TOWNSHIP OF JACKSON
Lebanon County, Pennsylvania

Subdivision and Land Development Ordinance

Ordinance 3-1975, December 15, 1975
As Amended Through
Ordinance 4-2000, June 5, 2000

Penns Valley Publishers
A Division of Fry Communications, Inc.
Mechanicsburg, Pennsylvania
CHAPTER 22
SUBDIVISION AND LAND DEVELOPMENT

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Part 1
Authority, Title and Purpose

§101. Authority. This Chapter 22 provides for the control of the subdivision and development of land and the approval of plats and replats of land within the jurisdiction of the Board of Supervisors of the Township of Jackson, Lebanon County, Pennsylvania, ordained by the Board of Supervisors of the Township of Jackson under the authority of the Pennsylvania Municipalities Planning Code, as amended. (Ord. 3-1975, 12/15/1975, §1.00)

§102. Title. This Chapter 22 shall be known and may be cited as "The Subdivision and Land Development Ordinance of the Township of Jackson." (Ord. 3-1975, 12/15/1975, §1.05)

§103. Purpose. The purpose of this Chapter 22 shall be to provide uniform standards to guide the subdivision, resubdivision, and development of land of the Township of Jackson in order to promote the public health, safety and convenience and the general welfare of the residents and inhabitants of the Township of Jackson. It shall be administered to insure orderly growth and development; the conservation, protection and proper use of land; and to provide adequate provisions for traffic circulation, utilities and services. (Ord. 3-1975, 12/15/1975, §1.10)
Part 2
Jurisdiction and Application

§201. Jurisdiction and Application.
1. After the effective date of this Chapter 22, no subdivision or land development or any lot, 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 22.

2. Any replatting or resubdivision of land, including a change of a recorded plan, shall be considered a new subdivision and shall comply with the provisions of this Chapter 22.

(Ord. 3-1975, 12/15/1975, §§2.00,2.05,2.10; as amended by Ord. 1-1991, 8/5/1991)

§202. Effect of Change in This Chapter. Changes in this Chapter shall affect plats as follows:

1. From the time an application for approval of a plat, whether preliminary or final, is duly filed as provided in this Chapter, and while such application is pending approval or disapproval, no change or amendment of this Chapter, zoning or other governing ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly approved. The applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations.

2. When an application for approval of a plat, whether preliminary or final, has been approved without conditions or approved by the applicant's acceptance of conditions, no subsequent change or amendment in this Chapter, zoning or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval.

3. Where final approval is preceded by preliminary approval, the aforesaid five (5)-year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of this Chapter or the governing ordinance or plans as they stood at the time when the application for such approval was duly filed.

4. Where the landowner has substantially completed the required improvements as depicted upon the final plat within the aforesaid five (5) year limit, or any extension thereof as may be granted by the Township
Supervisors, no change of any ordinance or plan enacted subsequent to the date of filing of the preliminary plat shall modify or revoke any aspect of the approved final plat pertaining to zoning classification or density, lot, building, street or utility location.

5. In the case of a preliminary plat calling for the installation of improvements beyond the five (5) year period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the Township Supervisors in its discretion.

6. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five (25%) percent of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the Township Supervisors in its discretion. Provided the landowner has not defaulted with regard to or violated any of the conditions of the preliminary plat approval, including compliance with landowner's aforesaid schedule of submission of final plats for the various sections, then the aforesaid protections afforded by substantially completing the improvements depicted upon the final plat within five years shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within said five (5) year period the aforesaid protections shall apply for an additional term or terms of three (3) years from the date of final plat approval for each section.

7. Failure of landowner to adhere to the aforesaid schedule of submission of final plats for the various sections shall subject any such section to any and all changes in this Chapter, zoning, and other governing ordinance enacted by the Township subsequent to the date of the initial preliminary plan submission.

Part 3
Procedures

§301. Submission and Review Requirements.

1. Hereafter, Subdivision and Land Development Plans shall be reviewed by the Township Planning Committee, the County Planning Department and other Township, State or County officials as necessary, and shall be approved or disapproved by the Township Planning Committee in accordance with the procedures specified in this Part 3 and in other Sections of this Chapter 22.

2. For all subdivisions and land developments, except those exempted from standard procedure, a Sketch Plan, Preliminary Plan, and Final Plan shall be submitted. Those subdivisions exempted from this procedure and the procedures to follow in the case of exempted subdivisions are listed in §306 of this Chapter 22.

(Ord. 3-1975, 12/15/1975, §§3.00, 3.02)

§302. Sketch Plan.

1. Sketch Plans shall comply with the requirements of §401.

2. Submission. The subdivider shall submit six (6) black-on-white or blue-on-white prints on paper of the Sketch Plan, six (6) copies of any supplementary data, the required filing fee, and one (1) copy of the "Application for Review of Sketch Plan" (Form 1) to the Township Secretary. The Township Secretary shall distribute the copies of plans and supplementary data as follows:

   A. One (1) copy to the Township Planning Committee.
   B. Two (2) copies to the County Planning Department, when requested to do so by the Township Planning Committee.
   C. One (1) copy to the Township Engineer.
   D. One (1) copy to the Township Zoning Officer.
   E. One (1) copy retained for the permanent files of the Township Supervisors.

3. Review.

   A. The Sketch Plan shall be reviewed by the Township Planning Committee at one (1) or more regularly scheduled or special meetings. If the Township Planning Committee determines that it would like the Sketch Plan to be reviewed by the County Planning Department, Township Zoning Officer, and/or the Township Engineer, the County Planning Department, Township Zoning Officer, and/or the Township Engineer shall be invited to review the Sketch Plan and submit their comments regarding the Sketch Plan to the Township Planning Committee.

   B. If a Sketch Plan is submitted to the County Planning Department for review, the Township Planning Committee shall not issue its written report regarding the Sketch Plan until the report of the County Planning Department is received by the Township, provided such
report is received by the Township within forty-five (45) days of the date the Township forwarded the Plan to the County Planning Department for review.

C. At one (1) or more regularly scheduled or special meetings the Township Planning Committee shall review the Sketch Plan to determine its conformance to the requirements of this Chapter 22 and determine whether the proposed development is permitted under the Township Zoning Regulations (Chapter 27 of the Code). The Township Planning Committee shall suggest any modifications of the Plan which it deems necessary to secure conformance to the regulations of this Chapter 27 or which it believes are in the public interest.

D. Within five (5) calendar days after the final meeting at which the Sketch Plan is reviewed by the Township Planning Committee, the Planning Committee shall send to the following people written notice of the Planning Committee's recommended modifications in the Sketch Plan, if there are any, and any prerequisites to review of the Preliminary Plan by the Township Planning Committee:

(1) The Township Supervisors
(2) The County Planning Department
(3) The Subdivider or his agent
(4) The Township Engineer
(5) The Township Zoning Officer

E. The written notice of the Planning Committee shall be sent to the people listed in this Subsection (3)(D) within seventy-five (75) days after the date the Sketch Plan was submitted to the Township Secretary.

(Ord. 3-1975, 12/15/1975, §3.10)

§303. Preliminary Plan.

1. Submission. Preliminary Plans and required supplementary data for all proposed subdivisions and land developments, except as noted in §306, shall be submitted by the Subdivider or his agent to the Township Secretary. Official submission of a Preliminary Plan shall include:

A. Submission of five (5) completed "Applications for Review of Preliminary Plan" (Form 2).

B. Submission of nine (9) blue-on-white or black-on-white prints on paper of the Preliminary Plan (eleven [11] prints if the property being developed abuts a State Legislative Route).

C. Eight (8) copies of all other information and plans which are required by §402.

D. Payment of the filing fee.

[Ord. 1-1991]

2. Distribution. The Township Secretary shall distribute submitted information as follows:

A. To the Township Engineer:
   (1) Two (2) copies of the Plan.
(2) One (1) copy of "Application for Review of Preliminary Plan."

(3) Two (2) copies of all other required information and plans.

B. To the Township Zoning Officer:
   (1) One (1) copy of the Plan.
   (2) One (1) copy of "Application for Review of Preliminary Plan."

C. To be retained by the Township Secretary:
   (1) One (1) copy of the Plan.
   (2) One (1) copy of "Application for Review of Preliminary Plan."
   (3) One (1) copy of all other required information and plans.

[Ord. 1-1991]

3. Review by Township Planning Committee. When a Preliminary Plan has been received for review, the Township Planning Committee shall review the Plan at one (1) or more regularly scheduled or special meetings to determine the Plan's conformance to the standards contained in this Chapter 22 and shall recommend such changes and modifications of the Plan as it shall deem necessary to assure compliance with this Chapter 22.

   A. The Township Engineer shall review each Preliminary Plan to determine whether the Plan meets the requirements of this Chapter 22 and shall submit a report to the Township Planning Committee on the Plan's conformance with this Chapter 22.

   The Township Sewage Enforcement Officer shall review all proposals for the use of on-site sewage disposal and report thereon to the Township Planning Committee.

   The Township Zoning Officer shall review each Preliminary Plan to determine whether the Plan meets the requirements of the Township Zoning Regulations (Chapter 27 of the Code), and shall submit a report to the Township Planning Committee on the Plan's conformance with the Zoning Regulations (Chapter 27 of the Code).

   B. When reviewing a Plan, the Township Planning Committee should consider, in addition to its own comments, written reports regarding the Plan in question from the following:

      (1) The Township Engineer.
      (2) The Township Zoning Officer.
      (3) The County Planning Department.
      (4) The Township Sewage Enforcement Officer, when on-site sewage disposal is proposed.

[Ord. 1-1991]
C. No official action shall be taken by the Township Planning Committee with respect to a Preliminary Plan until the Township has received the written report of the County Planning Department, provided that the report is received within forty-five (45) days of the date the Township forwarded the Plan to the County for review. Failure of the County Planning Department to act within forty-five (45) days shall constitute County approval of the Plan as submitted.

D. Before acting on a Preliminary Plan, the Township Planning Committee may arrange for a public hearing on the Plan, giving public notice as defined by law.

E. Within five (5) days after the final meeting at which the Preliminary Plan is reviewed by the Township Planning Committee, the Township Planning Committee shall notify in writing the following of the action taken by the Committee regarding the Preliminary Plan:

1. Township Supervisors.
2. Township Engineer.
3. Township Zoning Officer.
4. Township Sewage Enforcement Officer.
5. County Planning Department.
6. Subdivider or his agent.

F. The Township Planning Committee shall, within ninety (90) days, after the date the Township received a Preliminary Plan for review, notify the Subdivider or his agent of the action taken by the Committee.

C. The action of the Planning Committee may be favorable, approving the Plan, or unfavorable, disapproving the Plan. The findings and reasons upon which the Planning Committee's action is based shall be given in writing to individuals and groups in Subsection (3)(E) and stated in the minutes of the meeting at which the Planning Committee review the Plan. When the Plan as submitted is not approved, the report shall specify the requirements of this Chapter 22 which have not been met. If the Preliminary Plan is recommended to be approved subject to conditions, those conditions shall be noted. If the Preliminary Plan is recommended to be approved as submitted, that fact shall be noted.

H. The approval of a Preliminary Plan does not authorize the recording of a Subdivision or Land Development Plan nor the construction, sale, lease or transfer of lots or dwelling units.


§304. Final Plan.

1. Submission. Within twelve (12) months after approval of the Preliminary Plan by the Township Planning Committee, the Subdivider or his agent shall submit a Final Plan with all necessary supplementary data to the Township Secretary. An extension of time may be granted by the Township Planning Committee. Unless an extension is granted, failure to meet
the twelve (12) month time limitation may result in a determination by the Township that it will consider any plan submitted after twelve (12) months as a new Preliminary Plan.

A. Official submission of a Final Plan shall include:

1. Submission of four (4) completed "Applications for Review of Final Plan" (Form 3).
2. Submission of eight (8) black-on-white or blue-on-white prints on paper of the Final Plan.
3. Submission of six (6) copies of all other supplementary data and plans as outlined in §403.

B. The Subdivider may submit a Final Plan in sections, each section covering a reasonable portion of the entire proposed subdivision or land development as shown on the approved Preliminary Plan. If the Final Plan is submitted in sections, the first section shall be submitted to the Township for review within twelve (12) months after approval of the Preliminary Plan, unless an extension of time as provided in Subsection (1) is granted.

C. The Final Plan shall conform to the approved Preliminary Plan, except that it shall incorporate all modifications required by the Township Planning Committee in its approval of the Preliminary Plan. Failure to comply with past reviews shall constitute grounds for the Township to refuse to approve the Final Plan.

2. Distribution. Distribution of Final Plans and supporting data submitted to the Township Secretary shall be made as follows:

A. To the Township Planning Committee:
1. One (1) copy of "Application for Review of Final Plan."
2. One (1) copy of the Plan.
3. One (1) copy of all supplementary data and plans.

B. To the Township Zoning Officer:
1. One (1) copy of "Application for Review of Final Plan."
2. One (1) copy of the Plan.

C. To the Township Engineer:
1. One (1) copy of "Application for Review of Final Plan."
2. Two (2) copies of the Plan.
3. Two (2) copies of all supplementary data and plans.

D. To be retained by the Township Secretary:
1. One (1) copy of "Application for Review of Final Plan."
2. One (1) copy of the Plan.
3. One (1) copy of all supplementary data and plans.

[Ord. 1-1991]
3. Review by Township Planning Committee. When a Final Plan has been received for review, the Township Planning Committee shall review the Plan at one (1) or more regularly scheduled or special meetings to determine its conformance to the standards contained in this Chapter 22 and shall recommend such changes and modifications as it shall deem necessary.

A. The Township Engineer shall review each Final Plan to determine whether the Plan meets the requirements of this Chapter 22, and shall submit a report to the Township Planning Committee on the Plan's compliance with this Chapter 22.

The Township Sewage Enforcement Officer shall report to the Township Planning Committee on all proposals for on-site sewage disposal.

The Township Zoning Officer shall review each Final Plan to determine whether the Plan meets the requirements of the Township Zoning Regulations (Chapter 27 of the Code), and shall submit a report to the Township Planning Committee on the Plan's compliance with the Zoning Regulations (Chapter 27 of the Code).

B. When reviewing a Plan the Township Planning Committee should consider, in addition to its own comments, written reports regarding the subdivision or land development from the Township Engineer, the Township Zoning Officer, and the Township Sewage Enforcement Officer, and any other reports which may have been received regarding the Final Plan.

C. Before acting on a Final Plan, the Township Planning Committee may arrange for a public hearing on a plan, giving public notice as defined by law.

D. Within five (5) days after the final meeting at which the Final Plan is reviewed by the Township Planning Committee, the Planning Committee shall notify the following, in writing, of the action taken by the Committee regarding the Final Plan:

(1) Township Planning Commission.
(2) Township Engineer.
(3) Township Zoning Officer.
(4) Township Sewage Enforcement Officer.
(5) County Planning Department.
(6) Subdivider or his agent.

E. The Township Planning Committee shall within ninety (90) days of the date the Township received a Final Plan for review notify the Subdivider or his agent of the action taken by the Committee.

F. The action of the Township Planning Committee may be favorable, approving the Final Plan, or the action may be unfavorable, disapproving the Plan. The findings and reasons upon which the Committee's action is based shall be given in writing to the persons listed under Subsection (3)(D) and shall be stated in the minutes of the meeting at which the Planning Committee reviewed the Final Plan.
When the Plan as submitted is not approved, the report of the Committee shall specify the requirements of this Chapter 22 which have not been met.

G. A Final Plan shall not be recorded until the requirements of §305, "Recording of Final Plan," have been met.


§305. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plat Approval.

1. No plat shall be finally approved unless the streets shown on such plat have been improved to a mud-free or otherwise permanently passable condition, or improved as may be otherwise required by this Chapter and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as may be required by this Chapter have been installed in accordance with this Chapter. In lieu of the completion of any improvements required as a condition for the final approval of a plat, including improvements or fees otherwise required by this Chapter, the developer may deposit with the Township financial security in an amount sufficient to cover the costs of such improvements or common amenities including basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required.

2. When requested by the developer, in order to facilitate financing, the Township Supervisors, shall furnish the developer with a signed copy of a resolution indicating approval of the final plat contingent upon the developer obtaining a satisfactory financial security. The final plat or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the Township Supervisors; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.

3. Without limitation as to other types of financial security which the Township may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this Section.

4. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

5. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of the improvements.

6. The amount of financial security to be posted for the completion of the required improvements shall be equal to one hundred ten (110%)
percent of the cost of completion estimated as of ninety (90) days following the date scheduled for completion by the developer. Annually, the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the ninetieth (90th) day after either the original 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 assure that the financial security equals said one hundred ten (110%) percent. Any additional security shall be posted by the developer in accordance with this subsection.

7. The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by the applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township engineer, may refuse to accept such estimate for good cause shown. If the applicant or 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 applicant or developer. The estimate certified by the third (3rd) engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third (3rd) engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the applicant or developer.

8. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten (10%) percent for each one (1) year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten (110%) percent of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one (1) year period by using the above bidding procedure.

9. In the case where development is projected over a period of years, the Township Supervisors may authorize submission of final plats by sections or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.

10. As the work of installing the required improvements proceeds, the party posting the financial security may request the Township Supervisors to release or authorize the release, from time to time, of such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the Township Supervisors, and the Township Supervisors shall have forty-five (45) days from receipt of such request within which to allow the Township engineer to certify, in writing, to the Township Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification the Township
Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the Township engineer fairly representing the value of the improvements completed or, if the Township Supervisors fail to act within said forty-five (45) day period, the Township Supervisors shall be deemed to have approved the release of funds as requested. The Township Supervisors may, prior to final release at the time of completion and certification by its engineer, require retention of ten (10%) percent of the estimated cost of the aforesaid improvements.

11. Where the Township Supervisors accepts dedication of all or some of the required improvements following completion, the Township Supervisors may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this Section with regard to installation of such improvements, and the amount of the financial security shall not exceed fifteen (15%) percent of the actual cost of installation of said improvements.

12. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Township, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this Section.

13. If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this Section, the Township shall not condition the issuance of building, grading or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the final plat upon actual completion of the improvements depicted upon the approved final plat. Moreover, if said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following the improvement of the streets providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plat, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building or buildings.

[Ord. 1-1991]

14. Remedies to Effect Completion of Improvements. In the event that any improvements which are required by this Chapter 22 have not been installed as provided in this Chapter 22 or in accord with the approved Final Plan, the Township may enforce any corporate bond or other security by appropriate legal and equitable remedies. If the proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security,
the Township may at its option install part of such improvements in all or part of the Subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security.


§306. Release from Improvement Bond.

1. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Township Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township engineer. The Township Supervisors shall, within ten (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 Township Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township engineer of the aforesaid authorization from the Township Supervisors; 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 reasons for such nonapproval or rejection.

2. The Township Supervisors shall notify the developer, within fifteen (15) days of receipt of the engineer's report, in writing by certified or registered mail of the action of said Township Supervisors with relation thereto.

3. If the Township Supervisors or the Township engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released from all liability, pursuant to its performance guaranty bond or other security agreement.

4. If any portion of the said improvements shall not be approved or shall be rejected by the Township Supervisors, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

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

6. Where herein reference is made to the Township engineer, he shall be as a consultant thereto.

7. The applicant or developer shall reimburse the Township for the reasonable and necessary expense incurred for the inspection of improvements according to a schedule of fees adopted by resolution of the Township
Supervisors and as from time to time amended. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Township engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Township when fees are not reimbursed or otherwise imposed on applicants.

A. In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within ten (10) working days of the date of billing, notify the Township that such expenses are disputed as unreasonable or unnecessary, in which case the Township shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed engineer expenses.

B. If, within twenty (20) days from the date of billing, the Township and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and the Township shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

C. The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.

D. In the event that the Township and applicant cannot agree upon the professional engineer to be appointed within twenty (20) days of the billing date, then, upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the Township is located (or if at the time there be no President Judge, then the senior active judge then sitting) shall appoint such engineer, who, in that case, shall be neither the Township engineer nor any professional engineer who has been retained by, or performed services for, the Township or the applicant within the preceding five (5) years.

E. The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by one thousand ($1,000) dollars or more, the Township shall pay the fee of the professional engineer, but otherwise the Township and the applicant shall each pay one-half (½) of the fee of the appointed professional engineer.

[Ord. 1-1991]

1. Sediment and Erosion Control Permits. Before any Record Plan is
released for recording, a copy of any earth-moving permits required by the rules and regulations of the Pennsylvania Department of Environmental Resources shall be submitted to the Township.

2. Endorsement by Township Planning Committee.

A. After the completion of the procedures required by this Chapter 22 the Township Planning Committee shall place its endorsement on the Record Plan and on any other copies of the Final Plan as may be requested or required by the Township or the County. The Record Plan shall be signed by at least a majority of members of the Township Planning Committee, and the Township Seal shall be affixed to the Plan. No subdivision or land development plan may be legally recorded unless it bears Township endorsement indicated by the signatures of at least a majority of the Planning Committee and the Township Seal.

B. The Record Plan shall be a clear and legible black-on-white or blue-on-white print on linen, or other material acceptable to the Recorder of Deeds, and shall be on a sheet size of eighteen (18") inches by twenty-four (24") inches.

3. Filing with the Recorder of Deeds. After endorsement by the Township Planning Committee, the Subdivider shall file the Record Plan with the County Recorder of Deeds within ninety (90) days of the date of the meeting at which the Township Planning Committee approved the Final Plan. If the Final Plan is not recorded within such period, the action of the Township Planning Committee shall be null and void.

4. The Township shall receive one (1) reproducible reproduction of the Final Plan as approved on a sheet size of eighteen (18") inches by twenty-four (24") inches.

5. All streets, parks or other improvements shown on the Final Plan shall be deemed to be private until such time as the same have been offered for dedication to the Township and accepted by appropriate legal action of the Township Supervisors. The acceptance of any improvement shall be by a separate action of the Township Supervisors.


§308. Plans Exempted from Standard Procedures.

1. Minor Subdivisions. In the case of any Subdivision in which all proposed lots will have frontage on and direct vehicular access to an existing improved Township or State road and the parcel being subdivided will be divided into no more than five (5) lots or parcels, and the lots will be used for only single-family detached dwellings, mobile homes, single-family, semi-detached dwellings, or two-family detached dwellings, the Subdivider may submit only a Minor Subdivision Plan to the Township, rather than submit Sketch, Preliminary and Final Plans. The Sketch Plan shall contain all information required by §403 of this Chapter 22 and be submitted and reviewed in accordance with §302. The Plan shall be submitted to the County Planning Department for review. The Township Planning Committee may require the submission of the results of soil percolation tests, and the Committee may also require submission to and review by the Lebanon County Conservation District and the Pennsylvania Department of Transportation. Further subdivision from a tract recorded under this §306 will require a review of Plans in accordance with the standard procedures of this Chapter 22. [Ord. 1-1991]
2. Resubdivision. Any replatting or resubdivision of land, including changes to recorded plans, shall be considered a subdivision and shall comply with this Chapter 22, except that:

A. Lot lines may be changed from those shown on a recorded plan, provided that in making such changes:
   (1) No lot or tract of land shall be created or sold that is smaller in area or dimension than required by the Township Zoning Regulations (Chapter 27 of the Code), and
   (2) Easements and rights-of-way shall not be changed, and
   (3) Street locations and block sizes shall not be changed, and
   (4) No lot shall be created which does not abut a street, and
   (5) Open space and recreation areas shall not be reduced, and
   (6) The number of lots shall not be increased.

B. In every case wherein lot lines are changed as permitted above, the Subdivider shall:
   (1) Submit to the Township Planning Committee two (2) copies of the original plan, two (2) copies of the revised plan, and two (2) copies of a report describing all changes which have been made. Two (2) copies of all plans and reports shall be submitted to the Subdivider to the County Planning Department. Within forty-five (45) days after submission to the Township Planning Committee, the Township Planning Committee shall, in writing, advise the Subdivider and the Township Secretary if the revised Plan complies with Subsection (A).
   (2) When the Plan does comply with Subsection (A), the Subdivider shall submit the Record Plan and a reproducible copy of the Record Plan (which will be retained by the Township) to the Township Planning Committee for endorsement of the Planning Committee. The Subdivider shall also submit the Record Plan to the County Planning Department for its endorsement, and then record the Plan if endorsement is secured.
   (3) The Record Plan shall be a clear and legible black-on-white or blue-on-white print on linen, or other material acceptable to the Recorder of Deeds.

C. When on-lot sewage disposal is intended to be utilized, the Township may require that a copy of the Final Plan be submitted to the Township Sewage Enforcement Officer for review, prior to endorsement of the Record Plan.

3. Auction Sale. In the case of the proposed subdivision of land by process of auction sale, the following procedure shall be used by the Subdivider:
A. The Subdivider shall prepare and submit Sketch and Preliminary Plans, in accordance with this Chapter 22.

B. The Preliminary Plan shall comply with the requirements of §402 of this Chapter 22 and, in addition, contain the following notation:

This property is intended to be sold by auction on or about _______, 19____, in whole or in part according to this Plan. Sale of lots at such auction shall be in the form of agreement to purchase, and no actual transfer of ownership or interest in such lots shall proceed until a Final Plan showing such division of property shall have been approved by the Township Planning Committee, in accordance with Township regulations, and recorded in the Office of the County Recorder of Deeds.

C. The auction sale may then proceed in accordance with the above notation, after which the Subdivider shall prepare and submit a Final Plan in accordance with this Chapter 22.

4. Subdivisions Along Existing Roads, Property Divided into More than Five Lots or Parcels. In the case of any subdivision in which all proposed lots will have frontage on and direct vehicular access to an existing improved Township or State road and the parcel being subdivided will be divided into more than five (5) lots or parcels, and the lots will be used for only single-family detached dwellings, mobile homes, single-family semi-detached dwellings, or two-family detached dwellings, the Township Planning Committee may, at its discretion, permit the Subdivider to submit only Sketch and Final Plans to the Township, rather than require a Subdivider to submit Sketch, Preliminary and Final Plans. The Sketch Plan shall contain all information required by §401 of this Chapter 22 and shall be submitted and reviewed in accordance with §302. The Final Plan shall contain all information required by §403 of this Chapter 22 and shall be submitted and reviewed in accordance with §304. The Sketch Plan shall be submitted to the County Planning Department for review. The Township Planning Committee may require the submission of the results of soil percolation tests. Submissions to and reviews from the Lebanon County Conservation District and the Pennsylvania Department of Transportation may also be required. Further subdivision from a tract recorded under this §306 will require a review of Plans in accordance with the standard procedures of this Chapter 22.

5. Lot Annexations. Where the conveyance, sale or transfer of land from one parcel to an adjacent parcel is proposed for the sole purpose of increasing lot size, and not for the purpose of creating a separate new lot or a land development, the landowner may submit only a lot annexation to the Township rather than submit Sketch, Preliminary, and Final Plans. The Plan shall contain all information required by §401 of this Chapter 22 and be submitted and reviewed in accordance with §302. The Sketch Plan shall be submitted to the County Planning Department for review. Precise bearings and distances shall be shown for the parcel being transferred, and evidence shall be submitted that the parcel from which a parcel is being transferred will not violate or further violate, as the case may be, any requirement of the Township Zoning Regulations (Chapter 27 of the Code) or other Township Regulations. If development is proposed for the parcel
which has been increased in size, no building or zoning permit shall be issued unless the applicable requirements of Township Regulations are complied with. [Ord. 1-1991]

(Ord. 3-1975, 12/15/1975, §3.50; as amended by Ord. 1-1991, 8/5/1991)
Part 4
Plan Requirements

§401. Sketch Plans.
1. The scale and sheet size of the Sketch Plan shall be as required in §402(1) for Preliminary Plans. The Sketch Plan shall contain at least the following data, legibly drawn to scale:
   A. Name and address of the Subdivider and the Record Owner.
   B. Name of the Subdivision or Land Development and the date of the Plan.
   C. Tract boundaries, accurately labelled, and a statement of the total acreage of the tract.
   D. North point and graphic written scales.
   E. The name of the person or firm responsible for the design of the Subdivision or Land Development.
   F. The names of owners of adjoining properties.
   G. A location map, drawn to a scale of 1" = 800', with sufficient information to enable the Township Planning Committee to locate the property being subdivided.
   H. Significant topographical and physical features (i.e., water bodies, quarries, floodplains, tree masses, railroad tracks, existing buildings, etc.) on the tract.
   I. Proposed general street and lot layout. When apartments and/or townhouses are proposed, the general building, street, recreation and parking layout shall be shown. When commercial or industrial buildings are proposed, the general building, street, parking and loading layout shall be shown.
   J. A statement telling what methods of water supply and sewage disposal will be used.
   K. A statement telling the proposed use for each lot, parcel and building indicated on the Plan.
   L. Soils types throughout the tract.


§402. Preliminary Plans.
1. The Preliminary Plan shall be clearly and legibly drawn to a scale one one (1") inch equals fifty (50') feet or one (1") inch equals one hundred (100') feet with all dimensions shown in feet and hundredths of a foot, except that if the Subdivision or Land Development proposes lots with an average frontage of less than fifty (50') feet, the Plan may be drawn to a scale of one (1") inch equals twenty (20') feet.

2. The original drawing and all submitted prints thereof shall be made on sheets no smaller than eighteen (18") inches by twenty-four (24") inches and no larger than twenty-four (24") inches by thirty-six (36")
3. If the Preliminary Plan requires more than one (1) sheet, a key diagram showing the relative location of all the sheets shall be drawn on each sheet. In addition, a match line shall be drawn on each sheet and the Subdivider shall indicate along each match line what sheet is adjoined at that match line.

4. The Preliminary Plan shall show:

A. Name of the proposed Subdivision or Land Development and the name of the Township.

B. North point, graphic scale, written scale and date, including the month, date and year that the original drawing was completed, and in the case of revised drawings, the month, day and year that the original drawing was revised and a description of each revision.

C. Name and address of the Record Owner and Subdivider.

D. Name, address, and seal of registered engineer or surveyor responsible for the Plan.

E. The names of any abutting Subdivisions and the book and page numbers where any abutting Subdivisions are recorded, and the names of the owners of any adjacent unplatted land and the book and page numbers where any adjacent unplatted land is recorded.

F. A key map for the purpose of locating the property being subdivided, drawn to a scale of one (1") inch equals eight hundred (800') feet and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all streets, roads, and Township boundaries within one thousand (1,000') feet of the Subdivision or Land Development. A scale and north point shall be indicated.

G. Total tract boundaries of the property being subdivided, showing bearings and distances, and a statement of the total acreage of the property.

H. Zoning district lines within the property and zoning district designations and area, yard and height requirements applicable to the property. Any proposed zoning changes should be indicated.

I. Contour lines at vertical intervals of not more than two (2') feet for land with average natural slope of four (4%) percent or less and at intervals of not more than five (5') feet for land with average natural slope exceeding four (4%) percent.

J. Location and elevation of the datum to which contour elevations refer. Datum used shall be a known, established bench mark where practicable.

K. All existing buildings, sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroad tracks, and other significant manmade features within the proposed Subdivision or Land Development and within fifty (50') feet from the boundaries of the proposed Subdivision or Land Development. Existing buildings on the tract which will be demolished or moved shall be indicated as being demolished or moved.
L. All existing water courses, tree masses, floodplain areas and other significant natural features within the proposed Subdivision or Land Development. [Ord. 1-1991]

M. All existing streets and streets of record (recorded but not constructed) on or abutting the tract, including names, right-of-way widths, cartway (pavement) widths and approximate grades.

N. All existing easements and rights-of-way and the purposes for which the easements or rights-of-way have been established.

O. The full Plan of proposed development including:

1. For all proposed streets, their location, suggested name, right-of-way and cartway widths, a statement of any conditions governing their use, and suggested type (i.e., collector). The designation of minor, collector, and arterial streets is subject to the approval of the Township.

2. Location and width of all easements and rights-of-way.

3. Building setback lines along each street and the proposed placement of each apartment building, townhouse and non-residential building. For each apartment building and row of townhouses the number of one, two, three and four bedroom units shall be indicated.

4. Lot lines (with approximate dimensions), lot and block numbers, and a statement of the total number of lots and parcels. In the case of apartments and townhouses the total number of dwelling units and the density of development shall be indicated.

5. The location, size and intended use of all non-residential lots and parcels.

6. The location of all common parking areas and access drives to the parking areas, the size and number of parking stalls, width of aisles and access drives, and proposed grades of parking areas and access drives. Location, number, and dimensions of off-street loading areas shall also be indicated.

7. Water mains, sanitary sewers, storm sewers and other drainage facilities. The size and material of each shall be indicated, and any proposed connections with existing facilities shall be shown.

8. Location, size and expected use of all parks, playgrounds and recreation areas. Areas to be dedicated to the Township shall be noted. Areas to be reserved for public use, but not to be dedicated, shall be noted and any conditions governing such areas and the arrangements to be made for the administration and maintenance of these areas shall also be noted.

9. Provisions for pedestrian circulation throughout the tract, when provided by means other than sidewalks.

P. Location of deep probes and soil percolation test holes when soil percolation tests are required by §404.
5. A Plan showing soils types and natural drainage patterns throughout the tract shall accompany the Preliminary Plan and shall be drawn at the same scale as the Preliminary Plan.

6. An Erosion and Sediment Control Plan for the entire tract shall accompany the Preliminary Plan.

7. The Preliminary Plan shall be accompanied by the following supplemental data as applicable:

   A. Typical street cross-section drawing(s) for all proposed streets.

   B. Tentative profiles along the centerline of each proposed street shown on the Preliminary Plan. Such profiles shall show natural and finished grades at one of the following sets of scales or any combination thereof:

      (1) One (1") inch equals ten (10') feet horizontal and one (1") inch equals one (1') foot vertical or

      (2) One (1") inch equals twenty (20') feet horizontal and one (1") inch equals two (2') feet vertical, or

      (3) One (1") inch equals forty (40') feet horizontal and one (1") inch equals four (4') feet vertical, or

      (4) One (1") inch equals fifty (50') feet horizontal and one (1") inch equals five (5') feet vertical.

   C. A Plan for surface drainage of the tract to be subdivided. Such Plan shall include storm water run-off calculations for the entire property being subdivided and all property at a higher elevation in the same watershed when fully developed, and shall show the proposed method of accommodating the anticipated run-off. Storm water calculations shall be made and drainage facilities designed in accordance with Part 10, Appendix 4 of this Chapter 22.

   D. Preliminary designs of any bridges or culverts. Such designs shall meet all applicable requirements of the Pennsylvania Department of Transportation and the Pennsylvania Department of Environmental Resources.

   E. Where a Preliminary Plan shows the proposed Subdivision of only a part of the Subdivider's total property, the Plan shall be accompanied by a Plan of the proposed street system for the remainder of the property so that the street system in the submitted portion can be considered in relation to future connections with the unsubmitted portion. In the case of extremely large properties, the Township Planning Committee may limit the area for which a prospective street system on adjacent property must be shown. The Subdivider shall also include a statement indicating proposed future land use for the unsubmitted portion of his property.

   F. Where the Subdivider proposes to locate a street or other improvement within a portion of a utility right-of-way, a letter from the appropriate utility company giving permission to locate within the
right-of-way.

G. Water Supply. 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 development, applicants shall present evidence to the [governing body] that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable. [Ord. 1-1991]


§403. Final Plan.

1. The Final Plan shall be clearly and legibly drawn to a scale of one (1") inch equals fifty (50') feet or one (1") inch equals one hundred (100') feet with dimensions shown in feet or hundredths of a foot, except that if the Subdivision proposes lots with an average frontage of less than fifty (50'), the Plan may be drawn to a scale of one (1") inch equals twenty (20') feet.

2. The original drawing and all submitted prints thereof shall be made on sheets either eighteen (18") inches by twenty-four (24") inches or twenty-four (24") inches by thirty-six (36") inches.

3. If the Final Plan requires more than one (1) sheet, a key diagram showing the relative location of all the sheets shall be drawn on each sheet. In addition, a match line shall be drawn on each sheet and the Subdivider shall indicate along each match line what sheet is adjoined at that match line.

4. The Final Plan shall show:

   A. Name of proposed Subdivision or Land Development and of the Township.

   B. North point, graphic scale, written scale, and date, including the month, day and year that the original drawing of the Final Plan was completed, and in the case of revised drawings, the month, day and year that the original drawing was revised, and a description of each revision.

   C. Name and address of the record owner and subdivider and the source(s) of title to the land being subdivided, as shown by the records of the County Recorder of Deeds.

   D. The name, address and seal of the registered professional engineer or surveyor responsible for the Plan.

   E. The names of any abutting Subdivisions, with the book and page numbers where recorded, and the names of the owners of any adjacent unplatted land, with the book and page numbers where recorded.
F. A key map for the purpose of locating the property being subdivided, drawn to a scale of one (1") inch equals eight hundred (800') and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all streets, roads and Township boundaries within one thousand (1,000') feet of the Subdivision. In addition, a scale and north point shall be indicated.

G. The total tract boundary lines of the area being subdivided with accurate distances to hundredths of a foot and bearings to one-quarter (\(\frac{1}{4}\)) of a minute. These boundaries shall be balanced and closed with an error of closure not to exceed one (1') foot in ten thousand feet (10,000') feet; provided, however, that the boundary(s) adjoining additional unplatted land of the Subdivider (for example, between separately submitted Final Plan sections) are not required to be based upon field survey, and may be calculated. The proposed location and elevation (if the elevation is established) of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided. The professional land surveyor responsible for the Plan shall certify as to the accuracy of the survey and the drawn Plan. [Ord. 1-1991]

H. Zoning district lines within the property, and zoning district designations and area, yard and height requirements applicable to the property.

I. The location and name (and/or number) and right-of-way and cartway width and lines of all existing roads within the property.

J. The following data for the cartway edges (or curb lines) and right-of-way lines of all recorded (except those which are to be vacated) and/or proposed streets, and for the right-of-way lines of all existing streets within or abutting the property to be subdivided:

1. The length, in feet to the second decimal point, of all straight lines and the radius, central angle, arc, chord bearings and chord distances of all curved lines, and [Ord. 1-1991]

2. The width (in feet) of the cartway, right-of-way and, if required, of the ultimate right-of-way, and (in degrees, minutes and seconds) of the delta angle of all curved lines, including curved lot lines.

K. All lot lines shall be shown and shall be completely dimensioned in feet to the second decimal point, if straight, and if curved, with central angle in degrees, minutes and seconds and length of arc and radius. Bearings to one-quarter (\(\frac{1}{4}\)) of a minute shall be shown for all lot lines. Each lot shall be balanced to an accuracy of one (1') foot in ten thousand (10,000') feet. For each lot, the total lot area in square feet or acres shall be stated.

L. Lot and block numbers, and a statement of the total number of lots and parcels. In the case of apartments and townhouses, the total number of dwelling units and the density of development shall be indicated.

M. Location, size and intended use of all non-residential lots and parcels, including all parks, playgrounds, and recreation areas,
with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots and, if recorded, the book and page number of the County Deed Book.

N. Building setback lines along each street and the proposed placement of each apartment, townhouse and non-residential building. For each apartment building and row of townhouses the number of one, two, three and four bedroom units shall be indicated.

O. Clear sight triangles as required by §502(9)(A).

P. The location of all existing and proposed street monuments as required by §602.

Q. All easements and rights-of-way and any limitations on such easements or rights-of-way. Rights-of-way shall be accurately shown and identified on the Plan, and easements shall either be shown or specifically described on the Plan. Easements should be located in cooperation with the appropriate public utilities.

R. Location, size, material and invert elevation of all sanitary and storm sewers, the location of all manholes, inlets and culverts and the location, size and material of all water mains.

S. Provisions for pedestrian circulation throughout the tract, when provided by means other than sidewalks.

T. The location of all common parking areas and access drives to the parking areas, the size and number of parking stalls, the width of aisles and access drives, and proposed grades of parking areas and access drives. Location, number, and dimensions of off-street loading areas shall be indicated.

U. If the Subdivision or Land Development proposes a new street or driveway intersection with a State legislative route, the Highway Occupancy Permit Number, or the following note: A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945, (P.L. 1242, No. 428), known as the State Highway Law, before a driveway access to a State highway is permitted. Access to the State highway shall only be authorized by a Highway Occupancy Permit. The approval of this subdivision/land development plan shall in no way imply that a State Highway Permit can be acquired. [Ord. 1-1991]

V. A Certificate of Ownership, acknowledgement of Plan and offer of dedication shall be lettered on the Plan, using the form specified in Appendix 7, and shall be signed by the owner(s) of the property and notarized.

W. Certificate for Approval of the Plan by the Township Planning Committee.

X. Certificate for Approval by the County Planning Department.

Y. A space shall be left in order that the Recorder of Deeds may acknowledge receipt and recording of the Plan when it is presented.

5. The Final Plan shall be accompanied by the following supplementary data, where applicable:
A. Typical street cross-section drawing(s) for all proposed streets.

B. Profile sheets for all proposed streets within the tract. Such profiles shall show at least the following information, properly labeled:

1. Existing (natural) profile along both cartway edges or the center line of each street.

2. Proposed finished grade of the center line or proposed finished grade at the top of both curbs (or proposed finished grade at both cartway edges if curbs are not provided).

3. The length of all vertical curves.

4. Existing and proposed sanitary sewer mains and manholes.

5. Existing and proposed storm sewer mains, inlets, manholes and culverts.

C. The profile sheets required by Subsection (5)(B) shall be legibly drawn at one of the following sets of scales or any combination thereof:

1. One (1") inch equals ten (10') feet horizontal and one (1") inch equals one (1') foot vertical, or

2. One (1") inch equals twenty (20') feet horizontal and one (1") inch equals two (2') feet vertical, or

3. One (1") inch equals forty (40') feet horizontal and one (1") inch equals four (4') feet vertical, or

4. One (1") inch equals fifty (50') feet horizontal and one (1") inch equals five (5') feet vertical.

D. All offers of dedication and all covenants governing the reservation and maintenance of undedicated public spaces.

E. Such private deed restrictions as may be imposed upon the property as a condition to sale, together with a statement of any restrictions previously imposed which may affect the title to the land being subdivided.

F. Whenever a subdivider proposes to establish a street which is not offered for dedication to public use, the Township may require the subdivider to submit, and also to record with the Plan, a copy of an agreement made with the Township on behalf of his heirs and assigns, which shall establish the conditions under which the street may later be offered for dedication.

G. Five (5) copies of the "Improvements Agreement" (Form 4).

H. With a proposal to change or diminish the course, current or cross section of any stream or body of water, or to construct or change any water obstruction, approval and a permit from the Water and Power Resources Board of the Pennsylvania Department of Environmental Resources. This requirement applies to all water courses having a drainage area (basin) exceeding 320 acres.
6. The Township may require a subdivider to submit a separate Landscape Plan, showing the number, location, size and species of all plant material that will be planted within the Subdivision.

7. Where requested by the Township, a Final Grading Plan shall be submitted at the time of Final Plan submission.

8. An Erosion and Sediment Control Plan for the tract shall accompany the Final Plan.

9. As applicable, all Final Plans shall contain a statement that no construction requiring a sewer permit or building permit shall be undertaken on the tract until sewer permits and building permits have been obtained from the Township Sewage Enforcement Officer and Zoning Officer.

10. When a Plan Revision Module is required by the Rules and Regulations of the Pennsylvania Department of Environmental Resources, such Module shall accompany the Final Plan.

11. Water Supply. 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 development, applicants shall present evidence to the Township Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable. [Ord. 1-1991]

12. The final plan for each subdivision and land development shall include mandatory dedication of park and open space land, consistent with the provisions of this Chapter. [Ord. 2-1997B]


§404. Soil Percolation Test Requirements.

1. Soil percolation tests shall be performed for all Subdivisions in which buildings at the time of construction will not be connected to an operating public or community sanitary sewage disposal system.

2. Soil percolation tests shall be made in accordance with the procedure by the Pennsylvania Department of Environmental Resources.

Part 5
Design Standards

§501. Application and General Standards.
1. The standards and requirements contained in this Part 5 and Part 6 are intended as the minimum for the promotion of the public health, safety and general welfare, and shall be applied as such by the Township Planning Committee in reviewing all Subdivision and Land Development Plans.

2. Whenever other Township regulations impose more restrictive standards and requirements than those contained herein, such other regulations shall prevail; otherwise, the standards and requirements of this Chapter 22 shall apply.

3. Subdivision and Land Development Plans shall give due recognition to the Official Plans of the Township which have been adopted.

4. The Plan of the proposed Subdivision or Land Development shall be coordinated with existing adjacent development in order to provide for harmonious development of the area as a whole.

5. Lands subject to hazards to life, health, or property such as may result from fire, flood, disease or other causes shall not be subdivided or developed for building purposes.

(Ord. 3-1975, 12/15/1975, §5.10)

§502. Streets.
1. General Standards.

A. The location and width of all streets shall conform to Official Plans as may have been adopted by the Township and shall be properly related to all existing streets, recorded streets, and Official Plans.

B. The proposed street system shall extend existing or recorded streets at the same width as the existing or recorded streets if these streets meet or exceed the standards of Subsection (3)(A). If the existing or recorded streets do not meet or exceed the standards of Subsection (3)(A), the proposed street extensions shall meet the standards of Subsection (3)(A).

C. Where, in the opinion of the Township, it is desirable to provide for street access to adjoining property, streets shall be extended by dedication to the boundary of such property. If a Subdivision proposes lots, all of which front on existing public roads, the Township may require the Subdivider to reserve land adequate to provide for future street access from the public roads on which the lots front to the land to the rear of the proposed lots. Such reserved areas shall be of such dimensions to permit the construction of streets meeting the standards of this Chapter 22. For subdivisions which are serviced by a single street, which street has been extended to the property boundary pursuant to this subsection, to service future development of adjoining property, said street shall be designed and constructed as a collector street. [Ord. 8-1997]

D. If lots or parcels in the Subdivision are large enough for resubdivision, or if a portion of the subdivider's property is not
proposed to be subdivided but could be subdivided in the future, the Township may require the reservation of land adequate to provide for future street access to land which could be resubdivided or subdivided in the future and require that the location of land reserved for future streets be coordinated with the street system shown on the Subdivision Plan.

E. New minor streets shall be so designed as to discourage through traffic, but the Subdivider shall, where feasible and desirable, extend and continue collector streets into and from adjoining properties.

F. Where a Subdivision or Land Development abuts an existing street which does not meet the standards of this Chapter 22, the Township may require the dedication of land sufficient to widen the street to meet the standards of this Chapter 22.

G. Private streets (streets not to be offered for dedication) are prohibited, unless they meet the design standards of this Chapter 22.

H. All subdivisions which propose fifty (50) or more lots or land developments which will generate the equivalent average of daily traffic volume of a fifty (50) or more lot residential subdivision shall be serviced by at least two (2) separate entrances or two (2) separate means of ingress and egress. In the case of a phase development, the total number of lots in all phases shall be counted in applying this requirement. In a phase development, the second street access shall be constructed and dedicated to the Township as part of that phase which creates the fifty-first lot. This requirement will apply cumulatively to any subdivisions commenced on a tract or tracts by phases or otherwise on or after December 15, 1975. For commercial or industrial developments and/or land developments, projected traffic volume shall be calculated based upon charts presented in the Institute of the Traffic Engineers Trip Generation Manual and as approved by the Township. [Ord. 8-1977]

2. Partial and Half Streets. New half or partial streets will not be permitted, but wherever a tract to be subdivided borders an existing recorded half or partial street, the Township may require the subdivider to provide adjacent to such half of partial street a reservation of land adequate to allow the construction of a road meeting the standards of this Chapter 22.

3. Street Widths.

A. Minimum street right-of-way and cartway (pavement) widths shall be as follows, unless otherwise specified on Official Plans of the Township:

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Required Widths (in feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Street and Permanent Cul-de-Sac</td>
<td></td>
</tr>
<tr>
<td>Right-of-Way</td>
<td>50</td>
</tr>
<tr>
<td>Cartway</td>
<td>34</td>
</tr>
<tr>
<td>Collector Street</td>
<td></td>
</tr>
<tr>
<td>Right-of-Way</td>
<td>60</td>
</tr>
<tr>
<td>Cartway</td>
<td>36</td>
</tr>
<tr>
<td>Street Type</td>
<td>Required Widths</td>
</tr>
<tr>
<td>------------------------------</td>
<td>--------------------------------------------------------------</td>
</tr>
<tr>
<td>Arterial Street</td>
<td>As determined after consultation with the Township, the County and PennDOT.</td>
</tr>
<tr>
<td>Right-of-Way</td>
<td>As determined after consultation with the Township, the County and PennDOT.</td>
</tr>
<tr>
<td>Cartway</td>
<td>As specified for minor streets.</td>
</tr>
<tr>
<td>Marginal Access Street</td>
<td></td>
</tr>
<tr>
<td>Right-of-Way</td>
<td></td>
</tr>
<tr>
<td>Cartway</td>
<td></td>
</tr>
</tbody>
</table>

[Text continued on following page.]
Street Type | Required Widths (in feet)
---|---
Service Street Right-of-Way | 24
Cartway | 24

B. Additional right-of-way and cartway widths may be required by the Township for the purpose of promoting the public safety and convenience.

4. Restriction of Access.

A. Whenever a Subdivision or Development abuts or contains an arterial street, the Township may require restriction of access to the street by:

1. Provision of reverse frontage lots, or
2. Provision of service streets along the rear of the abutting lots, together with prohibition of private driveways intersecting the arterial street, or
3. Provision of marginal access streets, provided that the reserve strips establishing such marginal access streets shall be placed within the jurisdiction of the Township under an agreement meeting the approval of the Township.

B. Except as specified by Subsection (4)(A), reserve strips shall be prohibited.

5. Street Grades.

A. There shall be a minimum center line grade of one (1%) percent.

B. Center line grades shall not exceed the following:

1. Minor Street: Ten (10%) percent.
2. Collector Street: Seven (7%) percent.
3. Arterial Street: Six (6%) percent.
4. Street Intersection: Five (5%) percent.

C. Grades up to fifteen (15%) percent may be permitted by the Township on a through minor street where access to the street is possible over streets with grades of ten (10%) percent or less.

6. Horizontal Curves.

A. Whenever street lines are deflected in excess of two (2°) degrees, connection shall be made by horizontal curves.

B. Minimum center line radii for horizontal curves shall be as follows:

1. Minor Streets: One hundred fifty (150') feet.
2. Collector Streets: Three hundred (300') feet.
(3) Arterial Streets: Five hundred (500') feet.

C. A straight section of road of at least one hundred (100') feet shall be introduced between all horizontal curves on collector streets and a straight section of road of at least two hundred (200') feet shall be introduced between horizontal curves on arterial streets.

D. Combinations of the minimum radius and maximum grade shall be avoided.

7. **Vertical Curves.** At all changes in street grades where the algebraic difference in grade exceeds one (1%) percent, vertical curves shall be provided to permit the following minimum sight distances:

A. Minor Streets: Two hundred (200') feet.

B. Collector Streets: Three hundred (300') feet.

C. Arterial Streets: Five hundred (500') feet.

8. **Intersections.**

A. Streets shall intersect as nearly as possible at right angles, and no street shall intersect another at an angle of less than seventy (70°) degrees nor more than one hundred ten (110°) degrees. The angle of intersection with arterial streets shall not be less than eighty (80°) degrees nor more than one hundred (100°) degrees.

B. No more than two (2) streets shall intersect at the same point.

C. Streets intersecting another street shall either intersect directly opposite to each other, or shall be separated by at least one hundred fifty (150') feet between center lines, measured along the center line of the street being intersected.

D. Intersections shall be approached on all sides by a straight leveling area, the grade of which shall not exceed five percent (5%) percent within fifty (50') feet of the intersection of the nearest right-of-way lines.

E. Intersections with arterial streets shall be located not less than one thousand (1,000') feet apart, measured from center line to center line along the center line of the arterial streets.

F. Street curb intersections shall be rounded by a tangential arc with a minimum radius of:

   (1) Twenty (20') feet for intersections involving only minor streets;

   (2) Thirty (30') feet for all intersections involving a collector street;

   (3) Forty (40') feet for all intersections involving an arterial street.

G. Street right-of-way lines shall be parallel to (concentric with) curb arcs at intersections.

A. Clear sight triangles shall be provided at all street intersections and shall be drawn on the Final Plan. Within such triangles, no vision-obstructing object shall be permitted which obscures vision above the height of thirty (30") inches and below the height of ten (10') feet, measured from the center line grade of intersecting streets. Such triangles shall be established from a distance of:

(1) Seventy-five (75') feet from the point of intersection of the center lines, except that

(2) Clear sight triangles of one hundred and fifty (150') feet shall be provided for all intersections with arterial streets.

B. Whenever a portion of the line of such clear sight triangles occurs behind the required building setback line, such portion shall be considered a building setback line.

(Ord. 3-1975, 12/15/1975, §5.20; as amended by Ord. 8-1997, 11/3/1997, §§1,2)

§503. Cul-de-Sac Streets.

1. General Regulations.

A. 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 turnaround.

B. Except as provided in Subsection (A), any street dead-ended for access to an adjoining property or because of authorized stage development shall be provided with a turnaround within the Subdivision or Land Development and the use of such turnaround shall be guaranteed to the public until such time as the street is extended.

C. Cul-de-sac streets, whether permanent or temporary; shall not furnish access to more than twenty (20) dwelling units. [Ord. 1-1991]

D. Unless future extension is clearly impractical or undesirable, the turnaround 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.

E. All cul-de-sac streets, whether permanently or temporarily designed as such, shall be provided at the closed end with a fully-paved turnaround. Minimum radius to the pavement edge or curb line shall be fifty (50') feet, and minimum radius to the right-of-way line shall be fifty-eight (58') feet.

F. Drainage of cul-de-sac streets shall preferably be toward the open end. If drainage is toward the closed end, water shall be conducted away in an underground storm sewer or by other means approved by the Township.
G. The center line grade on a cul-de-sac street shall not exceed ten (10%) percent and the grade of the diameter of the turnaround shall not exceed five (5%) percent.

2. Street Names.
   A. Proposed streets which are in alignment with others already existing and named shall bear the names of the existing streets.
   B. In no case shall the name of a proposed street duplicate an existing street name in the Township and the postal district, irrespective of the use of the suffix street, road, avenue, boulevard, drive, way, place, court, lane, etc.
   C. All street names shall be subject to the approval of the Township and the Postmaster having jurisdiction.

   A. Service streets are prohibited in Subdivisions for single-family detached residences, except where required to avoid direct driveway access to arterial streets.
   B. Service streets may be permitted in other types of residential development, provided that the subdivider produces evidence satisfactory to the Township of the need for such service streets and provided that the service streets are not the primary means of access.
   C. Where permitted, service streets in residential developments shall have a minimum paved width of twenty-four (24') feet, except that where service streets serve dwellings on only one side and the service streets will be one way, the Township may permit a paved surface of not less than twelve (12') feet.
   D. No part of any building or structure shall be located within ten (10') feet of a cartway line of a service street.
   E. Dead-end service streets shall be avoided, but where this proves impossible, dead-end service streets shall be terminated with a paved circular turnaround with a minimum radius to the outer pavement edge (curb line) of fifty (50') feet.
   F. Sharp changes in alignment of service streets shall be avoided. Design of service streets which will encourage their use for through traffic (i.e. intersecting service streets) shall also be avoided.


§504 Blocks.

1. Layout. The length, width and shape of blocks shall be determined with due regard to:
   A. Provisions of adequate sites for buildings of the type proposed;
   B. Zoning requirements;
C. Topography;
D. Requirements for safe and convenient vehicular and pedestrian circulation, including the reduction of intersections with arterial streets.

2. Length.
   A. Blocks shall have a maximum length of one thousand eight hundred (1,800') feet and a minimum length of five hundred (500') feet. The Township may decrease the permitted maximum and/or minimum lengths of blocks if the topography of land or surface water drainage conditions warrant such a decrease.
   
   B. Blocks along arterial streets shall not be less than one thousand (1,000') feet long.

3. Depth. Residential blocks shall be of sufficient depth to accommodate two tiers of lots, except:
   A. Where reverse frontage lots are required.
   B. Where prevented by the size, topographical conditions or other inherent conditions of the property.

4. Commercial and Industrial Blocks. Blocks in commercial and industrial areas may vary from the elements of design detailed above if required by the nature of the use. In all cases, however, adequate provisions shall be made for off-street parking and loading areas as well as for traffic circulation and parking for employees and customers.

5. Crosswalks. Crosswalks may be required by the Township whenever necessary to facilitate pedestrian circulation and to give access to community facilities. Such crosswalks shall have a width of at least ten (10') feet and a paved walk with a width of at least four (4') feet.

(Ord. 3-1975, 12/15/1975, §5.30)

§505. Lots and Parcels.
1. General Standards.
   A. The size, shape and orientation of lots shall be appropriate for the type of development and use contemplated, and be in accordance with the provisions of the Township Zoning Regulations (Chapter 27).

   B. Insofar as practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines.

   C. Where feasible, lot lines shall follow Township boundaries rather than cross them.

   D. Generally, the depth of residential lots shall not be less than one (1) nor more than three (3) times their width.

   E. Depth and width of parcels intended for non-residential uses shall be adequate for the proposed use and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, landscaping, etc.
F. Where extra width has been dedicated for widening of existing streets, all set-backs shall be measured from such adjusted right-of-way line.

G. Whenever the subdivider subdivides property into two (2) or more lots which will be subdivided for residential purposes, then the said subdivision plan as filed by the subdivider shall provide for a minimum two hundred (200) foot setback from any agriculturally zoned property against which the subdivided property abuts unless other regulations or ordinances in effect require a greater setback. No residential structure shall be constructed within two hundred (200) feet of any property line which abuts upon agriculturally zoned property. [Ord. 3-1999]

2. Lot Frontage.

A. All lots shall have direct access to an existing or proposed public street, or to a private street if it meets the requirements of this Chapter 22.

B. Reverse frontage lots shall be avoided except where required to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography or orientation.

C. All residential reverse frontage lots shall have a rear yard with a minimum depth of seventy-five (75) feet. No vehicular access shall be permitted through the rear yard to the street adjacent to the rear yard.

3. Lot Size.

A. The minimum lot size and width requirements are found in the Township Zoning Regulations (Chapter 27). The minimum lot area requirements found in the Zoning Regulations (Chapter 27) may be increased by the Township according to the results of the soil percolation tests required by §404 of this Chapter 22.

4. Driveways and Off-Street Parking.

A. Each proposed dwelling unit in a Subdivision or Land Development shall be provided with at least two (2) off-street parking spaces with minimum dimensions of ten (10') feet by twenty (20') feet per space.

(1) In the case of single-family or two-family dwellings such off-street parking spaces shall be provided behind the street right-of-way line and may be provided in an attached or separate garage, carport, or driveway.

(2) In the case of multiple-family dwellings such off-street parking spaces shall be provided in parking compound(s) located adjacent to or near the multiple-family dwellings. Each off-street parking space shall contain a minimum of two hundred (200) square feet. In addition, adequate aisles for maneuvering and movement of vehicles shall be provided. the grade of such parking areas shall not exceed six (6) percent.

B. Commercial and industrial developments shall meet the off-street parking requirements of the Township Zoning Regulations (Chapter 27).
C. Entrances to private driveways serving one and two-family dwellings shall be located at least forty (40) feet from the point of intersection of the nearest street curb lines.

D. Entrances to private driveways serving multiple-family dwellings shall be located at least sixty (60) feet from the point of intersection of the nearest street curb lines.

E. In order to provide a safe and convenient means of access, grades on private driveways should not exceed fifteen (15%) percent. Driveways should be paved when the grade exceeds ten (10%) percent.

F. Entrances to private driveways serving multiple-family dwellings shall be rounded at a minimum radius of ten (10') feet.

G. Private driveway entrances should not intersect streets at angles of less than sixty (60) degrees nor more than one hundred twenty (120) degrees.

H. Driveways shall be so located as to provide reasonable sight distance at intersections with streets.

5. Flag Lots. Flag lots remain prohibited in the Township unless permission is granted by the Board of Supervisors. The Board of Supervisors may grant permission to create flag lots in subdivision plans when they deem flag lots appropriate because of topographical or conditions unique to the site, and said permission is within the sole discretion of the Board of Supervisors. The access strip portion of a flag lot must be wide enough to permit the construction of a road with a right-of-way meeting the requirements of this Chapter, and said access strip may not be used for the construction or erection of any structure within the boundaries of the access strip. The access strip shall be approximately perpendicular to the street with parallel side lines. The access strip must have a minimum width of fifty (50) feet and a minimum length equal to the length of the interior abutting lot. [Ord. 3-1994]

§506. Sanitary Sewage Disposal.

1. The subdivider shall provide the highest type of sanitary sewage disposal facility consistent with existing physical, geographical and geological conditions. The following types of sanitary sewage disposal facilities are listed in order of decreasing desirability:

A. Public sanitary sewer and treatment plant system;

B. Community sanitary sewer system with a temporary sewage treatment plant;

C. Capped sewers with temporary, approved on-site facilities;

D. On-site disposal system.

2. Each property shall connect with an approved public or community sewer system, if geographically and economically accessible and permission to connect is secured. Where sewers are not yet accessible but are planned for extension to the Subdivision or Land Development within ten (10) years, the subdivider shall install sewer lines, including lateral connections, as may
be necessary to provide adequate service to each lot and dwelling unit when connection with the sewer system is made. Sewer lines shall be suitably capped at the limits of the Subdivision or Land Development, and laterals shall be capped at the street right-of-way. When capped sewers are provided, on-site disposal facilities shall also be provided.

3. All sewage disposal systems shall conform in all respects to the minimum requirements of the Pennsylvania Department of Environmental Resources, and all ordinances, rules and regulations of the Township and applicable Authorities.

4. When on-site facilities are required, carefully engineered facilities shall be installed. Before covering and backfilling, all on-site facilities shall be inspected and approved by the Township Sewage Enforcement Officer. Such approval shall be in writing. Two (2) copies of an "as-built" drawing of on-site facilities shall be provided for the Township showing the location, sizes and capacities of all pipes, tanks, cleanouts, vents and tile fields.

5. If on-site sanitary sewage disposal facilities are proposed, the Township may require that the subdivider submit an Economic Feasibility Report if the Township considers that such facilities are not the highest type consistent with existing physical, geographical and geological conditions. Such Report shall compare the cost of providing on-site facilities and the cost of providing higher types of facilities (See Subsection (1).) Based on analysis of the Economic Feasibility Report, the Township may require the installation of a higher type of facility.

6. Whenever approval by the Pennsylvania Department of Environmental Resources is required for the sanitary sewage disposal system for a proposed Subdivision or Land Development, the subdivider shall submit a copy of such approval to the Township prior to final approval of a Plan.

(Ord. 3-1975, 12/15/1975, §5.60)

§507. Water Supply.

1. Whenever an existing public or approved community water system is geographically and economically accessible to a proposed Subdivision or Land Development and permission to connect thereto is secured, a distribution system shall be designed to furnish an adequate supply of water to each lot and dwelling unit with adequate main sizes and fire hydrant locations to meet the specifications of the Middle Department Association of Fire Underwriters. A copy of the approval of such system by the appropriate public agency or utility company shall be submitted with the Final Plan. Suitable agreement shall also be established for the ownership and maintenance of such distribution system.

2. Where public or community systems are not geographically and economically accessible, and on-site sanitary sewage disposal systems are proposed to be used, a community water supply may be required by the Township if deemed necessary for the public health, safety, and welfare. If such a system is provided, it shall be approved by the Pennsylvania Department of Environmental Resources, and appropriate agreements established to ensure proper and adequate maintenance shall be submitted to the Township.

3. Where individual on-site water system(s) are to be utilized, each lot so served shall be of a size and shape to allow safe location of such a system. The individual supply system shall be constructed in full compliance
with Pennsylvania Department of Environmental Resource specifications.

4. Whenever approval by the Pennsylvania Department of Environmental Resources is required for the water supply and distribution system for a proposed Subdivision or Land Development, the subdivider shall submit a copy of such approval to the Township prior to final approval of a Plan.

(Ord. 3-1975, 12/15/1975, 5.70)

§508. [Repealed].

(Ord. 3-1975, 12/15/1975, §5.80; as repealed by Ord. 1-1999, 6/21/1999)

§509. Natural Features, Utility Easements, Erosion and Sediment Controls

Compliance with Township Zoning Regulations, Community Facilities.

1. Natural Features. Wherever possible, all natural features, such as large trees, rock outcroppings, wooded areas, and natural water courses and bodies of water shall be preserved.

2. Utility Easements.

A. Easements shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains and other utility lines intended to service the abutting lots. No structures, trees, or shrubs shall be placed within such easements, and the easements shall be kept as lawn. Local utility companies shall be consulted when locating utility easements.

B. Easements abutting street rights-of-way shall be a minimum of ten (10) feet in width. Other easements shall be a minimum of twenty (20) feet in width.

C. There shall be a minimum distance of fifty (50') feet, measured in the shortest distance, between any proposed dwelling unit and any petroleum products or natural gas transmission line which traverses the Subdivision or Land Development.

D. Where gas or transmission lines are a part of the proposed development, either proposed or requiring relocation, construction shall occur within a right-of-way of fifty (50') feet minimum and shall comply with the applicable requirements of the Pennsylvania Public Utilities Commission Regulations.

E. Underground electric distribution lines and telephone lines shall be installed in all new Subdivisions and Land Developments of five (5) dwelling units or more. In existing Subdivisions with five (5) or more unimproved lots any extensions of the electric distribution lines shall be placed underground. An approved plan for the utilization of an electric distribution system shall be submitted to the Township prior to the recording of a Final Plan.

3. Erosion and Sediment Controls.

A. Land shall not be developed nor changed by grading, excavating, or by the removal or destruction of the natural topsoil, trees, or other vegetative cover unless adequate provisions for minimizing erosion and sedimentation are provided.

B. A Plan for Erosion and Sediment Control shall be prepared. The Plan shall meet all requirements of the Lebanon County Conservation
District and the Pennsylvania Department of Environmental Resources and be approved by the Lebanon County Conservation District, the Township, and the Pennsylvania Department of Environmental Resources as required.

C. The following guidelines shall be applied as needed in developing erosion and sediment control measures:

(1) Stripping of vegetation, grading, filling, excavating or other alteration of the landscape shall be kept to a minimum and shall be done in such a way that will minimize erosion.

(2) Whenever feasible, natural vegetation shall be retained, protected, and supplemented.

(3) The disturbed area and the duration of exposure shall be kept to a practical minimum.

[Text continued on following page.]
(4) Disturbed soils shall be stabilized as quickly as practicable.

(5) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.

(6) The permanent vegetation and mechanical erosion control and drainage measures shall be installed as soon as practical in the development.

(7) Provisions shall be made to effectively accommodate the increased run-off caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water run-off shall be mechanically retarded.

(8) Until disturbed areas are stabilized, sediment in run-off water shall be trapped by the use of debris basins, sediment basins, silt traps, or similar measures.

D. The following guidelines shall be applied as needed in excavation and fills as part of erosion and sediment controls:

(1) All lots, tracts, or parcels shall be graded to provide positive drainage away from buildings, without ponding.

(2) Grading and cut-fill operations shall be kept to a minimum to ensure conformity with the natural topography, to minimize the erosion hazard, and to adequately handle surface runoff.

(3) Natural drainage patterns shall be preserved wherever possible and desirable.

(4) Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations and the sloping surfaces of fills.

(5) Cuts and fills shall not endanger adjoining property.

(6) Fill shall be placed and mechanically compacted to minimize sliding and erosion of the soil.

(7) Fills shall not encroach on natural water courses, floodplains, or constructed channels.

(8) Grading shall not be done in such a way so as to divert water onto the property of another landowner without the expressed consent of the Township and the adjoining landowner.

(9) During grading operations, necessary measures for dust control shall be exercised.

(10) Grading equipment shall not cross live streams. Provisions shall be made for the installation of culverts or bridges.

4. Compliance with Township Zoning Regulations. All Subdivisions and Land Developments shall be designed to meet the requirements of the Township's Zoning Regulations, except as otherwise provided in this Chapter 22.
5. Community Facilities.
   A. In reviewing Subdivision and Land Development Plans, the Township shall consider the adequacy of existing or proposed community facilities to serve the additional dwellings proposed by the Subdivision or Land Development.
   B. Subdividers shall give earnest consideration to providing or reserving areas for facilities normally required in residential neighborhoods, including churches, libraries, schools, and other public buildings, parks, playgrounds, and playfields.
   C. Areas provided or reserved for such community facilities should be adequate to provide for building sites, landscaping, and off-street parking as appropriate to the use proposed. Such areas should be located in a manner to best serve the public likely to use the same and to utilize, to the greatest degree, any existing desirable topographical features.

(Ord. 3-1975, 12/15/1975, §509)

§510. Public Dedication of Park and Open Space Land.

1. The land reserved for park and open space usage shall be a single lot which shall comply with applicable requirements of this Part, the Township Zoning Ordinance [Chapter 27] and the following requirements:
   A. The land must be a minimum of five (5) acres in size (unless the intended use is for a special use park or linear park development).
   B. The land shall be configured to include natural features worthy of preservation.
   C. The land shall be easily and safely accessible for vehicles, pedestrians and/or bicycles.
   D. A maximum of fifteen (15) percent of the tract may consist of floodplain, wetland, steep slopes, utility easements or rights-of-way, or other features that otherwise render the lot undevelopable for its intended recreation use.
   E. The tract shall have accessibility to utilities, including water, sewer and power, unless deemed unnecessary by the Township for the intended park facility development such as greenway/linear park development.
   F. The tract shall not contain stormwater facilities designed to detain or retain stormwater for another site.

2. Consistent with the standards of the Jackson Township Recreation, Park and Open Space Plan, the amount of park and open space land required to be dedicated shall equal at least ten (10) acres of park land per one thousand (1,000) residents or fraction thereof. Based on the Jackson Township 1990 U.S. census average household size, a multiplier has been determined to calculate the amount of park land a developer is to dedicate to the Township. The following formula shall be applied to determine the park land acreage for each development:

   \[ \text{Number of dwellings} \times 0.029 \text{ acres} = \text{acres to be dedicated.} \]
3. The developer may request that the Township Supervisors permit the provision of park and open space land other than through public dedication of land, as set forth above. The developer shall set forth, in writing, the means by which he will fulfill this requirement which may include the payment of a fee in lieu of dedication of all or a portion of the amount of land required to be dedicated, construction of recreational facilities, the private reservation of land or any combination of dedication, fees, construction of recreational facilities or private reservation.

   A. If a fee in lieu of dedication is proposed by the developer and approved by the Township Supervisors, said fee shall be equal to the average fair market value of the land otherwise required to be dedicated under this Part. The formula to be used in computing the fee based upon fair market value shall be as follows:

   acres to be dedicated x (average fair market value of one (1) acre) = fee.

   The applicant shall provide the Township Supervisors with all information necessary to determine the fair market value of the land including, but not limited to, the following:

   (1) If the applicant is the equitable owner, or purchased the land in fee simple less than two (2) years prior to the preliminary or final plan submission, a copy of the agreement of sale or real estate transfer tax affidavit of value.

   (2) If the applicant is the equitable owner, or purchased the land in fee simple more than two (2) years prior to the preliminary or final plan submission, an opinion of value of the property by a State certified appraiser acceptable to Township Supervisors.

   (3) The Township Supervisors, in their discretion, may require an updated appraisal from the applicant as prepared by a State certified appraiser which provides updated or current information as to the value of the land, if the Township reasonably believes the value of the land to be substantially different than the value as presented by the initial information provided by the applicant.

   (4) Any applicant aggrieved by the fee established shall have the right to secure a second opinion of value of the property by a State certified appraiser acceptable to the Township Supervisors. The two (2) estimated values shall be averaged, with the result being the amount upon which the fee will be based.

   (5) Such fee shall be payable to Township prior to the recording of each final plan and shall be in an amount equal to the percentage of the total number of dwelling units each phase.

   (6) All fees shall be held and used by the Township in accordance with the requirements of Article V of the Municipalities Planning Code.

   B. If the developer proposes to construct recreational facilities, the developer shall present a sketch plan of such facilities and an engineer's estimate of the cost of construction.
C. If the developer proposes the private reservation of land, through either the inclusion of such land as common elements of a condominium or the creation of a homeowners' association which shall meet the requirements for a unit owners' association contained in the Pennsylvania Uniform Condominium Act, 68 Pa.C.S §3101 et seq. Such documentation shall be recorded, shall provide that the land cannot be further developed and shall give the Township the rights to maintain the land as set forth in Article VII of the Municipalities Planning Code, dealing with the maintenance of common open space in planned residential developments. Notwithstanding the foregoing, the developer may request that the Township Supervisors approve transfer of the land to an organization dedicated to the conservation of natural resources with deed restrictions preventing further development acceptable to the Township Solicitor.

D. The developer shall enter into an agreement with the Township setting forth the fees to be paid, the facilities to be constructed or the land to be privately reserved, and the method of its maintenance. All such agreements shall be provided prior to final plan approval.

(Ord. 3-1975, 12/15/1975, §510; as added by Ord. 2-1997B, 7/7/1997, §2)
Part 6
Improvement Specifications

§601. General Requirements.

1. Physical improvements to the property being subdivided or developed shall be provided, constructed, and installed as shown on the Record Plan and all supplemental plans and drawings accompanying the approved Final Plan, in accordance with the requirements of the Township.

2. The subdivider shall agree with the Township as to the installation of all improvements shown on the Plan and required by this Part and shall execute and file "Subdivision Improvement Agreement," Form 4.

3. All improvements installed by the subdivider shall be constructed in accord with the applicable design specifications of the Township or, where none apply, as prepared by the Township Engineer. Where required, the specifications of the applicable State agency shall be used.

4. Supervision of the installation of improvements required by §602 shall be the responsibility of the Township or the appropriate State regulatory agency.

(Ord. 3-1975, 12/15/1975, §6.10)

§602. Required Improvements. The following improvements shall be provided by the subdivider:

1. Street Grading. All streets shall be graded at full right-of-way width. All portions of street rights-of-way not included within street cartways shall be graded at a slope of no less than 2:1.

2. Cartway Paving. All streets shall be paved to full cartway width.

3. Curbs. Curbs shall be installed along both sides of all streets, except that curbs are not required along service streets. Curbs shall be the vertical type unless the rolled curb-and-gutter type is permitted by the Township Supervisors. Rolled curbs shall not be used on streets whose grade exceeds six (6%) percent, or on any collector or arterial streets. The transition from one (1) type of curb to another shall be made only at a street intersection. Adequate provisions shall be made for driveway entrances.

4. Sidewalks.

   A. Sidewalks with a minimum width of four (4') feet shall be installed on both sides of streets when the streets are within the required walking distance area of a school, are near community facilities encouraging pedestrian traffic, or sidewalks are deemed necessary in the public interest by the Township.

   B. Sidewalks shall be required on only one (1) side of marginal access streets.

   C. No sidewalks shall be required along service streets.

   D. Whenever sidewalks are required curbs shall also be required.
Curbs shall be installed in accordance with the specifications of §602(4)(C).

5. Storm Sewers. Storm sewers and related facilities shall be installed consistent with acceptable design principles and the standards contained in §508 and Appendix 5 of this Part.

   A. Sanitary sewage disposal systems shall be provided consistent with the requirement contained in §506 of this Part.
   B. Whenever individual on-site sanitary sewage disposal systems are utilized, the subdivider shall either install such facilities or shall require (by deed restriction or otherwise) as a condition of the sale of each lot or parcel within the subdivision that such facilities shall be installed by the purchaser of such lot or parcel at the time that a principal building is constructed.
   C. If individual on-site systems are not used, the subdivider shall provide a community or public sanitary sewage disposal system. The design and installation of all systems shall be subject to the approval of the Township and the applicable authority. A community sewage disposal system shall be subject to satisfactory provisions for the maintenance thereof.

   A. Water supply system(s) shall be provided consistent with the requirements of §603 of this Part.
   B. Where the subdivider purposes that on-site water supply systems shall be utilized within the subdivision, the subdivider shall either install such facilities or shall require (by deed restriction or otherwise) as a condition of the sale of each lot or parcel that the facilities shall be installed by the purchaser of such lot or parcel at the time that a principal building is constructed.
   C. If individual on-site supply systems are not used, the subdivider shall supply a community or public water distribution system. The design and installation of public and community water distribution systems shall be subject to the approval of the Township and the applicable public agencies.

8. Fire Hydrants. Wherever a public or community water distribution system is provided, fire hydrants shall be installed within six hundred (600') feet of all existing and proposed structures, measured by way of accessible streets.

   A. As required by the Township Supervisors, permanent stone, concrete, or iron pin encased in concrete monuments shall be accurately placed at the intersection of all lines forming angles in the boundary of the subdivision or land development and at changes in direction of lines in the boundary of the property.
   B. All monuments shall be placed so that the center of the monument coincides exactly with the point of intersection of the lines being monumented.
C. Monuments shall be set with their top level with the finished grade of surrounding ground, except:

(1) Monuments which are placed within lines of existing or proposed sidewalks shall be so located (preferably beneath the sidewalks) that their tops will not be affected by lateral movement of the sidewalk.

(2) Where monuments are located beneath a sidewalk, proper access shall be provided for their use.

D. All streets shall be monumented with stone or concrete monuments on the right-of-way line or the five (5') feet range line at the following locations:

(1) At least one (1) monument at each street intersection.

(2) At changes in direction of street lines, excluding curb arcs at intersections.

(3) At each end of each curved street line, excluding curb arcs at intersections.

(4) At intermediate points wherever topographical or other conditions make it impossible to site between two (2) otherwise required monuments.

(5) At such other places along the line of streets as may be determined by the Township to be necessary so that any street may be readily defined in the future.

10. Street Signs. Street name signs shall be installed at all street intersections. The design and placement of such signs shall be subject to approval of the Township.

11. Markers. Metal markers shall be accurately placed at all lot corners prior to sale of lots.

12. Street Lights. In accordance with the conditions to be agreed upon by the subdivider, the Township, and the appropriate public utility, street lights shall be installed in all subdivision and land developments.

13. Erosion and Sediment Control Measures. Installation necessary to implement the erosion and sediment control plan shall be made by the subdivider as required improvements.

(Ord. 3-1975, 12/15/1975, §6.20-6.33)
Part 7
Mobile Home Parks

§701. Standards for Mobile Home Parks.

1. Mobile home parks shall be considered subdivisions and shall comply with the design standards and improvement specifications found in Parts 5 and 6 of this Chapter.

2. The submission, review, approval or disapproval, and recording of any mobile home park plan shall be in accordance with the provisions of Part 3 of this Chapter.

3. The Plan of any mobile home park shall comply with the requirements stated in Part 4 of this Chapter.

4. All mobile home parks shall comply with all the requirements for mobile home parks as may be listed in the Township Zoning Ordinance, Township Mobile Home Park Ordinance and other Township ordinances and regulations. In addition, all mobile home parks shall comply with all requirements established for mobile home parks by the Commonwealth of Pennsylvania.

(Ord. 3-1975, 12/15/1975, §7.00)
§801. Fees.

1. The Township Supervisors shall establish by resolution a Schedule of Fees to be paid by the subdivider. In the case of a Minor Subdivision or a Lot Annexation the fee shall be paid at the time of filing of a Sketch Plan of Record. In the case of subdivision review under §305(4), the fee shall be paid at the time of filing of Sketch and Final Plans. In the case of all other subdivision and land developments, fees shall be paid at the time of Sketch Plan and Preliminary Plan submissions.

2. The Schedule of Fees shall be obtainable from the Township Secretary.

3. No Final Plan or Sketch Plan of Record shall be endorsed by the Township unless all fees have been paid in full.

4. Review Fees.

A. Review fees shall include the reasonable and necessary charges by the Township's professional consultants or engineer for review and report to the Township, and shall be set by resolution. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Township engineer or consultant for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Township when fees are not reimbursed or otherwise imposed on applicants.

B. In the event the applicant disputes the amount of any such review fees, the applicant shall, within ten (10) days of the billing date, notify the Township that such fees are disputed, in which case the Township shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees.

C. In the event that the Township and the applicant cannot agree on the amount of review fees which are reasonable and necessary, then the fees shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the applicant or developer.

[Ord. 1-1991]


§802. Modifications.

1. The Township Supervisors may grant a modification of the requirements of one (1) or more provisions of this Chapter if the literal
enforcement will 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.

2. All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of this Chapter involved and the minimum modification necessary.

3. The request for modification shall be referred to the Planning Commission for advisory comments.

4. The Township Supervisors shall keep a written record of all action on all requests for modifications.


§803. Challenges.

1. Any person desiring to challenge the validity of any provision of this Chapter or any amendment thereof shall make such challenge as prescribed by law.

2. Any person aggrieved by action of the Township Planning Committee may appeal the action as prescribed by law.

(Ord. 3-1975, 12/15/1975, §8.30-8.32)

§804. Preventive Remedies.

1. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. 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.

2. The Township may 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. This authority to deny such a 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 as 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 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 or constructive knowledge of the violation.

3. As an additional condition for 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 property.


§805. Enforcement Remedies.

1. Any person, partnership or corporation who or which has violated the provisions of this Chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than five hundred ($500.00) dollars 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 determining that there has been a violation further 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 fifth (5th) day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

2. The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

3. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Section.

4. District justices shall have initial jurisdiction in proceedings brought under this Section.


§806. Keeping of Records. The Township shall keep a record of all findings, decisions, and recommendations relative to all subdivision and land development plans filed for review. Such records shall be available to the public for review. (Ord. 3-1975, 12/15/1975, §8.50)

§807. Responsibility. The subdivider shall be responsible for observing the procedures established in this Chapter and for submitting all plans and documents as may be required. (Ord. 3-1975, 12/15/1975, §8.60)

§808. Conflicts.

1. Whenever there is a difference between the minimum standards
specified herein and those included in other official Township regulations the more stringent requirements shall apply and are not hereby repealed.

2. All existing ordinances or parts of ordinances which are contrary to the provision of this Part are hereby repealed to the extent necessary to give this Chapter full force and effect (except as noted in §807(1)).

(Ord. 3-1975, 12/15/1975, §8.70)
§901. General Definitions. Unless otherwise expressly stated, the following terms shall, for the purpose of this Chapter, have the meanings indicated:

1. Words in the singular include the plural and those in the plural include the singular.

2. Words used in the present tense include the future tense.

3. Words "person," "subdivider," "owner," and "developer," include a corporation, incorporated association and a partnership, or other legal entity, as well as an individual.

4. The word "building" includes structures and shall be construed as if followed by the phrase "or part thereof."

5. The word "watercourse" includes channel, creek, ditch, dry run, spring, stream and river.

6. The words, "should" and "may" are permissive; the words "shall," and "must" and "will" are mandatory and directive.

(Ord. 3-1975, 12/15/1975, §9.10)

§902. Specific Definitions. Certain terms or words herein shall be interpreted or defined as follows:

APPLICATION FOR DEVELOPMENT - every application, whether preliminary, tentative or final required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plat or plan or for the approval of a development plan. [Ord. 1-1991]

ALLEY - see, "Service Street."

BLOCK - an area bounded by three (3) or more streets.

BUILDING - a structure enclosed within exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing, shelter, enclosure and support of individuals, animals, or property of any kind.

BUILDING RESERVE (Setback) LINE - the line within a property defining the minimum required distance between any building and a street right-of-way.

CARTWAY (Roadway) - the portion of a street right-of-way, paved or unpaved, intended for vehicular use.

CLEAR SIGHT TRIANGLE - an area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of the street center lines.

COMMITTEE - the Planning Committee of the Township of Jackson, Lebanon County, Pennsylvania.

COMMON OPEN SPACE - a parcel or parcels of land or an area of water,
or a combination of land and water within a development site and designed
and intended for the use or enjoyment of residents of a development, not
including streets, off-street parking areas, and areas set aside for public
facilities. [Ord. 1-1991]

COMMON PARKING AREA - a parking facility other than those provided
within the lot lines of a lot on which one (1) single family detached
dwelling, one (1) single family semi-detached dwelling, one (1) townhouse,
one (1) two (2)-family detached dwelling, or one (1) two (2)-family semi-
detached dwelling is located.

COUNTY - The County of Lebanon, Commonwealth of Pennsylvania.

COUNTY PLANNING DEPARTMENT - The Planning Department of the County of
Lebanon, Commonwealth of Pennsylvania.

DEVELOPER - any landowner, agent of such landowner, or tenant with the
permission of such landowner, who make or causes to be made a subdivision
or a land development.

DEVELOPMENT PLAN - the provisions for development including a planned
residential development, a plat of subdivision, all covenants relating to
use, location and bulk of buildings and other structures, intensity of use
or density of development, streets, ways and parking facilities, common
open space and public facilities. The phrase "provisions of development
plan" when used in this Chapter shall mean the written and graphic materi-
als referred to in this definition. [Ord. 1-1991]

DWELLING UNIT - any structure, or part thereof, designed to be occu-
pied as living quarters as a single housekeeping unit.

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

ENDORSEMENT - the application of the signature of the Executive
Director of the County Planning Department to the Final Plan. The applica-
tion of the signatures of at least a majority of the Township Planning
Committee and the Township Seal to the Plan.

ENGINEER - a licensed professional engineer registered by the Common-
wealth of Pennsylvania.

GRADE - the inclination, with the horizontal, of a road, unimproved
land etc., which is generally expressed by stating the vertical rise or
fall as a percentage of the horizontal distance.

IMPROVEMENTS - those physical additions and changes to the land that
may be necessary to produce usable and desirable lots.

IMPROVEMENTS GUARANTEE - any security which is accepted by the Town-
ship to guarantee that certain improvements will be made within the
subdivision or land development, including performance bonds, escrow
agreement and any other collateral or surety agreements.
LAND DEVELOPMENT - any of the following activities:

A. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

1. A group of two (2) 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; or,

2. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) 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. "Land development" does not include development which involves:

1. The conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;

2. The addition of an accessory building, including farm building, on a lot or lots subordinate to an existing principal building; or

3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the 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 the proper authorities.

[Ord. 1-1991]

LANDOWNER - the legal or beneficial owner 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, shall be deemed to be a landowner for the purpose of this Chapter.

LOT - a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit. [Ord. 1-1991]

LOT AREA - the area contained within the property lines of a lot (as shown on the plan) excluding space within all street rights-of-way and within all permanent drainage easements, but including the areas of all other easements.
MAINTENANCE GUARANTEE - a guarantee by the subdivider that he shall maintain all improvements in good condition for a period of one (1) year after completion of construction and installation of all such improvements.

MARKER - a metal pipe or pin of at least three-quarter (3/4") inches in diameter and at least twenty-four (24") inches in length.

MOBILE HOME - a transportable, single family dwelling intended for permanent occupancy contained in one (1) unit, or in two (2) units designed to be joined into one (1) 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 PARK - a parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobilehome lots for the placement thereon of mobilehomes. [Ord. 1-1991]

MONUMENT - a stone or concrete monument with a flat top at least four (4") inches in diameter or square, containing a copper or brass dowel (1/4" drill hole) as at least twenty-four (24") inches in length. It is recommended that the bottom sides or radius be at least two (2") inches greater than the top, to minimize movements caused by frost. An iron pin monument of at least three-quarter (3/4") inch in diameter and at least twenty-four (24") inches in length with the bottom encased in concrete to a minimum depth of eight (8") inches.

MULTIPLE DWELLING BUILDING - a building providing separate dwelling units for three (3) or more families.

MUNICIPALITY - Township of Jackson, Lebanon County, Pennsylvania.

MUNICIPAL AUTHORITY - a body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipalities Authority Act of 1945." [Ord. 1-1991]

PLAN, FINAL - a complete and exact subdivision or land development plan (including all required supplementary data), prepared for official recording to define property rights and proposed streets and other improvements.

PLAN, PRELIMINARY - a tentative subdivision or land development plan (including all required supplementary data), in lesser detail than a final plan, showing, among other things, topographical data and proposed street and lot layout as a basis for consideration proper to preparation of a final plan.

PLAN, RECORD - the copy of the final plan which contains the original endorsements of the County Planning Department and the Township Planning Committee and which is intended to be recorded with the County Recorder of Deeds.

PLAN, SKETCH - an informal plan indicating salient existing features of a tract and the general layout of a proposed subdivision or land development.
PLAN, OFFICIAL - the Comprehensive Development Plan and/or Master Plan and/or Future Land Use Plan and/or Ultimate Right-of-Way Plan and/or Official Map and/or Topographical Survey and/or other such plans, or portions thereof, as may have been adopted pursuant to statute.

PLANNING COMMITTEE - Jackson Township, Lebanon County, Planning Committee.

PLAT - a map or plan of a subdivision or land development, whether preliminary or final.

PUBLIC GROUNDS - includes:

A. Parks, playgrounds, trails, paths and other recreational areas and other public areas;

B. Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and

C. Publicly owned or operated scenic and historic sites.

[Ord. 1-1991]

PUBLIC HEARING - a formal meeting held pursuant to public notice by the Township Supervisors or Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter. [Ord. 1-1991]

PUBLIC MEETING - a forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act," 53 P.S. §§271 et seq. [Ord. 1-1991]

PUBLIC NOTICE - notice published once each week for two (2) successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing. [Ord. 1-1991]

RESERVE STRIP - a parcel of ground in separate ownership separating a street from other adjacent properties, or from another street, either proposed or existing.

RESUBDIVISION - any replatting of land, including changes to recorded subdivision or land development plans. See also, "Subdivision."

REVERSE FRONTAGE LOT - a lot extending between and having frontage on two (2) generally parallel streets, excluding service streets, with vehicular access solely from one (1) street.

RIGHT-OF-WAY - the total width of any land reserved or dedicated as a street, alley, crosswalk or for other public or semi-public purposes.

SANITARY SEWAGE SYSTEM, COMMUNITY - a sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a temporary central treatment and disposal plant, generally serving a neighborhood area.

SANITARY SEWAGE DISPOSAL, ON-SITE - any structure designed to treat sanitary sewage within the boundaries of an individual lot.
SANITARY SEWAGE SYSTEM, PUBLIC - a sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant, generally not confined to one (1) neighborhood.

SIGHT DISTANCES - The required length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. Sight distance measurement shall be made from a point of four and one-half (4 1/2') feet above the center line of the road surface to a point half (1/2') foot above the center line of the road surface.

STREET - includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct or any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. [Ord. 1-1991]

A. ARTERIAL STREET - a street serving a large volume of comparatively high-speed and long-distance traffic.

B. COLLECTOR STREET - a street which, in addition to providing access to abutting properties, intercepts minor streets to provide a route to give access to community facilities and/or other collector and arterial streets. Generally, streets in industrial and commercial subdivisions shall be designed as collector streets.

C. CUL-DE-SAC STREET - a minor street intersecting another street at one (1) end, and terminating in a vehicular turnaround at the other end.

D. HALF (Partial) STREET - a street, generally parallel and adjacent to a property line, having a lesser right-of-way width than normally required for improvement and use of the street.

E. MARGINAL ACCESS STREET - a minor street parallel and adjacent to an arterial street, but separated from it by a reserve strip, which provides access to abutting properties and control of intersections with the arterial street.

F. MINOR STREET - a street used primarily to provide access to abutting properties or buildings.

G. SERVICE STREET (Alley) - a minor right-of-way providing secondary vehicular access to the side or rear of two (2) or more properties.

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

SUBDIVIDER - any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision or land development.

SUBDIVISION - the division or redivision of a lot, tract or parcel of land by any means into two (2) 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
(22, §902, cont'd)

agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted. [Ord. 1-1991]

SUPERVISORS - Board of Supervisors of the Township of Jackson, Lebanon County, Pennsylvania.

SURVEYOR - a licensed professional surveyor registered by the Commonwealth of Pennsylvania. [Ord. 1-1991]

TOWNSHIP - the Township of Jackson, Lebanon County, Pennsylvania.

TOWNSHIP PLANNING COMMITTEE - the Planning Committee of the Township of Jackson, Lebanon County, Pennsylvania.

TOWNSHIP SUPERVISORS - Board of Supervisors of the Township of Jackson, Lebanon County, Pennsylvania.

WATER DISTRIBUTION SYSTEM, COMMUNITY - a system for supplying and distributing water from a common source to two (2) or more dwellings and/or other buildings within a single neighborhood.

WATER DISTRIBUTION SYSTEM, ON-SITE - a system for supplying and distributing water to a single dwelling or other building from a source located on the same lot.

WATER DISTRIBUTION SYSTEM, PUBLIC - a system for supplying and distributing water from a common source to dwellings and other buildings, but generally not confined to one (1) neighborhood.


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Part 10
Floodplain Management

§1001. Intent. The purpose of the regulations set forth in this Part is to monitor the subdivision and/or development of floodplain areas in order to promote and protect the general health, welfare and safety of the community, to require that each such subdivision lot in floodplain areas be provided with a safe building site with adequate access, to insure that public facilities which serve such lots or development be designed and installed to preclude flood damage, and to protect individuals from purchasing lands which are unsuitable for development because of flooding. The subsequent sections shall be considered requirements supplemental to those procedures and standards specified elsewhere in this Chapter, the Township Zoning Ordinance [Chapter 27], the Lebanon County Floodproofing Building Code [Chapter 4, Part 1] and any other applicable ordinances and codes. (Ord. 4-2000, 6/5/2000, §1)

§1002. Definitions of Terms Utilized in this Part.

BASE FLOOD - the flood, also known as the one hundred (100) year flood, which has a one (1) percent chance of being equaled or exceeded in any given year, the flood which has been selected to serve as the basis upon which the floodplain management provisions of this and other ordinances have been prepared.

BASE FLOOD ELEVATION - the determination by the Federal Insurance Administrator of the water surface elevation of the base flood, that is, the flood level that has a one (1) percent or greater chance of occurrence in any given year.

BUILDING - a structure which has a roof supported by columns, piers or walls, which is intended for the shelter, housing or enclosure of persons, animals or chattel or which is to house a use of a commercial or manufacturing activity.

CONSTRUCTION - shall include the building, reconstruction, extension, expansion, alteration, substantial improvement, erection or relocation of a building or structure, including manufactured homes and gas or liquid storage tanks. For floodplain purposes, "new construction" includes structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the Township.

DEVELOPMENT - any manmade change to improved or unimproved real estate, including but not limited, to buildings, manufactured homes or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or the storage of equipment or materials.

FLOOD - a general and temporary inundation of normally dry land areas by water from waterway overflows or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOODPLAIN -
A. A relatively flat or low land area adjoining a river, stream or watercourse, which is subject to partial or complete inundation by water.

B. An area for subject to the usual and rapid accumulation runoff of surface water from any source.

For the purposes of this Part, the floodplain shall be considered to be the one hundred (100) year floodplain which is a floodplain having a one (1) percent chance of being subject to the above conditions during any given year.

**FLOODWAY** - the channel of a river or other watercourse and the adjacent land area that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation of that flood more than one (1) foot at any point.

**MANUFACTURED HOME** - a structure transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes (A) all mobile homes and (2) camping trailers, recreational vehicles, travel trailers and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days.

**MANUFACTURED HOME PARK and/or SUBDIVISION** - a lot or area which is a planned development and designated to contain two (2) or more manufactured homes for rent or for sale. Any lot or area proposed to utilize such design where individual manufactured home sites are proposed for sale shall be known as a manufactured home subdivision.

**ONE HUNDRED (100) YEAR FLOOD (BASE FLOOD)** - a flood selected as the base flood, that has a one (1) percent or greater chance of occurring in any given year.

**STRUCTURE** - a walled or roofed building, including a gas or liquid storage tank (principally above ground), a manufactured home or any other manmade object usually assembled of interdependent parts or components which is designed to have a more or less fixed location, whether or not permanently attached at that location.

(Ord. 4-2000, 6/5/2000, §1)

§1003. Applications Procedures and Plat Requirements. The following procedures shall be required in addition to those specified otherwise in these regulations.

A. Pre-application Procedures.

(1) It is suggested that prospective developers consult the Pennsylvania Department of Environmental Protection and the Township Sewage Enforcement Officer concerning soil suitability when onsite sewage disposal facilities are proposed.
(2) Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the probable effect of geologic conditions on the proposed development. Concurrently, a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the proposed subdivision or development.

B. Preliminary Plan Requirements. The following information shall be required as part of the preliminary plan when a subdivision is in a floodplain area and shall be prepared by a registered surveyor:

(1) A map illustrating the location of the proposed subdivision or land development with respect to the Township's floodplain areas including information on, but not limited to, base flood elevations, boundaries of floodplain areas, proposed lots and sites, fill and flood or erosion protective facilities.

(2) All subdivision proposals and other proposed new developments shall provide base flood delineations; however, subdivision proposals and other proposed new development greater than fifty (50) lots or five acres, whichever is lesser, shall include actual base flood elevation data, in a form comparable to HEC-2, which will be certified as accurate by a registered professional engineer.

(3) Where the subdivision or land development lies partially or completely in the floodplain area or where the subdivision borders on the floodplain area, the preliminary plan map shall include detailed information giving the location and elevation of proposed roads, public utilities and building lots. All such maps shall also show contours at intervals of two (2) feet and identify accurately the boundaries of the floodplain areas.

C. Final Plan Requirements. The following information shall be required as part of the final plan and shall be prepared by a registered engineer or surveyor:

(1) All information required for submission of the preliminary plan plus any changes required by the Planning Department and/or the Board of Supervisors.

(2) A map showing the exact location and elevation of all proposed buildings, structures, roads and public utilities to be constructed in floodplain areas. All such maps shall show contours at intervals of two (2) feet and identify accurately the boundaries of the floodplain areas.

(Ord. 4-2000, 6/5/2000, §1)

§1004. Design Standards and Improvements. The design standards and requirements in addition to those of Chapter 5 and otherwise listed in this Part.

A. General.
(1) Where not prohibited by this or any other laws or ordinances, land located in floodplain areas may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with this and any other laws and ordinances regulating such development.

(2) Building sites for residences or any other type of dwellings or accommodations and building sites for structures or buildings other than residential uses shall be permitted in the floodplain only when in compliance with appropriate Township Zoning Ordinance [Chapter 271], the Lebanon County Floodproofing Building Code [Chapter 4, Part 1] and any other applicable regulations.

(3) If the Planning Department and/or the Board of Supervisors determine that only a part of a proposed plat can be safely developed, they shall limit development to that part and shall require that development proceed consistent with this determination.

(4) When a developer does not intend to develop the plat himself and the Planning Department and/or the Board of Supervisors determine that additional controls are required to insure safe development, they may require the developer to impose appropriate deed restrictions on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plat.

(5) Whenever a developer intends to alter or relocate a watercourse within the designated floodplain, the developer shall notify, in writing, by certified mail, all adjacent communities and the Pennsylvania Department of Community and Economic Development (or its successor agency) of all such intended activities prior to any alteration or relocation of the watercourse. Copies of such notification shall be submitted to the Federal Insurance Administrator. The developer shall also assure the Board of Supervisors in writing that the flood carrying capacity within the altered or relocated portion of the watercourse in question will be maintained.

(6) No new construction or development shall be located within a designated floodway. Where the floodway has not been specifically identified for a stream or waterway, no new construction or development shall be permitted within the stream channel (from top of bank to top of bank). Furthermore, construction or development outside the stream banks but within the floodplain district shall be permitted only when in compliance with this Part and Pennsylvania Department of Environmental Protection permit requirements.

(7) Lots which are within the floodplain shall be subject to the following:

   (a) Any lots created or revised shall have not more than fifty (50) percent of their area within the floodplain, except that large lots may be exempted provided minimum one (1) acre area of said lot is outside the floodplain.
(22, §1004(A)(7), cont’d)

(b) Lot access to public road shall not be restricted or prevented by floodplain areas.

B. Excavation, Grading and Use of Fill. Any excavation activities, grading and use of fill shall be in compliance with all applicable terms of the Township Zoning Ordinance [Chapter 27] and the Lebanon County Floodproofing Building Code [Chapter 4, Part 1]. Furthermore, where excavation or grading is proposed or where any existing trees, shrubs or other vegetative cover will be removed, the developer shall consult the County Conservation District representative concerning plans for erosion and sediment control and to also obtain a report on the soil characteristics of the site so that determination can be made as to the type and degree of development the site may accommodate. Before undertaking any excavation or grading, the developer shall obtain a grading and excavation permit if such is required by the Township.

C. Drainage Facilities.

(1) Storm drainage facilities shall be designed to convey the flow of surface water without damage to persons or property. The system shall insure drainage at all points along streets and provide positive drainage away from buildings and onsite disposal sites.

(2) Plans shall be subject to the approval of the Planning Department. The Planning Department may also require a primarily underground system to accommodate frequent floods and a secondary surface system to accommodate larger, less frequent floods. Drainage plans shall be designed to prevent the discharge of excess runoff onto adjacent properties.

D. Streets. The finished excavation proposed streets shall be no more than two (2) feet below the base flood elevation. The Planning Department may require, where necessary, profiles and elevations of streets to determine compliance with this requirement. Drainage and bridge openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

E. Sewer Facilities. All sanitary sewer systems located in floodplain areas, whether public or private, shall be floodproofed to a point two (2) feet above the base flood elevation.

(1) The Planning Department may prohibit installation of sewage disposal facilities requiring soil absorption systems where such systems will not function due to high ground water, flooding or unsuitable soil characteristics. The Planning Department may require that the developer note on the face of the plat and in any deed of conveyance that soil absorption fields are prohibited in designated areas.

(2) The Planning Department may prescribe adequate methods for waste disposal. If a sanitary sewer system is located on or within one thousand (1,000) feet of the proposed subdivision and/or land development, the Planning Department and/or the Township shall
require the developer to provide sewage facilities to connect to this system where practical, and shall prescribe the procedures to be followed by the developer in connecting to the system.

F. Water Facilities. All water systems located in floodplain areas, whether public or private, shall be floodproofed to a point two (2) feet above the base flood elevation. If there is an existing public water supply system on or near the subdivision, the Planning Department and/or the Township shall require the developer to connect to this system where practical, and shall prescribe the procedures to be followed by the developer in connecting to the system.

G. Other Public and/or Private Utilities and Facilities. All other public and/or private utilities and facilities shall be elevated or floodproofed to a point two (2) feet above the base flood elevation.

(Ord. 4-2000, 6/5/2000, §1)

§1005. Performance Guarantee. No final plat shall be approved by the Planning Department and the Township until the improvements required by this Part are completed in a satisfactory manner and approved by the Township and the Planning Department. In lieu of such construction, approval may be granted prior to completion providing:

A. The developer enters into an agreement with the Township or County guaranteeing that improvements will be installed in accordance with the plans, specifications and schedules approved by the Township prior to plat approval. This agreement shall also guarantee that no lot will be sold or building constructed in any floodplain area prior to completion of all protective works or measures planned for such lot and necessary access to facilities.

B. The developer provides a fiscal surety to guarantee performance of this agreement and completion of the improvements as planned. The surety may include a certified check, escrow account, irrevocable letter of credit or other bond acceptable to the Township. The procedural requirements of §5.14 of this Ordinance shall apply to any such bonding proposal.

(Ord. 4-2000, 6/5/2000, §1)

§1006. Municipal Liability. The grant of a permit or approval of a subdivision and/or land development plan in the identified floodplain area shall not constitute a representation, guarantee or warranty of any kind by the Township or by any official thereof of the practicability or safety of the proposed use, and shall create no liability upon the Township, its officials or employees. (Ord. 4-2000, 6/5/2000, §1)

1Editor's Note: The reference is to §5.14 of the Lebanon County Codified Ordinances and not to this Code, the Code of Ordinances of the Township of Jackson.
§1101. Scope. A stormwater management plan shall be required for each subdivision or land development plan at both the preliminary and final submittal stage:

A. For the purposes of this Part, any expansion or construction on previously approved subdivision or land development plans, where such expansion or construction occupies an area in excess of 20,000 square feet (combined building and stone or paved parking area), shall be considered a land development plan and also require a stormwater management plan in accordance with the applicable regulations of this Chapter.

B. The twenty thousand (20,000) square foot requirement applies on individual large projects, projects which exceed a cumulative total of twenty thousand (20,000) square feet after the ordinance effective dates and any projects occurring after the twenty thousand (20,000) square foot level has been reached. Once the twenty thousand (20,000) square feet has been reached, stormwater management for land cover (buildings, stone or paving) which existed prior to this Part shall be provided, subject to a fifty (50) percent credit as defined at §1105(2)(A). [A stormwater management plan must be approved before construction of any expansion may occur.]

(Ord. 1-1999, 6/21/1999, §A)

§1102. Stormwater Management Data. The stormwater management data shall identify all proposed stormwater management facilities and supportive information stated in this Part. Stormwater management plans and hydrologic reports shall be prepared by licensed professionals registered in the Commonwealth of Pennsylvania who are qualified to perform such duties. (Ord. 1-1999, 6/21/1999, §B)

§1103. Content. Content of the stormwater management plan shall consist of professionally drafted blueprint plans, calculations, supporting data in report form and computer modeling of detention facilities. The plan shall contain the following:

A. A general description of the proposed project.

B. Project location on a 7.5 minute U.S.G.S. map or equivalent.

C. Soil types and locations of the project site.

D. Topographic features of the site and abutting lands that impact upon the stormwater management design and the flow of stormwater. Flow direction arrows should be utilized to indicate the direction of stormwater flow on to the site.

E. Runoff calculations for the entire watershed and related design computation necessary to substantiate the proposed temporary and permanent stormwater management facilities. A minimum affected drainage area of one (1) acre shall be used to calculate required stormwater storage, unless otherwise justified by site topography illustrated on

Page Added 8/2/1999  -  264.1 -
the plan.

F. Design and specifications of temporary and permanent stormwater management facilities. The volume of stormwater detention required shall be noted on the plan, as well as approximate dimensions of the proposed facility. An estimated construction cost should be provided.

G. A plan note shall be added to grant County and municipal officials and employees thereof the right of access to the property for inspection of a stormwater management facility and, in the event of default by the subdivider, installation of the stormwater management facilities.

H. Maintenance and ownership provisions.

(Ord. 1-1999, 6/21/1999, §C)

§1104. Review and Approval.

1. All stormwater management plans shall be reviewed by the Township Engineer on behalf of the Township. Developer shall maintain a set of design plans at the site during construction, as record drawings.

2. The Township Engineer shall certify compliance with this Part. In addition, after satisfactory review upon completion of the stormwater management installation for a subdivision or land development of more than one (1) lot or unit with an estimated stormwater management facilities construction costs in excess of three thousand (3,000.00) dollars, the developer/subdivider shall provide a certification of completion from a registered engineer or surveyor verifying that stormwater management facilities have been constructed in compliance with the approved plans. Changes to the approved plan shall be authorized only with the written approval of the Township Engineer. (Ord. 1-1999, 6/21/1999, §D)

§1105. Design Standards.


2. The stormwater management plan shall effectively demonstrate the control of postdevelopment peak discharge rates to predevelopment peak discharge rates based on the following standards:

A. All predevelopment calculations, unless in woodland, shall be based upon the assumption of grass or pasture cover in good hydrologic condition, and predevelopment stormwater runoff shall be calculated for a two (2) year storm event. Where the site contains existing impervious surface of to fifty (50) percent of the impervious area may be considered as an existing predevelopment condition. Offsite land use conditions used to determine storm flows for designing storm facilities shall be based on existing land use assuming winter or poor land cover conditions.

B. Time of concentration shall be based on the following design parameters:
(1) Overland Flow. The maximum length for each overland flow before concentrated swale and/or sheet flow develops is three hundred (300) feet.

(2) Concentrated Flows. At points where overland flows concentrate in field depressions, swales, gutters, curbs or pipe collection systems, the time of concentration between these design points shall be based upon Manning's Equation and/or accepted engineering design standards as determined by the Township Engineer.

C. Stormwater runoff shall be based on the following twenty-four (24) hour storm events:

<table>
<thead>
<tr>
<th>STORM FREQUENCY</th>
<th>INCHES OF RAINFALL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Years</td>
<td>3.0 Inches</td>
</tr>
<tr>
<td>5 Years</td>
<td>4.0 Inches</td>
</tr>
<tr>
<td>10 Years</td>
<td>4.8 Inches</td>
</tr>
<tr>
<td>25 Years</td>
<td>5.3 Inches</td>
</tr>
<tr>
<td>50 Years</td>
<td>6.0 Inches</td>
</tr>
<tr>
<td>100 Years</td>
<td>6.7 Inches</td>
</tr>
</tbody>
</table>

D. The Modified Rational Method may be employed for culvert sizing, the rainfall intensity-duration-frequency chart for Region 4 shall be used. Runoff coefficients shall be selected to cover and grade.

E. Storage structures and peak flow from subdivision or land development shall be designed such that postdevelopment five (5) year peak discharge will not exceed the predevelopment two (2) year peak and the post development twenty-five (25), fifty (50) and one hundred (100) year peak flows will not exceed the predevelopment twenty-five (25), fifty (50) and one hundred (100) year peak flow from the development.

F. All storage structures shall be designed with an emergency spillway. All retention and detention basins shall be designed to safely discharge the peak discharge of a post development one hundred (100) year storm event through an emergency spillway in a manner which will not damage the integrity of the basin.

G. Retention and detention basins and water carrying facilities shall be stabilized in accordance with current engineering practices and regulations.

H. Basins which are not designed to release all stormwater shall be identified as retention basins or permanent pond basins. All other basins shall have provisions for dewatering (particularly the bottom), and shall not create unmaintainable conditions. Low flow channels and tile fields may be used to dewater the bottom of the basin. Discharge structures shall be designed to eliminate the possibility of blockage. Basins shall have a minimum of one (1) percent slope to the outlet structure along all flow paths.
I. Retention and detention basins which are designed with earth fill dams shall incorporate the following minimum standards:

(1) The maximum water depth shall not exceed six (6) feet.

(2) The minimum top width of all dams shall be five (5) feet.

(3) The side slopes of earth fill dams shall not be less than three (3) horizontal to one (1) vertical on the downstream side of the embankment.

(4) Basins without restricted access shall have impoundment areas with side slopes no greater than five (5) horizontal to one (1) vertical. Basins with steeper side slopes shall be protected by fencing that will discourage access.

(5) A cutoff trench of impervious material shall be provided under all dams.

(6) All pipes and culverts through dams shall have properly spaced concrete cutoff collars or factory welded anti-seep collars.

(7) A minimum of one (1) foot freeboard shall be provided above the maximum design water surface elevation of the emergency spillway.

(8) Minimum floor elevations for all structures that would be affected by a basin or open conveyance system where ponding may occur shall be two (2) feet above the one hundred (100) year water surface elevation. If basement or underground facilities are proposed, detailed calculations addressing the effects of stormwater ponding to the structure and water proofing and/or flood proofing design information shall be submitted.

J. The capacities for pipes, gutters, inlets, culverts, outlet structures and swales shall have the minimum design standards as follows:

(1) For grass swales and grass lined road side gutter, channel velocity calculations shall be based upon an "n" value of 0.03 and capacity calculations shall be based upon an "n" value of 0.05.

(2) The "n" value for paved or rip-rap swales of gutters shall be based on accepted engineering design practices.

(3) The velocity to be used in the design of any storm pipe conveyance shall be based on maximum obtainable velocity. The capacity shall be based upon full flow conditions.

(4) Inlets in nonponding areas shall be designed for a maximum capacity of four (4) cfs. Where ponding occurs, inlet capacity shall be based on accepted engineering practices.

K. Inlets shall be along the curb line. Inlets shall not be designed or installed for curbs along the radius of an intersection. Manholes and inlets, when proposed, shall not be spaced more than six hundred (600) feet apart. Additionally, manholes shall be placed at points of abrupt change in the horizontal or vertical direction of storm sewers. Inlets may be substituted for manholes where they will serve a useful purpose.
L. Curb, gutter and roadside swale depths shall comply with the following requirements:

1. All new streets without curbs shall be designed to maintain a maximum depth of flow in roadside gutters or swales of three (3) inches. All new streets with curbs shall be designed to maintain a maximum depth of flow of three (3) inches along slant curbs, two (2) inches along rolled curbs, or one and one half (1-1/2) inches along vertical curbs. All driveway intersections shall be designed so that flows do not enter the site from the adjacent street and no additional flows are diverted onto the adjacent street.

2. The intersection of proposed access driveways with streets shall be designed to maintain a maximum depth of one and one-half (1-1/2) inches of flow across the drive. All such access drive intersections shall be designed so that flow does not enter the site from the adjacent street and no additional flows are diverted onto the adjacent street.

3. The depth of flow across street intersections including new street intersections with exiting streets shall be a maximum of one (1) inch.

M. Grass lined channels shall be considered stable if the calculated velocity does not exceed the allowable velocities shown below:

1. Three (3) feet per second where only sparse vegetation can be established.

2. Four (4) feet per second under normal conditions where vegetation is to be established by seeding.

3. Five (5) feet per second where dense, vigorous sod can be quickly established or where water can be temporarily diverted during establishment of vegetation.

4. Six (6) feet per second where well established sod is in existence.

5. For lined water carrying channels, design shall be based on acceptable engineering design standards as determined by the Township Engineer.

N. Energy dissipaters shall be placed at the outlets of all pipes where flow velocities exceed maximum permitted channel velocities.

O. All streets shall be so designed to provide for the discharge of surface water from their rights-of-way.

P. The slope of the crown on proposed streets shall be one-quarter (1/4) of an inch per foot. Slope of the centerline grade shall be at seventy-five hundredths (0.75) percent.

Q. Adequate facilities shall be provided at low points along streets and where necessary to intercept runoff.

R. Stormwater management pipe collection system shall have a minimum diameter of fifteen (15) inches and shall be made of reinforced concrete pipe, corrugated galvanized metal pipe or approved equivalent.
S. Storm facilities not located within a public right-of-way shall be centered within an easement with a minimum width of twenty (20) feet.

T. Culverts, pipes and other water carrying structures shall be designed to handle the peak discharge from the twenty-five (25) year postdevelopment storm event. Culverts, pipes and other water carrying structures that convey up slope off site water shall be designed to handle the fifty (50) year post development storm event.

U. All developments must also include design provisions that allow for the overload conveyance of the postdevelopment one hundred (100) year peak flow through the site without damage to any private or public property.

V. If the subdivision or land development is to be developed in phases, a general drainage plan for the entire subdivision shall be presented with the first phase and appropriate development phases for the drainage shall be indicated. In the event temporary measures cannot adequately handle the stormwater runoff, the main outfall design shall be included as part of the construction of the proposed phase.

W. The existing points of natural drainage discharge onto adjacent property shall not be altered without the written approval of the affected landowners.

X. No stormwater runoff or natural drainage water shall be so diverted as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private property or public lands, without approved provisions being made by the developer for properly handling such conditions.

Y. Vertical pipes, inlets, and other surface water receiving structures shall be installed with trash racks.

Z. Stormwater runoff channels shall be designed and installed to avoid trapping excess sediment.

AA. Storage of equivalent stormwater runoff for a portion of a property may be considered in lieu of storage of generated runoff provided:

(1) The site is located so that is physically impossible to detain runoff from the proposed facilities or drainage problems exist upgrade that would impact upon the side or downgrade properties.

(2) The impact of generated runoff discharging off site from the subdivision or land development is determined by the Township Engineer to be negligible and not detrimental to adjacent properties.

(3) Implementation of equivalent storage shall be determined applicable and feasible by the Township Engineer.

BB. A variety of methods for stormwater detention are available for use. These include surface detention, subsurface detention, use of existing facilities (ponds, etc.,) or a combination thereof. Subsurface detention shall be utilized only where the subsurface is stable and not prone to sink hole formation.
CC. The following principles shall be applied to the design plan and construction schedule to minimize soil erosion and sedimentation:

1. Stripping of vegetation, grading or other soil disturbance shall be done in a manner which will minimize soil erosion.

2. Whenever feasible, natural vegetation shall be retained and protected.

3. The extent of the disturbed area and the duration of its exposure shall be kept to a minimum, within practical limits.

4. Either temporary seeding, mulching or other suitable stabilization measures shall be used to protect exposed critical areas during construction.

5. Drainage provisions shall accommodate the stormwater runoff both during and after construction.

6. Soil erosion and sedimentation facilities shall be installed prior to any onsite grading.

(Ord. 1-1999, 6/21/1999, §E)

§1106. Ownership, Administration and Maintenance of Stormwater Management Facilities.

1. The final plan shall reflect and/or be accompanied by supporting documentation identifying the ownership and method of administering and maintaining all permanent stormwater management facilities. With regard to the maintenance of these facilities, they must be either:

   A. Dedicated to and accepted by the Township; or

   B. Maintained by a private entity (e.g. homeowners association or individuals that own the land) in accordance with the terms of an agreement, declaration of easement or other legally binding documentation approved in form by the Township. The agreement, declaration of easement or other legally binding documentation shall provide that the Township shall have the right to:

      1. Inspect the facilities at any time.

      2. Require the private entity to take corrective measures and assign the private entity reasonable time periods for any necessary action.

      3. Authorize maintenance to be done and lien all cost of the work against the properties of the private entity responsible for maintenance.

2. The agreement, declaration of easement or other legally binding documentation shall be submitted to the Township which may require the agreement to contain provisions requiring the posting and/or periodic payment of escrow funds by the private entity to guarantee proper maintenance of the facility.

(Ord. 1-1999, 6/21/1999, §F)

§1107. Floodplain. Floodplain areas shall be established and preserved as provided below:

Page Added 8/2/1999
A. A one hundred (100) year floodplain shall be established for all watercourses and shall be delineated by one of the following methods.

1. A hydrologic report prepared by an individual registered in the Commonwealth of Pennsylvania to perform such duties.

2. A hydrologic study prepared by an agency of the County, State or U.S. Government.

In case of dispute concerning when, where and how the floodplain is to be established, the Township will determine the ultimate design criteria and/or flood boundary lines.

B. Whenever a floodplain is located within or along a lot, the plan shall include the boundary of the floodplain, along with the elevation or location 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 two (2) feet above the one hundred (100) year flood elevation.

C. The above provision shall not be construed as a prohibition of the following provided they comply with subsection (D) below:

1. Stormwater management facilities.

2. Stream improvements whose sole purpose is to improve aquatic life habitat and which are approved by the Pennsylvania Fish Commission.

3. Farm ponds.

4. Flood-proofing and flood hazard reduction structures to protect existing buildings.

5. Public and private utility facilities, except buildings.

6. Water-oriented uses (except buildings), e.g. docks, piers, boat launching ramps, hatcheries.


8. Culverts, bridges and their approaches for floodplain crossings by streets, access drives and driveways.

9. Other uses specifically allowed in the Zoning Ordinance [Chapter 27] in the F-1, F-2 or F-3 Districts.

D. Plans for any of the above listed uses within a floodplain permitted under subsection (c) above shall be incorporated into the design plans and shall be subject to approval by the Township. The plans shall demonstrate that the proposed uses do not increase the height or frequency of floodplain water; are installed so as to withstand the maximum volume, velocity and force of floodplain water; are flood and flotation proof; do not create unhealthy or unsanitary conditions; and do not degrade quality of surface water, or the quality of groundwater.

E. The inclusion of floodplain within lots in order to meet minimum lot area and/or yard requirements is allowed provided each such lot contains sufficient area exclusive of the floodplain for buildings.
and, when applicable, onlot sanitary wastewater disposal systems and replacement drain field area unless otherwise specified in the Township Zoning Ordinance [Chapter 27].

F. It is recommended that the five hundred (500) year floodplain corridor be identified on plans and that any such structures located between the one hundred (100) and five hundred (500) year floodplain be flood-proofed to the limits of the five hundred (500) year floodplain corridor. Appropriate plan notes shall clearly inform landowners of the potential impact to the land in question.

(Ord. 1-1999, 6/21/1999, §G)


1. Stormwater management design data and calculations must be submitted in a comprehensive report. The report shall be eight and one-half by eleven (8.5 X 11) inches in size, shall be bound spirally or in a three-ring binder, shall include protective front and rear covers. The format of the report shall include, but not be limited to, sections listed below. Each section of the report shall contain a tabbed divider, labeled to match the table of contents. All pages shall be numbered.

2. Required Sections and Contents.

A. Title page that includes the project name and location, name and address of design firm, date of submittal, seal and signature of registered professional responsible for the report.

B. Table of contents listing all sections and corresponding page numbers.

C. Narrative containing an executive summary, a project description, soil types, methodology of design calculations and conclusion.

D. Summary of flows for design pre and post development comparative flows.

E. Site location map.

F. Soils location map.

G. Pre development design calculations.

H. Pre development routings.

I. Post development design calculations.

J. Post development routings.

K. Basin routings.

L. Anti-seep collar sizing.

M. Pipe sizing calculations.

N. Pipe runoff coefficients and times of concentration.

O. Inlet capacity calculations.

P. Gutter flow calculations.

Q. Swale sizing calculations.

R. Swale runoff coefficients and times of concentrations.
S. Outlet protection calculations.

T. Floodplain information and calculations. Include copies of FEMA maps, profile sections of water courses from the detailed FEMA study which show the section of the watercourse through the subject property, and any HEC-2 calculations which may be needed to determine the one hundred (100) year floodplain in cases where detailed FEMA studies are not available.

U. Wetland information.

V. General permit forms, including copies of DEP's acknowledgment letter.

W. Miscellaneous design details.

X. Appendices.

3. If any of the abovementioned sections are not applicable to the project, the report shall still contain the section listed in the table of contents with the annotation "not applicable," and the tabbed divided shall still be included in the report with a single page which states "NOT APPLICABLE."

(Ord. 1-1999, 6/21/1999, §H)

§1109. Existing Stormwater Management Controls.

1. If stormwater management information indicates that the existing stormwater management system on the subject tract does not meet the requirements of this Part, then the stormwater management facilities must be designed and proposed to meet the requirements of this Part.

2. When the proposed stormwater management system will utilize or be integrated into an existing stormwater collection or conveyance system, the existing facilities shall be improved to the standards of this Part. The applicant shall determine the impacts of any proposed improvements of the existing system to downstream properties. If, in the opinion of the Township, the improvements will cause adverse impacts on downstream properties, the applicant shall mitigate such impacts. (Ord. 1-1999, 6/21/1999, §I)

§1110. Erosion and Sedimentation. Erosion and sedimentation control measures shall be in accordance with the applicable standards and specifications set forth in the current edition of the Erosion and Sediment Pollution Control Program Manual provided by the County Conservation District or Pennsylvania DEP. The stormwater management plan shall be accompanied by an erosion and sediment control plan, both of which shall be part of the land development plan. The erosion and sediment control plan shall be approved by the Lebanon County Conservation District prior to final approval of the land development plan. The erosion and sediment control plan shall be included as a part of the subdivision or land development plan. (Ord. 1-1999, 6/21/1999, §J)
APPLICATION FOR REVIEW OF SKETCH PLAN

Application is hereby made for review of the Sketch Plan submitted herewith and more particularly described below:

1. Name of Applicant(s): _____________________________
   Address: _____________________________ Phone No. _____________________________

2. Name of Owner(s): _____________________________
   (If other than Applicant)

3. Applicant's interest, if other than owner _____________________________

4. Location of Subdivision: _____________________________

5. Engineer or Surveyor responsible for plan: _____________________________
   Address: _____________________________ Phone No. _____________________________

6. Total Acreage: __________ Number of Lots: __________

7. Acreage being subdivided: ______ Minimum lot area ______ Sq.Ft.

8. Lot use proposed Single Family ______ Commercial
   Two Family ______ Industrial
   Townhouse ______ Other ______ (specify)

9. Zoning Classification: _____________________________
   Zoning changes to be requested: _____________________________

10. Type of water supply proposed: Public System
    Community System
    Individual On-Site

11. Type of sanitary sewage disposal proposed: Public System
    Live
    Capped
    Community System
    Individual
    On-Site

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12. Type of off-street parking proposed: Garages
Driveways
Other

2. 
3. 

14. Date of Plan: ________________________________

Signature of Applicant
APPLICATION FOR REVIEW OF PRELIMINARY PLAN

Application is hereby made for review of the Preliminary Plan submitted herewith and more particularly described below:

1. Name of subdivision: ___________________________ Plan Dated: ________________
   County Deed Book No.: ___________________________ Page No.: ________________

2. Name of Applicant(s): ______________________________________________________
   Address: ___________________________________________________________________
   Phone No. __________________________

3. Name of Property Owner(s): __________________________________________________
   (If other than applicant)
   Address: ___________________________________________________________________
   Phone No. __________________________

4. Applicant's interest if other than owner: _______________________________________

5. Engineer or surveyor responsible for plan: _________________________________
   Address: ___________________________________________________________________
   Phone No. __________________________

6. Total Acreage: ___________________________ Number of Lots: __________________

7. Acreage of adjoining land in same ownership (if any): _________________________

8. Lot use planned: ______ Single Family ______ Commercial
   ______ Two Family ______ Industrial
   ______ Townhouse ______ Other
   ______ Multi-Family (Specify)

9. Will construction of building be undertaken immediately? __yes __ no
   By Whom? ________________ Subdivider
   ________________________ Other Developers
   ________________________ Purchasers of individual lots

10. Type of water supply planned: ________________ Public System
    ________________ Community System
    ________________ Individual On-site

11. Type of sanitary sewage disposal planned: ________________ Public System
    ________________ Live
    ________________ Capped
    ________________ Community
    system
    ________________ Individual
    On-Site

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12. Type of off-street parking planned: 

Garages
Driveways
Other (specify)

13. Lineal feet of new streets planned: 

14. Are all streets proposed for dedication? Yes No

15. Deed restriction that apply or are contemplated. (if no restrictions, state "none," if "yes" attach copy): 

16. Acreage proposed for parks or other public use: 

17. Zoning classification: 

Zoning changes to be requested: 

18. Have appropriate public utilities been consulted? Yes No

19. List proposed improvements and utilities and intentions to install or post performance guarantee prior to final endorsement by the Township:

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Intention</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
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<tr>
<td>2.</td>
<td></td>
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<tr>
<td>3.</td>
<td></td>
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<tr>
<td>4.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
</tr>
</tbody>
</table>

20. List of maps and other material accompanying application and number of each:

<table>
<thead>
<tr>
<th>Item</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td></td>
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<tr>
<td>c.</td>
<td></td>
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<tr>
<td>d.</td>
<td></td>
</tr>
<tr>
<td>e.</td>
<td></td>
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<tr>
<td>f.</td>
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</tbody>
</table>

Date: 

Signature of Applicant:
APPLICATION FOR REVIEW OF FINAL PLAN

Application is hereby made for review of the Final Plan submitted herewith:

1. Name of Subdivision: __________________________ Plan date: __________
   County Deed Book No. __________________ Page No.: ______________

2. Name of Applicant(s): __________________________
   Address: __________________________________________
   __________________________ Phone No. ______________________

3. Name of Property Owner(s): __________________________ (if other than applicant)
   Address: __________________________________________
   __________________________ Phone No. ______________________

4. Date of approval of Preliminary Plan: __________________________
   Final Plan follows exactly the approved Preliminary Plan: __ Yes __
   No
   If no, list changes __________________________

5. List of maps and other documents accompanying application and the number of each.

   Item  Number
   (a)  
   (b)  
   (c)  
   (d)  
   (e)  
   (f)  
   (g)  
   (h)  

   Date: __________________________ Signature of Applicant: __________________________
## SUBDIVISION IMPROVEMENTS AGREEMENT

In consideration of the mutual covenants contained herein, it is hereby agreed between Board of Supervisors of the Township of Jackson and ___________ ____________, the subdivider of the property shown on the plan of ___________, dated __________, 19___, that in accordance with Township requirements and specifications, the responsibility for the provision of the improvements shown on the plan will be as follows:

<table>
<thead>
<tr>
<th>IMPROVEMENT</th>
<th>TO BE PROVIDED BY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Grading</td>
<td></td>
</tr>
<tr>
<td>Street Base</td>
<td></td>
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<tr>
<td>Street Paving</td>
<td></td>
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<tr>
<td>Curbs</td>
<td></td>
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<tr>
<td>Sidewalks</td>
<td></td>
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<tr>
<td>Storm Sewer Facilities</td>
<td></td>
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<tr>
<td>Sanitary Sewers:</td>
<td></td>
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<tr>
<td>Trunk Lines</td>
<td></td>
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<tr>
<td>Mains</td>
<td></td>
</tr>
<tr>
<td>House Connections</td>
<td></td>
</tr>
<tr>
<td>On-Site Sewage Facilities</td>
<td></td>
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<tr>
<td>Water Main</td>
<td></td>
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<tr>
<td>On-Site Water Supply</td>
<td></td>
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<tr>
<td>Fire Hydrants</td>
<td></td>
</tr>
<tr>
<td>Street Monuments</td>
<td></td>
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<tr>
<td>Street Name Signs</td>
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<tr>
<td>Street Lights</td>
<td></td>
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<tr>
<td>Erosion &amp; Sediment Controls</td>
<td></td>
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<tr>
<td>Engineering and Administration</td>
<td></td>
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<tr>
<td>Construction Installation Observance</td>
<td></td>
</tr>
<tr>
<td>Final Review of Installed Improvements</td>
<td></td>
</tr>
</tbody>
</table>

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The subdivider agrees to furnish to the Township as-built drawings of all improvements listed in the Subdivision Improvements Agreement which are to be provided by the subdivider.

The cost of Township construction installation observance and final review of installed improvements shall be paid by the Subdivider. An estimated cost for such observance and inspection shall be included within the Improvements Guarantee. The supervision of all installation shall be the responsibility of the Township.

This agreement shall be subject to such modifications as may be mutually agreed upon by the subdivider and the Township.

(Witness)  (Signature of Subdivider)

(Witness)

Approved by the Board of Supervisors of Jackson Township at the meeting of ______________, 19__.

(Seal)
APPENDIX I
CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

The following certification, in the wording shown, must be labeled and completed on the Final Plan or on the Sketch Plan of Record:

Commonwealth of Pennsylvania
County of

On this, the __________ day of __________, 19__, 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, the subdivision plan thereof was made at his/its direction, that he acknowledges the same to be his/its act and plan _______________, and that all streets _______________, shown and not heretofore dedicated are hereby dedicated to the public use _______________.

____________________________________________________________

____________________________________________________________

My commission expires ________________, 19__

(1) insert either: Owner
   Equitable Owner
   President of the (name of corporation) which is the owner
(2) whenever applicable, insert: and desires the same to be recorded as such according to law
(3) whenever applicable, insert: and common open spaces
(4) if necessary, insert: except those labeled "not for dedication" (and any other restrictions or reservations)
(5) where necessary, signature of secretary of corporation
(6) signature of individual, of partners, or of president of corporation
(7) if necessary, corporate seal
(8) signature and (9) seal of notary public or other officer
APPENDIX 2
CERTIFICATION OF ACCURACY

The following certification, in the wording shown, must be labeled and completed on the Final Plan:

I hereby certify that the plan shown and described hereon in is true and correct to the accuracy required by the Subdivision and Land Development Ordinance of the Township of Jackson.

___________________________, 19__. ______________________________

(1) signature of the registered surveyor responsible for the proportion of the plan.

(2) apply seal of the surveyor
APPENDIX 3
CERTIFICATE OF MUNICIPAL APPROVAL

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

At a meeting held on _________________, 19___, the Planning Committee of the Township of Jackson approved the subdivision plan of the property of ______________________________ as shown hereon.

(1) insert name of property owner
(2) signatures of the Township Planning Committee
(3) Township seal