

- a. Final profiles and cross sections for street improvements, sanitary and storm sewerage, underground utilities and water distribution systems shall be shown on one (1) or more separate sheets or on the Final Plan;
- b. Where lot sizes are based on public water and/or public sewer facilities, assurance acceptable to the Commission that such facilities will be installed;
- c. Such certificates of approval by proper authorities as may have been required by the Commission, including but not limited to certificates from the various utility companies involved with underground utilities;
- d. Proposed street names, accompanied by a letter from the postmaster of the area in which the Subdivision or Land Development is located, stating that the proposed names are acceptable;
- e. Detailed design of any bridge, culverts, storm water management facilities or other improvements as may be required. These designs may be submitted as separate sheets;
- f. One (1) copy of all proposed deed restrictions or lease provisions related to the approval of the proposed Subdivision.

2. Improvements

Where appropriate the Applicant of any Subdivision or Land Development shall be required to provide the following improvements, or a suitable guarantee pursuant to Article XII hereof, said improvements to be constructed pursuant to the standards contained in this Ordinance or such other standards as may be imposed:

- a. Streets and access roads, including where applicable, parking areas, driveways, curb cuts and traffic control devices;
- b. Utilities, including where applicable, storm water management facilities and/or storm sewers; sanitary sewer facilities including

pumping stations, pre-treatment facilities and sewer lines; water, including fire protection facilities, and electric, gas, telephone and other such lines;

- c. Any proposed Subdivision or Land Development amenities such as recreation facilities, swimming pools, meeting facilities, screening and landscaping, including assurances and agreements related to the responsibilities for land ownership, the construction and/or purchase of facilities or other features, and the perpetual maintenance of the above;
- d. Any other improvements which may be required for approval.

3. Private Right-of-Way Agreements

Where appropriate the Applicant may be required to provide a complete private right-of-way agreement consistent with appropriate provisions listed in Article IV and Appendix No. 3 of this Ordinance.

4. Certificates

The following certificates in block form shall be shown on the Final Plan where applicable:

- a. Certification by means of a seal of a registered Professional Land Surveyor and Professional Engineer, where applicable, to the effect that the survey and Plan are correct (See Appendix No. 10);
- b. Certificates for approval by the Elected Body and the Planning Commission from the Municipality in which the Subdivision or Land Development is located;
- c. Certificate for approval by the Commission;
- d. A statement, duly acknowledged before an Officer authorized to take acknowledgments of deed and signed by the owner or owners of the property, to the effect that the Subdivision or Land Development as shown on the Final Plan is the act and deed of the owner, that he (the Applicant) is the owner of the property of the survey and Plan, and that he desires the same to be recorded as such;

- e. Certificate to accommodate the recording information with the Centre County Recorder of Deeds;
- f. Certificate of dedication of streets and other public property, (This is an offer of dedication);
- g. Certificate indicating the type of sewage disposal to be utilized, consistent with the requirements of Section 414 as contained herein.

R. Design Requirements

1. The Subdivision or Land Development shall be designed pursuant to the applicable standards contained in Article IV herein, except for the following:

- a. Section 402 Table 1 - STREET DESIGN SPECIFICATIONS;
- b. Section 402 Table 2 - INTERSECTION DESIGN SPECIFICATIONS;
- c. Section 403 Table 1 - CONSTRUCTION SPECIFICATIONS;
- d. Section 404 - Bridges and Culverts;
- e. Section 405 - Blocks;
- f. Section 405 - Sidewalks;
- g. Section 410 - General Lot Standards: Subsection G.

2. The Subdivision or Land Development shall be designed to provide an access street system adequate to accommodate the type and volume of traffic anticipated to be generated and shall be constructed to provide a sound, all-weather driving surface, reasonably smooth and free from mud, dust or standing water. Where private access streets are to be provided they shall meet the following minimum specifications:

- a. Right-of-way width - 50 feet;
- b. Cartway width - 16 feet;
- c. Cartway construction specifications:

Six (6) inches of suitable stone base material* appropriately compacted and graded to provide permanent, all-weather surface which will facilitate storm water drainage patterns;

- d. **Maximum Allowable Grade** - The maximum allowable grade for private access streets shall be a finished grade of twelve (12) percent slope and for distances not greater than five hundred (500) feet the finished grade may be increased to fourteen (14) percent slope. Special drainage considerations will be required to eliminate or control erosion, sedimentation and storm water management, especially on grades exceeding six (6) percent slope, these will include special roadway cross sections, grading, shoulder construction and stabilization, cross drainage and cut and fill slopes as approved by the County or Municipal Engineer.
- e. **Cul-de-sac Length** - There shall be no minimum or maximum required length; however, excessive access street length shall be discouraged due to the increased difficulty which would be experienced by emergency vehicles;
- f. **Cul-de-sac Turnaround Area** - A turnaround area shall be provided at the terminus of all dead end access streets and at other appropriate areas which shall have a minimum unobstructed maneuvering area equal to or equivalent to a fifty (50) foot turning radius;
- g. **Building Setback Lines** - Building setback lines shall be established at the right-of-way line. These setbacks shall be a minimum of twenty-five (25) feet;
- h. **Plan Notation** - A notation shall be placed on the Final Plan identifying the right-of-way as being "Private";
- i. Private streets shall be considered a Required Improvement and must be constructed prior to Final Plan Approval or, in lieu of completion

*Suitable Stone Base Material: If the use of "shale" is proposed, it must be as approved, hard shale (refer to Section 309. Review by Engineer).

of improvement the Applicant must provide an acceptable guarantee to be approved by the Commission and its Solicitor and/or by the local Municipality and its Solicitor, see Article XII. IMPROVEMENTS.

Note: Where appropriate, the Commission may allow certain reduction in the above standards, subject to specific topographical and/or environmental constraints; whereby an innovative design is submitted consistent with the intent of this Ordinance.

3. All lots, where appropriate, shall meet the applicable provisions of the Pennsylvania Sewage Facilities Act as more fully defined in Section 414; however, at the request of the Applicant the following procedure may be acceptable:

Where a sewage disposal permit is not required due to large lot size or where the proposed lots are generally not accessible, an on-lot soil test may not be required. In lieu of an on-site soils investigation the delineation of the soil types as obtained from the soil mapping of the Soil Conservation Service shall be acceptable along with notations concerning each soil type's suitability for on-lot sewage disposal; see Appendix No. 4.

4. Notations shall be placed upon the Plan concerning the availability of electric power and other related improvements.

5. Bridges and culverts may be designed to the minimum specifications as contained in the Timber Management Manual, Division of State Forest Management, Bureau of Forestry, Pennsylvania Department of Environmental Resources.

S. Camps and Campground Additional Design Standards

Camps and Campgrounds, in addition to other standards, are required to comply with the following for the intended purpose of assuring the safety, health and general welfare of the present or future inhabitants or occupants of the proposed Land Development.

1. Relationship to Adjoining Properties

Every effort shall be made to protect adjacent residential areas or other Sensitive Areas from potential adverse effects or nuisances from the proposed Land Development, including the provision of appropriate building setbacks and/or a permanently landscaped buffer strip.

2. Lot and Structure Arrangement

a. To the greatest possible extent, individual camping spaces and other buildings and structures shall not be located on lands designated as Flood Prone Areas, Mine Subsidence Areas, or other Special Conditions as from time-to-time may be designated by the Commission and more fully described in Article XI.

b. Lands which the Commission finds to be unsuitable for Land Development due to flooding, mine subsidence, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of present or future inhabitants, occupants, or the public in general of the Land Development and/or its surrounding area, shall not be developed unless adequate methods are formulated by the Applicant to solve the problems created by the unsuitable land conditions. The Commission in considering such methods as formulated by the Applicant shall consider the recommendations of the Local Municipal Government, the Local Municipal Engineer and/or the County Engineer, and other appropriate agencies.

3. Street and Access Roads

a. The proposed internal street system and all proposed parking and load/unloading areas shall be designed in a compatible relationship with the layout of all buildings and camping spaces, with truck loading and maneuvering areas and with walks and parking areas so as to minimize potential conflicts of movement between the various types of traffic, including pedestrian and further to reduce congestion and avoid hazardous intersections.

b. The internal street system shall be adequate to accommodate the type and volume of traffic anticipated to be generated by the Land Development.

c. Points of connection between the Land Development's internal street system and the existing public street system shall be designed to avoid congestion and hazardous intersections.

d. The internal street system shall be privately owned (and so noted on the Final Plan), constructed and maintained, and shall be designed for safe and convenient access to all camping spaces and to facilities for common use by the Land Development occupants.

e. The alignment and gradients of all internal streets shall be properly adapted to the topography, to the safe movement of the types of anticipated traffic, and to the satisfactory control of surface and groundwater.

f. The internal street system shall be constructed to provide a sound, all-weather driving surface, reasonably smooth and free from mud, dust or standing surface water; see Section 902. R.

4. Individual Camping Spaces

a. Each camping space should be directly accessible from an approved internal street without the necessity for crossing any other individual camping space or common area. Direct access to individual camping spaces from public streets should be discouraged.

b. Individual camping spaces should be so dimensioned, improved and arranged that when any space is occupied no portion of any unit (including awnings or other accessory attachments) shall be within ten (10) feet of any portion of any other unit or any other building.

5. Setback Requirements

a. Individual camping spaces or structures intended for occupancy for sleeping purposes or any other accessory buildings shall not be located within fifty (50) feet of any arterial highway, or within twenty-five (25) feet of local public street.

T. Compliance With Other Provisions

1. All Recreational Camps and Campgrounds shall comply with all applicable

local Municipal land use controls as well as the provisions of the Department of Environmental Resources' rules and regulations (as they now exist or may be subsequently amended or otherwise changed), as contained in Title 25, Part 1, Subpart D, Article III, Chapter 191 which is entitled ORGANIZED CAMPS AND CAMPGROUNDS. Chapter 191 provides regulations covering food service, water supply, plumbing, sewage disposal, bathing places, vector control, toilet facilities, sanitary stations and garbage and refuse.

903. Minor Recreation Subdivision

A Minor Recreation Subdivision, as defined in Section 901. B. above, shall be subject to the following procedures and requirements:

A. Single Plan Procedure

A designated Minor Recreation Subdivision may be submitted and reviewed pursuant to the following Single Plan Procedure:

1. The Applicant shall submit a Final Plan and all necessary related material to the Staff;
2. Immediately upon receipt of the Final Plan the Staff shall transmit copies of the Plan through the use of a Form, entitled: "Notice of Receipt and Declaration of Intent" (See Appendix No. 9), and consistent with Section 605 herein. Thirty-five (35) calendar days shall be allowed for appropriate Municipal review and comment;
3. Subject to the Applicant's formal submission of a Minor Residential Subdivision Plan, the Municipality shall have an opportunity to respond to the request for review and comment; and, under the Single Plan Procedure the Staff shall immediately refer the Plan to the Commission for consideration at its next regularly scheduled meeting, see Section 606. If, however, the Municipality chooses not to respond (within the allotted thirty-five (35) day time period) the Commission's action will be final and approval of the Plan shall take place subject to the satisfactory resolution of all applicable Plan Requirements and/or conditions set by the Commission;