Along existing street rights-of-way the description may utilize the existing deed lines or street centerlines; along all proposed street rights-of-way, the description shall be prepared to the right-of-way lines.

3. Block and lot numbers in consecutive order (e.g., Block "A", Lots 1 through 10; Block "B" Lots 11 through 22).

4. The location and configuration of proposed buildings, parking compounds, streets, alleys, driveways, recreational areas and all other significant planned facilities shall be shown.

5. Total number of lots, units of occupancy, density and proposed land use. If a multiple land use is proposed, the location of each land use shall be indicated.


7. Building setback line and building envelope.

8. Identification of buildings to be demolished.

9. Typical street cross section for proposed public or private streets and alleys and a typical cross section for any existing street which will be improved as part of the application. Each cross section shall include the entire right-of-way width.

10. Final vertical and horizontal alignment for proposed public or private streets and alleys, sanitary sewer and water distribution systems. All street profiles shall show at least the existing (natural) profile along the centerline, proposed grade at the centerline and the length of all proposed vertical curves for streets. All water distribution and sanitary sewer systems shall provide manhole locations and size and type of material. This information may be provided on separate sheets and is not subject to recording with the final plans.
(11) The locations of all proposed utilities including gas, electric, telephone and cable TV.

(12) Final street names.

(13) Location and material of all permanent monuments and lot line markers, including a note that all monuments and lot markers are set or indicating when they will be set.

(14) A detailed grading plan. The grading plan shall include finished grades and ground floor elevations. This information may be provided on separate sheets and is not subject to recording with the final plans.

(15) Identification of any lands to be dedicated or reserved for public, semipublic or community use.

(16) A table indicating the existing zoning district, total tract area, required lot size, required setbacks, required maximum and/or minimum development density, maximum building height and number of lots in the proposed subdivision along with the proposals for each of these parameters.

(17) Where the proposed subdivision or land development is located partially or wholly within an area prone to frequent flooding (either by impoundment or conveyance) as indicated by the flood insurance rate map (profiles), soil type or local historical record, the applicant shall supply the location and elevation of all proposed roads, fills, utilities, buildings, stormwater management and erosion control facilities.

(18) In the case of a plan which requires driveway access to a highway under the jurisdiction of the Department of Transportation, the inclusion of the following plan note:

"A highway occupancy permit is required pursuant to §420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before access to a State highway is permitted. Access to the State highway shall be as authorized by a highway occupancy permit and the Board of Supervisors approval of this plan in no way implies that such a permit can be acquired."

(19) A statement on the plan indicating the granting of zoning amendment, special exception or variance, if applicable, along with waivers (including all conditions imposed) granted by the Board of Sections of this Chapter.

(20) Stormwater management data and plans designed in accordance with the Township Stormwater Ordinance [Chapter 26]. This information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any
dispute in the methodology used in the design of any stormwater management plan and/or in the presentation of such information, the Board shall make the final determination on the design criteria, methodology and form of presentation.

(21) Location of all percolation test holes, deep probe holes and proposed well locations.

(22) All final plans proposing residential development or residential uses near or adjoining agricultural uses must contain in conspicuous form the following language: "WARNING: The property described herein is located within an area where land is used for agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal accepted agricultural practices and operations including, but not limited to, noise, odors, dust, operation of machinery of any kind, including aircraft, storage and disposal of manure and application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that §4 of Pennsylvania Act 133 of 1982, "The Right to Farm Law," may bar them from obtaining a legal judgment against such normal agricultural operations." The note shall be included on all deeds of the subject subdivision.

(23) A complete landscape plan, prepared by a landscape architect, showing the location, size and type of all plant material, when landscaping is required by provisions of this Chapter or any other applicable Township regulations including, but not limited to, screening buffer planting, parking landscaping, replacement trees and street trees. The landscape plan should be provided on separate sheets and must include the signature and seal of the registered landscape architect responsible for preparation of the plan.

(24) Easements for the onlot sewage replacement locations.

(25) Clear sight triangles and stopping sight distances for all intersections as desired in §22-602(E) of this Chapter shall be shown on the plan.

(26) The location of all trees and/or woodlands on the site to be removed and trees and/or woodlands to remain.

(27) A detailed schedule of inspections, as generally outlined by §22-504 of this Chapter, which is tailored for the site under consideration.
(28) A traffic circulation plan for all new or altered streets, access drives, parking compounds and intersections, which includes all proposed identification, warning and regulatory signage.

(29) Any and all other plans, details, specifications, etc., needed to demonstrate compliance with this Chapter and as required by the Township.

E. Certificates, Notifications and Reports.

(1) Certificates.

(a) Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct.

(b) Certificate, signature and seal of the surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct.

(c) Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the provisions of the Township Stormwater Management Ordinance [Chapter 26].

(d) Certificate of review by the Planning Commission.

(e) Certificate for approval by the Board with space for signatures by two members of the Board.

(f) An ownership certificate, acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowner, certifying that the subdivision or land development shown on the plan is the act and the deed of the owner that all those signing are all the owners of the property shown on the survey and plan, that they desire the same to be recorded as such and that all streets and other property identified as proposed public property are dedicated for public use. This must be dated following the last change or revision to said plan.

(g) A completed mortgage certification.

(h) Certification of review by the County Planning Commission.

(i) A certificate to accommodate the Recorder of Deeds information.

(2) Notifications.
(a) Notification from DEP that approval of the sewer facility plan revision (plan revision module for land development) or supplement has been granted or notice from DEP that such approval is not required.

(b) Where the tract described in the subject application includes any public utility, electric transmission line, gas pipeline or petroleum product transmission line located within the tract, the applicant or lessee of such right-of-way shall notify the owner of the right-of-way of his intentions. A note stating any condition regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan. The requirement may also be satisfied by submitting a copy of the recorded agreement.

(c) Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.

(d) Notice from the postmaster of the postal districts of Cranberry (16066), Zelienople (16063), Evans City (16033) and Harmony (16037) that the proposed private and/or public street names are acceptable.

(e) A note placed on the plan indicating any area that is not to be offered for dedication, if applicable.

(f) Written notice from the Township Engineer/Solicitor and the appropriate authority engineer/solicitor that all proposed improvements have been designed to the standards of the Township and/or the Authority that financial guarantees in a form suitable to the Board of Supervisors and the appropriate authority have been received.

(g) Such written notices of approval as required by this Chapter, including written notices approving the water supply systems, and sanitary sewage systems.

(h) The submission of a controlling agreement in accordance with §22-602(H) when an application proposes to establish a street which is not offered for dedication to public use.

(i) Notification from the appropriate State and Federal agencies that permits have been issued, or are not required, for any proposed activities within streams, wetlands or any other State or Federally...
regulated body of water. These permits include, but are not limited to, floodplain encroachment permits, dam safety permits, earth disturbance permits, stream encroachment permits and general permits. When the final plan is submitted in sections, the above notifications for all applicable activities on the entire site, shown on the approved preliminary plan shall be provided upon submittal of the first final phase of the project.

(j) Notification of a Pennsylvania Department of Transportation highway occupancy permit for any proposed construction within the State right-of-way or outside the right-of-way when it is determined to have an adverse effect.

(k) Notification from the Township Solicitor, that a properly executed developers agreement has been executed. The agreement/contractual commitment may include, but not be limited to, requirements that the applicant or developer is bound not to cause any physical change in the land or to any structure which requires prior approval or the issuance of a permit, or both, from any governmental body or agency until such permits or approvals are actually obtained and specifying amount other things that the subdivision or land development shall be completed and maintained in the manner approved in the final plan within the time schedule agreed upon and the hours within which construction shall take place, the maintenance of existing and proposed roads and facilities and authorizing the Township to obtain an immediate ex parte injunction, the withdrawal of permits and such other remedies as the Township deems appropriate against the applicant, its agents and contractors in the Court of Common Pleas of Butler County if work is commenced without such permits or approvals or violation of other terms in the agreement and specifying any other remedies for failure of the developer to comply.

(3) Reports.

(a) A final hydrologic report as required by the Township Stormwater Management Ordinance [Chapter 26].

(b) A traffic evaluation report as described in §22-406 of this Chapter.

(c) A wetland report as described in §22-405 of this Chapter.

(d) A water development impact study as described in §22-407 of this Chapter.

(e) Copies of all decisions rendered by the Zoning Hearing Board.
F. **Filing Fee.** The final plan shall be accompanied by a check or money order drawn to the order of the Township in an amount specified on the fee schedule adopted by the Board.

*(Ord. 96-10, 6/26/1996, §403)*

§22-404. **Lot Add-On Plans.**

Lot add-on plans shall be prepared by a qualified person and shall include the following information:

A. **Drafting Standards.** The same standards shall be required for a lot add-on plan as specified for a preliminary plan in §22-402(A) of this Chapter.

B. **Location and Identification.** The same standards shall be required for a lot add-on plan as specified for a preliminary plan in §22-402(B) of this Chapter.

C. **Existing Features.**

   1. The names of all adjacent landowners, both adjoining and across existing rights-of-way, along with the plan book record numbers of all previously recorded plans for adjacent properties.

   2. The location, name and dimensions of existing rights-of-way and cartways for streets, alleys and driveways.

   3. The location and size of the following features and related rights-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and stormwater management facilities and floodplains.

   4. The location of existing rights-of-way for electric, gas and oil transmission lines and railroads.

   5. The location and size of existing onlot sewage systems and wells.

D. **Plan Information.**

   1. Lot lines with accurate bearings and distances and lot areas for all parcels. Curve segments shall be comprised of arc, chord, bearings and distances.

   2. Parcel Designations. All tracts being conveyed shall be designated as Parcel A, B, etc.

SUBDIVISION AND LAND DEVELOPMENT

(4) Building setback line and building envelope.

(5) Location and material of all permanent monuments and lot line markers, including a note that all monuments and lot markers are set or indicating when they will be set.

(6) Identification of any lands to be dedicated or reserved for public, semipublic or community use.

(7) A table indicating the existing zoning district, total tract area, required lot size, required setbacks, required maximum and/or minimum development density, maximum building height and number of lots in the proposed subdivision along with the proposals for each of these parameters.

(8) In the case of a plan which requires driveway access to a highway under the jurisdiction of the Department of Transportation, the inclusion of the following plan note:

"A highway occupancy permit is required pursuant of §420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before access to a State highway is permitted. Access to the State highway shall be as authorized by a highway occupancy permit and the Board of Supervisors approval of this plan in no way implies that such a permit can be acquired."

(9) A statement on the plan indicating the granting of zoning amendment, special exception or variance, if applicable, along with waivers (including all conditions imposed) granted by the Board to Sections of this Chapter.

(10) Location of all percolation test holes, deep probe holes and proposed well locations, if applicable.

E. Certificates; Notifications.

(1) Certificate, signature and seal of a surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct (see Appendix).

(2) Certificate of review by the Planning Commission (see Appendix).

(3) Certificate for approval by the Board (see Appendix).

(4) A statement, duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowners (both grantor and grantee), to the effect that the subdivision or land development shown on the plan is the act and the deed of the owner, that all those
signing are all the owners of the property shown on the survey and plan and that they desire the same to be recorded as such (see Appendix).

(5) A completed mortgage certificate.

(6) Certification of review by the County Planning Commission (see Appendix).

(7) A certificate to accommodate the Recorder of Deeds information (see Appendix).

(8) When applicable, notification from DEP that approval of the sewer facility plan revision (plan revision module for land development) or supplement has been granted or notice from DEP that such approval is not required.

F. **Filing Fee.** The plan shall also be accompanied by a check or money order drawn to the Township in an amount specified on the fee schedule adopted by the Board.

*(Ord. 96-10, 6/26/1996, §404)*

**§22-405. Wetlands Study.**

1. The applicant shall submit a wetland study with the submittal of all subdivision and land development plans (except revised plans and lot add-on plans). The purpose of the study shall be to determine the presence and extent of wetlands on the site.

2. The study shall be performed by a qualified wetland scientist. Qualified individuals should possess a minimum of bachelor's degree in biology, botany, zoology, ecology or environmental sciences. In general, other professionals, such as engineers, landscape architects, surveyors, planners and geologist are not considered fully qualified to perform wetland delineations, unless they possess special ecological training and experience beyond their discipline. The Township reserves the right, in as much as no recognized certification program exists for wetland scientists, to determine the qualification of those preparing wetland delineations. Should a State or Federal wetland scientist certification program be established, the Township will consider only those certified individuals qualified to perform delineations.

3. **Requirements for Wetland Studies.**

   A. Delineations should follow the procedures outlined in the 1987 Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

   B. Delineations shall be supported by reports. The report shall contain the following sections:
(1) Introduction. Description of the physical features of the site, its location and the proposed plans for the site.

(2) Methods. Description of the methods used for the survey, with particular emphasis on any deviation from the outlined Federal method. Relevant information includes the date of the field studies, the number of transects and plots used, the size of vegetation quadrats employed, the size of soil pits used, taxonomic references used and the disposition of any voucher specimens.

(3) Results and Discussion. Description of the findings of the study. Soils, vegetation and hydrology for wetland and upland areas of the site should be discussed. Any problem areas should be thoroughly treated.

(4) Conclusions. The extent of wetlands on the site should be discussed. The impact of the proposed projection these wetlands should also be considered.

C. Included in the report as appendices or tables should be:

(1) Site location map (USGS 7.5 feet quadrangle will suffice).

(2) NWI map.

(3) Soil survey map with soil descriptions.

(4) Data sheets for each plot.

(5) Wetland boundary map. Wetland boundaries shall be surveyed by a registered professional surveyor and shown on a plan of appropriate scale. The limits of the wetland study shall be clearly shown. The plan shall also show the location of all plots and/or transects used in the study, the name of the consulting firm which performed the delineation, the name of the surveyor and a disclaimer statement indicating no wetland boundary is considered jurisdictional until approved by DEP and COE.

(6) Color photos of wetlands areas on the site, with locations and directions of view keyed to the wetland boundary map.

(7) Resumes of the wetland scientist(s) who performed the delineation.

4. For sites on which no wetlands occur, an abbreviated report may be submitted. The abbreviated report should contain the introductory material, the methods section and a discussion of the results of the study. Site location, NWI and soil maps should also be provided.
5. All subdivision plans shall contain notes for future lot owners. The wetland boundary on each lot will be clearly marked. Each lot which contains wetlands, or to which access may be restricted by wetlands, shall have a note which states State and Federal laws require permits for all activities which result in a deposition of fill into delineated wetlands. The note shall also state that refusal of such a permit may restrict some uses of all or portions of the lot.

6. Compensatory mitigation projects required as part of State or Federal permits shall be shown on the subdivision plans. Future lot owners whose property encompasses all or part of a mitigation area shall be notified that the portion of their property which includes the mitigation area may not be altered and is considered a jurisdictional wetland by the State and Federal governments. Lot owners may be responsible for maintenance of mitigation areas. In order to help ensure the long-term viability of wetland mitigation efforts, the Township discourages multiple ownership of mitigation areas. Ownership by one individual or a homeowners association is encouraged. Owners of the wetland mitigation areas must be clearly identified to the Township.

7. The Township reserves the right to reject any submitted wetland delineations. Should the Township feel the actual wetland area differs from the shown on the subdivision plan, the Township has the right to secure, at the developer's expense, qualified personnel to check the delineation and redraw the boundary as necessary. Should the developer subsequently disagree with the Township's delineation, a jurisdictional delineation by DEP and COE will be requested. Any charges for the jurisdictional delineation will be the responsibility of the developer.

8. Where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced off to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 5 feet outside the delineated boundary, prior to any construction or issuance of building permits. The fence must be properly maintained until all occupancy permits have been used and/or for the extent of all construction.

(Ord. 96-10, 6/26/1996, §405)


All land developments or subdivisions which propose new streets or produce 250 average daily trips (ADT) or more shall provide studies and reports in accordance with the requirements of this Section:

A. The applicant is responsible for assessing the traffic impacts associated with a proposed development which meets any condition set forth above. The Township will review the applicant's assessment and supply available data upon request to aid the applicant in preparing the study. The applicant shall be responsible for all data collection efforts required in preparing a traffic
impact study, including peak period turning movement counts. In addition, the applicant is responsible for ensuring that any submitted development plans meet the minimum State and local standards for geometric design. The study shall be conducted only by a professional engineer that has verifiable experience in traffic engineering. Upon submission of a draft study, the Township may review the data sources, methods and findings and provide comments in written form. The applicant will then have the opportunity to incorporate necessary revisions prior to submitting a final study.

B. Traffic Impact Study Contents. A traffic impact study prepared for a specific site development proposal shall follow the basic format shown below. Additions or modifications should be made for a specific site, when appropriate. This basic format allows for a comprehensive understanding of the existing site, future conditions without the proposed use and the impacts associated with the proposed development plan. Following is a brief narrative for each section of a traffic impact study.

(1) Introduction. This section identifies the land use and transportation setting for the site and its surrounding area.

   (a) Site and Study Area Boundaries. A brief description of the size of the land parcel, general terrain features, legal right-of-way lines of the highway and the location within the jurisdiction and the region should be included in this section. In addition, the roadways that afford access to the site and are included in the study area should be identified. The exact limits of the study area should be based on engineering judgment and an understanding of existing traffic conditions at the site. In all instances, however, the study limits shall be acceptable to the Township.

   (b) Site Description. This section should contain a brief narrative which describes the proposed development in terms of its function, size and near and long-term growth potential. This description should be supplemented by a sketch which clearly shows the proposed development within the site boundaries, its internal traffic circulation pattern and the location and orientation of its proposed access points.

   (c) Existing and Proposed Site Uses. The existing and proposed uses of the site should be identified in terms of the various zoning categories in the jurisdiction. In addition, identify the specific use on which the request is made since a number of uses may be permitted under the exiting ordinances.

   (d) Existing and Proposed Nearby Uses. Include a complete description of the existing land uses in the vicinity of the site as well as their current zoning. The applicant should also state the proposed uses for adjacent land, if known. This latter item is
especially important where large tracts of underdeveloped land
are in the vicinity of the site and within the prescribed study area.

(c) **Existing and Proposed Roadways and Intersections.** Within
the study area, describe existing roadways and intersections
(geometrics and traffic signal control), as well as improvements
contemplated by government agencies.

(2) **Analysis of Existing Conditions.** This section describes the results
of the volume/capacity analysis to be completed for the roadways and
intersections in the vicinity of the site under existing conditions as well
as any data collection efforts that are required.

(a) **Daily and Peak Hour(s) Traffic Volumes.** Provide schematic
diagrams depicting daily and peak hour(s) traffic volumes for
roadways within the study area. Turning movement and mainline
volumes are to be presented for the three peak hour conditions
(AM, PM, and site generated) while only mainline volumes are
required to reflect daily traffic volumes. Include the source and/or
method of computation for all traffic volumes.

(b) **Volume/Capacity Analyses at Critical Points.** Utilizing
techniques described in the Highway Capacity Manual or
derivative monographs, include an assessment of the relative
balance between roadway volumes and capacity. Perform the
analysis for existing conditions (roadway geometry and traffic
signal control) for the appropriate peak hours.

(c) **Level of Service at Critical Points.** Based on the results
obtained in the previous section, levels of service (A through F) are
to be computed and presented. This section should also include a
description of typical operating conditions at each level of service.

(3) **Analysis of Future Conditions Without Development.** This section
describes the anticipated traffic volumes in the future and the ability of
the roadway network to accommodate this traffic without the proposed
zoning or subdivision request. The future year(s) for which projections
are made will be specified by the Township and will be dependent on the
timing of the proposed development.

(a) **Daily and Peak Hour(s) Traffic Volume.** Clearly indicate the
method and assumptions used to forecast future traffic volumes
in order that the Township can duplicate these calculations. The
schematic diagrams depicting future traffic volumes will be
similar to those described in subsection (B)(2)(a) in terms of
locations and times (daily and peak hours).
(b) **Volume/Capacity Analyses at Critical Locations.** Describe the ability of the existing roadway system to accommodate future traffic (without site development). If roadway improvements or modifications are committed for implementation, present the volume/capacity analysis for these conditions.

(c) **Levels of Service at Critical Points.** Based on the results obtained in the previous Section, determine levels of service.

(4) **Trip Generation.** Identify the amount of traffic generated by the site for daily and the three peak conditions. All trip generation rates shall be justified and documented to the satisfaction of the Township.

(5) **Trip Distribution.** Identify the direction of approach for site generated traffic for the appropriate time periods. As with all technical analysis steps, the basic method and assumptions used in this work must be clearly stated in order that the Township can replicate these results.

(6) **Traffic Assignment.** Describe the utilization of study area roadways by site generated traffic. The proposed traffic volumes should then be combined with anticipated traffic volumes from subsection (B)(3) to describe mainline and turning movement volumes for future conditions with the site developed as proposed.

(7) **Analysis of Future Conditions With Development.** This section describes the adequacy of the roadway system to accommodate future traffic with development of the site.

(a) **Daily and Peak Hour(s) Traffic Volumes.** Provide mainline and turning movement volumes for the highway network in the study area as well as driveways and internal circulation roadways for the appropriate time periods.

(b) **Volume/Capacity Analyses at Critical Points.** Perform a volume/capacity analysis for the appropriate peak hours for future conditions with the site developed as proposed, similar to subsections (B)(2)(b) and (B)(3)(b).

(c) **Levels of Service at Critical Points.** As a result of the volume/capacity analysis, compute and describe the level of service on the study area roadway system.

(d) Final design must address both traffic flow and traffic safety considerations to provide safe operational characteristics.

(8) **Recommended Improvements.** In the event that the analysis indicates unsatisfactory levels of service will occur on study area roadways, a description of proposed improvements to remedy
deficiencies should be included in this section. These proposals would not include committed projects by the state and local jurisdictions which were described in subsection (B)(1) and reflected in the analysis contained in subsections (B)(2) and (B)(3).

(a) **Proposed Recommended Improvements.** Describe the location, nature and extent of proposed improvements to assure sufficient roadway capacity. Accompanying this list of improvements are preliminary cost estimates, sources of funding, timing and likelihood of implementation.

(b) **Volume/Capacity Analyses at Critical Points.** Another iteration of the volume/capacity analysis will be described which demonstrates the anticipated results of making these improvements.

(c) **Levels of Service at Critical Points.** As a result of the revised volume/capacity analysis presented in the previous section, present levels of service for the highway system with improvements.

(9) **Conclusion.** The last section of the report should be a clear concise description of the study findings. This concluding section should serve as an executive summary.

(Ord. 96-10, 6/26/1996, §406)

§22-407. **Water Development Impact Study.**

1. When a proposed subdivision or land development will not be served by an existing public water system regulated by the Pennsylvania Public Utilities Commission or entity organized as a public authority, the developer shall be required to conduct a water-development impact study as hereinafter set forth. In the event that the water development impact study conducted for a subdivision or new land development that will not be served by a public water supply indicates that a reasonable likelihood exists that the proposed development will not provide for a reliable, safe and adequate water supply to support the intended uses within the capacity of available resources, such factors shall constitute grounds for disapproval of the subdivision or land development plan.

A. **Exception from Water Development Impact Study.** No water development impact study shall be required for the subdivision of any lot, parcel or tract of land where 10 or fewer equivalent dwelling units are proposed or anticipated to be proposed in the future. Provided, further, that there shall be excepted from the water development impact study any nonresidential land development where the reasonably anticipated present or future water usage is less than 1,500 gallons per day. For the purposes of this
subsection, the exemption shall be applied as a cumulative total, with respect to the date of adoption of this Chapter. Multiple submittals shall be added to determine the applicability of these standards.

B. **Conduct and Scope of Study.** The water development impact study shall be prepared by a registered professional geologist qualified to conduct groundwater investigations in the Commonwealth of Pennsylvania. The purpose of this study will be to determine whether there is an adequate supply of groundwater for the proposed use and to estimate the impact of the anticipated additional water withdrawal on existing nearby wells, springs, aquifers and streams.

2. **Study Requirements.** The water development impact study shall be prepared at the developer's expense and shall bear the seal of and be signed by the person(s) preparing the study. Calculations of the projected water needs shall utilize the criteria set forth in the following references as the same may be amended from time to time: "Public Water Supply Manual," Bureau of Community Environmental Control New Bureau of Water Supply and Community Health, Publication No. 15 by the Pennsylvania Department of Environmental Protection, Harrisburg, Pennsylvania, Document No. 383-0300-001, Guide for Determination of Required Fire Flow by the Insurance Services Offices, ISO, American Waterworks Association, Denver, Colorado. The study shall include the following information:

   A. A geological map of the groundwater basin(s) containing the development shall be compiled at a minimum scale of 1:24,000.

   B. The location of all identified faults, lineaments and fractures within the area of the geologic map prepared under subsection (2)(C), below. In addition, a fracture trace analysis shall be conducted for the development and the area within 1,000 feet of the development.

   C. The location of all existing and proposed wells within the groundwater basin(s) containing the development having a design capacity to withdraw 72,000 gallons per day or more.

   D. The location of all existing and proposed onlot septic system and sewer lines within 500 feet of the development.

   E. The location of all streams, perennial and intermittent, within 50 feet of the development.

   F. The location of all existing and proposed lines of any type within 1,000 feet of the proposed development.

   G. The location of all existing and proposed oil or natural gas production or storage wells within 1,000 feet of the proposed development.
H. The location of all existing and proposed gas storage pools underlying the development or within 1,000 feet of the development.

I. The location of all existing water wells within 1,000 feet of the proposed development.

J. A discussion of the hydrologic setting of the development and its relationship to the groundwater basin(s) in which it resides.

K. A hydrologic budget shall be calculated for the groundwater basin(s) containing the development and the results extrapolated back to the area of interest using long-term records for both stream flow and groundwater levels and long-term precipitation data. Such data shall be used to determine both extreme and average water budgets for the basin(s) that include the development. Records collected at the United States Geological Survey (USGS) stream gage on Connoquenessing Creek at Hazen, Beaver County (USGS site number 03106000) will be acceptable to the Township for use in the water budget analysis. With justification, gaged water basins of superior similarity to the development may be used. Groundwater level records collected by the USGS for wells in the Pennsylvania Observation Well Network are recommended for analysis of the groundwater response. Records for well BT-311 (USGS site number 410501079524401) in Butler County, well AG-700 (USGS site number 40373408063001) in Armstrong County and well BV-156 (USGS site number 403006080252301) in Beaver County are suggested. The water budget analysis should include a summary of the expected hydrologic response of the basin(s) to extremes in precipitation and an analysis (problems, reliability, long-term trends) of the data used to prepare the budgets. Utilizing the budget which has been developed, the study shall focus on the relationship of the development to the basin, including whether it is in a recharge, intermediate or discharge part of the system and whether there is ample recharge area for the needs of the community.

L. An analysis of the relationship of the development to the overall hydrologic setting of the groundwater basin(s) and the expected hydrologic response of the development to the variation noted in the hydrologic budget analysis of the basin(s).

M. The study shall include a minimum of one test for each five equivalent dwelling units or at least one test well for each reasonably anticipated withdrawal of 5,000 gallons per day per development or part thereof, whichever is less, and for each well constructed shall include:

1. An accurate geologic log shall be kept which describes the materials penetrated during well construction. Such descriptions shall include the type, thickness, color, moisture content and depth encountered of the soil and rock encountered during construction. In addition, the log will note the depth, nature and water yield of each water bearing zone encountered during construction. Yield of the well shall be measured.
periodically during construction by volumetric or other quantitative method. The well depth at the time of the measurements, the yield and other relevant information shall be recorded on the log.

(2) An aquifer pumping test of not less than 48 hours duration or such additional time as is necessary to obtain sufficient data to characterize the hydrological system shall be conducted at a rate of not less than 150% of the average peak demand of all wells planned for the development. A minimum well yield of 5 gallons per minute per single-family lot or equivalent dwelling unit as defined by the Pennsylvania Department of Environmental Resources, 25 Pa. Code §71.1, shall be used. Such aquifer pumping test shall include a pumping well and at least one observation well, both complete to monitor the same hydrologic unit. Pre and post pumping water level data will be collected from the pumping well and all observation wells for periods of time adequate to correct the data collected during pumping and to analyze the recovery of the wells following pumping. Poorly designed or improperly conducted aquifer pumping tests yield results that are, at best, inconclusive. For this reason, the developer is strongly urged to submit to the Township an aquifer pumper test design for approval by the Township Engineer prior to conducting the test. A complete log of the pumping test shall be maintained and submitted as part of the report.

(a) An analysis of a water sample, collected from the well at the end of the aquifer pumping test and submitted to a Department of Environmental Protection certified laboratory to determine its compliance with Environmental Protection Agency safe drinking water parameters, shall be provided to the Township for each well and a copy of such test results shall be submitted with the study.

(3) To determine the impact of the development on existing wells, necessary to characterize the hydrogeology of the development shall be monitored for changes in water levels. Water level monitoring in these wells shall be sufficient to construct a hydrograph for each well showing a continuous record of water levels before, during and after the aquifer pumping test.

(4) The discharge of the pumping well shall be periodically and accurately measured during the aquifer pumping test. The results of the measurements and the times they were taken shall be recorded on the pumping test log.

(5) A copy of the Pennsylvania Department of Environmental Protection Water Well Completion Report Form, or such successor form for each well constructed as part of this study, shall be included in the report.
N. The study shall analyze and interpret all relevant data regarding the anticipated impact of the proposed development on the groundwater supply and existing wells within 1,000 feet of the proposed development. The credentials of the person(s) preparing the report shall be included and conclusions shall be drawn from the analysis with respect to:

(1) The availability of sufficient water for the proposed development and existing wells.

(2) The probable effects of long-term pumping of the wells proposed for construction in the development on: the groundwater levels of the development; the groundwater levels of the property adjacent to the development; and on the water budget of the groundwater basin(s) in which the development is proposed, including the probable effects during drought conditions.

(3) Whether the groundwater recharge in the groundwater basin(s) serving the subject property after development, during drought conditions (where the 12 months precipitation deficit is 40% percent of average annual precipitation) will exceed the anticipated water usage and whether the proposed development will lower the groundwater table in the area to the extent of decreasing the groundwater supply available to other property below acceptable levels. Comprehensive analysis may include development of exceedance curves to provide a substantial statistical basis for determining how frequently a drought is likely to occur.

O. The location, nature and potential influence of possible sources of groundwater contamination within the development or upgrading the development or upgrading the development. Such sources would include, but are not limited to, occupied or abandoned industrial sites, above and below ground fuel storage tanks, agricultural chemical storage handling and application areas, waste handling and disposal facilities, active or abandoned mining operations, activities or abandoned oil or gas wells.

P. The impact of projected consumptive use on the groundwater system shall be included in the analysis of the water budget for the development. Such analysis shall include, but not be limited to, the consequences on the water budget of diversions of water due to public sanitary sewerage, stormwater management and such other alterations to the hydrologic system that may result from construction of the development itself or from existing or proposed construction upgradient of the development.

(Ord. 96-10, 6/26/1996, §407)
PART 5

IMPROVEMENT CONSTRUCTION ASSURANCES

§22-501. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval.

1. No plan shall be finally approved unless the streets shown on such plan have been improved as may be required by this Chapter, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains, stormwater management facilities or other improvements as may be required by this Chapter have been installed in accordance with this Chapter, except that the surface course of streets shall not be completed until such time as 90% of the lots in the subdivision or land development have been improved by the construction of a dwelling if approved for residential development or by the construction of the proposed commercial or industrial structures if the lots are approved for such uses. In lieu of completion of the surface course of streets as well as in lieu of completion of other improvements required as a condition for final approval of a plan, at the discretion of the developer, such developer may deposit with the Township and/or the Authority, as applicable, a letter of credit, or other financial security authorized by the Municipalities Planning Code and acceptable to the Board and/or the Authority. The amount of the security shall be equal to 110% of the estimated cost of the required improvements at a time 90 days following the date scheduled for completion of the respective improvements by the developer. The estimated cost of the surface course shall be computed separately from the estimated cost of completing the other improvements and shall be based upon the developer's projected timetable for completion of the development.

A. The following requirements shall apply to any surety bond required by this Chapter:

(1) The bond shall be obtained from a surety incorporated in the United States and authorized to do business in the Commonwealth of Pennsylvania.

(2) The surety shall have a current A.M. Best's rating of no less than "A" and an underwriting capacity as stated in Best's equal to or greater than the amount of the bond written by that surety, or in the alternative be listed on the current United States Department of the Treasury's Annual List of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in the Federal Register and have an underwriting capacity in said list equal to or greater than the amount of the bond written by that surety.

[Ord. 02-11]
B. The following requirements shall apply to any letter of credit required by this Chapter:

(1) The letter of credit shall be issued by a Federal or Commonwealth chartered lending institution having an office located within 30 miles of the boundaries of Jackson Township at which a draft on site can be presented during regular business hours.

(2) The letter of credit shall have an expiration date of no earlier than 90 days after the required completion date of any improvements. The Township, at its discretion, may accept a letter of credit having an earlier expiration date, provided the letter of credit states that it will automatically be renewed for a period of at least 1 year from any present or future expiration date unless the Township receives notice in writing from the issuer at least 60 days prior to the expiration date that the issuer elects to not further extend the letter of credit, and that if such notices are given the Township may draw on the letter of credit up to the amount of its unused balance on or before the relevant expiration date.

(3) Multiple draws on the letter of credit shall be permitted.

(4) Draws shall be permitted at sight at the issuer's office in a location as set forth in subparagraph (A), or by overnight mail.

C. All financial security tendered by an applicant pursuant to this Chapter shall be subject to review and approval by the Township's Solicitor with respect to the form, source and sufficiency of the same. [Ord. 02-11]

D. Final approval of any subdivision or land development shall be conditioned upon the applicant's execution of a developer's agreement in a form approved by resolution of the Board of Supervisors and acceptable to the Township Solicitor. [Ord. 02-11]

2. The amount of financial security required by the Township shall be based upon an estimate of the cost of the improvements, submitted by a developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township Engineer, may refuse to accept such estimate for good cause shown. If the developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township and the developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. The event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the developer.
3. Annually, the Township and/or the authority may adjust the amount of required financial security by redetermining the estimated cost for completion of the uncompleted improvements as of the expiration of the 90th day after either date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to insure that the financial security equals 110% of the estimated cost of the Township and/or the authority completing the improvements at a time 90 days following the date scheduled for completion or alternatively reduce the required security so that it equals such amount. Any additional security shall be posted by the developer within 30 days after being notified of the same. The amount of financial security required by the Authority shall be computed in accordance with the Authority's rules and regulations.

4. As the work of installing the required improvements proceeds, the party posting the financial security may request the Township to release or authorize the release, from time to time, such portions of the financial security necessary for the payment to the contractor or contractors performing the work. Any such request shall be in writing addressed to the Board, and the Board shall have 45 days from the receipt of such request to allow the Township Engineer to certify, in writing, to the Board that such portion of the work has been completed in accordance with the approved plan. Upon such certification, the Board shall authorize release from the required financial security of an amount as estimated by the Township Engineer as representing the value of the work completed.

5. The value of the work completed shall be determined by subtracting 110% of the estimated cost of the completion of the remaining uncompleted work from the total amount of security deposited.

6. At such time as 90 percent of the lots in the subdivision have been improved as set forth above or if at the expiration of 3 years from the date all of the improvements, excepting the surface course, has been completed, less than 90% of the lots have been so improved, the Township may notify the developer to complete the surface course within 60 days from the date of such notice. In computing the 60 day requirements, the period from October 1 to April 1 shall not be counted.

7. If at the time the surface course is completed, 90% of the lots are not improved as set forth above, the developer must:

A. Post with the Township financial security in an amount equal to 15% of the reasonable cost of the surface course as security to guarantee that damages to the road or street would not occur during the completion of the improvements on the unimproved lots in such developer's subdivision or land development. The Township shall hold such financial security and utilize it to pay for the repair of any damage occurring to the road during the period between the commencement of improvements on any particular unimproved lot and the completion of such improvements irrespective of whether or not it can be established that the damage to the road was caused by contractors or other
persons working in and about the construction of such improvements. The financial security shall be in a form acceptable to the Township.

8. Prior to the start of construction, the Township shall be provided with three sets of construction drawings and specifications. The sets shall be completed in every detail, comprised of the latest revisions and identical to those being used by the contractor(s). It will be the developers responsibility to provide paperwork for any revisions, change orders, etc., to the construction drawings, specifications, reports, etc. Any delays in administration or construction, additional costs of administration or construction or any other problems resulting from any party utilizing inconsistent construction drawings will be the responsibility of the developer.

(Ord. 96-10, 6/26/1996, §501; as amended by Ord. 02-11, 11/21/2002)


1. When the developer has completed all of the improvements as shown on the final plans, the developer shall notify the Board, in writing, by certified or registered mail, of the completion of the aforesaid improvements, enclosing therewith certification by the engineer responsible for the design of the improvements that they have been installed as designed and shall send copies of the notice and certification to the Township Engineer. The Board shall, within 10 days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall thereupon file a report, in writing, with the Board and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within 30 days after receipt by the Township Engineer of the aforesaid authorization from the Board, said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements or any portion thereof shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of the reasons for such nonapproval or rejection. Improvements shall not be considered completed unless the developer can demonstrate compliance with the requirements of this Chapter, the Township Stormwater Management Ordinance [Chapter 26], and all other applicable ordinances, statutes and regulations. Improvements shall also not be considered complete until as-built plans of all improvements to be dedicated to the Township and/or the Authority and of all streets, whether or not such streets shall be dedicated, have been submitted to the Township and/or the Authority, as applicable.

2. The Board shall notify the developer within 15 days of receipt of the engineer's report, in writing by certified or registered mail, of its action with relation thereto. If the Board or Township Engineer fails to comply with the time limitation provisions contained herein, or such time limitations as contained in the Municipalities Planning Code, whichever requirements shall contain a longer time period for action by the Township, all improvements will be deemed to have been approved and the developer's posted financial security shall be released.
3. If any portion of the said improvements shall not be approved or shall be rejected by the Board, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

4. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise any determination of the Board or Township Engineer.

(Ord. 96-10, 6/26/1996, §502)

§22-503. Remedies to Effect Completion of Improvements.

In the event that any improvements which may be required have not be installed as provided in this Chapter or in accordance with the approved final plan, the Board may enforce any letter of credit or other financial security by appropriate legal and equitable remedies. If proceeds of such financial security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board may, at its option, install such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action or recover the monies necessary to complete the remainder of the improvements. All the proceeds, after deducting the costs of collection, whether resulting from the financial security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security and not for any other Township purpose.

(Ord. 96-10, 6/26/1996, §503)

§22-504. Inspection During Construction.

1. The Township and/or the Authority shall inspect the improvements during construction. The developer shall pay the cost of any such inspection in accordance with the provisions of Article V of the Municipalities Planning Code.

2. The developer shall provide at least 24 hours notice prior to the start of construction of any improvements that are subject to inspection. All inspections of completed items shall be requested, in writing, at least 48 hours in advance of the inspection time and date.

3. It is generally required that the following phases of site construction have mandatory inspection. This general list of phases may be supplemented by the Township when the site requires special construction procedures. The inspection schedule must be recorded with the final plan or shown on the approved improvement construction plan.

A. General Site Construction.
(1) Upon completion of preliminary site preparation (including stripping of vegetation, stockpiling of topsoil, and construction of the initial erosion and sedimentation control devices) but prior to further consideration.

(2) Upon completion of rough grading of any improvement, but prior to placing topsoil and seeding or other permanent ground covers.

(3) During the construction and prior to backfilling of any storm sewer, retaining wall foundation, culvert, inlet, manhole or other underground facility.

(4) During the construction and prior to backfilling of any sewer line, waterline, or appurtenance, or any other underground utility not under jurisdiction of an authorized municipal authority.

(5) Upon final completion of permanent stormwater management facilities, including the establishment of ground covers and plantings.

(6) After review of as-built drawings, but prior to release of the financial guarantee for any of the improvements.

B. **Street Construction.**

(1) After preparation and compaction of the subgrade but prior to placement of subbase. The developer or agent should be present. In addition to verification of grade and crown, proof rolling will be performed. The developer shall supply a fully loaded tandem axle dump truck for the duration of the proof rolling.

(2) After placement of the subbase material, but prior to the placement of the binder/base course. This observation, including proof rolling, will be performed in the same manner as that for subgrade.

(3) During the placement of the binder/base course. The ambient temperature and bituminous material temperature need to be within acceptable limits. The Township may require paperwork to verify the materials conform to PennDOT standards.

(4) During the placement of the wearing course. The requirements for placement of the binder/base course shall be followed.

C. In addition to the above outlined observations, additional observations will be made at the request of the developer for reduction of financial securities. Random observations should be made at the frequency desired by the Township. At the time of any of the above listed observations, all ongoing construction (i.e., storm drainage, sanitary sewer, water, erosion control, etc.) should also be checked for compliance with the approved plans and the findings reported.
§22-505. Offers of Dedication.

1. The offer to dedicate streets, parks or other areas or portions of them does not impose any duty upon the Township and/or the Authority concerning maintenance or improvement until the proper authorities of the Township and/or the authority have made actual acceptance of the dedication by ordinance or resolution.

2. Where the Township desires to accept dedication of all or some of the required improvements following completion, the Township may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for a term of 18 months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in §22-501 of this Chapter with regard to installation of such improvements and the amount of such financial security shall not exceed 15% of the cost of the installation of the said improvements.

3. **Street Dedication Requirements.** The Township shall have the sole and uncontrolled discretion to accept or not accept street dedication upon petition by the applicant. The Township shall not approve a request for dedication prior to completion of the improvement of 90% of the lots or units of the development. For multi-phase developments, the Township may accept those streets or portions of streets within completed phases of the development; however, the Township shall in no case accept streets in a complete phase where the streets therein are the sole access to uncompleted future phases.

4. **Street Dedication Procedures.** When the Township desires to accept dedication of streets, the following general procedure shall be used. The procedures may be modified or adjusted by the Township for each individual application.

   A. The applicant shall notify the Board, in writing, of the desire to transfer ownership and maintenance of the street to the Township. This notification shall contain an agreement that the applicant shall be responsible to pay all Township costs and expenses incurred with processing of said request, including attorneys and engineering fees. The Township may require the applicant to submit a deposit to cover said expenses.

   B. The applicant shall submit three certified copies of the legal description and as-built plans of the street; (drawn in conformance with the standards of §22-508 of this Chapter) and any other documentation required by the Township.

   C. Subsequent to the review of documentation, the Township shall inspect the street being offered for dedication. Any defects found by reviewing the documents and field conditions shall be remediated by the applicant prior to acceptance of the street. Where the street contains, or is required to contain
regulatory signs, the applicant shall provide three copies of an engineering study and ordinance justifying said signage.

D. After approval of legal description, the deed shall be prepared, in addition to a resolution and certification. The applicant shall supply the Township with the approved maintenance bond, referenced by §22-505(2) of this Chapter. The Township may also require receipt of a title insurance policy in favor of the Township for the cost of the street, which policy shall incur the street in fee simple title, free and clear of all liens, encumbrances, easements and restrictions, other than customary utility rights.

E. It is noted that the deadline for PennDOT's acceptance of deeds in order for the Township to receive liquid fuel tax reimbursements has traditionally been in September/October of each year. In the event the Township does not meet the deadline, and accepts dedication, the developer shall reimburse the Township for the lost liquid fuel tax money.

5. Where the Authority accepts dedication of some or all of the required improvements, the Authority may require the posting of financial security in accordance with its rules and regulations and applicable law.

(Ord. 96-10, 6/26/1996, §505)

§22-506. Maintenance of Streets.

The developer shall maintain all streets in the subdivision or development in travelable condition, including the prompt removal of snow therefrom, until such time as the streets are accepted by the Township as part of the Township highway system; or, if such streets are not to be dedicated, until a homeowners association or other entity responsible for the maintenance of the streets has been formed.

(Ord. 96-10, 6/26/1996, §506)

§22-507. Effect of Plan Recording on Dedication and Reservations.

Recording of the final plan after approval of the Township has the effect of an irrevocable offer to:

A. Dedicate all streets and other public ways to public use, unless such streets are indicated on said plan as private streets.

B. Dedicate all neighborhood parks and all areas shown on the plan as being local recreation sites to public use.

(Ord. 96-10, 6/26/1996, §507)
§22-508. As-Built Plan.

Prior to the release of the financial guarantee, the developer shall provide the Township with one mylar and two prints of the as-built plan. The as-built drawings shall be prepared and bear the seal and signature of a registered surveyor. They shall be drawn at the same scale(s) as the design plans and contain, at a minimum, the following information:

A. Actual location of all concrete monuments which were set at all angle breaks, points of curvature and tangents around the perimeter of the total tract. When the outside perimeter of a tract falls within or along an existing road right-of-way, then the right-of-way of that roadway shall be monumented at the above referenced points.

B. Actual location of all iron pins or drill holes in curbs for all individual lot lines.

C. Actual cul-de-sac radius.

D. Actual location of cartway centerline versus right-of-way centerline.

E. Actual location of floodplain by elevation and dimension from property line.

F. Actual location and cross section of swales and accompanying easements.

G. Actual horizontal and vertical location of stormwater management facilities, including type and size of storm drainage pipes, culverts, inlets and other features.

H. Actual horizontal and vertical locations, pipe sizes, materials and appurtenances of all sewer and water lines, if said lines are not be owned and maintained by a public authority other than the Township.

I. The following information for detention basins.

   (1) Information to verify the volume of the basin.

   (2) Actual outlet structure details including, but not limited to, type, size and inverts of outlet pipes.

   (3) Actual elevation and width of the embankment and emergency spillway.

   (4) Information to verify the stage/storage/discharge curve for the constructed conditions.

   (5) The horizontal location of the above items.
J. All other public or private improvements not listed, but required to be included by the Township in order to illustrate compliance with all approved drawings, specifications, etc.

(Ord. 96-10, 6/26/1996, §508)
PART 6
DESIGN STANDARDS

§22-601. General.

1. Minimum Standards. The standards and requirements contained in this Part shall apply as minimum design standards for subdivision and/or land developments in the Township. The Township may require additional standards in unique situations, to promote the purposes of this Chapter in §102.

2. Compliance with Zoning Ordinance [Chapter 27] and Zoning Hearing Board Decisions. All applications must comply with all provisions of the Jackson Township Zoning Ordinance [Chapter 27]. Whenever the Zoning Ordinance [Chapter 27] provides that the use proposed by the applicant for subdivision or land development approval shall constitute a use by special exception or conditional use, or when a variance from the terms of the Zoning Ordinance [Chapter 27] is required to develop in accordance with the plan, the applicant shall obtain such special exception, variance or conditional use approval from the Township Zoning Hearing Board or Board of Supervisors, as applicable, prior to the submission of the preliminary plan. The plan shall be designed and developed in accordance with any conditions which have been imposed upon the grant of such special exception, variance or conditional use by the Township Zoning Hearing Board or Board of supervisors, as applicable.

3. Compliance with Building Codes. All applications must comply with applicable provisions of all building codes adopted by the Township. Where provisions of this Chapter conflict with provisions of the building codes, the more stringent shall be applied. The Board shall make the final determination for any conflicts.

4. Driveway and Street Access Regulations. All subdivisions and land developments shall comply with the requirements of the Township's Driveway and Street Access Ordinance [Chapter 21, Part 1]. [Ord. 02-11]

5. Approval of the subdivision or land development plan by the Township will not guarantee full compliance with the building codes upon application for permits or in the future.

(Ord. 96-10, 6/26/1996, §601; as amended by Ord. 02-11, 11/21/2002)

§22-602. Streets, Private Streets, Alleys and Driveways.

1. General.
A. Proposed streets shall further conform to such County and State street and highway plans as have been prepared, adopted and/or filed as prescribed by law.

B. Streets shall be designed with consideration to both existing and planned streets, both within and adjacent to the property being developed. All streets shall be arranged to conform as closely as possible to the original topography. New streets shall be connected with streets of similar function, to form continuations thereof. Local streets shall be laid out to discourage use by through traffic. Streets shall be laid out to provide convenient and safe access to the property. The rigid rectangular street pattern need not be adhered to; the use of curvilinear streets may be provided when their use will result in a more desirable layout. Where a development abuts an existing or proposed major street, the Board may require the use of marginal access streets, reverse frontage lots or such other treatment that will provide protection for abutting properties, reduce the number of intersections with the major street and separate the local and through traffic.

C. All design elements of all streets, including horizontal and vertical alignment, sight distance and super elevation are subject to review and approval by the Township. When reviewing the design of streets, in addition to the standards in this Chapter, the Rural Design Criteria in the Pennsylvania Department of Transportation Design Manual Part 2, Highway Design, latest edition, and a Policy on Geometric Design of Rural Highways, AASHTO, latest revision, shall be consulted to assure that the road design is in accordance with acceptable engineering practice.

D. Streets shall be logically related to the topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.

E. Half streets are prohibited, except when approved by the Township to complete an existing half street along the perimeter of the development.

F. The use of eyebrows, knuckles or elbows in street design is prohibited.

G. Wherever there exists a dedicated or platted area reserved for future street usage along the boundary of a tract being developed, the adjacent street shall be extended into the proposed project.

H. When existing stub streets or temporary cul-de-sac streets adjoin the tract to be developed, they shall be extended into the site and made part of the proposed street layout. Where a temporary cul-de-sac is being extended, the bulb shall be reconstructed to Township street specifications, any existing sidewalk extended through the area and the remaining areas shall be regraded and seeded.

I. Areas shall be reserved for future street usage in conjunction with the development of adjacent tracts. A sketch plan and/or other information may
be required to demonstrate the feasibility of future expansion of the street system. Streets within the reserved areas shall be constructed to the full standards of this Chapter, including extensions of underground utilities, unless a waiver is granted. If a waiver to construct the cartway is granted, these areas shall be reserved for street improvements to be provided by the developer of the adjacent tract. When reservations for future streets will adjoin lots to be developed prior to the construction of the streets, the subdivider shall determine the proposed grades of the future streets and the extent of the area necessary for the construction of those streets. Of the area necessary for the construction of the streets extends beyond the proposed street necessary for the roads beyond the right-of-way lines shall be done as required improvements in conjunction with the subdivision which contained the adjoining lots. Where reservations for future streets intersect existing streets, radii shall be provided for the reservations such that the requirements of this Chapter could be met for a street to be constructed in the future.

J. The extension of existing streets which are presently constructed with a cartway different from current Township standards shall be provided with a transition area, the design of which is subject to Township approval.

K. If a subdivision or land development abuts an existing Township and/or State street which has a right-of-way width of less than the required right-of-way width set forth in subsection (7), below, the developer shall dedicate to the Township or Commonwealth, as applicable, that amount of land necessary so that the distance from the centerline of the street to the edge of the right-of-way abutting the proposed development is \( \frac{1}{2} \) the ultimate right-of-way width set forth in subsection (7), below.

L. Where a subdivision or land development abuts an existing Township and/or State street and shall have a traffic impact on an existing Township and/or State street, or if a traffic study is required to be performed under §22-406 of this Chapter, the developer shall be required to make the following improvements:

1. In cases where a subdivision or land development is situated on both sides of an existing Township or State street, the street shall be improved to the full minimum width in accordance with subsection (7), below.

2. In cases where the development is situated only on one side of an existing street, the Township may require that only that side of the street be improved.

3. Where the developer of the subdivision and land development is required to provide a traffic study and report under §22-406, and the traffic study and report indicates that improvements are required as provided in §22-406, the developer shall install improvements including,
but not limited to, traffic signals, traffic control devices additional traffic lanes, traffic dividers and highway markings.

(4) When the Township determines that the required improvements are not feasible at the time of development of the use, the developer shall deposit funds with the Township in the amount of 110% of the cost of the improvements computed in accordance with Part 5 of this Chapter. The amount of the deposit shall be submitted for approval by the Township Engineer.

M. Where a proposed subdivision or land developments is adjacent to or within a reasonable distance of a street where public transit service is provided, or may be provided in the future, the street and/or plan design requirements may be required to be adjusted for bus lanes, passenger waiting areas, shelters or other amenities. All improvements shall be reviewed and approved by the transit authority.

N. When the proposed development requires construction within an existing street right-of-way, such as sewer, water or stormwater lines, the Township may require construction of a new wearing course along the frontage and/or disturbed area.

O. If lots resulting from original subdivision are large enough to permit resubdivision or if a portion of the tract is not subdivided, adequate rights-of-way for streets and other required improvements shall be provided as necessary to permit further subdivision.

P. As a minimum, all new streets shall be graded to the right-of-way line. All cut and fill banks shall not exceed a maximum of 3:1 slope.

Q. Streets, access drives, and parking compounds shall be designed to preclude or minimize the need for guiderail. The Township may, however, require guiderail to be placed for protection on embankments when a barrier is indicated, as warranted in "Design Manual Part 2 Highway Design," by PennDOT, as amended, or where otherwise deemed necessary. The design and selection of guiderail shall be in accordance with the standards in "Design Manual Part 2 Highway Design," as amended and Publication No. 72, "Standards for Roadway Construction"; however, the Township shall approve all guiderail systems.

R. Streets that are extensions of or obviously in alignment with, existing streets shall bear the names of the existing streets. Street names shall not be repeated within the Township and all street names shall be subject to the approval of the Township and postmaster of all districts serving the Township.

S. Street name signs shall be installed at all intersections and their design shall be approved by the Township and meet PennDOT standards. All signing shall identify both intersecting streets. Regulatory signs shall be installed at all

22-82
locations identified by a traffic circulation study prepared by the developer. Standard traffic signs shall be approved by the Township, meet PennDOT standards, and shall be supplied and installed in accordance with Township regulations.

T. The Township may require that all new streets be provided with street lighting. When street lighting is required, the cost of maintenance shall be the responsibility of a homeowners association or other approved entity. Street lighting shall be installed per a plan approval by, or supplied by, the electric service provider. All plans shall be approved by the Township.

U. All proposed streets shall be offered for dedication. Where a waiver of this subsection is granted by the Township, all private streets shall conform to the requirements of subsection (8), below.

V. All streets shall be designed and constructed in accordance with Township standards (see Appendix) and PennDOT specifications Publication No. 72 and Publication No. 408, as amended. All materials used for construction shall be supplied from PennDOT pre-approved manufacturers or suppliers; verification shall be provided to the Township.

W. Where, in the opinion of the Township, unique site conditions are present, the applicant shall provide a street pavement structure in accordance with an approved design performed by an engineer in accordance with PennDOT Publication 70, "Guidelines for the Design of Local Roads and Streets"; however, under no circumstance shall the approved section be less than the Township minimum standards (see Appendix).

X. All subdivisions and land developments shall comply with the requirements of the Township Driveway and Street Access Ordinance [Chapter 21, Part 1]. [Ord. 02-11]

2. **Horizontal Alignment.**

A. Horizontal street alignments shall be measured along the centerline. Horizontal curves shall be used at all angle changes.

B. The centerline of the street cartway shall correspond with the centerline of the street right-of-way.

C. Plans with street locations along the perimeter of a property shall be required to show building setback lines and clear site triangles within the adjacent properties. Written permission from the effected adjacent land owner shall be provided prior to preliminary plan approval.

D. There shall be a tangent of at least 100 feet between reverse curves for all local and collector streets.
E. Horizontal curve centerline radii shall be designed in coordination with vertical geometry, subject to the approval of the Township Engineer. Generally, however, the minimum acceptable centerline radii shall be 150 feet.

3. **Vertical Alignment.**

A. Vertical curves shall be used in all changes of grade.

B. The minimum vertical grade for all streets shall be 1.5%, the maximum vertical grade shall be 12%.

C. The minimum length of vertical curve for all streets shall be 75 feet.

D. At street intersections, there shall be a level area on each street within which no grade shall exceed a maximum of 4% for a minimum distance of 100 feet (measured from the intersection of the centerlines of the streets).

E. Notwithstanding the above minimum length of vertical curve, the actual length of vertical curve shall be based on the formula $L = KA$; where $L$ is the minimum length of curve in feet, $K$ is the length of vertical curve per percent change in $A$ and $A$ is the algebraic difference in grade (in percent). Values for $K$ shall be based on the following criteria:

<table>
<thead>
<tr>
<th>Design of Speed (in miles per hour)</th>
<th>“K” Crest Vertical Curves</th>
<th>“K” Sag Vertical Curves</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>30</td>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>35</td>
<td>45</td>
<td>50</td>
</tr>
<tr>
<td>40</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>45</td>
<td>100</td>
<td>90</td>
</tr>
<tr>
<td>50</td>
<td>150</td>
<td>110</td>
</tr>
<tr>
<td>55</td>
<td>220</td>
<td>130</td>
</tr>
</tbody>
</table>

4. **Cul-De-Sac and Dead-End Streets.**

A. The use of cul-de-sac streets shall not be permitted when, in the sole opinion of the Township, the use of through streets or loop streets can be utilized.

B. The centerline distance of permanent cul-de-sac streets shall be greater than 250 feet in length and shall not exceed 800 feet in length. The length of the cul-de-sac street shall be measured from the centerline intersection of an intersecting street which is not a dead end or cul-de-sac to the center of the
cul-de-sac turn-around. Permanent cul-de-sac streets must be provided with a paved turn-around with a minimum distance of 80 feet and of 100 feet to the street right-of-way. The use of internal planted islands are prohibited.

C. Unless future extension is clearly impractical or undesirable, in the opinion of the Township, a temporary cul-de-sac shall be provided. The turn-around right-of-way shall be placed adjacent to the tract boundary with sufficient additional width provided along the boundary line to permit extension of the street at full width.

D. Temporary cul-de-sac streets shall not exceed 800 feet in length.

E. Temporary cul-de-sacs shall be constructed to the same standards as required for permanent cul-de-sacs. Temporary easements shall be provided for the affected adjoining properties until such time that the street is extended.

F. Dead-end streets are prohibited unless designed as cul-de-sac streets; provided, that in the case of streets which are planned for future extension into adjoining tracts and which will be no longer than the depth of one lot, and which will not be the primary means of access to any lot or dwelling unit, the Township may waive the requirements of providing a turn-around.

G. Any street temporarily dead-ended in order to provide for future continuation of the street into adjoining property or for authorized stage development shall be fully constructed and all utilities installed. A barricade to prevent vehicular access to adjoining property shall be constructed at the termination point of the street. The barricade shall be designed and constructed in accordance with PennDOT Publication 72, "Standards for Roadway Construction, RC-63."

H. Where any adjacent stub street is not proposed for extension as through street, a cul-de-sac shall be constructed in compliance with Township standards.

I. All permanent cul-de-sacs shall be designed with a snow removal easement at the terminus. The easement shall extend outward from the street right-of-way and be a minimum of 50 feet in width and 10 feet in depth. The easement shall be centered on the projected center line of the street. The final plan shall contain a note stating that the easement shall be maintained as open space and no improvements or obstructions such as driveways, mailboxes, fences or landscaping shall be permitted.

5. **Street Intersections.**

A. Intersections involving the junction of more than two streets are prohibited.

B. The distance between the center line of streets opening onto the opposite sides of existing or proposed streets shall be no less than 150 feet between center lines, measured along the center line of the street being intersected.

22-85
C. Intersections with arterial and collector streets shall be located not closer than 
1,000 feet and 600 feet, respectively, measured from center line to center line 
along the center line of the arterial or collector street being intersected.

D. Right angle intersections shall be used.

E. The cartway edge at street intersections shall be rounded by a tangential arc 
with a minimum radius of 35 feet for local streets or alleys and 50 feet for 
intersections involving arterial and collector streets. The right-of-way radii at 
intersections shall be substantially concentric with the edge of the cartway. 
The Township may require larger radii based on the largest design vehicle 
using the intersection.

F. All streets intersecting a State highway shall be subject to the approval of 
PennDOT.

G. There shall be provided and maintained at all intersections a clear sight 
triangle with a line of sight between points 100 feet from the intersection of 
the center lines. Clear sight triangles shall be indicated on all plans. No 
building or other obstruction that would obscure the vision of a motorist shall 
be permitted within these areas.

H. Proper safe stopping sight distance shall be provided with respect to both 
horizontal and vertical road alignments at all intersections. Sight distance at 
street intersections shall be such to provide the following minimum stopping 
distance for a vehicle traveling on an approaching street which has no stop or 
signal control:

(1) Calculation of Safe Stopping Sight Distance.

(a) Street intersections shall be located at a point which provides 
optimal sight distance in both directions.

(b) For each intersection, the available sight distance in each 
direction shall equal to exceed the stopping sight distance 
computed from the following formula:

\[
SSD = 1.47 Vt + V^2/30(fG)
\]

WHERE:

SSSD = minimum safe stopping sight distance (feet).

V = velocity of vehicle (miles per hour).

t = perception time of driver (2.5 seconds).

f = wet friction of pavement (0.30).
G = percent grade of roadway divided by 100.

(c) The Velocity (V) shall be based on a minimum design speed of 10 miles per hour above the posted speed limit. If the 85th percentile speed varies by more than 10 miles per hour from the speed limit, the Township may require the 85th percentile speed to be used to determine stopping distance. [Ord. 02-11]

(d) The Appendix depicts stopping sight distance for selected design speeds. The designer may use this table in lieu of the above formula. The design speed utilized shall be based on the above criteria. [Ord. 02-11]

(2) Measurement of Sight Distance at Intersections.

(a) The correct measurement of available sight distance at each proposed street intersection shall be the responsibility of the applicant.

(b) For the purpose of measuring available sight distance, the height of the driver's eyes shall be 3.5 feet above the road surface and the height of the object shall be 3.5 feet above the road surface. The lateral placement of vehicles on the roadway and at the proposed access point shall be consistent with the operation of the access and roadway.

(c) For each direction, the shortest of the following measurements shall be considered the available sight distance for that direction:

1) The maximum length of roadway along which a driver at the proposed street intersection can continuously see another vehicle approaching on the roadway. The driver's eyes at the proposed point of access shall be 10 feet back from the near edge of the closest travel lane in the center of the intersection land.

2) The maximum length of roadway along which a driver on the roadway can continuously see a vehicle which is located in his travel lane on the roadway in order to make a left turn into the proposed access or as a result of a left or right turn out of the proposed access.

3) The maximum length of roadway along which the driver of a vehicle intending to make a left turn into the proposed access can continuously see vehicles approaching from the other direction. This is measured from the point where the left turning vehicle stops.
(3) **Inadequate Sight Distance Remedies.** If it is impossible to achieve required safe stopping sight distance in both directions the Township may:

(a) Prohibit left turns by entering or exiting vehicles.

(b) Require alteration of the horizontal or vertical geometry of the roadway or access; all such work shall be at the expense of the applicant.

(c) Require removal of physical obstruction from the line of sight, at the expense of the applicant.

(d) Require installation of a separate left turn standby lane at the expense of the applicant.

(e) Deny access to the roadway.

6. **Traffic Signals.**

A. **Emergency Traffic Preemption System.**

(1) All traffic signals installed and/or erected in the Township shall be equipped with an emergency traffic preemption system.

(2) The emergency traffic preemption system shall be an acoustical system capable of detecting yelp, wail and hi-lo sirens. The unit shall also be capable of adjusting for siren frequency and period, vehicle distance and siren type. The unit shall maintain a log of events which shall be remotely retrievable via a Windows-based program designed to operate with the unit. The unit shall include the necessary microphone detectors to operate the system properly. Confirmation lights for all approaches are also required, and they shall flash during preemption. Confirmation lights shall be white L.E.D. The emergency preemption system shall be supplied to ensure that the preemption system and controller unit work together.

[Ord. 02-02]

7. **Alleys.**

A. Alleys shall have the following characteristics:

(1) A property which utilizes an alley shall maintain frontage along a public or private street.
(2) An application that proposes alleys shall be accompanied by an agreement which shall be recorded with the final plan and which shall establish the conditions under which the alleys will be maintained.

(3) The final plan, for recordation with the Recorder of Deeds shall include a plan note which identifies (i) the specific alleys; (ii) the recorded maintenance agreement; and (iii) a notification that the alleys do not qualify for dedication to the Township and that the Township will not assume any responsibility for their maintenance.

B. The cartway of all alleys shall be constructed in accordance with §22-603(1)(H) of this Chapter.

(1) No part of any structure shall be located within 30 feet from the cartway edge of an alley.

(2) The vertical and horizontal alignments of alleys shall conform to the specifications for local streets as stated in §§22-602(2) and 22-602(3), respectively.

(3) Alleys and their intersections shall conform to the specifications for local streets as stated in §§22-602(5) and 22-602(6).

(4) Alleys which form a cul-de-sac shall not exceed 400 feet in length, measured from the center line intersection of a street or private street which is not a cul-de-sac. Alley cul-de-sacs which do not terminate in a parking compound shall be provided at the terminus with a fully paved turn-around. The turn-around shall be designed in accordance with one of the following methods:

(a) An 80 foot paved diameter.

(b) T-shaped turn-around with a 12 foot width and the flared portions rounded by minimum radii of 20 feet.

(5) All alleys shall be privately maintained. The plan shall contain a note which shall state that the alley shall not be offered for dedication and shall be privately maintained.

(a) If an alley is to be for the common use of two properties, the applicant shall provide for the maintenance of such alley. The applicant shall provide for private maintenance through the formation of a homeowners association or through the setting forth of the maintenance responsibilities in easements in the deeds to the lots which have the right to use the alley. If a homeowners association is formed, a document setting forth the maintenance responsibilities of such association and the right of such association to assess lots within the development shall be
recorded at the same time as the final plan is recorded. All such documents shall be in a form acceptable to the Township Solicitor.

(b) All persons who shall purchase a lot abutting or having the right to use an alley shall be given a copy of the final plan and, if a homeowners association has been formed, shall be given a copy of all such documents relating to the maintenance responsibilities of such homeowners association.

(6) All alleys and associated parking areas shall be located outside the minimum required rear yard and side yard setbacks.

8. **Right-of-Way and Cartway Widths.** The minimum street rights-of-way and cartway widths for new streets shall be as follows:

<table>
<thead>
<tr>
<th>Street Classification</th>
<th>Minimum Cartway</th>
<th>Minimum Right-of-Way</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial Street (Highway)</td>
<td>As determined for consideration with the County Planning Commission and PennDOT</td>
<td></td>
</tr>
<tr>
<td>Collector Street</td>
<td>34 feet</td>
<td>60 feet</td>
</tr>
<tr>
<td>Local Street</td>
<td>24 feet [Ord. 02-11]</td>
<td>50 feet</td>
</tr>
<tr>
<td>Turn-Around Cul-De-Sac</td>
<td>80 feet in diameter</td>
<td>100 feet</td>
</tr>
<tr>
<td>Alley or Service Street</td>
<td>24 feet</td>
<td>N/A</td>
</tr>
</tbody>
</table>

9. **Private Streets.** Private streets shall meet all the design standards for public streets as required by this Chapter. Applications which propose a private street shall be by an agreement which shall be recorded with the Recorder of Deeds as part of the final plan. This agreement shall establish the conditions under which the street will be constructed and maintained, as well as conditions controlling an offer of dedication, and shall stipulate:

A. That the street shall be constructed and maintained to conform to the provisions of this Chapter.

B. The method of assessing maintenance and repair costs.

C. That an offer for dedication of the street shall be made only for the street as a whole.

D. That the owners of the abutting lots will include with any offer of dedication sufficient funds, as estimated by the Township, to restore the street to the prevailing standards.

E. That an agreement by the owners of 51% of the front footage thereon shall be binding on the owners of the remaining lots.

22-90
10. **Driveways.**

   **A.** Driveways shall be located as to provide minimum safe stopping sight distance at intersections with streets and shall not be located within any required clear sight triangle in accordance with §22-602(5). Access should be provided to the street of lesser classification when there is more than one street classification involved. Driveways shall not interfere with the normal traffic movement or be inconsistent with the design, maintenance and drainage of the street. Driveway locations shall be delineated on all plans.

   **B.** Driveways shall not exceed slopes in excess of 20%. Driveway with entrances in excess of 10% shall be provided with leveling areas of sufficient space to park two vehicles outside the street right-of-way.

   **C.** Driveway entrances shall be located a minimum of 100 feet from street intersections.

   **D.** Single-family residential driveways shall be a minimum of 3 feet from any property line. The minimum width at the street right-of-way shall be 10 feet and the maximum width at the street right-of-way shall be 20 feet. The number of driveway entrances per dwelling shall be one. The Board may grant additional driveway entrances if severe topographic conditions exist and the width of the lot exceeds 150 feet at the street right-of-way.

   **E.** Common driveways are prohibited unless a waiver of this Section is granted by the Board. When common driveways are permitted, an access and maintenance agreement shall be provided in the deeds of the lots having use of the driveway. The agreement shall be in a form acceptable to the Township Solicitor.

   **F.** All driveway construction activities shall conform to the Township Driveway and Street Access Ordinance [Chapter 21, Part 1]. [Ord. 02-11]

11. **Access Drives.**

   **A.** The cartway of all access drives shall be constructed in accordance with §22-603(1)(H).

   **B.** Access drives do not require a specific right-of-way; however, the following standards for cartway width shall apply: [Ord. 02-11]

<table>
<thead>
<tr>
<th>Number of Lanes</th>
<th>Cartway Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Three Lanes</td>
<td>36 feet</td>
</tr>
<tr>
<td>Two Lanes</td>
<td>24 feet</td>
</tr>
<tr>
<td>One Lane</td>
<td>16 feet [Ord. 02-11]</td>
</tr>
</tbody>
</table>
C. The vertical and horizontal alignments of access drives shall conform to §§22-602(2) and 22-603(3), respectively.

D. Access drive intersections shall conform to the specifications for streets as stated in §22-602(5).

E. Access drives shall be located a minimum of 10 feet from side or rear property lines.

F. All access drives shall be designed to provide adequate provisions for emergency vehicles, as specified by the Township building codes.

G. The number of access drive ingress/egress points shall be limited to one per lot.

H. Where an access drive is proposed to intersect an existing or proposed curbed street, the curbing shall be removed along the entrance and replaced by curbed radii. The curbing shall be the same material as that along the street for the length of the radii.

(Ord. 96-10, 6/26/1996, §602; as amended by Ord. 02-02, 8/15/2002, §1; and by Ord. 02-11, 11/21/2002)


1. Parking Facilities. Off-street vehicular parking facilities shall also be provided in accordance with the Township Zoning Ordinance [Chapter 27].

   A. Parking compound dimensions shall be provided in accordance with the Township Zoning Ordinance [Chapter 27]. An adequate number of parking spaces shall be provided in accordance with the standards of the Zoning Ordinance [Chapter 27], or in lieu of those standards, at least one space for every anticipated parked vehicle during normal peak operation. [Ord. 02-11]

   B. Buffer planting shall be provided for parking compounds and access drives which are adjacent to residential properties. The buffer planting areas shall be provided in accordance with the Township Zoning Ordinance [Chapter 27]. Buffer plantings shall not restrict sight distances. [Ord. 02-11]

   C. No portion of a parking compound will be permitted within 10 feet of side or rear property lines or street right-of-ways.

   D. Not less than 5 foot radius of curvature shall be permitted for horizontal curves in parking areas.

   E. All dead-end parking compounds shall be designed to provide sufficient back-up area for all end stalls.
F. Painted lines, arrows, dividers and signage shall be provided and maintained to control parking when necessary to direct vehicular circulation.

G. Parking compounds, access drives, and main entrances and exits which are open to the public shall be lighted to a minimum average of 2 foot candles at an elevation of 3 feet above the surface. All lighting facilities shall conform with the Township Zoning Ordinance [Chapter 27]. A lighting plan shall be provided to show the locations of all lighting fixtures or standards; including the delineation of isolux lighting lines and all specifications and details. [Ord. 02-11]

H. All parking compounds and access drives shall be paved to meet the following minimum standards:

   (1) Crushed aggregate base course with a minimum thickness of 6 inches, as specified in PennDOT Specifications, Form 48, and its latest revisions.

   (2) The bituminous surface shall consist of a minimum of 2 inches of ID-2 binder course and 1 inch ID-2 wearing course. Material shall be equal or superior to PennDOT Specifications Publication 408, as amended, and shall be applied in accordance with those same specifications.

I. All parking facilities shall be designed to provide adequate emergency services access, including provisions for fire lanes, as specified by the Township building codes.

J. Access drives or travel lanes serving parking compounds of over 100 spaces shall be isolated from and extend well into the parking compound prior to permitting general access to the parking spaces. The isolation distance shall be sufficient to permit safe and efficient ingress and egress and is subject to Township approval.

K. All parking compounds shall make provisions to separate truck traffic from other vehicular and pedestrian circulation, when applicable in the opinion of the Township.

L. All common parking compounds shall be provided with a sign at the access drive ingress, which lists the range of address designations, to facilitate emergency services. Under no circumstances, however, shall a common parking compound serve more than three detached principal buildings or uses.

2. Sidewalks.

A. The Township shall require installation of curbs and sidewalks in any subdivision and land development as provided herein. Sidewalks are required to provide access to and/or within a commercial, industrial or community facility. Sidewalks which are provided as part of such nonresidential facilities
shall be designed and constructed to serve the project pedestrian needs. All 
public areas shall be designed barrier free in accordance with applicable 
Federal and State standards including, but not limited to, the Rehabilitation 
Act. Appropriate details shall be provided on the plans.

B. Sidewalks shall be constructed of Class A cement concrete 4 inches thick, 
containing steel mesh of 6 x 6 x 14 inch gauge, upon a properly prepared 
subgrade. Four inches of AASHTO 57 crushed stone shall be properly 
compacted using a mechanical tamper. Upon the crushed stone, the sidewalks 
shall be constructed by pouring concrete in separate slabs 30 feet in length. 
The slabs shall be completely separated by 1/4 inch expansion joint and scored 
every 5 feet. A grass planting strip shall be provided between the curb and sidewalk.

C. Sidewalks shall be installed on both sides of all streets in subdivisions and 
land developments as herein specified. Sidewalks shall be located, if possible, 
within the street right-of-way line, and shall be a minimum of 4 feet wide, 
except that in the vicinity of shopping centers, schools, parks, recreation areas 
and other community facilities, they shall be a minimum of 5 feet wide.

3. Curbs.

A. Curbs shall be required along all proposed streets in subdivisions; along all 
proposed streets, access drives, alleys, and parking compounds in land 
developments; and along all existing streets in and abutting both subdivisions 
and land developments where road improvements are warranted by §22- 
602(1)(I). The developer shall submit the location and grade of all curbs to the 
Township for consideration.

B. Curbs shall be installed to the dimensions and construction standards of the 
Township or, in lieu of such standards, in accordance with the standards of 
PennDOT Publication 408, as amended.

C. Standard vertical concrete curb shall be required along all State highways and 
along all Township streets when required by the Township. Standard asphalt 
wedge curb may be used for all other uses where curb is required.

(Ord. 96-10, 6/26/1996, §603; as amended by Ord. 02-11, 11/21/2002)

§22-604. Blocks and Lots.

1. General Configuration. The configuration of blocks and lots shall be based upon 
the lot area requirements, the salient natural features, the existing manmade 
features and the proposed type of structure. Lot configurations should provide for 
flexibility in building locations while providing safe vehicular and pedestrian 
circulation. Lots with areas that are two or more times the minimum requirements
shall, wherever feasible, be designed with configurations which allow for additional subdivision; the Township may require a sketch plan to demonstrate this.

2. **Residential Blocks.** All blocks in a residential subdivision shall have a maximum length of 1,500 feet.

3. **Nonresidential Blocks.** Blocks in nonresidential areas may vary from the requirement of §22-604(2) when approved by the Township. Adequate provisions shall be made for off-street parking, loading areas and traffic circulation.

4. **Lot and Parcel Configuration.**

   A. Side lot lines shall be radial to street lines.

   B. In order to avoid jurisdictional problems, lot lines shall, wherever feasible, follow municipal boundaries rather than cross them. Where a lot is divided by a municipal boundary, the minimum standards of both municipalities shall apply.

   C. All lots with a width of 60 feet or more shall contain an average depth not less than \( \frac{1}{2} \) nor more than four times their width; provided, that the minimum average depth shall not be less than 75 feet. All lots with a width less than 60 feet shall contain an average depth not less than 75 feet.

   D. Lot sizes and configurations shall conform to the Township Zoning Ordinance [Chapter 27]. All lots must be laid out to provide adequate building sites. No more than 50% of the required minimum lot area shall be comprised of steep slope areas, floodplains, wetlands, utility easements, stormwater management easement and other nonbuildable areas.

   E. All lots shall front on an approved public or private street. [Ord. 02-11]

   F. Double frontage lots are prohibited, except where provided as reverse frontage lots. Reverse frontage lots are only permitted when a reduction of driveway intersections along a street with a high volume of vehicular movements is desired. All reverse frontage lots shall include an identification of the frontage for use as a road access.

   G. All reverse frontage lots shall have a rear yard in accordance with the Township Zoning Ordinance [Chapter 27], measured at the shortest distance from the proposed dwelling unit to the street right-of-way and shall, within each rear yard and immediately adjacent to the street right-of-way, have a planted buffer at least 10 feet in width, across which there shall be no vehicular access.

   H. All remnants of land (areas remaining after subdivision) shall conform to the lot area and configuration requirements.
5. **Lot Size and/or Intensity.** All lot sizes shall conform to the Township Zoning Ordinance [Chapter 27].

(Ord. 96-10, 6/26/1996, §604; as amended by Ord. 02-11, 11/21/2002)

§22-605. **Building Setback Lines and Building Separation.**

1. A building setback line shall be provided along each street and private street. The area in front of the building setback line shall be preserved from structural development.

2. The distance to the building setback line shall be measured from the street center line or right-of-way line and shall conform to the Township Zoning Ordinance [Chapter 27]. Setback lines on private streets shall be the required setback as per the Township Zoning Ordinance [Chapter 27].

3. In the case of corner lots, the setback from each adjacent street shall apply.

4. All building separations and height requirements shall conform to the Township Zoning Ordinance [Chapter 27].

5. On any lot abutting a railroad, no dwelling shall be placed within 75 feet of any portion of the railroad right-of-way or power line.

6. On any lot abutting or traversed by a high voltage transmission line, no dwelling shall be placed within 75 feet of any portion of the right-of-way.

7. Where application is made for the purpose of erecting more than one principle structure on a single lot (except multiple dwelling buildings such as garden apartments or condominiums), the appropriate setback and yard requirements shall be provided for each structure as though it were on an individual lot. In each case, the Township shall require suitable provisions for utilities and access in the event of potential subdivision of the tract. The proposed structure shall also comply with applicable zoning regulations.

8. Where the application includes the use of groups of multiple dwelling or nonresidential buildings on the same lot, each building must be setback a minimum of 50 feet from all other buildings. The setback area shall remain free from structures or other obstruction, to facilitate emergency service providers.

(Ord. 96-10, 6/26/1996, §605)

§22-606. **Utilities and Easements.**

1. To the fullest extent possible, easements shall be adjacent to property lines.
2. Nothing shall be placed, planted, set or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain an easement.

3. Pedestrian easements shall have a minimum width of 6 feet.

4. Utility easements not contiguous to street right-of-ways shall have a minimum width of 30 feet, and all utility companies are encouraged to use common easements.

5. The applicant shall reserve easements where stormwater or surface water drainage facilities are existing or proposed, whether located within or beyond the boundaries of the property. Easements shall have a minimum width of 30 feet and shall be adequately designed to provide area for (i) the collection and discharge of water; (ii) the maintenance, repair and reconstruction of the drainage facilities; and (iii) the passage of machinery for such work. The easements shall clearly identify who has the right-of-access and responsibility of maintenance. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain an easement.

6. Where any petroleum or petroleum product transmission line traverses a subdivision or land development, the applicant shall confer with the applicable transmission or distribution company to determine the minimum distance which shall be required between each structure and the center line of such petroleum or petroleum product transmission line. Additionally, the Township will require, with the final plan application, a letter from the owner of the transmission line stating any conditions on the use of the tract which shall contain the above.

7. Where a subdivision or land development is adjacent to or traversed by a water course, drainageway, channel or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainageway, channel or stream of such width as will be adequate to preserve the unimpeded flow from a 100 year design rainfall.

8. When a subdivision proposes multifamily attached dwellings, such as townhouses, the plans shall include an access easement along the front and rear property lines of all units, and side property lines of the end units, to allow all lots owners within the unit access to front and rear yards. The access easement shall have a minimum width of 6 feet. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain the easement.

9. All utilities, for all subdivision and land developments, including sewer, water, gas, electric, telephone cable television and the like, shall be constructed or installed as underground facilities.

10. All utilities shall be extended to the limits of the property being developed to allow extension through the adjoining properties. The Township may require additional extensions to facilities further development of utility systems.
11. All utilities, including laterals, within the street right-of-way must be installed prior to the installation of the street sub-base course. All service lateral stubs shall extend to a minimum of 5 feet outside the right-of-way.

(Ord. 96-10, 6/26/1996, §606)

§22-607. Survey Monuments and Markers.
1. Permanent concrete monuments shall be accurately placed along at least one side of each street at the beginning and end of all curves and at all angles.
2. Markers shall be set at all lot corners and at the points where lot lines intersect curves and/or other property lines.
3. Monuments shall be of concrete, with a flat top having a minimum width or diameter of 4 inches and a minimum length of 30 inches. Cast-in-place or precast concrete monuments shall be marked with center punch mark in a ¾ inch copper or brass dowel. Metallic markers shall consist of iron pins or pipes at least 30 inches along and not less than ½ inch in diameter. Alternative monumentation methods will be at the discretion of the Township Engineer.
4. All monuments and markers shall be placed by a registered engineer or surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being monumented or marked.
5. All existing and proposed monuments and lot line markers shall be delineated on the final plan.

(Ord. 96-10, 6/26/1996, §607)

§22-608. Stormwater Management and Floodplain Controls.

All stormwater management, collection, conveyance, erosion control and floodplain considerations shall be accomplished in accordance with the provisions of the Township Stormwater Management Ordinance [Chapter 26].

A. Stormwater Management. All subdivision and/or land development applications shall include stormwater management data. The stormwater management data shall identify all proposed stormwater management facilities and supportive information as required by the Township Stormwater Management Ordinance [Chapter 26].

B. Floodplains.

(1) Floodplain areas shall be established and preserved as provided by the Jackson Township Zoning Ordinance [Chapter 27]. [Ord. 02-11]
(2) Whenever a floodplain is located within or along a lot, the plan shall include the boundary of the floodplain and the elevation or locational dimensions from the centerline of the watercourse, a plan note that the floodplain shall be kept free of structures, fill and other encroachments and a plan note that floor elevations for all structures adjacent to the floodplain shall be 2 foot above the 100 year flood elevation. Prior to any construction or issuance of building permits, the delineated boundary shall be properly fenced off to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of 5 feet outside the delineated boundary. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.

(3) Whenever a subdivision or land development is located within or partially within a floodplain area, all information required by the Jackson Township Zoning Ordinance [Chapter 27] shall be included with the submittal of the preliminary and/or final plan. [Ord. 02-11]

(Ord. 96-10, 6/26/1996, §608; as amended by Ord. 02-11, 11/21/2002)

§22-609. Landscaping.

All subdivision and land development applications shall include provisions for landscaping in accordance with the Township Zoning Ordinance [Chapter 27] or other Township requirements.

(Ord. 96-10, 6/26/1996, §609; as amended by Ord. 02-11, 11/21/2002)


1. **Sanitary Sewage Disposal.** Every lot, dwelling unit, commercial or industrial building and public or semipublic building shall be provided with a sanitary sewage system which meets the requirements of the Township and DEP.

   A. The applicant shall provide the highest type of sanitary sewage disposal facility consistent with existing physical, geographical, geological and Township economic conditions. The following permitted types of sanitary sewage disposal facilities are listed in order of desirability:

      (1) Publicly owned and maintained sanitary sewage systems.

      (2) Privately owned sanitary sewage systems used by one unit of occupancy with subsurface absorption.
B. The Board may require submittal of a feasibility study concerning the possible extension of a public sewer system to serve the development. The study shall be prepared by an engineer and shall be submitted in conjunction with the preliminary plan. The study shall provide a detailed representation of all possible extensions, including maps, cursory designs and estimated costs of the public sewer system when the site is within 3,000 feet of the public system. If the Board determines, at its sole discretion, that extension is feasible, the applicant shall extend to and provide public sewers within the proposed development.

C. When the Township, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, determines the necessity for a sewer facilities plan revision (plan revision module for land development) or supplement, the Board shall require that notice of approval from DEP be submitted prior to final plan approval.

D. If the applicant proposes connection to the public sewer system, the final plan application shall include a statement from the sewer authority indicating the approval of the plans for design, installation and financial guarantees.

E. If the applicant proposes connection to the public sewer system, the sewerage installation shall be in accordance with the specifications of the sewer Authority. The Sewer Authority shall establish requirements for the ownership and maintenance of such system.

F. When the Township approves the use of a community sewage system, its design and installation shall be in conformance with applicable specifications and regulations of the Township, Sewer Authority and DEP. All plans, specifications, reports, details and other documentation shall be included with all applications to the Township for approval. The applicant shall obtain all approvals and permits from the Township, Sewer Authority and/or DEP prior to final plan approval.

G. When the Township approves the use of a community sewage system, the developer shall be required to establish a financial guarantee to cover operation, maintenance and capital replacement costs. The format and terms of which shall be reviewed by the Township Solicitor and Engineer, and shall
be subject to the approval of the Board. The guarantee shall be established prior to final plan approval.

2. **Water Supply.** Every lot, dwelling unit, commercial or industrial building, public or semipublic building shall be provided with a potable water supply of sufficient quality, quantity and pressure to meet the minimum standards of the Township and DEP.

   A. The board may require submittal of a feasibility study concerning the possible extension of a public water system to serve the development. The study shall be prepared by an engineer and shall be submitted in conjunction with the preliminary plan. The study shall provide a detailed representation of all possible extensions, including maps, cursory designs and estimated costs of the public water system when the site is within 3,000 feet of the public system. If the Board determines, at its sole discretion, that extension is feasible, the applicant shall extend to and provide public water within the proposed development.

   B. If the applicant proposes a public or community water system, the locations and type of fire hydrants shall be in accordance with the specifications of the Water Authority or public utility and NFPA standards. A copy of the approval of such system by the Water Authority, public utility and/or Township Fire Marshal shall be submitted prior to final plan approval.

   C. If the applicant proposes connection to the public water system, the final plan application shall include a statement from the Water Authority or the public utility indicating the approval of the plans for design, installation and financial guarantees.

   D. If the applicant proposes connection to the public water system, the installation and construction shall be in accordance with the specifications of the Water Authority or the public utility. The Water Authority or the public utility shall establish requirements for the ownership and maintenance of such system.

   E. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence that the subdivision or land development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners or by the Water Authority. A copy of a certificate of public convenience or an application for such certificate, a cooperative agreement or a commitment to serve the area in question, whichever is appropriate, shall be acceptable evidence.

   F. When the Township approves the use of a community water system, its design and installation shall be in conformance with applicable specifications and regulations of the Township, Water Authority and DEP. All plans, specifications, reports, details and other documentation shall be included with
all applications to the Township for approval. The applicant shall obtain all approvals and permits from the Township, Water Authority and/or DEP prior to final plan approval.

G. When the Township approves the use of a community water system, the developer shall be required to establish a financial guarantee to cover operation, maintenance and capital replacement costs. The format and terms of which shall be reviewed by the Township Solicitor and Engineer and shall be subject to the approval of the Board. The guarantee shall be established prior to final plan approval.

H. Where individual onsite water systems are to be utilized, each lot so served shall be of a size and shape to allow safe location of the system, in accordance with DEP standards. The locations of alternate sewage disposal areas shall be considered in the locating of the system. The water supply system shall be located on the same lot as the use it will serve.

3. **Onlot Sewage Disposal.** If the Township approves installation of onlot sewage disposal, the following documentation shall be provided:

A. **Sewage Testing Required for all Proposed Lots.** Each lot or lot to be created shall contain a suitable location for the installation of an initial individual onlot sewage system, except when such lots or lots to be created are to be served by a community sewage system. The Sewage Enforcement Officer shall perform or observe all tests required by DEP and this Chapter for the location of an individual onlot sewage system to confirm the suitability of the location.

B. **Replacement Location for Onlot Sewage Systems Required.** A replacement location shall be provided for all lots and land developments, which shall comply with all regulations issued by DEP concerning individual onlot sewage systems, including isolation distances and with the terms of this Chapter and any other applicable Township ordinances. When the development is to utilize a community sewage system with subsurface treatment, a feasible replacement community system location shall be provided in addition to the initial system. In the case of development plans that include existing dwelling or non-residential uses that have an existing onlot sewage system, a replacement location shall be provided. In addition, the applicant shall demonstrate to the satisfaction of the Township Sewage Enforcement Officer that the existing onlot sewage system is functioning with no apparent malfunctions. Where the existing system is not to be found acceptable, it shall be repaired or replaced (in addition to providing the replacement location) prior to approval of the development plan by the Township. In the event the repair or replacement is not a timely option, adequate financial security may be provided in lieu of the construction, in accordance with Part 5. In the case of lot add-on plans, a replacement location shall be provided for all lots involved, except those lots with net increase in lot area. [Ord. 02-11]
C. Each applicant shall demonstrate to the satisfaction of the Sewage Enforcement Officer and/or a sanitarian certified by DEP that an area exists on the lot or on each lot to be created for an initial individual onlot sewage system and for the replacement location. The Sewage Enforcement Officer or sanitarian shall perform all tests required by DEP regulations for the location of an individual onlot sewage system to confirm the suitability of the replacement location. Allowance of open land for the replacement location without such testing shall not constitute compliance with the requirements of this Section.

D. All initial individual sewage systems and replacement areas shall be located on the same lot as the use it will serve and shall comply with setback distances, isolation distances, etc., of Title 25, Chapter 73, Rules and Regulations, of the Department of Environmental Protection, as amended, and any other regulation of the Township. The location of each initial individual onlot sewage system and each replacement location shall be noted on the plans. An appropriate easement shall be provided around the replacement location and shown on the final plan. The purchaser of each lot shall be provided with a copy of the plans. A note shall be added to the plans stating that no improvements shall be constructed upon the replacement location easement and the deed to each lot created as a part of the subdivision or land development shall contain language reflecting this limitation.

E. Any revisions to a permit or plan affecting a replacement location which previously has been approved pursuant to the provisions of this Chapter shall be approved by the Township or its authorized representative.

F. Construction of Improvements Upon or Disturbance of Replacement Location Prohibited. The replacement location shall not be excavated, graded, filled or otherwise disturbed in any manner which would prevent its use as a future location for an onlot sewage disposal system during development of the lot. No permanent or temporary improvements of any character other than the planting of shrubs or other plant matter shall be constructed upon the replacement location unless the person who desires to construct such improvements shall demonstrate to the satisfaction of the Sewage Enforcement Officer that the proposed improvements will not prevent its use as a future location or that an alternate replacement location which complies with all applicable Township ordinances exists upon the lot. If such an alternate replacement location shall be identified, the alternate replacement location may be considered to be the replacement location required by this Chapter, shall be designated as the replacement location and the plans shall be accordingly revised and submitted to the Township. The newly designated replacement location shall thereafter be considered the replacement location for the purposes of this Chapter.

G. The limits of both the initial individual onlot sewage system and the replacement system location easement for each lot must be staked and roped off, or other acceptable measures, prior to issuance of building permits for each
lot and properly maintained during construction until the issuance of an occupancy permit.

(Ord. 96-10, 6/26/1996, §610; as amended by Ord. 02-11, 11/21/2002)

§22-611. Emergency Access Requirements.

All subdivisions or land developments containing 50 or more dwelling units or nonresidential buildings, or buildings containing 15,000 or greater square feet of gross floor area, shall be provided with at least two separate and distinct means of access to the subdivision or land development.

A. Access may be provided through the location of two or more public or private streets each of which intersects with an existing public street. Such public or private streets shall meet the requirements of this Chapter concerning design and construction.

B. Access for a land development may be provided through two or more access drives into the land development. Such driveways shall be separated by a distance of at least 150 feet and shall comply with all requirements of this Chapter.

C. If the applicant is unable to provide access to the subdivision or land development through two or more public streets, each of which intersect with an existing public street or two or more access drives which intersect with one or more existing public streets, an emergency access shall be provided.

(1) The emergency access shall be improved so that emergency vehicles may safely transverse it and shall be indicated on the plans.

(2) The emergency access shall be acceptable to the providers of emergency services within the Township and the Township Fire Marshall. Applicants proposing to provide emergency access shall submit evidence of such approval.

(3) The emergency access may be located so that access to the subdivision or land development is gained from a public street at a location unsuitable for regular access with an existing public street.

(4) The emergency access may be located so that access is gained from an adjacent tract. For example, a subdivision or land development adjoining a parking lot of another use may provide emergency access through a point with a break chain. Applicants with plans indicating emergency access through an adjoining private tract shall provide evidence that the adjoining property owner has consented to such emergency access location.
§22-612. Refuse Collection Stations.

1. Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.

2. Collection stations shall be enclosed by fencing and shall be located so as to be separated adequately from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents and shall be screened and landscaped adequately.

3. Collection stations shall be so constructed as to prevent the escape of refuse by wind, water or other natural elements and prevent animals, rodents, etc., from entering.

§22-613. Steep Slope Areas.

1. The purpose of the steep slope area is to conserve and protect those areas having steep slopes from inappropriate development and excessive grading, to prevent potential dangers caused by erosion, stream siltation and soil failure, to promote uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover, by restricting grading of steep slope areas and to promote the preservation of steep slope areas as open space.

2. The steep slope area shall be those areas having an original, unaltered slope of 20% or greater. The establishment of slopes shall be made by a topographic survey performed by a registered surveyor or other means acceptable to the Township.

3. Isolated pockets of steep slopes containing less than 2,000 square feet of surface area shall be exempt from the provisions of this Section, unless they are a portion of all steep slope areas within the lot or property where the sum of all steep slope areas exceed 2,000 square feet.

4. All uses permitted in the underlying zoning district are permitted instead of slope areas if conducted in accordance with the following provisions:

A. No more than 25% of the original groundcover, within any designated steep slope area on the property, may be disturbed by grading, filling or other means. At least 75% of the original groundcover must remain undisturbed during the establishment, alteration or maintenance of the permitted use or activity.
B. At least 50% of the required minimum lot area of all proposed lots, as established by the Zoning Ordinance [Chapter 27] shall be comprised of contiguous nonsteep slope area.

C. No grading, filling or other alteration of the original undisturbed slopes on a property may be performed with the intent to circumvent the provisions of this Section. Unauthorized grading performed within a steep slope area in order to circumvent these regulations shall be considered a violation of this Chapter, and shall be subject to the penalties within §22-806.

D. All applications for subdivision or land development plans shall include the following:

   (1) The plans shall include a delineation of the steep slope area, as defined herein. This information may be shown on a sheet not being recorded with the final plan.

   (2) The final plan shall be recorded with a steep slope easement. The easement shall be comprised of at least 75% of the total existing area and located within the original boundaries of the steep slope area. Allocations of the easement should be made as evenly as possible throughout the lots to allow each lot adequate room for additional grading, accessory structures, etc.

   (3) The final plan shall note that no structures shall be located within the easement and that no excavation, grading, filling or other disturbance of the existing groundcover is permitted within the easement.

   (4) All deeds for lots created by subdivision lots created by subdivision shall contain language detailing the easements location and the restrictions imposed.

(Ord. 96-10, 6/26/1996, §613)

§22-614. Trees and Woodlands.

1. Woodland Preservation. Not more than 50% of the total area of mature or maturing woodlands and not more than 70% of the total area of young woodlands on a development site shall be removed in conjunction with a subdivision or land development. The remaining woodlands shall be protected as open space. No area of any existing woodland shall be removed prior to the granting of final approval of the proposed subdivision or land development.

   A. Priority in woodland preservation shall be given to woodlands in 100 year floodplains, wetlands, stream valley corridors, steep slopes and landslide prone areas.
B. The Township may consider modification of this standard if evidence is presented from a professional arborist, forester, landscape architect or other expert whose qualifications are acceptable to the department, that a lesser area of woodlands should be preserved because of disease, undesirability of species or other reasons affecting the quality and health of the woodland.

C. The Township may allow a greater percentage of woodland area to be cleared if new replacement woodlands are provided elsewhere on the site or an approved offsite mitigation area. The minimum area of the replacement woodland shall be at least 125% of the woodland area cleared in excess of the areas allowed in this subsection. The replacement woodland shall be prepared, planted and maintained in accordance with a plan prepared by a forester or other qualified professional and approved by the Township.

D. All applications for subdivision or land development plans shall include the following:

(1) The plans shall include a delineation of the woodland area, as defined herein. This information may be shown on a sheet not being recorded with the final plan.

(2) The final plan shall be recorded with a woodland preservation easement. The easement shall preserve the minimum area listed above, and shall be located within the original boundaries of the woodland area. Allocations of the easement should be made as evenly as possible throughout the lots to allow each lot adequate room for additional grading, accessory structures, etc.

(3) The final plan shall note that clear cutting and excessive excavation, grading, filling or other disturbance of the existing ground cover is not permitted within the easement.

(4) All deeds for lots created by subdivision shall contain language detailing the easement’s location and the restrictions imposed.

[Ord. 02-11]

2. Preservation of Large or Unique Trees.

A. All healthy trees with trunks equal to or exceeding 36 inches DBH or any tree which may be noteworthy because of its species, age, uniqueness, rarity or status as a landmark due to historical or other cultural associations and which is located within the area of disturbance shall be preserved unless removal is deemed necessary. Criteria for evaluating the necessity for removal shall include the following:
(1) The health of the tree, whether it is dead or diseased beyond remedy, or whether it is likely to endanger the public or an adjoining property.

(2) Other constraints of the site, where the applicant demonstrates to the satisfaction of the Township that no reasonable alternative exists and that removal of a tree is necessary for construction of building foundations, roads, trenching for utilities or other essential improvements.

B. Trees to be preserved shall be protected during construction. The critical root zone shall be protected by securely staked fencing with a minimum height of 36 inches. No storage or placement of any soil or construction materials, including construction wastes, shall occur within the fenced area. Cables, ropes, signs and fencing shall not be placed on protected trees.

C. Large or unique trees which cannot be preserved shall be replaced, either with identical species or with a mix of native species as follows:

(1) For every tree with a caliper of 36 inches DBH or larger, at least 6 trees with a minimum caliper of 3 to 3.5 inches, or at least 8 trees with a minimum caliper of 2 to 2.5 inches DBH.

(2) The placement and spacing of the replacement trees shall be subject to the approval of the Township, but shall at a minimum be such to ensure the health and longevity of the replacement trees.

(Ord. 96-10, 6/26/1996, §614; as amended by Ord. 02-11, 11/21/2002)
PART 7

MOBILE HOME PARKS

§22-701. General.

Mobile home park plans shall be processed in accordance with Part 3 of this Chapter. The design standards shall comply with applicable sections of this Chapter, the Township Mobile Home Park Ordinance [Chapter 14], the Township building codes and all other Township ordinances.

(Ord. 96-10, 6/26/1996, §701)

§22-702. Lot Size and/or Density.

Lot sizes and density shall conform to the requirements of the Township Mobile Home Park Ordinance [Chapter 14].

(Ord. 96-10, 6/26/1996, §702)

§22-703. Water Supply.

1. **Source.** All mobile home parks shall be connected to the public or a community water system. Additionally, all water supply systems shall be provided in accordance with §22-610(2) of this Chapter.

2. **Connection.** All mobile homes and service buildings shall be connected to a public or a community water supply system. Individual water riser pipes having an inside diameter of not less than \(\frac{3}{4}\) inches shall be provided for each mobile home stand and shall terminate no less than 4 inches above the ground.

3. **Protection of Water Lines.** Adequate provisions shall be made to protect water service lines from damage, including a shut-off valve installed below the frost line at the curb line for each mobile home space.

4. **Fire Hydrants.** Fire hydrants or yard hydrants shall be installed in accordance with the provisions of this Chapter.

(Ord. 96-10, 6/26/1996, §703)

§22-704. Sewage Disposal.

1. **Approved System.** All mobile home parks shall conform to §22-610(1) of this Chapter with respect to establishing an acceptable sanitary sewage disposal facility.
2. **Connection.** All mobile homes and service buildings shall be connected to a public or community sewer system. Individual riser pipes having a minimum inside diameter of 4 inches shall be located on each mobile home lot and shall extend 4 inches above ground level. The sewer riser pipe shall be sealed with a securely fastened plug when the site is unoccupied. Positive surface drainage away from the plug shall be provided to ensure no infiltration of surface water will occur. All sewer lines shall be constructed with materials and by methods approved by the Township Sewer Authority and DEP.

3. **Protection.** Adequate provisions shall be made to protect sanitary sewers from stormwater infiltration and damage.

*(Ord. 96-10, 6/26/1996, §704)*

**§22-705. Storm Drainage, Erosion and Sedimentation, and Floodplain Controls.**

All mobile home parks shall conform to the requirements of the Township Stormwater Management Ordinance [Chapter 26].

*(Ord. 96-10, 6/26/1996, §705)*

**§22-706. Interior Streets and Access Drives.**

1. **General.** Private streets shall be provided in the park as the principal traffic way and each mobile home lot shall abut and have access to such a street.

2. **Width.** All streets and alleys within a mobile home park shall conform to the right-of-way widths and cartway widths specified in Part 6.

3. **Construction Standards.** The cartway construction standards shall conform to Township specifications as well as the requirements of the latest edition of PennDOT Publication 408.

4. **Sight Distance at Street Intersections.** A clear sight triangle and stopping sight distances shall be maintained in accordance with §22-602(5).

5. **Horizontal and Vertical Alignment Requirements.** All streets shall be designed in accordance with §§22-602(2) and 22-602(3).

*(Ord. 96-10, 6/26/1996, §706)*

**§22-707. Vehicular Parking Facilities.**

Off-street parking spaces shall be provided in all mobile home parks. Two spaces per dwelling unit shall be provided either on the mobile home lot or in a common, paved
parking compound within 200 feet of the mobile home to be served. The spaces shall be
designed in accordance with §22-603(1).

(Ord. 96-10, 6/26/1996, §707)

§22-708. Sidewalks and Curbs.

1. Location. All mobile home parks shall have pedestrian walks and curbs along
parking compounds and private streets, and between mobile home units and service
buildings.

2. Construction. Sidewalks shall comply with the Township standards.

(Ord. 96-10, 6/26/1996, §708)

§22-709. Lighting.

All streets, alleys and parking compounds shall be lighted to provide an average minimum
2 foot candle level of illumination at an elevation of 3 feet above the grade for the safe
movement of pedestrians and vehicles at night. All lighting shall be so arranged as to
reflect the light away from adjoining premises and public rights-of-way.

(Ord. 96-10, 6/26/1996, §709)

§22-710. Landscaping.

Buffer areas shall be provided in accordance with the Township Zoning Ordinance
[Chapter 27]. Parking and building are prohibited in the buffer area. The use of the buffer
area for access ways shall not be permitted.

(Ord. 96-10, 6/26/1996, §710; as amended by Ord. 02-11, 11/21/2002)

§22-711. Building Setbacks and Separations.

Mobile homes shall conform to the building setback requirements of the Zoning Ordinance
[Chapter 27].

(Ord. 96-10, 6/26/1996, §711; as amended by Ord. 02-11, 11/21/2002)
§22-801. **Fees.**

1. **Fee Resolution.**
   
   A. The Board shall establish, by resolution, a collection procedure and schedule of fees to be paid by the applicant at the time of submission of all plans.
   
   B. Fees for all other permits required for and by the Township shall be established by the resolution.

2. **Technical Fees.**

   A. Technical fees required to be paid in accordance with this Chapter shall be paid to the Township by the applicant for the below listed services:

   (1) Reviewing all information submitted in conformance with provisions of this Chapter. This includes all originally submitted and revised plans, reports and specification. This also includes all consultations, meeting attendance, etc., needed to complete the review, present the results of the review, and/or discuss the contents of the review. [Ord. 02-11]

   (2) Inspecting the layout of the site for conformance to the submitted survey, plan and specifications.

   (3) Reviewing planning modules for land development.

   (4) Reviewing cost estimates of required improvements as submitted by the developer.

   (5) Inspecting required improvements during construction.

   (6) Final inspections of completion of installation of the required improvements.

   (7) Review or completion of legal documents, agreements, deeds, etc.

   (8) Such other technical services as deemed necessary or required by the Township.

(Ord. 96-10, 6/26/1996, §801; as amended by Ord. 02-11, 11/21/2002)

§22-802. **Waivers.**
The provisions of these regulations are intended as a minimum standard for the protection of the public health, safety and welfare. If the literal compliance with any mandatory provision of these regulations is shown by the applicant, to the satisfaction of the Board present at a public meeting, to be unreasonable and to cause undue hardship as it applies to the particular property, the Board may grant a waiver from such mandatory provision so that substantial justice may be done and the public interest secured while permitting the reasonable utilization of the property. However, the granting of a waiver shall not have the effect of making null and void the intent and purpose of this Chapter. The Board may, at its sole discretion, attach reasonable conditions to the granting of a waiver, in order to protect the public interest.

(Ord. 96-10, 6/26/1996, §802)

§22-803. Application Requirements.

1. All requests for waivers shall be made in accordance with the provisions of §22-309 of this Chapter.

2. Should a revision to a submitted plan require a waiver which was not apparent at the time of the initial plan submission, the request for a waiver shall be submitted in accordance with §22-309 of this Chapter.

(Ord. 96-10, 6/26/1996, §803)


At a public meeting, the Board shall review the request to determine if the literal compliance with any mandatory provision of this Chapter is demonstrated by the applicant to exact undue hardship because of peculiar conditions pertaining to the land in question; provided, that such modification will not be contrary to the public interest and that the purpose and intent of this Chapter is observed. The applicant shall demonstrate that an alternative proposal will allow for equal or better results and represents the minimum modification necessary. If the Board determines that the applicant has met his burden, it may grant a waiver from the literal compliance with the terms of this Chapter. In granting waivers, the Board may impose such conditions as will, in its judgment, secure the objectives and purposes of this Chapter. When a waiver is granted with conditions, a statement of the approved waiver, including the imposed condition(s), shall be provided on the final plan.

(Ord. 96-10, 6/26/1996, §804)

§22-805. Enforcement.
1. It shall be the duty of the Code Enforcement Officer and/or other such duly authorized representative of the Township, and they are hereby given the power and authority to enforce the provisions of this Chapter.

2. The Code Enforcement Officer shall require that the application for permits contain all information necessary to enable him to ascertain whether the proposed building, alteration or use is located in an approved subdivision or land development. No permit shall be issued until the Code Enforcement Officer has determined that the site for the proposed building, alteration or use complies with all the provisions of this Chapter and conforms to the site description as indicated on the approved and recorded final plan. [Ord. 02-11]

(Ord. 96-10, 6/26/1996, §805; as amended by Ord. 02-11, 11/21/2002)

§22-806. Penalties and Preventive Remedies.

1. Any person, partnership, corporation or the members of such partnership or the officers of such corporation, who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open and/or dedicate any street, sanitary sewer, storm sewer, water main or other improvement 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 use of a plan of such subdivision or land development or otherwise; or who erects any building thereon, unless and until a final plan has been prepared in full compliance with the provisions of this Chapter and has been recorded as provided herein; or who performs construction of the improvements inconsistent with the approved application or the provisions of this Chapter; or who in any other way be in violation of any of the provisions of this Chapter shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than $500 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation unless the district justice determines that there was a good faith basis for the person, partnership or corporation violating this Chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the 5th day following the date of determination of a violation by the district justice, and thereafter each day that a violation continues shall constitute a separate violation.

2. In addition to other remedies, the Township may institute and maintain appropriate actions at law or in equity to restrain, correct or abate violations of this Chapter, to prevent unlawful construction, to recover damages and/or to prevent illegal occupancy of a building, structure or premises.
3. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

4. The Township may further refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Chapter. The authority to deny such permit or approval shall apply to any of the following applicants:

A. The owner of record at the time of such violation.

B. The vendee or lessee of the owner of record at the time of such violation without regard to whether such vendee or lessee had actual or constructive knowledge of the violation.

C. The current owner of record who acquired the property subsequent to the time of the violation without regard as to whether such current owner had actual or constructive knowledge of the violation.

D. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual constructive knowledge of the violation.

5. As an additional condition for the issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real estate.

(Ord. 96-10, 6/26/1996, §806)
PART 9

APPEALS, INTERPRETATION AND EFFECTIVE DATE

§22-901. Appeals.

All appeals from decisions of the Board in the administration of this Chapter shall be made in accordance with the provisions of the Municipalities Planning Code.

(Ord. 96-10, 6/26/1996, §901)


In the interpretation and application of the provisions of this Chapter, said provisions shall be deemed to be the minimum requirements necessary for the promotion and protection of the public health, safety and welfare. Where the provisions of this Chapter and all standards and specifications implementing it impose greater restrictions upon subdivision or land development than those of any other Township ordinance or any regulation or any applicable land development agreement, the provisions of this Chapter and its standards and specifications shall be controlling. Where the provisions of any statute, regulation, other Township ordinance or applicable land development agreement impose greater restrictions upon subdivision or land development than this Chapter, the provisions of such statute, regulation, other ordinance or applicable land development agreement shall be controlling.

(Ord. 96-10, 6/26/1996, §903)

§22-903. Application of this Chapter.

With the exception of subsections (A) and (B), below, the provisions of this Chapter shall apply to and control all subdivisions and/or land developments whose plans have not been recorded in the Office of the Recorder of Deeds prior to the effective date of these regulations.

A. The provisions of this Chapter shall not adversely affect an application for approval of a preliminary or final plan which was duly filed under the jurisdiction of the Township's previous subdivision and land development ordinance, Ord. LS-2, 10/16/1985, as amended, and is pending action at the time of the effective date of this Chapter, and in which case the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application had been duly filed. When a preliminary plan has been duly approved, the applicant shall be entitled to final plan approval in accordance with the terms of the approved preliminary plan. However, if an application is properly and finally denied, any subsequent application shall be subject to the provisions of this Chapter.
B. If an applicant has received approval of a preliminary or final plan prior to the effective date of this Chapter, no provisions of this Chapter shall be applied to adversely affect the right of the applicant to commence and complete any aspect of the approved development in accordance with the terms of such approval within 5 years from the date of such approval. When approval of the final plan has been preceded by approval of a preliminary plan, the 5 year period shall be counted from the date of preliminary plan approval. If there is any doubt as to the terms of approval, the terms shall be construed in light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

(Ord. 96-10, 6/26/1996, §903)

§22-904. Construction.

Nothing in this Chapter shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued, or any approval granted or any cause or causes of action existing prior to the enactment of this Chapter.

(Ord. 96-10, 6/26/1996, §904)
PART 10
APPENDICES
APPENDIX 1
CERTIFICATE OF ACCURACY - PLAN

I hereby certify, to the best of my knowledge, the plan shown and described hereon
is true and correct to the accuracy required by the Jackson Township Subdivision and
Land Development Ordinance.

_________________, 20___  * ________________________________

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania,
qualified to perform such duties and responsible for the preparation of the plan.
APPENDIX 2

CERTIFICATE OF ACCURACY - SURVEY

I hereby certify, to the best of my knowledge, the survey shown and described hereon is true and correct to the accuracy required by the Jackson Township Subdivision and Land Development Ordinance.

____________________ 20_________  *  ____________________________

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania, qualified to perform such duties and responsible for the preparation of the plan.
APPENDIX 3

STORMWATER MANAGEMENT CERTIFICATION

I hereby certify, to the best of my knowledge, the storm drainage facilities shown and described hereon are designed in conformance with the Jackson Township Stormwater Management Ordinance.

____________________, 20_____  * ________________________________

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania, qualified to perform such duties and responsible for the preparation of the storm drainage plan.
APPENDIX 4

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

INDIVIDUAL

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

On this, the _____ day of ___________, 20____, before me, the undersigned officer, personally appeared _____________________, who, being duly sworn according to law, deposes and says that he is the * __________ of the property shown on this plan, that the plan thereof was made at his direction, that he acknowledges the same to be his act and plan, that he desires the same to be recorded and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

** __________________________________________

*** __________________________________________

My Commission Expires ________________, 20_____
COPARTNERSHIP

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

On this, the _____ day of __________, 20___, before me, the undersigned officer, personally appeared __________________, being members of the firm of __________________ who, being duly sworn according to law, deposes and says that the copartnership is the *__________ of the property shown on this plan, that the plan thereof was made at its direction, that it acknowledges the same to be its act and plan and desires the same to be recorded and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

**________________________________________

***________________________________________

My Commission Expires __________________, 20___

* Identify Ownership or Equitable Ownership
** Signature of the Individual
*** Signature and Seal of Notary Public or other Authorized to Acknowledge Deeds
CORPORATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

On this, the _____ day of ____________, 20___, before me, the undersigned officer, personally appeared ________________, being * __________________ of **_________________________________________ who, being duly sworn according to law, deposes and says that the corporation is the ***_______________ of the property shown on this plan, that he is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation further acknowledges all streets and other property identified as proposed public property (excepting those areas labeled “NOT FOR DEDICATION”) are hereby dedicated to the public use.

***_______________________________________________

****_____________________________________________

*****____________________________________________

My Commission Expires _________________, 20____

* Individual’s Title
** Name of Corporation
*** identify Ownership or Equitable Ownership
**** Signature of the Individual
***** Corporate Seal
****** Signature and Seal of Notary Public or Other Officer Authorized to Acknowledge Deeds

22-127
APPENDIX 5

CERTIFICATE OF TITLE - NO MORTGAGE

I hereby certify that the title to the property shown hereon is the name of *__________________ and is recorded in deed book volume _____, page ______. I further certify that there is no mortgage, lien or other encumbrance against this property.

**___________________________________________  ***___________________________________________

* Name of Owner  
** Witness  
*** Signature(s) of Owner(s)
APPENDIX 6

CERTIFICATE OF TITLE - MORTGAGE CLAUSE AND MORTGAGEE CONSENT

I hereby certify that the title to the property shown hereon is the name of *____________________ and is recorded in deed book volume ________, page ________.

**__________________________________  ***__________________________________

I hereby certify, that as an authorized representative of the mortgagee of the property shown hereon, consents to the recording of said plan and to the dedications and all other respects to the plan.

**__________________________________  ***__________________________________

* Name of Owner
** Witness
*** Signature(s) of Owner(s)
**** Signature of Authorized Representative
***** Printed Name, Title and Mortgagee
APPENDIX 7

JACKSON TOWNSHIP BOARD OF SUPERVISORS
PRELIMINARY PLAN APPROVAL CERTIFICATE

At a meeting on ____________, 20____, the Jackson Township Board of Supervisors granted PRELIMINARY PLAN APPROVAL of this project, including the complete set of plans marked sheet(s) ______ through _____ which form a part of the application dated ____________, last revised __________, and bearing Jackson Township File No. __________. This plan may not be recorded in the office of the Butler County Recorder of Deeds, nor may any construction be initiated.

* ___________________________  * ___________________________

* Signatures of the Chairman and Vice Chairman or their designees.
APPENDIX 8

JACKSON TOWNSHIP BOARD OF SUPERVISORS
IMPROVEMENT CONSTRUCTION PLAN APPROVAL CERTIFICATE

At a meeting on ______________, 20__, the Jackson Township Board of Supervisors granted IMPROVEMENT CONSTRUCTION PLAN APPROVAL of this plan bearing Jackson Township File No. ____________. When combined with the necessary Township and/or Commonwealth approvals and permits, this approval grants the authority to install the improvements required by the Jackson Township Subdivision and Land Development Ordinance. This plan may not be recorded in the office of the Butler County Recorder of Deeds.

* * *

* ___________________________  * ___________________________

* Signatures of the Chairman and Vice Chairman or their designees.
APPENDIX 9

JACKSON TOWNSHIP BOARD OF SUPERVISORS
FINAL PLAN APPROVAL CERTIFICATE

At a meeting on ______________, 20___, the Jackson Township Board of Supervisors granted FINAL PLAN APPROVAL of this project, including the complete set of plans marked sheet(s) _____ through _____ which are dated __________, last revised __________, and bearing Jackson Township File No. __________. The Board of Supervisors hereby give notice that by approving this plan for recording, the township has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

* ____________________________  ** ____________________________

* Signature of Secretary
** Signature of s of Chairman
APPENDIX 10

JACKSON TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

At a meeting on __________, 20___, the Jackson Township Planning Commission reviewed this plan and a copy of the review comments is on file in the Township office.

* _________________   * _________________

* Signatures of the Chairman and Secretary or their designees.
APPENDIX 11

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

The Butler County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended, reviewed this plan on __________, 20____, and a copy of the review is on file at the office of the Planning Commission in BCPC File No. _______. This certificate does not indicate approval or disapproval of the plan by the Butler County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations or laws of the local municipality, the Commonwealth or the Federal government.

* __________________________   * __________________________

* Signatures of the Chairman and Vice Chairman or their designees.
APPENDIX 12

RECORDED OF DEEDS CERTIFICATE

Recorded in the office for Recording Deeds, in and for Butler County, Pennsylvania, in subdivision plan book, volume _____, page _______. Witness by hand and seal of this office the _____ day of __________ A.D. 20____.

[Seal]

__________________________________________
Recorded
APPENDIX 13

STANDARD STREET SECTION DETAIL

APPENDIX NO.13

<table>
<thead>
<tr>
<th>PAVEMENT COURSES</th>
<th>LOCAL”</th>
<th>COLLECTOR”</th>
</tr>
</thead>
<tbody>
<tr>
<td>102 WEARING COURSE</td>
<td>1.5&quot;</td>
<td>1.5&quot;</td>
</tr>
<tr>
<td>102 BINDER COURSE</td>
<td>3&quot;</td>
<td>5&quot;</td>
</tr>
<tr>
<td>No.3A BASE COURSE</td>
<td>2.5&quot;</td>
<td>4&quot;</td>
</tr>
<tr>
<td>No.4 SUB-BASE COURSE</td>
<td>7&quot;</td>
<td>8&quot;</td>
</tr>
</tbody>
</table>

NOTES:
1. ALL METHODS OF CONSTRUCTION SHALL CONFORM TO POMCOT SPECIFICATIONS FORM 400, LATEST UPDATE.
2. ALL PAVEMENT COURSE DIMENSIONS ARE AFTER COMPACATION.
3. CURBING SHALL BE INSTALLED WITH INITIAL PAVING AND SHALL BE A CONTINUOUS PART OF THE PAVING.
   MACHINE CURB IS NOT PERMITTED.
4. PAVEMENT COURSE DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS. THE TOWNSHIP MAY REQUIRE SPECIFIC
   PAVEMENT DESIGNS BE PROVIDED FOR INDIVIDUAL APPLICATIONS, SEE SECTION 602

TYPICAL STREET CONSTRUCTION SECTION
APPENDIX 14

STANDARD DETAILS FOR SIDEWALKS AND CURBS

APPENDIX NO. 14

BROOM FINISH
4" CLASS A CEMENT CONCRETE
6x6 W 1.4x1.4 WWF
1" MIN. CLEARANCE

FROM BACK OF CURB
0.02'

EDGE OF STREET

2"

4" MIN.

2" TYP.

4"-AASHTO #57 STONE BEDDING

NOTE:
PROVIDE 1/4" EXPANSION JOINTS AT 30°C TO C (MAX.)
PROVIDE TRANSVERSE CONTROL SCORE JOINTS AT 8°C TO C (MAX.)

STANDARD SIDEWALK

N.T.S.

STANDARD STRAIGHT CURB

N.T.S.

WEARING COURSE
BINDER COURSE

STONE
SUB-BASE

PAVEMENT BASE DRAIN
N.T.S.

P.L. 4.147
APPENDIX 15

STANDARD PARKING COMPOUND DETAILS

APPENDIX NO. 15

45° PARKING

30° PARKING

60° PARKING

PARALLEL PARKING

90° PARKING
## APPENDIX 16

### SAFE STOPPING SITE DISTANCE CHART

**APPENDIX NO. 16**

<table>
<thead>
<tr>
<th>Design Speed (Miles Per Hour)</th>
<th>Average Grade (G) (Percent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
<td>+1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0</td>
</tr>
<tr>
<td>25</td>
<td>147 145 144 143 142 140 139 138 137 136 135</td>
</tr>
<tr>
<td>30</td>
<td>196 194 191 189 187 185 183 182 180 178 177</td>
</tr>
<tr>
<td>35</td>
<td>249 245 242 239 236 233 231 228 226 224 221</td>
</tr>
<tr>
<td>40</td>
<td>314 309 304 299 295 291 287 284 280 277 274</td>
</tr>
<tr>
<td>45</td>
<td>383 376 370 364 358 353 348 343 339 334 330</td>
</tr>
<tr>
<td>50</td>
<td>462 453 444 436 429 422 415 409 403 397 392</td>
</tr>
<tr>
<td>55</td>
<td>538 527 517 508 499 490 482 475 468 461 454</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>0.0 -1.0 -2.0 -3.0 -4.0 -5.0 -6.0 -7.0 -8.0 -9.0 -10.0</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>147 148 150 151 153 155 157 159 161 164 166</td>
</tr>
<tr>
<td>30</td>
<td>196 199 201 204 207 210 214 217 221 226 230</td>
</tr>
<tr>
<td>35</td>
<td>249 252 256 260 265 269 275 280 286 292 299</td>
</tr>
<tr>
<td>40</td>
<td>314 319 325 331 338 345 352 360 369 379 389</td>
</tr>
<tr>
<td>45</td>
<td>383 390 398 406 415 425 435 447 459 472 487</td>
</tr>
<tr>
<td>50</td>
<td>462 471 481 492 504 517 531 548 563 581 600</td>
</tr>
<tr>
<td>55</td>
<td>538 550 562 576 590 606 622 641 661 682 706</td>
</tr>
</tbody>
</table>