

BOROUGH OF NEW STANTON SUBDIVISION AND LAND DEVELOPMENT CHECKLIST

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PROJECT DIRECTORY

OWNER/DEVELOPER

Contact: _____
Address: _____

Phone: _____
Fax: _____
E-Mail: _____

LEAD ENGINEER

Contact: _____
Address: _____

Phone: _____
Fax: _____
E-Mail: _____

LEAD LAND SURVEYOR

Contact: _____
Address: _____

Phone: _____
Fax: _____
E-Mail: _____

CONSULTANTS

Sanitary Sewage and Water Supply Issues

Contact: _____
Address: _____

Phone: _____
Fax: _____
E-Mail: _____

Environmental, Geo-Technical and Cultural Resources Issues

Contact: _____
Address: _____

Phone: _____
Fax: _____
E-Mail: _____

PROJECT DIRECTORY (continued)

Environmental Assessment

Contact: _____
Address: _____

Phone: _____
Fax: _____
E-Mail: _____

Traffic Issues

Contact: _____
Address: _____

Phone: _____
Fax: _____
E-Mail: _____

Geo-Technical and Mining

Contact: _____
Address: _____

Phone: _____
Fax: _____
E-Mail: _____

DOCUMENTS DISTRIBUTION

Distribution of project plan sets and the Engineer's Report is as follows:

- The Borough of New Stanton _____
- Westmoreland County Planning Department _____
- Municipal Authority of Westmoreland County _____
- The Hempfield Township Municipal Authority _____
- Westmoreland County Conservation District _____

Total Copies Distributed: _____

Documents consist of the following:

- This Application Checklist
- Drawing Set:

<u>Title</u>	<u>Date</u>	<u>No. of Sheets</u>
Plan Set Title Sheet	_____	_____
Plat of Topographic and Boundary Surveys	_____	_____
Plat of Subdivision	_____	_____
Preliminary Site Plan	_____	_____
Preliminary Grading & Erosion Control Plan	_____	_____
Roadway Profiles	_____	_____
Construction Details	_____	_____
Project Specifications and Notes	_____	_____
Other (specify)	_____	_____

§304. PRELIMINARY PLAN REQUIREMENTS.

- 1. The preliminary plan submission shall be prepared by a registered surveyor or engineer.
- 2. Scale.
 - A. Tracts of one acre or less shall be drawn at a scale of no less than 1 inch equals 50 feet.
 - B. Tracts of one to 10 acres shall be drawn at a scale of no less than 1 inch equals 100 feet.
 - C. Tracts in excess of 10 acres shall be drawn at a scale of no less than 1 inch equals 200 feet.
 - D. Tracts to be used for commercial, industrial or high density housing development shall be drawn at a scale of no less than 1 inch equals 50 feet.
- 3. Information Required. The preliminary shall show:
 - A. Name of proposed subdivision or land development and the municipality in which it is located.
 - B. Name and address of subdivider or developer.
 - C. Name, address, license number and seal of the professional engineer or registered surveyor who prepared the drawings.
 - D. Date of original submission and of each subsequent revised submission.
 - E. True or magnetic north point.
 - F. Graphic scale.
 - G. Written scale.
 - H. Certificate by the professional engineer or surveyor that the topography shown resulted from an actual survey and the date of that survey.
 - I. A key map, for the purpose of locating the property being subdivided, drawn at a scale of 1 inch equals 2,000 feet and showing the relation of the property to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plans existing within 1,000 feet of any part of the property. In addition, a title, scale and north point shall be indicated.
 - J. The total tract boundary lines of the area being subdivided or developed, accurate to hundredths of a foot and bearings to degrees, minutes and seconds. These

boundaries shall be determined by accurate survey in the field, which shall be balanced and close with an error of closure not to exceed 1 foot in 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 location of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided or developed. In addition, the engineer or surveyor shall certify to the accuracy of the survey, the drawn plan and the placement of the monuments. [Ord. 97-173]

- K. A plot drawn to a legible scale showing the entire existing tract boundary and the location of the lots being subdivided from or developed within said tract.
- L. Boundaries of adjacent properties and recorded name and deed reference. When adjacent properties are part of a recorded plat only the lot number and subdivision name need be shown.
- M. Contour lines at vertical intervals of at least 2 feet for land with average natural slope 15% or less, and at intervals of at least 5 feet for land with average slope exceeding 15%. [Ord. 97-173]
- N. Location and elevation of the datum to which contour elevations refer; where practicable, datum used shall be an established bench mark.
- O. The name (or number) and cartway width and lines of all proposed and public streets and the name and location of all other roads within the property.
- P. If the subdivision proposes a new street intersection with a State Route, the intersection occupancy permit number(s) or, if such permit has not been issued, the application number shall be indicated for all such intersections. [Ord. 97-173]
- Q. Location of existing streets and alleys adjoining the tract including name, right-of-way width, width of cartway and sidewalk.
- R. The location (and elevation, if established) of all existing and proposed street monuments.
- S. Location and width of existing and proposed rights-of-way and easements.
- T. Lot numbers and a statement of the total number of lots and parcels.

- U. Lot lines with approximate dimensions and areas.
- V. The building setback lines for each lot or other sites.
- W. For developments where onsite sewage disposal systems will be used, a soils evaluation test must be conducted for each lot and the location of said test must be shown for each lot.
- X. A statement of the intended use of all nonresidential lots, with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision and, if recorded, the book and page number.
- Y. Location and size of existing and proposed utility structures and/or transmission lines including, but not limited to, water, gas, electric, petroleum, telecommunications, cable TV and all easements or rights-of-way connected with such structures and/or lines.
- Z. The location of any existing bodies of water or watercourses, tree masses, buildings or structures (including the location of wells and onsite sewage facilities for such buildings or structures), public facilities and any other manmade or natural features within or adjoining the proposed subdivision. [Ord. 97-173]
- AA. Location, size and invert elevation of all existing and proposed sanitary sewers (including any and all proposed and/or existing capped sewer lines) and location of all manholes. This data may be submitted as a separate plan. [Ord. 97-173]
- BB. Location, size and invert elevation of all existing and proposed storm sewers and other drainage facilities with the size and material of each indicated and any proposed connections with existing facilities.
- CC. Location of drainage structures, bodies of water, watercourses, floodways and the regulatory flood elevation.
- DD. Parks, playgrounds, and other areas to be dedicated or reserved for public use, with any conditions governing such use.
- 4. Supplementary Data Required. The preliminary plan shall be accompanied by the following supplementary data except as specifically excused in a particular case:
 - A. A plan revision module or exemption or land development as required by the Pennsylvania Department of Environmental Protection. [Ord. 97-173]

- B. A plan for the control of erosion and sedimentation for review by the County Conservation District Office as required by the Pennsylvania Clean Streams Act.
- C. Preliminary designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Pennsylvania Department of Environmental Protection and the Pennsylvania Department of Transportation. [Ord. 97-173]
- D. Typical street cross section drawings for all proposed streets.
- E. Tentative profiles along the centerline of the cartway (pavement) or along the top of the curb for both sides of each proposed street shown on the preliminary plan. Such profiles shall show natural and finished grades.
- F. A feasibility report concerning the availability and adequacy of public sewer and water facilities in or near a proposed land development. Said report shall be prepared by a registered professional engineer or a professional land surveyor and shall be submitted for review and recommendations by the local office of the Pennsylvania Department of Environmental Protection. [Ord. 97-173]
- G. A storm drainage plan and storm drainage calculations, as required by the Stormwater Management Act, 32 P.S. §680.1.
- H. Where the preliminary plan covers only a part of the entire landholdings, a sketch of the future street system of the unsubmitted part shall be submitted. The street system of the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
- I. Where the land included in the subject application has an electric transmission line, a gas pipeline or a petroleum or petroleum products transmission line located within the tract, the application shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may be satisfied by submitting a copy of any recorded agreement containing such information or certification on the plan from the professional preparing the same as to the accuracy of the source of information. [Ord. 97-173]
- J. Proof acceptable to the applicable State and/or Federal authorities that there are no environmental sensitive features including, but not limited to, floodplains, wetlands, hazardous or toxic waste sites, structures or sites of historical or archeological significance and

habitats supporting rare, threatened and/or endangered species, regulated by any State and/or Federal authorities, on the site or impacted by the development; or, in the alternative, a written certification executed by the record owner and the developer of such site that all applicable State and/or Federal laws, rules and regulations concerning such environmental sensitive features shall be complied with and proof thereof submitted to the Borough prior to final plan approval. [Ord. 97-173]

(Ord. 90-144, 6/7/1990, §304; as amended by Ord. 97-173, 2/6/1997)

- §305. FINAL PLAN PROCEDURES.**
- 1. Submission of final plan for approval shall occur not more than 1 year following the date of approval of the preliminary plan. Failure to submit the final plan within this period of time shall make the approval of the preliminary plan null and void unless an extension of time has been granted.
- 2. The Planning Commission, with the concurrence of Borough Council, may authorize that the final plans be submitted by sections or stages of development, under such terms and conditions as may be deemed appropriate by the Planning Commission and the Borough Council. Where such authorization has been made, the Borough Council may approve the release of portions of the financial security necessary for payment to the contractors performing the work, subject to such procedures as may be required by law (see 53 P.S. §10509). Except for any modifications or changes required, the final plan shall conform to the approved preliminary plan. Where significant modifications or changes, other than those required, are made to an approved preliminary plan, the plan shall be submitted again as a preliminary plan.
- 3. Submission of the Final Plan.
 - A. Final plans and all required accompanying documentation shall be submitted by the developer or his authorized representative at least ten business days in advance of a regularly scheduled Planning Commission meeting.
 - B. Submission shall consist of the following:
 - (1) Six blue line or black line paper prints of the final plan showing all the information required in §306.
 - (2) Five copies of all other required documentation.
 - (3) A filing fee as established in §604 of this Chapter.

- (4) One Mylar or one Vellum copy. [Ord. 97-173]

- 4. Distribution of Final Plan for Review and Comment.
Copies of the final plan and accompanying documentation shall be immediately distributed by the subdivider or developer as follows:
 - A. One copy of the final plan and accompanying documentation to the Westmoreland County Planning Commission.
 - B. One copy of the application, plan and accompanying documentation to the appropriate municipal water and/or sewer officials.
 - C. Failure of the subdivider or developer to immediately distribute said plan to the aforesaid agencies shall be deemed to void the filing of the proposed plan and it shall receive no further consideration.
[Ord. 97-173]

- 5. Action on Final Plan by the Borough Council.
 - A. Action on the final plan shall be taken in the same manner as preliminary plans.
 - B. Failure of the Borough to render a decision and communicate it to the developer within the time and in the manner required in cases of preliminary plans by this Chapter shall be deemed an approval of the plan in terms as presented unless the developer has agreed, in writing, to an extension of time or change in the prescribed manner of presentation or communication of the decision.
 - C. No plan shall be finally approved unless the streets shown on said plan have been improved to a mud-free or otherwise permanently passable condition, or improved as required by the provisions of this Chapter any walkways, curbs, gutters, street lights, fire hydrants, walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and/or other improvements that may be required by this Chapter have been installed in accordance with the terms and provisions of this Chapter. In lieu of the completion of any improvements required as a condition of final approval of a plan, the developer shall provide for deposit with the Borough, financial security in the form of a corporate bond or other security acceptable to the Borough Council and permitted under the terms of the Pennsylvania Municipalities Planning Code, in an amount equal to one 110% of the cost of such improvements, determined in accord with the provisions of the Pennsylvania Municipalities Planning Code. Such security shall provide for and secure to the public the completion of any

improvements which may be required within 1 year of the date fixed in the subdivision plan for completion of such improvements. If the developer requires more than 1 year from the date of the posting of the financial security to complete the required improvements, then, in that event, the amount of financial security shall be increased by an additional 10% for each 1 year period beyond the first anniversary date from the posting of financial security, or to an amount not exceeding 110% of the cost of completing the required improvements as reestablished on or about the expiration of the preceding 1 year period, by using the method set forth in the Pennsylvania Municipalities Planning Code for the calculation of the costs of such improvements.

- 6. Recording of Plan.
 - A. Upon approval of a final plan by the Borough, the developer shall record the record plan in the Office of the County Recorder of Deeds within 90 days.
 - B. If the plan is not recorded within 90 days, the approval shall be null and void unless a written extension of time is granted by the Borough, upon written request by the developer.
 - C. No land in a development shall be sold or transferred prior to recording of the final plan.

(Ord. 90-144, 6/7/1990, §305; as amended by Ord. 97-173, 2/6/1997)

§306. FINAL PLAN REQUIREMENTS.

- 1. The final plan submission shall be prepared by a registered surveyor and/or engineer and be drawn on reproducible mylar or other stable transparency, using black ink for all data including approval signatures. [Ord. 97-173]
- 2. Scale.
 - A. Tracts of 1 acre or less shall be drawn at a scale of no less than 1 inch equals 50 feet.
 - B. Tracts of 1 to 10 acres shall be drawn at a scale of no less than 1 inch equals 100 feet.
 - C. Tracts in excess of 10 acres shall be drawn at a scale of no less than 1 inch equals 200 feet.
 - D. Tracts to be used for commercial, industrial or high density housing development shall be drawn at a scale of no less than 1 inch equals 50 feet.
- 3. Finished size of drawings for final plan submission shall

be 18 inches by 24 inches. Drawings done at a scale requiring a sheet larger than 18 inches by 24 inches may be reduced to that size provided all lines and lettering are clear and legible after reduction.

- 4. If the final plan requires more than one sheet, a key diagram showing the relative location of the several sections shall be drawn on each sheet.

- 5. Information Required. The final plan shall show:
 - A. Name of proposed subdivision or land development.
 - B. Name and address of subdivider or developer.
 - C. Name, address, license number and seal of the professional engineer or registered surveyor who prepared the drawings.
 - D. Date of original submission and of each subsequent revised submission.
 - E. True or magnetic north point.
 - F. Graphic scale.
 - G. Written scale.
 - H. A key map, for the purpose of locating the property being subdivided drawn at a scale of 1 inch equals 1,000 feet and showing the relation of the property to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plans existing within 1,000 feet of any part of the property. In addition, a title, scale and north point shall be indicated.
 - I. The total tract boundary lines of the area being subdivided accurate to hundredths of a foot and bearings to the degrees, minutes and seconds. These boundaries shall be determined by accurate survey in the field, which shall be balanced and close with an error of closure not to exceed 1 foot in 10,000 feet; provided, however, that the boundary(s) of 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 location of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided. In addition, the engineer or surveyor shall certify to the accuracy of the survey, the drawn plan and the placement of the monuments. [Ord. 97-173]
 - J. A plot drawn to a legible scale showing the entire existing tract boundary and the location of the lots being subdivided from said tract.

- K. Boundaries of adjacent properties and recorded name and deed reference. When adjacent properties are part of a recorded plat only the lot number and subdivision name need be shown.
- L. The name or number and cartway width and lines of all proposed and existing public streets and the name and location of all other roads within the property.
- M. The following data for the cartway edges or curb lines and right-of-way lines of all recorded and/or proposed streets, and for the right-of-way lines of all existing streets, within the property:
 - (1) The length in feet and hundredths of a foot of all straight lines and of the radius and the arc or chord of all curved lines including curved lot lines.
 - (2) The width in feet of the cartway, right-of-way and, if required, of the ultimate right-of-way, and in degrees, minutes seconds of the delta angle of all curved lines, including curved lot lines. [Ord. 97-173]
 - (3) All straight lot lines, defined in feet and hundredths of a foot by distances and in degrees, minutes and seconds either by magnetic bearings or by angles of deflection from other lot and street lines. [Ord. 97-173]
- N. If the subdivision proposes a new street intersection with a State Route, the intersection occupancy permit number(s) shall be indicated for all such intersections. [Ord. 97-173]
- O. Location of existing streets and alleys adjoining the tract including name, width of right-of-way, width of cartway and sidewalks.
- P. The location of all existing and proposed street monuments. [Ord. 97-173]
- Q. Location of existing and proposed rights-of-way and easements.
- R. Lot numbers and a statement of the total number of lots and parcels.
- S. Lot lines with dimensions and lot areas.
- T. The building setback lines for each lot. [Ord. 97-

173]

- U. For developments where onsite sewage disposal systems will be used, the location where the soils evaluation test was conducted for each lot.
- V. A statement of the intended use of all nonresidential lots with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision or land development and, if recorded, the book and page number.
- W. Location and size of existing and proposed utility structures and/or transmission lines including water, gas, electric, petroleum, telecommunications, cable TV and all easements or rights-of-way connected with such structures and/or lines.
- X. The location of any existing bodies of water, watercourses, floodways, regulatory flood elevations, buildings or structures including the location of wells and onsite sewage facilities for such buildings or structures, public facilities and any other manmade or natural features within the proposed subdivision. [Ord. 97-173]
- Y. A certification of ownership, acknowledgement of the plan and offer of dedication shall be lettered on the plan and shall be duly acknowledged and signed by the owner(s) of the land being developed or subdivided.
- Z. An approval block for the use of the County Planning Commission, the Borough Planning Commission, the Borough Council and County Recorder of Deeds. [Ord. 97-173]
- 6. Supplementary Data Required. Unless excused by the Planning Commission, the final plan shall be accompanied by the following supplementary data where applicable:
 - A. Typical street cross section drawing(s) for all proposed streets. Cross section drawing(s) may be shown either on the final plan or on the profile sheets.
 - 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 along the centerline of each street.

- (2) Proposed finished grade of the centerline, or proposed finished grade at the top of both curbs or proposed finished grade at both cartway edges.
- (3) The length of all vertical curves.
- (4) Existing and proposed sanitary sewer mains and manholes.
- (5) Existing and proposed storm mains, inlets, manholes and culverts.
- C. Whenever a subdivider proposes to establish a street (or streets) which is not offered for dedication to public use, the Borough Council shall require the subdivider to submit, and also to record with the plan at the subdivider's or developer's own expense, a statement to the effect that the said street (or streets) is not accepted, and further, that as a condition of acceptance, such standards, construction specifications and other conditions existing at such time as the street is to be accepted will be complied with prior to the acceptance by the Borough.
- D. An agreement that the applicant will install all underground utilities before paving streets or constructing sidewalks.
- E. Final designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Pennsylvania Department of Environmental Protection and the Pennsylvania Department of Transportation. [Ord. 97-173]
- F. Where the final plan covers only a part of the entire landholdings, a sketch of the future street system of the unsubmitted part shall be furnished. The street system of the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
- G. Water and sewer feasibility reports as may be required including any updated information which may have become available since the submission of the preliminary plan.
- H. A plan for the control of erosion and sedimentation for review by the County Conservation District Office as required by the Pennsylvania Clean Streams Act.

- I. A storm drainage plan and storm drainage calculations as required by the Stormwater Management Act, 32 P.S. §680.1.
- J. A map showing the location of the proposed development with respect to flood prone areas, including information on the regulatory flood elevation, the boundaries of the flood prone areas, proposed lots and sites, fills, flood or erosion protection facilities, and areas subject to special restrictions. In addition, where the proposed development lies partially or completely in any flood prone area, or borders on any flood prone area, such map shall also show the location and elevation of proposed roads, public utilities and building sites.
- K. A planning module or exemption as required by the Pennsylvania Department of Environmental Protection. [Ord. 97-173]
- L. Such private deed restrictions, including building setback lines, 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 of the land being subdivided.
- M. Any other certificates, affidavits, endorsements or dedications that may be required by the Planning Commission or the Borough Council.
- N. When a proposed plan has been submitted to the County Conservation District Office for review and recommendations, a plan and/or other documentation to show what has been, or will be done, in response to their recommendations.

PART 4 DESIGN STANDARDS

§401. APPLICATION OF STANDARDS.

The following standards shall be applied by the Planning Commission or Council in evaluating plans submitted for review and/or approval. It is intended that these standards be considered the minimum requirements and may be modified as necessary to protect the health, safety and general welfare of the public.

(Ord. 90-144, 6/7/1990, §401)

§402. GENERAL SITE STANDARDS.

The following requirements and guiding principles for subdivisions and land developments shall be observed with respect to factors affecting the suitability of the site for such development:

- A. The subdivision or land development plan shall conform to the Borough comprehensive plan and official map.
- B. A subdivision or land development must be coordinated with existing land development in the neighborhood so the entire area may be developed harmoniously.
- C. Land proposed for subdivision or land development shall not be developed or changed by grading, excavating, filling, draining or the removal or destruction of the natural top soil, trees, vegetative cover or wetlands unless provisions for minimizing erosion and sedimentation and wetland protection are provided as required by the Erosion Control and Wetland Regulations of the Pennsylvania Department of Environmental Protection (25 Pa. Code, Chapters 102 and 105). [Ord. 97-173]
- D. In a development where the average slope exceeds 12%, the Planning Commission may require modifications to these regulations.
- E. Standards.
 - (1) In all developments, every precaution shall be taken to preserve all natural and historic features determined to be worthy of preservation. Examples of such features would include, but not be limited to, large trees and stands of trees, bodies of water, historic areas and structures and scenic views. To insure the protection of such features the Planning Commission may require the following additional information to be submitted:
 - (a) A grading plan showing the existing

and proposed ground elevations relative to such features.

- (b) The accurate location of the features to be protected.
- (c) An explanation of the precautions to be taken by the developer to protect such features.
- (2) In proposed subdivisions or land developments, the following additional information shall be provided to the Planning Commission and Council:
 - (a) Proof acceptable to the applicable State and/or Federal authorities that there are no environmental sensitive features including, but not limited to, floodplains, wetlands, hazardous or toxic waste sites, structures or sites of historical or archeological significance and habitats supporting rare, threatened and/or endangered species, regulated by any State and/or Federal authorities, on the site or impacted by the development; or, in the alternative, a written certification executed by the record owner and the developer of such site that all applicable State and/or Federal laws, rules and regulations concerning such environmental sensitive features shall be complied with and proof thereof submitted to the Borough prior to final plan approval.

[Ord. 97-173]

- F. Land subject to hazards of life, health or property, or considered uninhabitable for other reasons, may not be developed unless the hazards have been removed or the plans show adequate safeguards against them.
(Ord. 90-144, 6/7/1990, §402; as amended by Ord. 97-173, 2/6/1997)

§403. GENERAL.

- 1. In all developments, streets proposed to be constructed shall be constructed to protect the health, safety and general welfare of the public. To insure such protection the Planning Commission or Council may require the following information to be submitted:

- A. Projection of average daily and peak hour traffic

volumes on proposed streets and at proposed intersections for the proposed design year and a 10 year design year projection.

- B. Projections as above for turning movements at proposed intersections.
- C. Projections as above for traffic volumes and turning movements from driveways onto Borough, County or Commonwealth streets.
- D. Movement patterns within parking lot areas.
- E. Projected trip distribution movements from the proposed development onto adjacent Borough and Commonwealth streets to the first arterial street and projected turning movements onto that street.
- F. Traffic projections shall be reported by vehicle class and certified by a registered professional engineer or other recognized authority. In addition, all streets proposed to be constructed under the provisions of this Chapter shall conform to the following requirements:
 - (1) Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
 - (2) Residential streets shall be so laid out as to discourage through traffic; however, proposed streets shall be planned with regard to the existing street system, topographical conditions, public convenience in terms of fire protection and pedestrian traffic, probable volumes of traffic, existing and proposed use of land on abutting properties and future extensions of the street system.
 - (3) When a subdivision abuts or contains an existing or proposed primary or secondary highway, the Planning Commission or Council may require a marginal access street, reverse frontage or other treatment which will provide protection for abutting properties, reduction of the number of intersections and separation of local from through traffic.
 - (4) No street shall terminate in a dead end. Any street dead-ended for access to adjoining property or because of authorized staged construction shall be provided with a temporary bituminous turn-around and the use of such turn-around shall be guaranteed to the public until such time as the street is continued.
 - (5) Private streets (streets not offered for dedication to public use), are prohibited unless they meet the design and improvement standards of this Chapter and unless the

subdivider or developer submits and records the agreement set forth in §306(2)(C).

- (6) The proposed street system shall extend existing or recorded streets at the same width but in no case at less than the required minimum width.

- 2. Street Widths. Minimum street right-of-way and cartway widths shall be as follows:

STREET RIGHT-OF-WAY AND CARTWAY WIDTHS		
STREET TYPE	RIGHT-OF-WAY	CARTWAY
Arterial streets	As determined by Planning Commission after consultation with the Pennsylvania Department of Transportation or other appropriate professionals	As determined by Planning Commission after consultation with the Pennsylvania Department of Transportation or other appropriate professionals
Collector and minor streets	50 feet	24 feet
Alley or service drive	20 feet	20 feet

[Ord. 97-173]

Provision for additional street width (right-of-way cart way, or both) may be required when determined to be necessary in specific cases for:

- A. Public safety and convenience.
- B. Parking in commercial and industrial areas and in areas of high density development.
- C. Widening of existing street where the width or alignment does not meet the requirements of the preceding subsections.
- D. Where topographic conditions require excessive cuts or fills.

3. Street Grades.

- A. The grades of streets shall not be less than the minimum nor more than the maximum requirements listed below:

STREET TYPE	MINIMUM GRADE	MAXIMUM GRADE
Arterial streets	As determined after consultation with the Pennsylvania Department of Transportation or other appropriate professionals	As determined after consultation with the Pennsylvania Department of Transportation or other appropriate professionals
Other streets	0.5% when curbs are used	12%
Alleys	1.0% without curbs	12%

- B. Vertical curves shall be used in changes of grade when the difference exceeds 1% and shall be designed for maximum visibility.
- C. On permission of the Planning Commission or Council, minor street grade under special topographic condition may exceed 10% for distances less than 100 feet provided the grade does not in any case exceed 15%.
- 4. Curves.
 - A. Where connecting street lines deflect from each other at one point by more than 10°, the line must be connected with a true, circular curve. The minimum radius of the centerline for the curve must be as follows:

TYPE OF STREET	MINIMUM RADIUS
Collector	300 feet
Minor	150 feet

- B. Straight portions of the street must be tangent to the beginning or end of curves. Except for minor streets, there must be a tangent of at least 100 feet between reverse curves.
- 5. Sight Distance.
 - A. Proper sight distance shall be provided with respect to both horizontal and vertical road alignments. The sight distance measured from the centerline 4.5 feet above grade shall be as follows:

TYPE OF STREET	SIGHT DISTANCE
Arterial	400 feet
Collector	200 feet

TYPE OF STREET	SIGHT DISTANCE
Minor	200 feet

- B. There shall be provided and maintained at all intersections a clear sight triangle with a line of sight between points 75 feet from the intersection of the street centerlines. No building or other obstruction that would obscure the vision of a motorist shall be permitted within these areas. [Ord. 97-173]
- C. Proper sight distance shall be provided with respect to both horizontal and vertical road alignments at all intersections.
- 6. Cul-de-sac Streets. Permanent cul-de-sac streets shall not exceed 600 feet in length, and shall be provided with a paved turnaround having a minimum diameter of 80 feet and legal right-of-way of 100 feet in diameter, except in nonresidential areas where cul-de-sac streets may exceed 600 feet in length when, under special circumstances, the Planning Commission recommends and Council agrees that such additional length is necessary and advisable. All cul-de-sacs shall be fully paved without grass plots or other decorative areas in the center thereof. The paving of cul-de-sacs shall meet all requirements for paving and curbing of streets. [Ord. 97-173]
- 7. Intersections.
 - A. No intersection shall involve the junction of more than two streets.
 - B. Right angle intersections shall be used whenever possible. In no instance, however, shall streets intersect at an angle of less than 75°.
 - C. Intersections shall be approached on all sides by leveling areas. Where the grades exceed 7% such leveling areas shall have a minimum length of 100 feet (measured from the intersection of the centerlines) within which no grade shall exceed a maximum of 4%.
 - D. All streets intersecting a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be subject to the approval of said Department. The developer shall furnish evidence of such approval in the form of a PennDOT highway occupancy permit.
 - E. Design of curb or edge of pavements must take into account such factors as types of turning vehicles, likely speeds of traffic, angle of turn, but in no instance shall the radius of the curb or edge of pavement be less than the following:

INTERSECTION	CURVE RADIUS
Minor with minor street	15 feet

INTERSECTION	CURVE RADIUS
Minor with collector	25 feet
Collector with collector	35 feet

- F. Minor and collector streets shall not intersect arterial streets on the same side at less than 800 foot intervals and shall be in alignment with any existing or proposed streets intersecting from the opposite side. If two streets that intersect another from opposite sides cannot be aligned, then a distance of at least 150 feet shall be provided between the two intersecting centerlines.
- 8. Slope of Bank Along Streets. The slope of banks along a street measured perpendicular to the street centerline shall be no steeper than the following:
 - A. One foot of vertical measurement for 3 feet of horizontal measurement for fill.
 - B. One foot of vertical measurement for 2 feet of horizontal measurement for cuts.
- 9. Partial and Half-Streets. The dedication of half-streets at the perimeter of new developments is prohibited, except to complete existing half-streets.
- 10. Names of Streets. Names of new streets shall not duplicate or approximate existing or platted street names, or approximate such names by the use of suffixes such as "lane," "way," "drive," "court," "avenue" or similar designations. In approving the names, consideration shall be given to existing or platted street names within the postal delivery district served by the local post office. New streets shall bear the same name or number of any continuation or alignment with an existing street. It shall be the responsibility of the developer or subdivider to erect street name sign posts of such size and materials as the Council shall designate, taking into consideration the area, nature and size of the subdivision.
- 11. Reserve Strips. Controlling access to streets by reserve strips is prohibited.
- 12. Alleys. Alleys may be included in all developments, however the use thereof shall be discouraged in single-family residential developments except for the provisions of access to portions of the development so located that access by other means would be difficult or impossible, or where alleys exist adjacent to the proposed development and the extension of them to the proposed development would not be detrimental.

(Ord. 90-144, 6/7/1990, §403; as amended by Ord. 97-173, 2/6/1997)

- §404. OFF-STREET PARKING.**
- 1. Standards. Off-street vehicular parking facilities shall be provided in accordance with the following standards:

- A. Off-street parking facilities may be located on any required site, front or rear yard, but not within the street right-of-way.
 - B. Except when provided for single-family or semidetached dwelling units, off-street parking areas shall be surfaced with a minimum of 4 inches of stone base and shall be properly graded and drained to dispose of all surface water in a manner prescribed by the Borough's Storm water Management Plan.
 - C. Commercial and industrial parking areas shall be arranged and marked for the orderly and safe movement, loading, parking and storage of vehicles and shall be adequately illuminated if designed for use by more than ten cars after dusk.
 - D. If determined necessary by the Planning Commission or Council, commercial and industrial parking areas which provide more than five parking spaces shall be screened from any abutting property used for residential purposes. Screening may be accomplished by the placement of adequate buildings, a solid fence high enough to provide screening and/or provision and maintenance of solid planting in the form of contiguous evergreen shrubs or other suitable landscaping as approved by the Planning Commission or Council.
2. Loading and Unloading Space.
- A. All commercial and industrial establishments shall provide loading and unloading and commercial vehicle storage space adequate for their needs. This required space will be provided in addition to established requirements for patron and employee parking. In no case where a building is erected, converted or enlarged for commercial, manufacturing or business purposes shall the public right-of-way be used for loading or unloading of materials.
 - B. The minimum size loading space shall be 50 feet in depth, 12 feet in width, with an overhead clearance of 14 feet.
3. Table of Spaces by Use.
- A. Each off-street parking area shall provide for parking spaces at a minimum of 9 feet x 20 feet. Where access to such area is from a public street adequate turnaround space shall be provided behind the right-of-way line. [Ord. 97-173]
 - B. The number of spaces to be provided shall be governed by the following table:

USE	NO. OF SPACES
Offices, retail businesses and service establishments	1 space for each 300 square feet of floor area
Restaurants, taverns and night	1 space for every 2.5 seats and 1 for

USE	NO. OF SPACES
clubs	each employee
Professional offices or clinics	5 spaces for each professional person unless the applicant can satisfactorily demonstrate a need for fewer spaces, but in no case less than 3 spaces
Motels, hotels	1.5 spaces for each sleeping rooms and 1 for each employee on the shift employing the maximum number of employees
Theaters and auditoriums	1 space for every 2.5 seats
Social halls, clubs and lodges	1 space for each 200 square feet of floor area
Bowling alleys	2 spaces for each alley and 1 for each employee
Residential dwellings	according to type of dwelling (see lot sizes by type of development)
Funeral homes	1 space for each 5 seats
Rooming houses	1 space for each 2 beds
Manufacturing plants and laboratories	1 for every 3 employees
wholesale establishments and warehouses	1 space for every 2 employees
Churches	1 space for every 3.5 seats
Barber and beauty shops	2 spaces for each service chair and 1 space for each employee

(Ord. 90-144, 6/7/1990, §404; as amended by Ord. 97-173, 2/6/1997)

- §405. ACCESS DRIVES.**
- 1. Residential. Access drives to any public street or highway in a residential area shall be governed by the following:
 - A. An access drive may not exceed 20 feet in width at its intersection with a public street or highway, as it crosses through the right-of-way of said street or highway, and for an additional 10 (accordance) feet beyond said right-of-way line to the residence which it serves.
 - B. The number of access drives may not exceed two per lot for a single-family dwelling on a single lot and one per unit for a multifamily dwelling. [Ord. 97-173]
 - C. An access drive may not cross a street right-of-way line:

- (1) Within 5 feet of property line except for common access for two dwellings.
- (2) Within 50 feet of the right-of-way line of an intersecting street when entrance is from an arterial street.
- (3) Within 35 feet of the right-of-way line of an intersecting street when entrance is from a collector street.
- (4) Within 25 feet of the right-of-way line of an intersecting street when entrance is from a minor street.
- (5) Within 15 feet of a fire hydrant.
- D. An access drive must be located in safe relationship to sight distance and barriers to vision. The drive may not exceed a slope of 5% within 25 feet of the street right-of-way lines. Where a drive enters a bank through a cut, the shoulders of the cut may not exceed 50% in slope within 25 feet of the point the drive intersects the street right-of-way.
- 2. Commercial and Industrial. Access drives to any public street or highway in the case of a commercial or industrial development:
 - A. Access drives to public streets or highways shall be located at least 150 feet from any intersection involving arterial or collector streets, and 100 feet from any intersection of minor streets. Access drives shall be designed to permit safe ingress and egress and, where practicable, shall be located on minor rather than collector or arterial streets.
 - B. No design shall be approved which is likely to create substantial traffic hazards endangering the public safety. Safety requirements which may be imposed in such a review shall include traffic control devices, acceleration or deceleration lanes; turning lanes, traffic and lane markings and signs. The developer shall be responsible for the construction of any such traffic control devices.

(Ord. 90-144, 6/7/1990, §405; as amended by Ord. 97-173, 2/6/1997)
- §406. BLOCKS.**
- 1. General. The length, width and shape of blocks shall be determined with due regard for:
 - A. The provision of adequate sites for buildings of the type proposed.
 - B. Topography.
 - C. Any other codes, plans and ordinances.

- D. Requirements for safe and convenient vehicular and pedestrian circulation, including the reduction of intersections with major streets.

- 2. Block Length. The length of blocks shall not exceed 1,600 feet or be less than 800 feet.

- 3. Block Depth. Residential blocks shall be of sufficient depth to accommodate two tiers of lots, except:
 - A. Where reverse frontage lots are required along a major street.
 - B. Where prevented by the size, topographical conditions or other inherent conditions of property, in which case the Borough may approve a single tier of lots.

- 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 provision shall be made for off-street parking and loading areas as well as for traffic circulation and parking for employees and customers.

(Ord. 90-144, 6/7/1990, §406)

§407. LOTS.

1. General.

- A. The size, shape and orientation of lots shall be appropriate for the type of development use contemplated. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.

- B. Where feasible, lot lines shall follow municipal boundaries rather than cross them.

- C. Generally, the depth of residential lots shall be not less than one nor more than two and one-half times their width.

- D. Where the lots in subdivision are large enough for resubdivision or where a portion of the tract is not developed, suitable access to these areas shall be provided.

- E. Depth and width of parcels intended for nonresidential uses shall be adequate for the purpose proposed and sufficient to provide satisfactory space for onsite parking, loading and unloading, setbacks and landscaping.

- F. If, after subdividing, there exists remnants of land, they shall either be incorporated in existing or proposed lots, or legally dedicated to public use, if acceptable to the Borough.

- G. No lot shall be created in any manner whatsoever which does not meet the minimum requirements of this Chapter.

- 2. Lot Frontage.
 - A. All lots shall front on a dedicated public street existing or proposed, or upon a fully improved private street constructed to specifications as set forth in this Chapter. Lots fronting upon unimproved private streets or not fronting upon a street shall not be approved.
 - B. Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or to overcome specific disadvantages of residential development from major streets or to overcome specific disadvantages of topography, orientation or location.
- 3. Lot Soils Evaluation Tests.
 - A. Soil percolation tests shall be performed for each lot of a proposed subdivision wherein buildings at the time of construction will not be connected to a public sewage disposal system. Each lot must be found satisfactory for onsite sewage disposal prior to approval of the final plan with certified copies of the results of such tests to accompany the final plan.
 - B. The soils tests called for above shall be performed in accordance with the regulations of the Pennsylvania Department of Environmental Protection. The Borough Sewage Enforcement Officer will observe the tests and certify the results. [Ord. 97-173]
 - C. A land planning module or exemption for any new subdivision or land development shall be prepared by the developer and approved by the Borough and the Pennsylvania Department of Environmental Protection prior to approval of the final plan. [Ord. 97-173]
- 4. Lot Sizes on Slopes. The minimum lot area herein established shall be increased based on reports from the Pennsylvania Department of Environmental Protection and the Soil Conservation Service indicating that, because of slope, surface runoff or subsurface drainage of septic tanks, effluent are likely to result in detrimental conditions. [Ord. 97-173]
- 5. Unique Lots.
 - A. In the case of wedge-shaped lots, no lot shall be less than 35 feet in width measured along the arc at the front street right-of-way line.
 - B. Flag lots or panhandle lots or lots having a narrow strip of property for the sole purpose of providing access to a public road from a lot which would not otherwise front on a public road are prohibited unless no other reasonable method of providing access

is available. In no case should this be used as a method of avoiding construction of a street. Minimum width of the panhandle including frontage shall be 25 feet.

- C. Corner residential lots shall have enough extra width to permit appropriate setbacks from both streets.
- 6. Building Setback and Yard Measurements.
 - A. All set back lines adjacent to a street right of way shall be measured from the street right of way. All other set back lines shall be measured from the property line. [Ord. 97-173]
 - B. Building setback lines shall not be less than:
 - (1) Thirty-five feet from the right-of-way line on minor streets.
 - (2) Thirty-five feet from the right-of-way line on collector streets.
 - (3) Fifty feet from the right-of-way line on arterial streets and roads.
 - C. Where an existing building setback line is established on at least 50% of the properties in a block in which the proposed development is located, or within 200 feet immediately adjacent to the proposed development, the above minimum setbacks may be increased or decreased in order to conform with such established line.
 - D. Building lines in a proposed subdivision shall not be less than 10 feet from a side lot line.
 - E. Building lines in a proposed subdivision shall not be less than 25 feet from a rear lot line.
 - F. Additional side and rear yard setbacks shall be required for proposed buildings or structures that are four or more stories or more than 45 feet in height.
- 7. Lot Dimensions and Minimum Requirements for Residential, Commercial and Industrial Development. All lot areas shall be calculated from the street right-of-way lines. [Ord. 97-173]

(Ord. 90-144, 6/7/1990, §407; as amended by Ord. 97-173, 2/6/1997)

PART 5 IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS

§501. MONUMENTS AND MARKERS.

Monuments and markers must be placed so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the finished grade of the surrounding ground. [Ord. 97-173]

- A. Monuments.
 - (1) Monuments shall be set:
 - (a) At the intersections of all right-of-way lines.
 - (b) At the intersection of lines forming angles in the boundaries of the development at all lot corners. [Ord. 97-173]
 - (c) At such intermediate points as may be required by the Borough Engineer.
- B. Removal. Any monuments or markers that are removed must be replaced by a registered engineer or surveyor at the expense of the person moving them.

(Ord. 90-144, 6/7/1990, §501; as amended by Ord. 97-173, 2/6/1997)

§502. STREETS.

Streets must be surfaced to the grades and dimensions drawn on the plans, profiles and cross-sections submitted by the subdivider and approved by the Borough. Before paving the street surface, the subdivider must install the required utilities and provide, where necessary, adequate storm water drainage for the streets, as acceptable to the Borough. All streets shall be lined or striped to include appropriate centerline striping, berm striping, cross-walk striping and stop line designation striping. Such striping shall conform to existing Pennsylvania Department of Transportation and Borough specifications then in effect. All streets shall conform to the following specifications except where modified on a case by case basis because of the intensity, nature, size and location of the development.

- A. Minor Streets and Collector Streets. On a properly rolled and crowned subgrade, there shall be constructed an 8 inch, when compacted, water bound stone base course conforming to all existing Pennsylvania Department of Transportation specifications then in effect. On the base course shall be emplaced a 2 to 3 inch binder using No. 2 stone emplaced through the use of a paving machine followed by the application of a 1½ inch wearing course using RC 800 or other wearing course conforming to the then existing standards of the Pennsylvania Department of Transportation. Concrete may be substituted upon prior approval of the Borough. [Ord. 97-173]
- B. Arterial Streets.
 - (1) For the construction of arterial roads or highways, the

subdivider shall consult with and be governed by the Pennsylvania Department of Transportation for the method of construction to be used.

- (2) The Council shall decide if a collector or arterial street is required as a direct result of the construction of the subdivision or land development in which case the subdivider or developer is responsible for paving the additional width required.

[Ord. 97-173]

- C. Berms. All berms required under the terms of this Chapter, or at the direction of the Council, shall be properly graded, emplaced and rolled stone 3 inches in depth. [Ord. 97-173]

- D. Private Streets. All private streets shall be constructed in accordance with this Section, or bonded in accordance with §518 of this Chapter prior to approval of the final plan. [Ord. 97-173]

- E. Street Lights. Depending on location, traffic pattern, pedestrian usage and other relevant factors, the Council may require placement of street lights at each corner of every intersection. [Ord. 97-173]

- F. Street Signs. Street name signs shall be placed at one corner of every intersection. The design must be according to Borough specifications. [Ord. 97-173]

- G. Street Trees. The Planning Commission or Council may require planting of shade trees to conform to the following specifications:

- (1) The trees shall be located between the sidewalk and building setback line and at least 5 feet from the sidewalk. Trees shall be planted between the sidewalk and curb only if the curb and the sidewalk are at least 10 feet apart.

- (2) Each tree shall be at least 8 feet in height and have a diameter of at least 1 1/2 inches.

[Ord. 97-173]

- H. Pipe Underdrain and Pavement Base Drain. As deemed necessary by the Borough. Unless the developer proves to the satisfaction of the Borough Council that pipe under drains and/or pavement base drains are not necessary, the same shall be provided on the upper side of all streets. The specifications for such pipe under drains and pavement base drains are found in Appendix II. [Ord. 97-173]

(Ord. 90-144, 6/7/1990, §502; as amended by Ord. 97-173, 2/6/1997)

- §503. TRAFFIC CONTROL DEVICES; URBAN AND SUBURBAN DEVELOPMENTS.**

Depending upon location, traffic pattern(s), projected traffic volume(s), pedestrian usage and other relevant factors, the Planning Commission or Council may require the placement of mechanical or automatic traffic control devices at proposed intersections within the subdivision and/or at intersections of proposed subdivision streets and other Borough streets or, with the approval of the Pennsylvania Department of Transportation, at intersections of proposed subdivision streets and State controlled streets.

(Ord. 90-144, 6/7/1990, §503; as amended by Ord. 97-173, 2/6/1997)

§504. CURBS AND GUTTERS.

- 1. In any proposed subdivision or land development with an average lot size or area per dwelling unit of 15,000 square feet, or less, or where any subdivision is immediately adjacent to or within 1,000 feet of any existing or recorded subdivision having curbs, curbs shall be installed on each side of the street, unless the developer can establish specific facts which obviate the need for curbs in the particular development or subdivision.
- 2. Curbs shall be required along any existing or proposed street regardless of lot size where curbs are necessary to control the flow of surface water and regulate traffic, and/or where lot widths are 80 feet or less. In no case will curbs be excused where a hazard or safety factor shall be created by the elimination of the curbing requirement.
- 3. Curbs shall be provided in all streets and parking compounds located within multifamily development projects.
- 4. In areas where curbing is not required, berm and suitable gutters shall be installed to avoid erosion.
- 5. All curbs shall be constructed of portland cement concrete or bituminous concrete (see Appendix A for standards for bituminous curbing). The construction of vertical curbs shall conform to the requirements of §715, Plain Cement Concrete Curb, Type A of the Pennsylvania Department of Transportation or as amended. Slanted or rolled curb and gutter type curbs may be constructed. See Appendix I for sample of each permissible curb allowed under the provisions hereof. [Ord. 97-173]

(Ord. 90-144, 6/7/1990, §504; as amended by Ord. 97-173, 2/6/1997)

§505. SIDEWALKS.

- 1. In any proposed subdivision or land development with an average lot size or area per dwelling unit of 15,000 square feet or less, or where a subdivision is immediately adjacent to or within 1,000 feet of any existing or recorded subdivision having sidewalks, sidewalks shall be on each side of the street in accordance with Borough specifications, unless the developer can establish specific facts which obviate the need for sidewalks in the particular development or subdivision.

- 2. The Planning Commission or Council may require installation of sidewalks in any subdivision or development where the evidence indicates that sidewalks are necessary for the public safety.
 - A. Sidewalks shall be within the right-of-way of the street and shall extend in width from the right-of-way line toward the curb line.
 - B. Sidewalks must be at least 4 feet wide. In the vicinity of shopping centers, schools, recreation areas and other such facilities, sidewalks must be at least five 5 feet wide and located within the street right-of-way.
 - C. Sidewalks shall be constructed according to Pennsylvania Department of Transportation standards.

(Ord. 90-144, 6/7/1990, §505)

§506. SEWER AND WATER SUPPLY SYSTEMS.

- 1. Private and Onsite Sewer Systems.
 - A. All properties shall be connected to a public sanitary sewer system if possible.
 - B. Where a public sanitary sewer system is not accessible but is proposed for extension within 5 years to the development or exists to within 1,000 feet of the development, the developer shall install sewer lines, including lateral connections, to provide adequate service to each lot when connection with the public system is made. The sewer lines shall be capped at the street right-of-way line. When capped sewers are provided, onsite disposal facilities shall also be provided. A public sanitary sewer shall be deemed to have been proposed if the Council, a sewage authority, the Pennsylvania Department of Environmental Protection or other similar body working in conjunction with the Borough has considered providing such service to the location in light of the sewer needs of the area. No binding agreements or actual funding applications shall be deemed to have been proposed if the Council has not considered providing service to the area prior to the developer's application. [Ord. 97-173]
 - C. If no public system is either proposed within 5 years or exists within 1,000 feet of the development, the Council may require that a study be prepared to determine the feasibility of constructing a separate private system or treatment facility, or connecting to an existing private system over 1,000 feet away.
 - D. Upon completion of any sanitary sewer system installation, the plan for the system as built shall be filed with the Borough and the appropriate sewage authority.
 - E. Where none of the above alternatives are possible or feasible, an individual approved sewage disposal system shall be provided for each lot at the time improvements are erected or installed thereon.

All such individual sewage disposal systems shall be constructed in accordance with the Pennsylvania Department of Environmental Protection regulations. [Ord. 97-173]

- 2. Private and Onsite Water Systems.
 - A. All subdivisions or land developments shall provide a reliable, safe and adequate water supply to support the intended uses of the development within the capacity of available resources. Where a water main supply system is within 1,000 feet of, or where plans exist for the installation of public water facilities, the developer shall provide the development with a complete water supply system to be connected to the existing or proposed water main supply system in accordance with the applicable specifications of the Municipal Authority of Westmoreland County.
 - B. If connection to a public water supply system is not possible, a report on the feasibility of constructing a private water supply system may be required by the Council and a report shall be submitted setting forth the findings.
 - C. The plans for installation of a private water supply system shall be prepared by the land developer and approved by the Pennsylvania Department of Environmental Protection. Upon completion of any water supply system, the plan for the system as built shall be filed with the Borough and Municipal Authority. [Ord. 97-173]
 - D. Where none of the above alternatives are possible or feasible, an individual water supply system shall be installed.
 - (1) The water supply yield shall be adequate for the type of development proposed as certified by a registered engineer.
 - (2) The installation of such systems shall not endanger or decrease ground water supplies of adjacent properties.
 - (3) Any such individual system shall meet any applicable Pennsylvania Department of Environmental Protection regulations. [Ord. 97-173]

(Ord. 90-144, 6/7/1990, §506; as amended by Ord. 97-173, 2/6/1997)

§507. FIRE HYDRANTS.

Fire hydrants shall be provided as an integral part of any public water supply system.

- A. Fire hydrants shall be installed if their water supply source is capable to serve them in accordance with the requirements of the Municipal Authority of Westmoreland County.
- B. Fire hydrants shall be placed at intervals of not more than 600 feet or as specified by the Middle Association of Fire Underwriters.

(Ord. 90-144, 6/7/1990, §507)

- §508. STORM DRAINAGE.**
- 1. General.
 - A. Whenever the evidence available to the Borough indicates that natural surface drainage is inadequate, the developer shall install storm sewers, culverts and related facilities, as necessary to:
 - (1) Permit the unimpeded flow of natural water courses.
 - (2) Insure the drainage of all low points along the line of streets.
 - (3) Intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area drained.
 - (4) Provide positive drainage away from onsite disposal facilities.
 - B. Storm sewers shall not be connected to sanitary sewers.
 - C. Storm water drainage facilities which receive water from drainage areas in excess of 1/2 square mile (320 acres) shall be subject to the approval of the Pennsylvania Department of Environmental Protection, Division of Dams and Encroachments. Storm water drainage plans which involve a State road shall be subject to the approval of the Pennsylvania Department of Transportation. Approval of a plan by the Council shall not be construed as an indication that the plan complies with the standards of any agency of the Commonwealth of Pennsylvania or the United States of America. [Ord. 97-173]
 - D. All such plans and drainage systems shall be designed and installed in accordance with the requirements of the Storm water Management Ordinance of the Borough of New Stanton [Chapter 26, Part 1]. [Ord. 97-173]
- 2. Design.
 - A. Storm drainage facilities must be designed not only to handle the anticipated peak discharge from the property being developed, but also the anticipated increase in runoff that may occur when all the property at a higher elevation in the same drainage basin is fully developed.
 - B. The developer shall also study the effect of the development on the existing downstream drainage facilities outside the area of the development and report the results of that study to Council. Where the additional runoff incident to the development of the subdivision will overload an existing downstream drainage

facility, the Council shall not approve the subdivision until provision is made for the improvement of said condition.

- C. The USDA Soil Conservation Service Soil Cover Complex Method or the PennDOT Method, shall be the method for calculating runoff.
 - D. The storm design intensity shall be established with a minimum of 10 year storm frequency. A frequency of 1 in 50 years is required for high value districts, major highways and high density residential areas.
 - 3. Existing Facilities. Where existing storm sewers are reasonably accessible, and of sufficient capacity, the developer must connect storm water facilities to these existing storm sewers.
 - 4. Abutting Properties.
 - A. In the design of storm drainage facilities special consideration must be given to preventing excess runoff onto adjacent developed or undeveloped properties. In no case may a change be made in the existing topography which would:
 - (1) Increase the slope to more than 1 foot of vertical measurement for 3 feet of horizontal measurement for filling, or 1 foot of vertical measurement for 2 feet of horizontal measurements for cuts within a distance of 20 feet from the property line unless an adequate retaining wall or other structure is provided.
 - (2) Result in a slope which exceeds the normal angle of slippage of the material involved.
 - B. All slopes must be protected against erosion.
- (Ord. 90-144, 6/7/1990, §508; as amended by Ord. 97-173, 2/6/1997)

§509. EROSION AND SEDIMENTATION.

All subdivisions and land developments which involve grading or excavation shall conform to the requirements of the rules and regulations of the Pennsylvania Department of Environmental Protection pertaining to erosion and sedimentation. It shall be the responsibility of the applicant to secure approval of the Department of Environmental Protection. Approval of plans by the Borough shall not be construed as approval under such regulations.

(Ord. 90-144, 6/7/1990, §509; as amended by Ord. 97-173, 2/6/1997)

§510. FLOODPLAINS.

- 1. The source of floodplain delineation shall be the Flood Insurance Study

(FIS) for the Borough of New Stanton, Westmoreland County, Pennsylvania, as prepared by the U.S. Department of Housing and Urban Development, Federal Flood Insurance Administration (FIA), as shown on a map entitled Flood Boundary and Floodway Map; said map is hereby incorporated as a part of this Chapter.

- 2. All floodplain regulations as apply to and are set forth in the Zoning Ordinance [Chapter 27] or other ordinances of the Borough are hereby adopted by reference as if fully set forth at length herein.
- 3. Whenever a floodplain is located within or along a proposed subdivision or land development, the plan shall include the location of the floodplain with a conspicuously plain note that the floodplain shall be kept free of structures, fill and other encroachments.
- 4. All floodplain lands shall be excluded in the minimum lot area calculations. Additionally, the floodplain area shall be identified by elevation or by approximate distance from the centerline of the stream channel. Floodplain lines need not be identified by distances and bearings
- 5. No subdivision or land development, or part thereof, shall be approved if the proposed development and/or improvements will, individually or collectively, increase the 100 year flood elevation more than one (1) foot at any point.
- 6. If it is determined that only a part of a proposed subdivision or land development can be safely developed, the Planning Commission or Council shall limit development to that part and shall require that development proceed consistent with this determination or, in the absence of agreement by the developer with such determination, the subdivision or land development shall be denied approval.

(Ord. 90-144, 6/7/1990, §510)

§511. UNDERGROUND UTILITY LINES.

Electric, telephone and all other utility facilities shall be installed underground. The developer shall be required to obtain proof from the appropriate utility company confirming that the developer has entered into an agreement to provide for an underground electric and telephone system.

(Ord. 90-144, 6/7/1990, §511; as amended by Ord. 97-173, 2/6/1997)

§512. PETROLEUM LINES.

When any petroleum or petroleum products transmission line traverses a land development, the developer shall confer with the applicable transmission or distributing company to determine the minimum distance which shall be required between each dwelling unit and the centerline of such petroleum or petroleum products transmission line. The information so gathered shall be appropriately noted on the plan.

(Ord. 90-144, 6/7/1990, §512)

§513. NATURAL GAS LINES AND GAS WELLS.

1. The minimum distance from a natural gas line to a dwelling unit shall be as required by the applicable transmission or distributing company, or as shall be required by the applicable regulations issued by the Department of Transportation under the Natural Gas Pipe Line Safety Act of 1968, as amended, whichever is greater. This information shall be appropriately noted on the plan.
2. No building of an occupied structure within 100 feet radius of an existing gas well is permitted. [Ord. 97-173]

(Ord. 90-144, 6/7/1990, §513; as amended by Ord. 97-173, 2/6/1997)

§514. COMPLETION OF IMPROVEMENTS OR GUARANTEE THEREOF; PREREQUISITE TO FINAL PLAN APPROVAL.

1. No plan shall be finally approved unless the streets shown on such plan have been improved to a mud-free or otherwise permanently passable condition, or improved as required by this Chapter, and any walkway, 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.
2. In lieu of the completion of any improvements required as a condition for the final approval of the plan, including improvements or fees otherwise required in this Chapter, the Council shall require the deposit with the Borough of financial security acceptable to the Borough in an amount sufficient to cover the cost of such improvements or common amenities, plus 10% of the cost of completion estimated as of 90 days following the date scheduled for completion. Annually the Borough may adjust the amount of financial security required as provided in the Pennsylvania Municipalities Planning Code. Such security shall provide for, and secure to the public, the completion of any improvements required on or before the date fixed in formal action of approval or an agreement for completion of improvements.
3. In the case where development is projected over a period of years, the Council may authorize submission of final plans 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.
4. When requested by the developer, in order to facilitate financing, the Council shall furnish the developer with a signed copy of a resolution indicating approval of the final plan contingent upon the developer obtaining satisfactory financial security. The final plan 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 90 days, unless a written extension is granted by the Council, such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.

- 5. In the event financial security has been provided in lieu of completion of improvements required for final plan approval, the developer shall construct and maintain all streets in a mud free or otherwise permanently passable condition, and all other improvements necessary for the reasonable use of or occupancy of any building before any occupancy of any building before any occupancy permit shall be issued.
- 6. The amount of financial security shall be determined in accordance with the provisions of §§509(f) and (8) of the Pennsylvania Municipalities Planning Code.
- 7. If water mains and/or sanitary sewer lines, 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 Borough, then financial security to assure 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 provided in this Section.

(Ord. 90-144, 6/7/1990, §514)

§515. COMPLETION OF IMPROVEMENTS.

- 1. When the developer has completed all the necessary and appropriate improvements he shall notify the Borough Council in writing, by certified registered mail, of such completion and the developer shall simultaneously notify the Borough Engineer, in writing of the completion of said improvements.
- 2. The Borough Council shall, within 10 days after receipt of such notice, direct and authorize the Borough Engineer to inspect all of the aforesaid improvements.
- 3. The Borough Engineer shall, thereupon, file a report in writing, with the Borough Council, and shall promptly mail a copy of the same to the developer by certified or registered mail.
- 4. Said report shall be mailed by the Borough Engineer within 30 days after receipt of authorization from the Borough Council.
- 5. Said report shall be detailed and shall indicate approval or rejection of said improvements, in whole or in part, and if said improvements, or any portion thereof shall not be approved, or shall be rejected by the Borough Engineer, said report shall contain a statement of reasons for such nonapproval or rejection.
- 6. The Borough Council shall notify the developer within 15 days of receipt of the Borough Engineer's report, in writing by certified or registered mail of the action of the Borough with relation thereto.

- 7. If all or any portion of the improvements shall not be approved or shall be rejected by the Borough Council, the developer shall proceed to complete the same and, upon completion, the same procedure of notification as outlined above shall be followed.
- 8. Where reference is made herein to the Borough Engineer, he shall be considered as a consultant to the Borough.

(Ord. 90-144, 6/7/1990, §515)

§516. INSPECTION FEES.

- 1. The applicant or developer shall pay to the Borough, the expenses incurred by the Borough for all reasonable and necessary expenses incurred by the Borough for the inspection of the improvements. Such schedule of fees shall be as established by the Borough Council by resolution.
- 2. In the event the applicant or developer disputes the amount of any such expense, the applicant shall proceed in accord with §501(g)(1) through (5) of the Pennsylvania Municipalities Planning Code.

(Ord. 90-144, 6/7/1990, §516)

§517. REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS.

In the event that any required improvements have not been installed as provided herein, the Borough Council shall have the power to 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 Borough 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 monies necessary to complete the remainder of the improvements.

(Ord. 90-144, 6/7/1990, §517)

§518. MAINTENANCE SECURITY.

Prior to acceptance of some or all of the required improvements following completion, the subdivider or developer shall post with the Borough financial security of the same type as heretofore provided in this Chapter to secure the 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 of 18 months from the date of acceptance of dedication. The amount of said financial security shall be as determined by the Borough Council,

but shall not exceed 15% of the actual cost of the installation of said improvements.

(Ord. 90-144, 6/7/1990, §518)

§519. DEDICATION OF IMPROVEMENTS.

Upon installation by the developer and subsequent inspection by the Borough Engineer, the developer shall take final steps to dedicate the improvements and have them accepted by the Borough. The recording of the final plan, following approval by the Borough Council, has the effect of an irrevocable offer to dedicate all streets and other public ways and areas to public use. The offer, however, does not impose any duty on the Borough concerning maintenance or improvement until the proper authorities of the Borough have made actual acceptance, by ordinance.

(Ord. 90-144, 6/7/1990, §519)

APPLICABLE DESIGN STANDARDS

ORDINANCE DESIGN CRITERIA AND CONSTRAINTS

1. ZONING ORDINANCE

- a. Zoning District: _____
- b. Minimum Lot Area: _____
- c. Minimum Mean Lot Width: _____
- d. Front Yard Setback: _____
- e. Rear yard Setback: _____
- f. Side Yard Setback: _____

2. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- a. **Street Type:** _____
- b. **Widths**
Required Right-of-Way Width: _____
Cartway Width, Curb to Curb: _____
- c. **Grades**
Minimum Street Grade ordinance: _____; plan _____
Maximum Street Grade: _____; plan _____

- d. **Horizontal Geometry**

	<u>Type of Street</u>	<u>Radius</u>
Minimum Centerline Radius:	_____	_____
Maximum Centerline Radius:	_____	_____

e. Reserve curves not permitted

- f. Minimum Tangent Length: _____

g. Sight Distance

- Minimum Sight Distance: _____
- Clear Sight Triangle @ Centerlines: _____

h. Cul-de-Sacs

- Minimum Length: _____
- Maximum Length: _____
- Right-of-Way Radius: _____
- Paved Radius: _____ to curb

i. Intersections

- Angle of Intersection: _____ =ANGLE= _____
- Leveling Area: _____ feet from all centerline intersection;
maximum centerline grade _____
- Curb Radius: _____ feet
- Opposing Side Street Offset: _____ feet

j. **Blocks**
Minimum Length: _____
Maximum Length: _____

k. **Street Specifications**
Base Material: _____
Binder: _____
Wearing: _____
Underdrain on high side
Bituminous Wedge Curbs Required
Sidewalks Required
Shade Trees at Municipal Discretion

3. **STORMWATER COLLECTION SYSTEM**

a. Minimum Pipe Size: _____
b. Minimum Pipe Slope: _____
c. Maximum Distance between
Cleanouts/Access: _____
d. Inlet Type: _____
e. Grate Type: _____
f. Frame Type: _____

4. **SANITARY SEWERS**

a. Pipe Size: _____ inches
b. Pipe Material: _____
c. Manholes: _____ inside diameter
d. Minimum Pipe Slope: _____
e. Minimum Drop Through Manhole _____ feet

UTILITY REPORT

Sanitary Sewage

Water

Natural Gas

Electric/Telephone/CATV

Crossing Pipelines and Easements

SITE PROFILE

Environmental

Wetlands - _____

Streams - _____

Floodplains - _____

Wildlife Habitat - _____

Environmental Assessment

Cultural Resources

Traffic Study

Geo-Technical and Mining

