

SUBDIVISION AND LAND DEVELOPMENT

ARTICLE IV Application and Plan Requirements

§ 400. Application requirements.

For the purpose of having a subdivision or land development considered and approved by the Borough Planning Commission, the applicant shall file with the Secretary the following items at the initial submission, in addition to the required number of plans:

- A. A signed subdivision and land development application.
- B. A list of all encumbrances and, if appearing on record, the book and page numbers.
- C. A statement setting forth in detail the character of the improvements the applicant proposes to make on the property to be developed, if known.
- D. A development schedule indicating the approximate date when construction can be expected to begin and be completed, if known.
- E. A copy of all restrictions, covenants and limitations, if any, under which lots are to be sold.
- F. A copy of the deed evidencing ownership by the applicant.

§ 401. Sketch plan application

The sketch plan application shall show the following information:

- A. Site plan, showing:
 - (1) Name of subdivision or land development.
 - (2) Name, address, and phone number of the owner/applicant.
 - (3) Tax parcel number(s) of the site.
 - (4) Name and address of the engineer, surveyor, architect, landscape architect or planner responsible for the plan.
 - (5) Zoning requirements, including:
 - (a) Applicable district and district boundaries.
 - (b) Maximum density permitted and proposed density, if applicable.

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- (c) Lot size and yard requirements.
- (d) Required and/or proposed open space and impervious surface ratios.
- (e) Any variances or special exceptions granted.
- (6) Location map showing relation of site to adjoining properties and streets, within one thousand (1,000) feet of all of the boundaries of the subdivision or land development. (Scale: one (1) inch equals four hundred (400) feet)
- (7) North point.
- (8) Written and graphic scales (including scale of location map).
- (9) Total acreage of the site, both gross and net.
- (10) Site boundaries with bearings and distances.
- (11) Boundaries of all adjoining properties (with names of landowners in the case of unplatted land).
- (12) Existing cartways of streets on and adjacent to the site with existing and ultimate rights-of-way.
- (13) The following shall be shown for a radius of 100 feet around a minor subdivision and for a radius of 500 feet around a major subdivision/land development: Existing principal buildings (and their respective uses), sewage disposal systems, wells and driveways, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features.
- (14) Outline of the net site area.
- (15) Proposed general street layout, if applicable.
- (16) Proposed general lot layout, if applicable.
- (17) Types of buildings proposed.
- (18) Number of dwelling units proposed or square footage of non-residential buildings.
- (19) Open space areas, existing and proposed.
- (20) Recreation areas, existing and proposed.

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- (21) Parking areas with dimensions and number of parking spaces.
- B. Natural features map (on separate sheet). This plan is required for all major subdivision and land development submissions. For minor subdivisions, the information below may be included on the site plan in Subsection A above. The following information shall be indicated:
 - (1) Water courses
 - (2) Floodplain areas.
 - (3) Lakes and ponds.
 - (4) Wetlands as delineated on the National Wetlands Inventory Map.
- C. Acknowledgments.
 - (1) A written statement indicating the method of administration and maintenance of open space pursuant to §528, §529 and §530.

§ 402. Preliminary application

- A. Drafting standards.
 - (1) The plan shall be drawn at a scale of one (1) inch equals fifty (50) feet or larger. Plans showing proposed construction, including, but not limited to, grading, piping and other improvements, shall be drawn at a scale of one (1) inch equals fifty (50) feet or larger.
 - (2) Dimensions shall be set in feet and decimal parts thereof; and bearings in degrees, minutes and seconds.
 - (3) Each sheet shall be numbered and shall show its relationship to the total number of sheets.
 - (4) Where a resubdivision is proposed, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show lot lines to be abandoned and solid lines to show the currently proposed lot lines.
 - (5) Notations of revisions shall be dated.
 - (6) The plan shall be so prepared and bear an adequate legend to indicate clearly which features are existing and which are proposed.

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- (7) The boundary line of the subdivision or land development shall be shown as a solid heavy line.
- B. The preliminary plans shall be complete engineering plans that show or shall be accompanied by the following information:
 - (1) Site plan (on separate sheet), showing:
 - (a) Name of subdivision or land development.
 - (b) Name, address and phone number of owner/applicant.
 - (c) Tax parcel number(s) of the site.
 - (d) Name, address, and seal of surveyor and other applicable names, addresses and seals of other professionals who participated in the design of the proposed development.
 - (e) Zoning requirements, including:
 - [1] Applicable district and district boundaries
 - [2] Maximum density or intensity permitted, if applicable.
 - [3] Lot size and yard requirements, including building setback lines shall be shown on all lots.
 - [4] Open space and impervious surface ratios, if applicable.
 - [5] Any variances or special exceptions granted.
 - (f) Proposed standards:
 - [1] Density.
 - [2] Open space ratio.
 - [3] Impervious surface ratio.
 - [4] Dwelling unit or non-residential use mix, if known.
 - [5] Size of units (in bedrooms) or square footage of non-residential buildings, if known.

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- (g) Location map showing relation of site to adjoining properties, streets, and sewer and water lines within one thousand (1,000) feet. (Scale: one (1) inch equals four hundred (400) feet)
- (h) North Point.
- (i) Written and graphic scales (including scale of location map).
- (j) Total acreage of the site, both gross and net.
- (k) A complete field or photogrammetric survey of the property to be subdivided or developed, showing all courses, distances, and tie-ins to all adjacent intersections and areas.
- (l) Location of all existing monuments.
- (m) Boundaries of all adjoining properties (with names of landowners in the case of unplatted land).
- (n) Existing cartways of streets on and adjacent to the site with existing and ultimate rights-of-way.
- (o) Existing principal buildings (and their respective uses), sewage disposal systems, wells and driveways within two hundred (200) feet of the site. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within two hundred (200) feet of and within the site, including properties across streets.
- (p) Pursuant to Act 287 of 1974, all underground utility lines with indications as to:
 - [1] Ownership.
 - [2] Size.
 - [3] Widths of rights-of-way or easements.
- (q) The proposed layout, including the following, both existing and proposed, where applicable:
 - [1] Outline of the net site area.
 - [2] The layout of streets, including widths of cartways, and existing and ultimate rights-of-way; and proposed improvements pursuant to Subsection B (8)(d)[6] below. The governing body shall retain exclusive jurisdiction to name all proposed streets.

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- [3] The lot layout and approximate dimensions, areas and uses of lots; building setback lines and rear and side yard lines.
 - [4] The arrangement and use of buildings and parking areas in non-residential developments and multifamily residential developments with all necessary dimensions and number of parking spaces. Elevations and perspective sketches of proposed buildings are encouraged.
 - [5] Open space areas, and indication as to whether offered for dedication.
 - [6] Recreational facilities.
 - [7] Rights-of-way and/or easements for all drainage facilities, utilities or other purposes.
 - [8] Sidewalks and pedestrian paths.
 - [9] Street lights.
 - [10] Fire hydrants, including all existing hydrants within 600 feet of the site boundary line.
 - [11] Monuments.
 - [12] Gas mains.
 - [13] Water mains.
 - [14] Driveway locations.
 - [15] Locations of public and/or private sanitary and storm sewer systems, if applicable.
- (r) Where the subdivision or land development is proposed to be developed in sections, a delineation of and numbering of the sections in their proposed order of development.
- (s) Where the preliminary plan involves a portion of the applicant's entire tract, a sketch plan of a feasible future subdivision or land development of the remainder of the tract.
- (2) Natural Features map (on separate sheet), showing:
- (a) Unless the proposed development is to be served by a central sewage disposal system, soil types within the site, based on maps contained in the Soil Survey of Lackawanna and Wyoming Counties, U.S. Department of Agriculture, Soil Conservation Service, March 1982, as amended. An attached table shall indicate each soil's limitations for community development.
 - (b) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten (10%) percent and at vertical intervals of five (5) feet if the general slope is greater than ten (10%) percent. Such elevations shall be determined by on-site or photogrammetric survey, not by interpretation of United States Geological Survey maps.

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- (c) Datum to which contour lines refer. Where practicable, data shall refer to established elevations.
- (d) Floodplain areas.
- (e) Base flood elevation data, if available.
- (f) Floodplain soil areas.
- (g) Slope areas.
 - [1] Fifteen percent (15%) to twenty-five percent (25%).
 - [2] Twenty-five percent (25%) and over.
- (h) Vegetation map, showing:
 - [1] Woodland association areas.
 - [2] Large trees over ten (10) inches caliper standing alone.
 - [3] Other significant vegetation.
- (i) Water resources map (on separate sheet), showing:
 - [1] Streams.
 - [2] Swales.
 - [3] Lakes and ponds.
 - [4] Wetlands, delineated on the subject site. If the applicant claims that there are no wetlands on the site, a certified statement to that effect shall be provided by a surveyor or other qualified professional. The name and the address of said professional shall be provided; and, if wetlands are delineated, proof of jurisdictional determination shall be provided.
 - [5] Major and minor watersheds.
- (3) Sedimentation and erosion control plan pursuant to the Pennsylvania Clean Streams Law, prepared in accordance with standards and specifications of the Lackawanna County Conservation District (on separate sheet).
- (4) Storm water management plan pursuant to the Borough's current Storm Water Management Ordinance.
- (5) Sewer plan (on separate sheet), showing:
 - (a) Public sanitary and storm sewer facilities, if applicable.
 - (b) Central water supply facilities, if applicable.

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- (6) Landscaping plan (on separate sheet), showing:
 - (a) Existing and proposed grades for the entire site.
 - (b) Existing vegetation to be removed.
 - (c) Existing vegetation to be preserved.
 - (d) Proposed planting schedule indicating the locations, species and sizes of plantings as required by §514, §523 and §527.
 - (e) When applicable the landscaping plan shall be in accordance with the requirements of the Municipality's zoning ordinance.
- (7) Tentative typical cross sections and center-line profiles for each proposed street shown on the site plan (on separate sheet).
- (8) Transportation impact study.
 - (a) A transportation impact study, as defined in subsection B(8)(d) below may be required of all major subdivisions and land developments. This study, if required, will enable the Borough of Taylor to assess the impact of a proposed development on the local transportation system. The study purpose is to ensure that proposed developments do not adversely affect the transportation network and to identify any traffic problems associated with access from the site to the existing transportation network. The study's purpose is also to delineate solutions to potential problems and to present improvements to be incorporated into the proposed development. The study will assist in the protection of air quality, the conservation of energy, and the encouragement of public transportation use.
 - (b) Subdivisions and land developments for which a transportation impact study will be required.
 - [1] A transportation impact study shall be required for all subdivisions and land developments that meet one (1) or more of the following criteria:
 - [a] A residential subdivision/land development of one hundred (100) or more dwelling units.
 - [b] A nonresidential land development of one hundred thousand (100,000) square feet or more of gross leasable floor space.

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- [c] A development which will generate an ADT of at least 1500 vehicles; provided, however, that the Engineer may determine that a study shall be required for an ADT of less than 1500 vehicles on heavily traveled roads or roads with poor sight distances; and, provided further that all vehicular traffic projections shall be based on ultimate build-out, and shall be subject to verification by the Engineer.
 - [d] For any Conditional Use as specified in the Taylor Borough Zoning Ordinance, for which an environmental assessment is required.
- [2] The Planning Commission, upon the recommendation of the Engineer, shall have the discretion to require the preparation of a traffic impact study for any other subdivision or land development if, in their opinion, such a study is required.
- (c) The Borough of Taylor shall select a qualified engineer and/or transportation planner with previous traffic study experience to review the applicant's transportation impact study. The Borough of Taylor may utilize applicant's fees, placed in escrow, to fund such studies. The procedures and standards for the traffic impact study, which shall be adhered to by the consultant, are set forth in subsection B(8)(d) below.
- (d) The transportation impact study shall contain, but not be limited to, the following information:
 - [1] General site description. The site description shall include the size, location, proposed land uses, construction staging and completion date of the proposed land development. If the development is residential, types of dwelling units and number of bedrooms shall also be included. A brief description of other major existing and proposed land developments within the study area shall be provided and shall be addressed by the traffic impact study. The general site description shall also include probable socioeconomic characteristics of potential site users to the extent that they might affect the transportation needs of the site (for example, the number of senior citizens).
 - [2] Transportation facilities description.
 - [a] The description shall contain a full documentation of the proposed internal and existing external transportation system. This description shall include internal vehicular,

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bicycle and pedestrian circulation, all proposed ingress and egress locations, all internal roadway widths and rights-of-way, parking conditions, traffic channelization, and any traffic signals or other intersection control devices within the site. The site design shall be shown to maximize potential public transportation usage to and from the development, such as providing adequate turning radii at all access points to allow a bus to enter the development. Bus shelter and sign locations shall be designated where appropriate.

- [b] The report shall describe the entire external roadway system within the study area. Major intersections in the study area shall be identified and sketched. All existing and proposed public transportation services and facilities within a one-mile radius of the site shall also be documented. All future highway improvements, including proposed construction and traffic signalization, shall be noted. This information shall be obtained from the Pennsylvania Department of Transportation 12-Year Highway Capital Improvements Program, and from the Municipality's Comprehensive Plan and Official Map. The applicability of current updates prior to the application under consideration shall be determined by the Engineer. Any proposed roadway improvements resulting from proposed surrounding development shall also be recorded.

[3] Existing traffic conditions.

- [a] Existing traffic conditions shall be measured and documented on all streets and intersections in the study area. Traffic volumes shall be recorded for existing average daily traffic, existing peak hour traffic and for the land development's peak hour traffic. Complete traffic counts at all major intersections in the study area shall be conducted, encompassing the peak highway and development-generated hour(s), and documentation shall be included in the report. A volume/capacity analysis based upon existing volumes shall be performed for the peak hour(s) and the peak development-generated hour(s) for all roadways and major intersections in the study area. Levels of service shall be determined for each location.

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- [b] This analysis will determine the adequacy of the existing roadway system to serve the current traffic demand. Roadways and/or intersections experiencing levels of service E or F shall be noted as congestion locations.**
- [4] Transportation impact of the development. Estimation of vehicular trips to result from the proposed development shall be completed for both the street system and the development-generated peak hours. Vehicular trip generation rates to be used for this calculation shall be obtained from the Institute of Traffic Engineering (I.T.E.) or other recognized traffic authorities. These development-generated traffic volumes shall be provided for the inbound and outbound traffic movements as estimated. The reference source(s) and methodology followed shall be cited. These generated volumes shall be distributed to the study area and assigned to the existing streets and intersections throughout the study area. Documentation of all assumptions used in the distribution and assignment phase shall be provided. Traffic volumes shall be assigned to all access points.**

Pedestrian volumes shall also be calculated, if applicable. If school crossings are to be used, pedestrian volumes shall be assigned to each crossing. Any characteristics of that site that will cause unusual trip generation rates and/or traffic flows shall be noted.

- [5] Analysis of transportation impact.**
 - [a] The total future traffic demand based on full occupancy of the proposed subdivision or land development shall be calculated. This demand shall consist of the combination of existing traffic expanded to the completion year, the development-generated traffic, and the traffic generated by other proposed developments in the study area. A volume/capacity analysis shall also be conducted using the total future demand and the future roadway capacity. If staging of the proposed development is anticipated, calculations for each stage of completion shall be made. This analysis shall be performed using the peak highway hour(s) and peak development-generated hour(s) for all streets and major intersections in the study area. Volume/capacity calculations shall be completed for all major intersections.**

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- [b] All access points and pedestrian crossings shall be examined as to the feasibility of installing traffic signals. This evaluation shall compare the projected traffic and pedestrian volumes to the warrants for traffic signal installation. Levels of service for all streets and intersections shall be listed.**

[6] Conclusions and recommended improvements.

- [a] All streets and/or intersections showing a level of service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. This listing of recommended improvements shall include, but not be limited to the following elements: internal circulation design; site access location and design; external street and intersection design and improvements; traffic signal installation and operation, including signal times; and transit design improvements.**
- [b] Existing and/or future public transportation service shall also be addressed. A listing of all actions to be undertaken to increase present public transportation usage and improve service, if applicable, shall be included.**
- [c] The listing of recommended improvements for both streets and transit shall include, for each improvement, the party responsible for the improvement, the cost and funding of the improvement and the completion date for the improvement.**
- [d] The Planning Commission shall review the transportation impact study to analyze its adequacy in solving any traffic problems that will occur due to the subdivision or land development.**
- [e] The Planning Commission may decide that certain improvements contained in the study within the study area are required for preliminary application approval and may attach these conditions to the preliminary approval.**
- [f] For projects that require a Highway Occupancy Permit (HOP) no preliminary application shall be approved without evidence of an approved HOP.**

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- (9) Planning modules for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act, as amended.
- (10) Acknowledgments.
 - (a) Letter from utility companies indicating the availability of required utilities.
 - (b) Schedule of all proposed sections of the subdivision or land development, if applicable. Said schedule shall propose deadlines within which final subdivision or land development plans for each section are intended to be filed.
 - (c) General proposal for the maintenance of open space and/or private streets, sewer systems, central water supply and other major improvements; and method of management. A formal contract is not required at this point.

§ 403. Final plan for major subdivision or land development.

A. Drafting standards.

- (1) The plan shall be drawn at a scale of one (1) inch equals fifty (50) feet or larger. Plans showing proposed construction, including, but not limited to, grading, piping and other improvements, shall be drawn at a scale of one (1) inch equals fifty (50) feet or larger.
- (2) Dimensions shall be set in feet and decimal parts thereof; and bearings in degrees, minutes and seconds.
- (3) Each sheet shall be numbered and shall show its relationship to the total number of sheets.
- (4) Where a resubdivision is proposed, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show lot lines to be abandoned and solid lines to show the currently proposed lot lines.
- (5) Notations of revisions shall be dated.
- (6) The plan shall be so prepared and bear an adequate legend to indicate clearly which features are existing and which are proposed.
- (7) The boundary line of the subdivision or land development shall be shown as a solid heavy line with bearings and distances.

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- (8) Final plans shall be on sheets either eighteen by twenty-four (18 x 24) inches, twenty-four by thirty-six (24 x 36) inches or thirty-six by forty-eight (36 x 48) inches, and all lettering shall be so drawn as to be legible if the plan should be reduced to half size.
- B. The final plan shall be complete engineering plans that show or shall be accompanied by the following information:

 - (1) Site plan (on separate sheet), showing:

 - (a) Name of subdivision or land development.
 - (b) Name and address of owner/applicant.
 - (c) Tax parcel number(s) of the site.
 - (d) Name, address and seal of the engineer or surveyor responsible for the plan.
 - (e) Zoning requirements, including:

 - [1] Applicable district and district boundaries.
 - [2] Maximum density or intensity permitted, if applicable.
 - [3] Lot size and yard requirements. Setback lines shall be shown on all lots.
 - [4] Open space and impervious surface ratios, if applicable.
 - [5] Any variances or special exceptions granted.
 - (f) Proposed standards:

 - [1] Density.
 - [2] Open space ratio.
 - [3] Impervious surface ratio.
 - [4] Dwelling unit or non-residential use mix, if known.
 - [5] Size of units (in bedrooms) or square footage of non-residential buildings, if known.
 - (g) Location map showing relation of site to adjoining properties and streets, within one thousand (1,000) feet of the subdivision or land development. (Scale: one (1) inch equals four hundred (400) feet.)
 - (h) North point.
 - (i) Written and graphic scales (including scale of location map).

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- (j) Total acreage of the site, both gross and net.
- (k) A complete field or photogrammetric survey of the property to be subdivided or developed, showing all courses, distances, and tie-ins to all adjacent intersections and areas.
- (l) Location of all existing monuments.
- (m) Boundaries of all adjoining properties (with names of landowners in the case of unplatted land).
- (n) Existing cartways of streets on and adjacent to the site with existing and ultimate rights-of-way.
- (o) Existing principal buildings (and their respective uses), sewage disposal systems, wells and driveways within one hundred (100) feet of the site. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within five hundred (500) feet of and within the site, including properties across streets.
- (p) Pursuant to Act 287 of 1974, all underground utility lines with indications as to:
 - [1] Ownership.
 - [2] Size.
 - [3] Widths of rights-of-way or easements.
- (q) The proposed layout shall include the following, both existing and proposed where applicable:
 - [1] Outline of the net site area.
 - [2] The layout of streets, including widths of cartways and existing and ultimate rights-of-way; and proposed improvements pursuant to §402 B (8)(d)[6]. The governing body shall retain exclusive jurisdiction to name all proposed streets.
 - [3] The lot layout with exact dimensions, areas and uses of lots, building setback lines, and rear and side yard lines.
 - [4] The arrangement and use of buildings and parking areas in nonresidential developments and multifamily residential developments with all necessary dimensions and number of parking spaces. Elevations and perspective sketches of proposed buildings are encouraged.
 - [5] Open space areas, and indication as to whether offered for dedication.
 - [6] Recreational facilities.

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- [7] Rights-of-way and/or easements for all drainage facilities, utilities or other purposes.**
 - [8] Sidewalks and pedestrian paths.**
 - [9] Street lights.**
 - [10] Fire hydrants, including all existing hydrants within 600 feet of the site boundary line.**
 - [11] Monuments.**
 - [12] Gas mains.**
 - [13] Water mains.**
 - [14] Driveway locations.**
 - [15] Locations of public and/or private sanitary and storm sewer systems, if applicable.**
- (2) Where the subdivision or land development is proposed to be developed in sections, a delineation of and numbering of the sections in their proposed order of development.**
- (3) Where the final plan covers only a portion of the applicant's entire tract, a sketch plan shall be submitted of a feasible future subdivision or land development of the remainder of the site. Said sketch plan shall be drawn in accordance with the approved preliminary plan and the approved schedule of sections.**
- (4) Sedimentation and erosion control plan pursuant to the Pennsylvania Clean Streams Law, prepared in accordance with standards and specifications of the Lackawanna County Soil Conservation District (on separate sheet).**
- (5) Storm water management plan (on separate sheet), as specified in §402B(4) hereof.**
- (6) Sewer plan in accordance with §402B(5) hereof.**
- (7) Landscaping and grading plan in accordance with §402B(6) hereof.**
- (8) Improvement construction plan (drainage and construction) prepared by an engineer. The improvement construction plan shall be at a horizontal scale on the plan and profile of fifty (50) feet to the inch and a vertical scale on the profile of five (5) feet to the inch. It shall contain the following:**
 - (a) Horizontal plan (streets):**
 - [1] Center line with bearings, distances, curve data and stations corresponding to the profile.**
 - [2] Right-of-way and curb lines with radii at intersections.**

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- [3] Beginning and end of proposed construction.
 - [4] Tie-ins by courses and distances to intersections of all public streets, with their names and widths.
 - [5] Location of all proposed monuments with reference to them.
 - [6] Property lines and ownership of abutting properties.
 - [7] Location and size of all drainage structures, sidewalks, public utilities, lighting standards, street trees and street name signs.
- (b) Profile (streets):
- [1] Profile of existing ground surface along the center line and both right-of-way lines of streets.
 - [2] Proposed center line grade with percent on tangents and elevations at fifty-foot intervals, grade intersections and either end of curb radii.
 - [3] Vertical curve data, including length, tangent elevations and minimum sight distance as required in Article V.
- (c) Cross section (streets):
- [1] Right-of-way width and location, and width of paving.
 - [2] Type, thickness and crown of paving.
 - [3] Type and size of curb.
 - [4] Grading of sidewalk area.
 - [5] Location, width, type and thickness of sidewalks.
 - [6] Typical location of sewers and utilities, with sizes.
- (d) Horizontal plan (storm drains and sanitary sewers):
- [1] Location and size of line with stations corresponding to the profile.
 - [2] Location of manholes or inlets with grades between and elevations of flow line and top of each manhole or inlet.

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- [3] Property lines and ownership, with details of easements where required.
 - [4] Beginning and end of proposed construction.
 - [5] Location of laterals and wyes.
 - [6] Location of all other drainage facilities and public utilities in the vicinity of storm and/or sanitary sewer lines.
 - [7] Hydraulic design data for culverts and/or bridge structures.
- (e) Profile (storm drains and sanitary sewers):
 - [1] Profile of existing ground surface with elevations at top of manholes or inlets.
 - [2] Profile of storm drains or sanitary sewers showing type and size of pipe, grade, cradle, manhole and inlet locations.
- (9) Management information. A formal contract for the maintenance of open space and/or private streets, sewer systems, central water supply and other major improvements; and method of management.
- (10) Acknowledgments.
 - (a) All offers of dedication and covenants governing the reservation and maintenance of undedicated open space, bearing certificate of approval of the Borough Solicitor.
 - (b) Such private deed restrictions, including building setback lines, as may be imposed upon the property as a condition of sale, together with a statement of any restrictions previously imposed that may affect the title to the land being subdivided.
 - (c) All required permits and related documentation from the Pennsylvania Department of Environmental Protection or its successor agency where any alteration or relocation of a stream or watercourse is proposed.
 - (d) A notice on the plan stating that access to any highway under the jurisdiction of the Pennsylvania Department of Transportation shall be only as authorized by a highway occupancy permit pursuant to §420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law".

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- (11) A written agreement regarding public improvement guarantees pursuant to §701.

§ 404. Final plan for minor subdivision.

- A. Drafting standards shall be in accordance with §402A hereof.
- B. The minor subdivision plan shall show or be accompanied by the following information:
 - (1) Site plan (on separate sheet), showing:
 - (a) Information specified in §402B(1)(a) through (1)(p) hereof.
 - (b) Proposed layout, including the requirements of §402B(1)(q)[1], [3], [4], [5], [7], [10] through [15].
 - (2) Natural features map (on separate sheet). The following information shall be indicated:
 - (a) Contour lines measured at vertical intervals of two (2) feet. Slopes may be determined by interpretation of United States Geological Survey maps.
 - (b) Wetlands, delineated on the subject site. If the applicant claims that there are no wetlands on the site, a certified statement to that effect shall be provided by a surveyor or other qualified professional.
 - (c) Floodplain areas.
 - (d) Steep slope areas.
 - [1] Fifteen percent (15%) to twenty-five percent (25%).
 - [2] Twenty-five percent (25%) and over.
 - (e) Lakes and ponds.
 - (3) Management information. A formal contract for maintenance of open space and method of management and maintenance, if applicable.
 - (4) Planning modules for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act, as amended.

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(5) Acknowledgments.

- (a) All offers of dedications and covenants governing the reservation and maintenance of undedicated open space, bearing certificate of approval of the Borough Solicitor.**
- (b) Such private deed restrictions, including building setback lines, as may be imposed upon the property as a condition of sale, together with a statement of any restrictions previously imposed that may affect the title to the land being subdivided.**
- (c) A notice on the plan stating that access to any highway under the jurisdiction of the Pennsylvania Department of Transportation shall be only as authorized by a highway occupancy permit pursuant to §420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law".**

§ 405. Lot Line Change.

Whenever the application is only for a change in lot lines which will not create additional lots, the following shall be provided:

- A. Drafting standards shall be in accordance with §402A hereof.**
- B. Information specified in §402B(1)(a) through (1)(p).**

§ 406. Resubdivisions.

Resubdivisions, wherein a parcel of land is added to an existing lot for the purposes of increasing the size of the existing lot or a number of small lots are resubdivided or re-allotted so as to make a lesser number of larger lots, shall be exempt from the provisions of this Ordinance, provided that:

- A. The grantor's remaining lands comply in all respects to the provisions of this Ordinance; and**
- B. Three (3) copies of the subdivision plan are submitted to the Borough Secretary.**

After the Borough has determined that the conditions for a lot improvement waiver have been met, the Borough Planning Commission shall sign the plans at their next regular meeting. The following notation shall be placed on the plans which are processed as a waiver under this action: "Action is granted for recording purposes only in accordance with Section 406 of the Taylor Borough Subdivision and Land Development Ordinance."

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§ 407. Record plan.

- A. The record plan shall be a clear and legible blue or black line mylar and shall be an exact copy of the approved final plan on a sheet of the size required for final plans.
- B. The following information shall appear on the record plan, in addition to the information required in § 403 and §404 for the final plan:

(1) Seals.

- (a) The impressed seal of the surveyor who prepared the survey, and the seal of the engineer who prepared the details of all improvements for the site plan. Facsimile (stamped seal) may also be required for duplication purposes.
- (b) The impressed corporate seal, if the subdivider is a corporation.

(2) Acknowledgments.

- (a) A statement to the effect that the applicant is the owner of the land proposed to subdivided and/or developed and that the subdivision and/or land development shown on the final plan is made with his or their free consent and that it is desired to record the same.
- (b) An acknowledgment of said statement before an officer authorized to take acknowledgments.
- (c) A certification by a surveyor that shall read as follows:

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA: THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON _____(DATE); THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST EXCEPT AS SHOWN HEREIN.

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**I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE,
ALL OF THE REQUIREMENTS OF THIS ORDINANCE HAVE
BEEN MET.**

Signature, Registered Professional Surveyor.

(SEAL)

Date

- (d) Certification by an engineer (if applicable) shall read as follows:

**THE UNDERSIGNED HEREBY CERTIFIES THAT THE SUBJECT
PLAN AND RELATED DRAWINGS, REPORTS, ETC. BEARING
HIS SEAL ARE TRUE AND ACCURATE AND WERE PREPARED
BY HIM OR UNDER HIS DIRECT SUPERVISION AND FOR
WHICH THE UNDERSIGNED ACCEPTS FULL AND COMPLETE
RESPONSIBILITY. THE UNDERSIGNED FURTHER CERTIFIES
THAT THE ABOVE ARE OF ADEQUATE DESIGN IN
ACCORDANCE WITH ACCEPTED ENGINEERING STANDARDS
AND THAT, TO THE BEST OF HIS KNOWLEDGE, ALL
REQUIREMENTS OF THE TAYLOR BOROUGH SUBDIVISION
AND LAND DEVELOPMENT ORDINANCE HAVE BEEN MET.**

(PRINTED NAME)

REGISTRATION NUMBER

(SIGNATURE)

(DATE)

- (3) Signatures, in black ink:

- (a) The signatures of the owner or owners of the land. If the owner of the land is a corporation, the signatures of the president and Secretary of the corporation shall appear.
- (b) The signature of the notary public, or other qualified officer, acknowledging the owner's statement of intent.
- (c) The signature of the Engineer.

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- (d) The signatures of the titular head and the Secretary of the Borough Planning Commission to evidence approval by the Planning Commission.
- (e) The signature of the plan reviewer of the LCRPC to evidence review by the LCRPC.

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ARTICLE V Design Standards

§ 500. Scope; minimum standards; adjustment of standards.

- A. The following subdivision and land development principles, standards and requirements will be applied in evaluating plans for proposed subdivisions and land developments.
- B. The standards and requirements outlined herein shall be considered minimum standards and requirements for the promotion of the public health, safety and general welfare.
- C. Where literal compliance with the standards specified herein is clearly impractical, the Planning Commission may modify or adjust the standards to permit reasonable utilization of property while securing substantial conformance with the objectives of this Ordinance.
- D. Pursuant to the provisions of §531, substantive changes may be made with regard to selected standards in keeping with §503(5) of the Pennsylvania Municipalities Planning Code.

§ 501. General standards.

- A. All portions of a site being subdivided shall be taken up in lots, streets, public lands or other proposed uses such as common open space or other common areas, so that remnants and landlocked areas shall not be created.
- B. In general, lot lines shall follow municipal boundary lines rather than cross them.
- C. The developer shall conform to all applicable performance standards, including, but not limited to, those contained in the Zoning Ordinance.
- D. Subdivisions and land developments shall be laid out so as to avoid the necessity for excessive cut or fill.
- E. Land subject to subsidence and land deemed to be topographically unsuitable, may not be platted for residential use or for such other uses as may increase danger to health, life or property until all such hazards have been eliminated, or unless adequate safeguards against such hazards, subject to review and approval by the Borough Engineer and the Planning Commission, are provided by the subdivision plans. Such land within the subdivision or land development shall be set aside on the plan for uses that shall not endanger life or property or further aggravate or increase the existing menace.

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§ 502. Community Facilities and Comprehensive Plan Requirements.

In accordance with the provisions of the Zoning Ordinance and other ordinances and regulations of the municipality:

- A. In reviewing subdivision plans, the Planning Commission shall consider the adequacy of existing or proposed community facilities to serve the additional dwellings or non-residential uses proposed by the subdivision or land development.
- B. Where deemed necessary by the Planning Commission, upon consideration of the particular type of development proposed and especially in large-scale residential developments, the Planning Commission may require an offer of dedication or reservation of such areas or sites of an extent and location suitable to the needs created by the development for schools, parks and other purposes. Where such areas proposed for public use are within the subject subdivision/land development area, they shall be reserved for public use in accordance with the Municipality's Official Map Ordinance.
- C. Areas provided or reserved for such community facilities shall be adequate to provide for building sites, landscaping and off-street parking as appropriate to the use proposed.
- D. Where a proposed park, playground, school or other public use shown in the Comprehensive Plan is located in whole or in part in a subdivision or land development, the Planning Commission may require an offer of dedication or reservation of such area within the subdivision or land development, in those cases in which the Planning Commission deems such requirements to be necessary.
- E. The layout of the proposed subdivision shall be in general conformity with the features or developments proposed in the Comprehensive Plan of the Borough of Taylor.
- F. The subdivider shall plan the layout to preserve the natural features of the site.

§ 503. Streets generally.

- A. Proposed streets shall conform to such municipal, county and state street and highway plans as have been prepared, adopted and/or filed, as prescribed by law.
- B. Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
- C. All streets shall be graded to the full width of the right-of-way. In wooded areas this may be modified to preserve existing trees.

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- D. Streets shall be laid out to avoid hazard areas and environmentally sensitive areas such as floodplains, wetlands, cliffs, steep slopes or ravines. A secondary means of access to a higher order street that avoids the same hazard area shall be provided when one of the access streets serving a subdivision of more than twenty dwelling units traverses a hazard area.
- E. Residential streets shall be so laid out as to discourage through traffic; however, the arrangement of streets shall provide for continuation of existing or platted streets and/or proper access to adjoining undeveloped tracts suitable for future subdivision, unless the Commission deems such extension undesirable for specific reasons of topography or design.
- F. If lots resulting from original subdivision are large enough to permit resubdivision, or if a portion of the tract is not subdivided, adequate street rights-of-way to permit further subdivision shall be provided as necessary.
- G. Improvements shall be made to existing streets abutting the proposed subdivision or land development. The type of improvements shall be determined by the classification and standards required of said street, pursuant to §504 and §505.
- H. Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts, or when designed as cul-de-sacs. Stub streets shall be properly closed to through traffic until such time as the street is extended.
- I. Stub streets greater in length than one (1) lot depth shall be provided with a turnaround designed to meet the standards required for cul-de-sacs and shall be provided with sufficient rights-of-way to permit the further extension of the street onto the adjacent property.
- J. Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets. Street names shall not be repeated within the municipality or postal delivery area, and all street names shall be subject to approval by the governing body.
- K. Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation.
- L. No street required to provide access shall be a private street, except as otherwise provided herein.
- M. Alleys shall be prohibited in residential districts. In commercial and industrial areas adequate service roads shall be provided where needed for access to loading and unloading facilities.

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- N. Whenever the proposed subdivision contains or is adjacent to a highway designated as a "Limited Access Highway" by the appropriate highway authorities, provision shall be made for a marginal access street at a distance acceptable, for the appropriate use of the land between the highway and such street. The commission may also require rear service roads, reverse frontage lots or such other treatment which will provide protection for abutting properties, reduction in the number of intersections with major streets, and separation of local and through traffic.
- O. New half or partial streets will not be permitted, except where essential to reasonable subdivision of a tract in conformance with the other requirements and standards of these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be secured.
- P. Wherever a tract to be subdivided borders an existing half or partial street, the other part of the street shall be plotted within such tract.
- Q. New reserve strips, including those controlling access to streets shall be prohibited.
- R. The location of a collector street in the proposed subdivision shall conform in general alignment to the Traffic Plan included in the Municipality's Comprehensive Plan.
- S. Where a subdivision abuts or contains an existing or proposed arterial or collector street, the municipality may require marginal-access streets, reverse-frontage lots, or such other treatment as will provide separate local and through traffic.
- T. Access to parking areas on commercial and industrial sites shall be controlled and shall be so located as to provide a minimum of two hundred (200) feet between points of access. For access to commercial uses, service roads or common access drives shall be provided where feasible.

§ 504. Classification of streets.

- A. Streets shall be classified in accordance with the definitions included in Article I hereof.
- B. The determination of traffic volumes applicable to the classification of streets shall be based on the data presented from the Institute of Traffic Engineering (I.T.E.) or other recognized traffic authorities.

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- C. New streets will be classified according to the ADT that may be expected to use the street, pursuant to the Institute of Traffic Engineering (I.T.E.) or other recognized traffic authorities. If, however, such streets shall be classified on the basis of a traffic impact study (§ 402B.(8) hereof) and such a classification shall be approved by the *Planning Commission*. If a new street will serve as a stub, its classification must be based on the ultimate traffic to be generated upon full development.

§ 505. Street standards.

- A. The following chart indicates the required basic dimensional standards for the various classifications of streets as defined herein:

Table 1

Basic Street Dimensional Standards ***

	Right-of-way Class	Cartway (feet) **	Curbs	Sidewalks
Expressways	*	*	*	No
Arterials	100	*	*	*
Collectors	60	40	Yes	4 ft.ca.
Local Streets	50	36	Yes	4 ft.ca.
Marginal Access Streets	33	20	Yes	No
Service Road (Internal)	33	20	Yes	No

* As recommended by the Pennsylvania Department of Transportation.

** There shall be a 7-foot utility easement on both sides of any public right-of-way outside of the cartway; such easements shall be within the right-of-way, but outside of the cartway. All utilities shall be placed within such easements.

*** Except as otherwise provided in Table 2 hereof.

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Table 2
Street and Roadway Design Standards

Design Factor	RC Zone
	Local Access Road
Right of Way Width	50 feet
Cartway Width	18 feet
Type of Curb	Ref. §521
Sidewalk Width	4 feet, special circumstances only *
Sidewalk Distance from Curb	N/A
Design Speed	25 mph
Minimum Sight Distance Looking Ahead	200 feet
Minimum Sign Distance From Side Street	350 feet
Maximum Grade	8%
Minimum Intersection Spacing	150 feet
Minimum Centerline Radius	180 feet
Minimum Tangent Between Reverse Curves	50 feet
Maximum cul-de-sac length	1,000 feet, loop streets preferred, 25 units maximum

* Multi-family (density)

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- B. Additional right-of-way and/or cartway widths may be required by the Planning Commission in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.**
- C. Short extensions of existing streets with lesser cartway widths than generally prescribed may be permitted; provided, however, that no section of new cartway shall be less than eighteen (18) feet in width and such extensions shall be less than one hundred (100) feet in length.**
- D. Where a subdivision abuts or contains an existing street of inadequate right-of-way width, the Planning Commission may require the reservation or dedication of rights-of-way to conform to the current standards. The center line of the future right-of-way shall be the same center line as the existing right-of-way.**
- E. New half or partial streets will not be permitted, except where essential to reasonable subdivision of a tract in conformance with the other requirements and standards of these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be secured.**
- F. Wherever a tract to be subdivided borders an existing half or partial street, the other part of the street shall be plotted within such tract.**

§ 506. Cul-de-sac

- A. Permanent cul-de-sacs shall have a minimum length of two hundred fifty (250) feet, but shall neither exceed one thousand (1000) feet in length nor furnish access to more than twenty-five (25) dwelling units.**
- B. Cul-de-sacs shall have at the closed end a turnaround with a right-of-way having a minimum outside right-of-way radius of sixty (60) feet and shall be paved to a radius of not less than fifty (50) feet.**
- C. Grades across cul-de-sacs shall not exceed three percent (3%).**
- D. Cul-de-sacs shall be constructed with a minimum paved area of fourteen (14) feet in width, and shall be designed for one-way counter-clock-wise circulation.**
- E. Cul-de-sacs for commercial or industrial uses shall be designed as needed to provide for the movement of the design-vehicle of the proposed use.**

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- F. Curbs shall extend around the entire outer circumference of the cul-de-sac and around the entire outer circumference of the internal circle area, if one is constructed.
- G. Cul-de-sac serving residential lots shall have sidewalks around the entire perimeter unless specifically designated otherwise by the Planning Commission.

§ 507. Building Lines.

- A. Building lines shall be as required by the Zoning Ordinance. On plans where subsurface disposal is indicated, the distance from the right-of-way lines to the building line shall be adequate to provide area for the subsurface drainage field.
- B. Side lot lines shall be substantially at right angles or radial to street lines. Side building lines shall be as required by the Zoning ordinance.
- C. Corner lots shall have extra width, sufficient to provide a setback of not less than twenty-five (25) feet from both streets.

§ 508. Street alignment.

- A. Whenever the lines of a local street or lower classification are deflected in excess of five (5) degrees, connection shall be made by horizontal curves. No other streets shall be permitted to have angle points in their alignments, except as otherwise provided herein.
- B. Minimum center line radii for horizontal curves shall be as follows:
 - (1) Local streets: two hundred (200) feet.
 - (2) Collectors: three hundred (300) feet.
 - (3) Arterials: nine hundred (900) feet.
- C. On local streets and lower classification, a minimum tangent of fifty (50) feet shall be required between curves; on all other streets, the minimum tangent shall be two hundred fifty (250) feet.
- D. A long radius curve shall be preferred to a series of curves and tangents.
- E. The approaches to an intersection shall follow a straight course for a least one hundred (100) feet.

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§ 509. Street grades.

- A. Center line grades shall not be less than one percent (1%).
- B. The maximum street grades shall be as follows:
 - (1) Local streets: ten percent (10%).
 - (2) Collectors: seven percent (7%).
 - (3) Arterials: four percent (4%).
- C. Vertical curves shall be used at changes of grade exceeding one percent (1%).
- D. A leveling area, measured from the point of intersection of the ultimate rights-of-way, shall be provided at the approach to an intersection as follows:
 - (1) Four percent (4%) grade or less for a minimum distance of fifty (50) feet for local and feeder streets.
 - (2) Three percent (3%) grade or less for a minimum distance of one hundred (100) feet for arterials and collectors.

§ 510. Street intersections.

- A. No street shall intersect another at an angle of less than eighty degrees (80).
- B. Streets intersecting a street of higher classification, as defined herein, shall be designated as a stop street and shall be provided with proper signage.
- C. Multiple intersections involving the junction of more than two (2) streets shall be prohibited.
- D. Minor collectors, feeder streets and local streets shall not intersect on the same side of a major collector or arterial at an interval of less than six hundred (600) feet.
- E. Streets entering opposite sides of another street shall be laid out directly opposite one another or have a minimum offset of two hundred (200) feet between their center lines.

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- F. The minimum curb radii at street intersections, which shall be concentric with the street line, shall meet Pennsylvania Department of Transportation standards. In no instance shall curb radii be less than ten (10) feet for local streets and thirty-five (35) feet for higher order streets. Where streets of different categories intersect, the radius requirement of the higher order street shall apply. A property line corner shall be rounded to the same radius as the curb which it adjoins.
- G. The minimum curb radius for driveways serving an expected average daily traffic (ADT) count of twenty (20) or fewer trips shall be ten (10) feet. For driveways serving an expected ADT of more than twenty (20) trips, the curb radius shall be increased to fifteen (15) feet, unless a greater radius is required by the Engineer to safely accommodate expected traffic. A permit shall be required for all driveways in order to determine adequate site distance. No fee shall be charged for such permits.
- H. Private driveways, where provided, shall be located not less than forty (40) feet from the tangent point of the curb radius of any intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two (2) different classifications as defined herein.
- I. Driveway grades for residential development shall not exceed 15%; and for commercial or industrial development, such grades shall not exceed 10%.
- J. In general, no private driveway shall have direct access to an arterial or major collector street. Driveways shall be so located and designed as to provide a reasonable sight distance in accordance with §512.

§ 511. Lots.

The arrangement and other design standards of lots shall conform to the following requirements:

- A. Every lot shall abut a public street.
- B. Double frontage lots shall not be platted, except that where desired along limited access highways, lots may face on an interior street and back on such thoroughfares. In that event, a planting strip for a screen, at least fifteen (15) feet in width, shall be provided along the back of the lot. Where lots back on a railroad, creek, or other natural barrier, there may also be required a fifteen (15) foot planting screen strip; and interior lots having frontage on two streets shall be prohibited except where unusual conditions make it desirable.
- C. The ratio of the depth of any lot to its width shall not be greater than two and one-half to one (2.5 : 1) except as may be specified in the Zoning Ordinance.

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- D. If remnants of land exist after subdividing, they shall be incorporated in existing or proposed lots, or dedicated to public use if acceptable to the Governing Body.
- E. Lot size shall be controlled by the provisions of the Zoning Ordinance.
- F. Where either or both water supply and sanitary sewage disposal facilities are provided by individual on-lot facilities, the municipality shall require that the Subdivider/Developer request that the Pennsylvania Department of Environmental Protection or local Sewage Enforcement Officer, make the necessary tests to determine the adequacy of the proposed facilities in relation of the lot size, existing grade, and soil conditions. A certificate from such an official indicating that the proposed facilities are adequate, shall be required before final approval of the plan.
- G. Lot dimensions and areas shall not be less than specified by the Zoning Ordinance.
- H. Residential lots shall front on an existing or proposed public street.
- I. Through lots are prohibited, except where employed to prevent vehicular access to arterial and collector streets.
- J. Side lot lines shall be substantially at right angles or radial to street lines.
- K. The depth of single-family detached residential lots shall not be less than one (1) nor more than two and one-half (2-1/2) times their width. All lots shall be designed to provide a building envelope (depth minus front and rear yards) of at least forty (40) feet in depth.
- L. If remnants of land exist after subdividing, they shall be incorporated into existing or proposed lots, or offered for dedication to public use for recreation or open space. The Municipality may or may not accept such offer of dedication.
- M. The subdivision of a tract that creates nonconforming side and rear yards for existing buildings will not be approved unless variances have been granted by the Zoning Hearing Board prior to final application submission.

§ 512. Sight distance.

- A. The control of grades, curvature and obstructions at intersections is required to ensure adequate sight distance for safety and efficient vehicular operation. There are three (3) types of sight distance:
 - (1) For intersections to ensure safe crossing or entering of an intersecting street.
 - (2) For stopping.
 - (3) For passing overtaken vehicles on two- and three-lane streets.

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B. Corner sight distance.

- (1) At intersections, the street of lower order shall be designed to provide a minimum corner sight distance as specified in the accompanying diagram and table:
- (2) The entire area of the clear sight triangle, described by points a, b and c in the attached diagram, shall be designed to provide an unobstructed view across it from point b to all points three and five tenths (3.5) feet above the cartway along the center line from point a to points c and d.

C. The following table indicates the minimum sight distance required for stopping and passing on the various street types:

<u>Sight Distance</u>	<u>Street Classification</u>		
	<u>Arterial</u>	<u>Collector</u>	<u>Local</u>
Design Speed	60 mph	50 mph	25 mph
Stopping	500 feet	350 feet	200 feet
Passing	2,100 feet	1,800 feet	1,100 feet

§ 513. Off-street parking facilities.

The design standards specified below shall be required for all off-street parking facilities with a capacity of five (5) or more vehicles.

A. The minimum dimensions of stalls and aisles shall be as follows:

<u>Angle of Parking</u>	<u>Parking</u>		<u>Aisle</u>	
	<u>Stall Width* (feet)</u>	<u>Stall Depth (feet)</u>	<u>One-Way (feet)</u>	<u>Two-Way (feet)</u>
90	9.0	18	20	24
60	9.0	19	18	21
45	9.0	18	15	20
Parallel	9.0	22	12	20

* For handicapped-accessible parking spaces, the minimum width shall be not less than nine (9) feet plus a minimum five (5) feet access aisle for cars and eight (8) feet access aisle for vans.

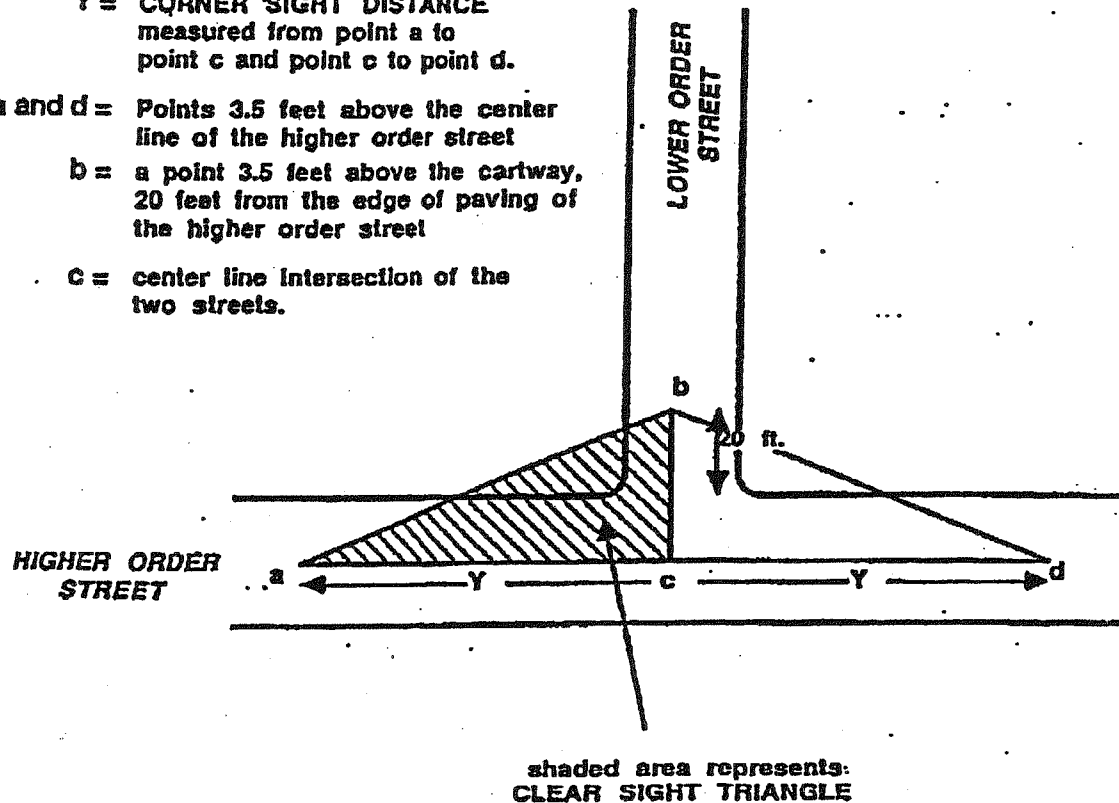
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Y = CORNER SIGHT DISTANCE
measured from point a to
point c and point c to point d.

a and d = Points 3.5 feet above the center
line of the higher order street

b = a point 3.5 feet above the cartway,
20 feet from the edge of paving of
the higher order street

c = center line intersection of the
two streets.



MINIMUM CORNER SIGHT DISTANCE (Y)

<u>Design Speed</u>	<u>Y (in feet)</u>
50 mph	500
40 mph	400
35 mph	350
30 mph	300
25 mph	250

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- B. Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles.
- C. All parking spaces shall be marked so as to provide for safe and orderly parking.
- D. At no time shall angle or perpendicular parking be permitted along public streets.
- E. Except at entrance and exit drives, all parking areas shall be set back from the right-of-way line and all property lines pursuant to the provisions of the Zoning Ordinance. The distance between this required setback and the cartway shall be maintained as a planting strip or planting strip and sidewalk.
- F. No more than twenty (20) parking spaces shall be permitted in a continuous row without being interrupted by landscaping for a minimum of ten (10) feet.
- G. No one (1) area for off-street parking of motor vehicles shall exceed eighty (80) cars in capacity. Separate parking areas on a parcel shall be physically separated from one another by ten-foot-wide planting strips.
- H. Parking lots shall not have a grade exceeding five percent (5%). No grade cut, fill, or height difference between terraced parking areas shall exceed four (4) feet unless approved by the Planning Commission. As needed for safety purposes, guide rails may be required.
- I. In no case shall parking areas be designed to require or encourage cars to back into a public street in order to leave the lot.
- J. Entrances and exits to and from off-street parking areas shall be located so as to minimize interference with street traffic.
- K. For the purpose of servicing any property under single and separate ownership, entrance and exit drives crossing the street line shall be limited to two (2) along the frontage of any single street for each five hundred (500) feet of frontage, and their center lines shall be spaced at least eighty (80) feet apart. On all corner properties, there shall be a minimum spacing of sixty (60) feet, measured at the street line, between the center line of any entrance or exit drive and the street line of the street parallel to said drive.
- L. The width of entrances and exit drives shall be:
 - (1) A minimum of fourteen (14) feet for one-way use only.

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- (2) A minimum of twenty-five (25) feet for two-way use.
- (3) A maximum of thirty-five (35) feet at the street line.
- M. Tire bumpers or landscape berms shall be installed so as to prevent vehicle overhang on any sidewalk area.
- N. No less than a five-foot radius of curvature shall be permitted for all curbs in parking areas.
- O. All dead-end parking areas shall be designed to provide sufficient backup area for the end stalls of parking area.
- P. Pedestrian crosswalks in parking areas shall not be subject to passage or concentration of surface water.
- Q. All common parking areas shall be adequately lighted during after-dark operating hours. All light standards shall be located on raised parking islands and not on the parking surface.
- R. All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high brightness surface of the luminaries be visible from neighboring residential properties or from a public street. No such lighting shall exceed 0.5 FC at the property line.
- S. Handicapped accessible spaces shall be provided as follows:

Total Parking in Lot	Required Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1000

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§ 514. Landscaping of parking facilities.

- A. The following requirements shall be applied to all parking lots with ten (10) or more spaces.
- B. All parking areas shall have at least one (1) tree of one-and-one-half-inches minimum caliper for every ten (10) parking spaces in single bays and one (1) tree of one-and-one-half-inches caliper minimum for every twenty (20) parking spaces in double bays.
- C. Trees shall be planted in such a manner to afford maximum protection from the sun for parked vehicles.
- D. A minimum of ten percent (10%) of any parking lot facility shall be devoted to landscaping, inclusive of required trees.
- E. Plantings shall be able to survive soot and gas fumes.
- F. Trees that have low growing branches, gum or moisture that may drop on vehicles, blossoms, thorns, seeds or pods that may clog drainage facilities shall be avoided. Approved trees include, but are not limited to, those listed in §523 (H) or as recommended by the PA Bureau of Forestry.
- G. Interior landscaping shall not be required for any lots of less than 20 spaces.

§ 515. Off-street loading facilities.

Off-street loading facilities shall be designed to conform to the following specifications:

- A. Each space shall be no less than fifteen (15) feet wide, fifty (50) feet long and have a vertical clearance of sixteen (16) feet, exclusive of drives and maneuvering space, and located entirely on the lot being served.
- B. There shall be appropriate means of access to a street or alley as well as adequate maneuvering space.
- C. The maximum width of driveways and sidewalk openings measured at the street lot line shall be thirty-five (35) feet; the minimum width shall be fourteen (14) feet.
- D. All accessory driveways and entrance ways shall be graded, have a bituminous surface, and be drained to the satisfaction of the Engineer to the extent necessary to prevent nuisances of dust, erosion or excessive water flow across public streets or sidewalks.

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- E. Such facilities shall be designed and used in such a manner so as to at no time constitute a nuisance, a hazard or an unreasonable impediment to traffic.**
- F. The lighting requirements of §513 (Q) and (R) shall be met, if applicable.**

§ 516. Storm water management and surface runoff control.

- A. General. For all subdivisions and land development proposals, a stormwater management plan is required showing all drainage within the watershed affecting the subject property and the erosion and sediment control procedures and facilities to be utilized. The developer shall construct and/or install such drainage structures, on- and off-site, as necessary to comply with the Municipality's Storm Water Management Ordinance. Drainage systems shall be designed and sealed by a registered Professional Engineer.**
- B. Objectives. Storm drainage systems shall:**
 - (1) Prevent erosion damage and to satisfactorily carry off or detain and control the rate of release of surface waters.**
 - (2) Encourage run-off control measures that percolate the storm water into the ground to aid in the recharge of ground waters.**
 - (3) Carry surface water to the nearest adequate street, storm drain, detention basin, natural watercourse or drainage facility.**
 - (4) Take surface water from the bottom of vertical grades, to lead water away from springs, and to avoid excessive use of cross gutters at street intersections and elsewhere.**
 - (5) Handle the anticipated peak discharge from the property being subdivided or developed and the existing run-off being contributed from all land at a higher elevation in the same watershed.**
 - (6) Maintain the adequacy of the natural stream channels. Accelerated bank erosion shall be prevented by controlling the rate and velocity of run-off discharge to these water courses, so as to avoid increasing the occurrence of stream bank overflow.**
 - (7) Preserve the adequacy of existing culverts. Bridges and similar structures shall be preserved by suppressing the new flood peaks created by new land development.**

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C. Retention of existing watercourses and natural drainage features.

- (1) Whenever a watercourse, stream, or intermittent stream is located within a development site, such a watercourse, stream, or intermittent stream shall remain open in its natural state and location and shall not be piped.
- (2) The existing points of natural drainage discharge onto adjacent property shall not be altered without the written approval of the affected landowners.
- (3) No stormwater run-off or natural drainage shall be so diverted as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands.

D. Design criteria.

All plans and designs for storm water management facilities shall determine the maximum expected discharge and run-off in accordance with the Borough's current Storm Water Management Ordinance.

§ 517. Erosion and sediment controls; grading.

A. General provisions and compliance.

- (1) With the exception of tree cutting necessary for survey purposes, no changes shall be made in the contour of the land and no grading excavation, removal nor destruction of the topsoil, trees or other vegetative cover of the land shall be commenced, until such time that a plan for minimizing erosion and sedimentation has been:
 - (a) Processed and reviewed by the Engineer and approved by the Lackawanna County Soil Conservation District; and
 - (b) Approved by the Planning Commission.
- (2) The Planning Commission, in its consideration of all preliminary subdivision and land development plans, shall condition its approval upon the execution of erosion and sediment control measures as contained in the standards and specifications of the Lackawanna County Soil Conservation District, and the Pennsylvania Department of Environmental Protection, Bureau of Soil and Water Conservation or its successor agency.

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- (3) Final approval of plans and specifications for the control of erosion and sedimentation shall be concurrent with the approval of the final subdivision or land development plans, and become a part thereof.
- (4) Final plans for minimizing erosion and sedimentation as approved will be incorporated into the agreement and bond requirements as required by the municipality. (See Article VII.)
- (5) No subdivision or land development plan shall be approved unless:
 - (a) There shall be an improvement bond or other acceptable security is deposited with the municipality in the form of an escrow guaranty that will ensure installation and completion of the required improvements; or
 - (b) There has been a determination by the Planning Commission that a plan for minimizing erosion and sedimentation is not necessary. The Planning Commission may waive the above requirement for minor subdivisions.
- (6) The Engineer shall review plans and inspect the development site during the construction of site improvements to insure compliance with the approved plan.
- (7) The Engineer shall review stream channel construction on watersheds with a drainage area in excess of three hundred twenty (320) acres, or in those cases where downstream hazards exist, and shall submit a review of said construction to the Pennsylvania Department of Environmental Protection or its successor agency. Said construction shall be approved by the Department of Environmental Protection or its successor agency prior to final plan approval.

B. General erosion control standards.

Measures used to control erosion and reduce sedimentation shall, as a minimum, meet the standards and specifications of the Lackawanna County Soil Conservation District, and the Pennsylvania Department of Environmental Protection, Bureau of Soil and Water Conservation or its successor agency.

In cases where the Lackawanna County Soil Conservation District does not have standards and specifications for erosion and sedimentation control, other known and commonly accepted standards and specifications approved by the Engineer may be used.

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§ 518. Blocks.

- A. The length, width and shape of blocks shall be determined with due regard to the following:
- (1) Provision of adequate sites for the types of buildings proposed.
 - (2) Zoning requirements as to lot sizes, dimensions and minimum lot areas per dwelling unit.
 - (3) The limitations and opportunities of the topography.
 - (4) Requirements for safe and convenient vehicular and pedestrian circulation and access.
- B. Blocks shall have a maximum length of one thousand six hundred (1,600) feet and minimum length of three hundred (300) feet. In the design of blocks longer than one thousand one hundred (1,100) feet, special consideration shall be given to the requirements of satisfactory fire protection.

§ 519. Planting Strip.

Where a planting strip is provided, the subdivider shall seed the planting strip between the curb and sidewalk, if both are required. If curb and/or sidewalk is not required, the planting strip shall be located in the same area as though they both were required.

§ 520. Easements.

- A. Utility easements shall be provided, as needed; such easements shall be designed in accordance with the provisions hereof.
- B. Roadway utility easements shall be in accordance with §505, Table 1 hereof.
- C. Utility easements not located within a public right-of-way shall be located along side or rear property lines and shall have minimum widths, as follows:
- | | |
|------------------------|-------------------|
| 1) Underground utility | fifteen (15) feet |
| 2) Overhead utility | ten (10) feet |
| 3) Drainage facilities | twenty (20) feet |
- D. No structure requiring a building permit or plantings, except for lawn, shall be set or put within the area of a utility easement.

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- E. Where a subdivision or land development is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage and afford adequate access for maintenance but not less than fifty (50) feet in width, or as may be required or directed by the engineer and/or the Pennsylvania Department of Environmental Protection or its successor agency. The owner shall properly grade and stabilize slopes and fence any open ditches when it is deemed necessary by the engineer.**
- F. Where stormwater or surface water will be gathered within the subdivision or land development and discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the applicant or owner shall reserve or obtain easements over all lands affected thereby; such easements shall be adequate for discharge or drainage and for the carrying off of such water, and for the maintenance, repair and reconstruction of the same vehicles, machinery and other equipment for such purposes, and shall be of sufficient width for such passage and work. The owner shall convey, free of charge or cost, such easements to the municipality upon demand.**
- G. No right-of-way or easement for any purpose whatsoever shall be recited or described in any deed unless the same has been shown on the approved plan.**
- H. Transmission lines. Where natural gas, petroleum, or high tension lines are located within or adjacent to the subdivision/Development, the Subdivider/Developer shall provide the Planning Commission with a statement from the utility company involved setting forth any special conditions which they may require.**

§ 521. Curbs.

- A. Curbs shall be provided along streets pursuant to Table 1 and Table 2 unless swales are substituted pursuant to §531(A)(2). Wherever the lots in a proposed Subdivision will result in a density of more than one (1) dwelling unit per net acre, or where multi-family dwellings are provided, curbs and gutters shall be installed in accordance with the following specifications. The Commission may require installation of curbs and/or gutters in any Subdivision where the evidence indicates that such improvements are necessary for proper drainage.**
- B. Curbs shall be constructed in accordance with municipal specifications, and as follows:**

 - (1) Curbs shall be provided on all streets and parking compounds located within all major subdivisions and land developments.**

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- (2) All curbs shall be depressed at intersections to sufficient width to accommodate wheelchairs. Depression shall be in line with sidewalks where provided.
 - (3) Curbs shall be the vertical type.
 - (4) All curbs shall be constructed of cement concrete with expansion joints every twenty (20) feet, and shall follow PennDOT standards, as follows:
 - (a) Straight Portland cement curb, 18" x 7", top rolled and battered to 8" at bottom, 8" face exposed above finish road surface.
- C. When the sole purpose of the curb is to protect the pavement edge, cement concrete headers may be utilized, subject to the approval of the Borough Engineer.

§ 522. Sidewalks and pedestrian paths.

- A. Wherever a proposed Subdivision shall average five (5) or more dwelling units per gross acre included in the Subdivision, or where any Subdivision is immediately adjacent to, or within one thousand (1,000) feet of any existing development or recorded Subdivision having sidewalks, then sidewalks shall be installed on each side of the street in accordance with the specifications set forth herein. The commission may require the installation of sidewalks in any subdivision where the evidence indicates that sidewalks are necessary for the public safety.
- B. Sidewalks shall be installed and shall have a minimum width of four (4) feet, except that sidewalks serving apartment houses or proposed commercial areas shall be five (5) feet in width unless the Commission determines that such additional width is unnecessary for the public safety and welfare in the vicinity of the subject site. Sidewalks shall be concrete, 4" in thickness, 1 : 2 1/4 : 3 mix placed on 4" crushed stone, in accordance with current PennDOT specifications.
- C. Sidewalks and public paths shall be installed for convenience and access to all dwelling units from streets, driveways, parking areas or garages and located within a public right-of-way, a public easement or a common open space area.
- D. At corners and other pedestrian street-crossing points, sidewalks shall be extended to the curbline with ramps for adequate and reasonable access of physically handicapped persons, including those in wheelchairs, across curbs.
- E. Sidewalks and pedestrian paths away from streets shall be adequately lighted.

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- F. The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways. Where heavy traffic volume is expected, a special paving treatment may be required by the Planning Commission. Small jogs in the alignment shall be avoided.**
- G. Sidewalks and pedestrian paths shall be laterally pitched at a slope of not less than three-eighths (3/8) inch per foot to provide for adequate surface drainage. The concentration of surface waters shall be prevented from passing on or across sidewalks. The design of sidewalks shall not cause surface waters to pocket.**
- H. Where sidewalk grades exceed five percent (5%), a non-slip surface texture shall be used.**
- I. Sidewalks and pedestrian paths shall be of a hard surface composition if heavy pedestrian or bicycle traffic will be served and shall be constructed according to municipal specifications. An occasionally-utilized footpath may use gravel, pine bark chips, or other material approved by the Borough Engineer.**
- J. Sidewalks adjacent to angle parking areas shall be set back a minimum of five (5) feet to prevent car overhang from restricting pedestrian movement along the sidewalk.**

§ 523. Street trees.

- A. Within any land development or major subdivision, street trees shall be planted along all streets where suitable street trees do not exist.**
- B. Large street trees shall be planted at intervals of not more than forty-five (45) feet, and small street trees at intervals of not more than thirty (30) feet along both sides of new streets and along one (1) or both sides of an existing street within the proposed subdivision or land development. An equivalent number may be planted in an informal arrangement, subject to the approval of the Planning Commission.**
- C. Street trees shall not be planted opposite each other, but shall alternate.**
- D. At intersections, trees shall not be located within the clear sight triangle.**
- E. Street trees shall be planted in the right-of-way, within the planting strip, rather than on lots. Where sidewalks are required, the planting strip shall be between the curb and the sidewalk.**

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- F. Street trees shall be of nursery stock. They shall be of symmetrical growth, free of insects, pests and disease, suitable for street use, and in conformity with the standards of the American Association of Nurserymen.
- G. The minimum trunk diameter, measured at a height of six (6) inches above the finished grade level, shall be two and one-half (2-1/2) inches.
- H. Species shall be as specified herein and as otherwise approved by the PA Bureau of Forestry. In general, trees shall be mature shade trees. Trees such as Norway Maple and Amur Cork trees shall be prohibited.

§ 524. Crosswalks.

- A. Interior crosswalks may be required wherever necessary to facilitate pedestrian circulation and to give access to community facilities in blocks of over one thousand six hundred (1,600) feet in length.
- B. Such crosswalks shall have an easement width of not less than ten (10) feet and a paved walk of not less than four (4) feet. They shall be clearly marked by bollards, paving material, signing, lights or similar provisions to ensure their visibility to motorists.

§ 525. Residential developments.

- A. Approval of the preliminary application must be obtained for the entire proposed development. Final approval may be obtained section by section, but such sections shall be specified on the preliminary plan and must be numbered in the proposed order that they are to be developed. Such order of development must be adhered to, and if changes are required, plans must be resubmitted and processed pursuant to Article III.
- B. Design standards.
 - (1) The land development shall be designed to be harmonious and efficient in relation to topography, the size and shape of the site, the character of adjoining properties and the type and size of proposed buildings.
 - (2) Buildings shall be well-related to the natural topography, existing desirable vegetation, bodies of water, views within and beyond the site, and exposure to the sun and other existing and proposed buildings.

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- (3) Attached dwelling types shall incorporate varied designs, architectural modes and setbacks.

C. Access and circulation.

- (1) Access to the dwellings and circulation between buildings and other important project facilities for vehicular and pedestrian traffic shall be comfortable and convenient for the occupants.
- (2) Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience.
- (3) Walking distances from the main entrance of a building or a single-family dwelling unit to a parking area shall be less than one hundred (100) feet. Exceptions to this standard shall be reasonably justified by compensating advantages, such as desirable views and site preservation through adaption to topography. In no case shall the distance exceed two hundred fifty (250) feet.

D. Grading.

- (1) Grading shall be designed for buildings, lawns, paved areas and other facilities to assure adequate surface drainage, safe and convenient access to and around the buildings, screening of parking and other service areas and conservation of desirable existing vegetation and natural ground forms.
- (2) Grading around buildings shall be designed to be in harmony with the natural topography.

E. Streets and driveways.

- (1) Streets and/or driveways shall be provided on the site where necessary for convenient access to dwelling units, garage compounds, parking areas, service entrances of buildings, collection of refuse and all other necessary services. Internal streets and driveways shall enter public streets at safe locations.
- (2) Streets and/or driveways shall be planned for convenient circulation suitable for traffic needs and safety.
- (3) All streets and/or driveways shall be laid out to conform with the design, service, and access standards contained herein for public streets based upon projected average daily traffic.

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- (4) Streets and/or driveways shall be paved and constructed in accordance with municipal standards.

F. Refuse collection stations.

- (1) Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.
- (2) Collection stations shall be located so as to be adequately separated from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents and shall be adequately screened and landscaped, in accordance with the Borough Zoning Ordinance.

G. Planting.

- (1) The appeal and character of the site shall be preserved and enhanced by retaining and protecting existing trees and desirable topographic features.
- (2) Additional plant material shall be added for privacy, shade, beauty of buildings and grounds, and to screen out objectionable features.

§ 526. Nonresidential developments.

- A. Additional width of streets adjacent to areas proposed for nonresidential use may be required as deemed necessary by the Planning Commission to assure the free flow of through traffic from vehicles entering or leaving parking/loading areas.
- B. When two (2) adjacent lots proposed for nonresidential uses front on an arterial or major collector street, the applicant may be required to provide common ingress and egress as well as common parking facilities. When three (3) or more adjacent lots are proposed for nonresidential uses, the applicant may be required to provide a service road for common ingress and egress.
- C. Dead-end alleys shall be avoided; but where this proves impossible, they shall be terminated with a paved turnaround of adequate dimensions as approved by the Planning Commission.
- D. Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped.

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§ 527. Buffer yards.

- A. Buffer yards are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. Buffer areas shall be developed in accordance with the standards set forth in the Municipality's zoning ordinance.**

§ 528. Recreation areas.

- A. In accordance with the Municipality's recreation plan, upon consideration of the particular type of development proposed; the Planning Commission may require the offer of dedication or reservation of such other areas or sites of a character, extent, and location suitable to the need created by such development for parks and recreation areas.**
- B. The following standards shall apply to the provisions of parks, other recreation areas and permanent open space:**
 - (1) Single-family detached developments. In the case of residential developments designed exclusively with single-family detached dwellings, the applicant shall provide a minimum of one thousand (1,000) square feet per dwelling unit for parks and recreation areas.**
 - (2) Single-family cluster developments. In single family cluster developments, the open space and recreation requirements as set forth in the Zoning Ordinance shall be adhered to.**
 - (3) Multi-family developments. In multi-family residential developments, the open space and recreation requirements as set forth in the Zoning Ordinance shall be adhered to.**
- C. Recreation areas, as required by the Zoning Ordinance, shall be laid out in accordance with the best principles of site design. The recreation areas shall form part of an interconnecting open space system that extends throughout the development. The following criteria shall be utilized to determine whether the recreation areas have been properly designed:**
 - (1) Recreation areas shall be readily accessible to all development residents, or in the case of recreation areas dedicated to the municipality, shall be easily and safely accessible to the general public. At least one (1) side of the recreation area shall abut a street for minimum distance of fifty (50) feet for access of emergency and maintenance vehicles.**

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- (2) Recreation areas shall have suitable topography, drainage and soils for use and development of recreational activities.
 - (3) When active recreation activities are proposed that entail the construction and installation of equipment or playing surfaces, a buffer, as described in §527, shall be provided when such activities abut residential uses.
 - (4) Recreational areas shall not be traversed by streets or utility easements unless said utilities are placed underground and no part of them or their supportive equipment protrudes above ground level.
 - (5) The shape of the recreational area shall be suitable to accommodate those recreation and open space activities appropriate to the location and needs of future residents.
- D. The Governing Body may accept or reject the dedication of any recreation area.
- E. Except as otherwise provided herein, for any development of ten (10) or more dwelling units under one (1) or more applications, the developer shall, as a condition precedent to final plan approval, either pay a recreation fee or dedicate land to the Municipality in lieu of such a recreation fee. The Governing Body, however, may reject an offer of dedication of land. Such decision shall be rendered by the Governing Body prior to the approval of the Preliminary Application for the subject development. The procedure for both alternatives shall be as described in §528 F, and 528 G hereof.
- F. Alternative Procedure for Payment of a Recreation Fee. Where it is determined that a recreation fee shall be paid, such fee shall be used only for the purpose of providing park or recreational facilities accessible to the subject development. The amount of such recreation fee shall be three hundred dollars (\$300.00) per dwelling unit included in the subject land development; provided, however, that said fee shall be refundable, with interest, upon request of the payer of the fee in the event that the Municipality has failed to utilize such funds for the purpose set forth herein within three (3) years of the date of payment of said fee.
- G. Alternative Procedure for Dedication of Land in Lieu of a Recreation Fee. This option shall only be considered for developments of 20 or more dwelling units. The developer may be required to dedicate 1,000 square feet of land for each dwelling unit. The delineation of the area to be dedicated shall be the choice of the developer; provided, however, that such lands shall be suitable for recreational use as determined by the Planning Commission. If, however, the Municipality fails to develop the dedicated site within three (3) years of the date of dedication, the site shall be returned to the developer.

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§ 529. Open space designation and design.

- A. All land held for open space shall be so designated on the plans. The plans shall contain the following statement for lands in the categories listed in subsection B below:

"Open space land may not be separately sold, nor shall such land be further developed or subdivided."

- B. In designating the use of open space and the type of maintenance to be provided on the plan, the following classes may be used:

- (1) **Lawn.** A grass area with or without trees that may be used by the residents for a variety of purposes and that shall be mowed regularly to insure a neat and tidy appearance.
- (2) **Natural area.** An area of natural vegetation, undisturbed during construction or related activities. Such areas may contain pathways. Meadows shall be maintained as such and not left to become weed infested. Maintenance may be minimal, but shall prevent the proliferation of weeds and undesirable plants such as honeysuckle and poison ivy. Litter, dead trees and brush shall be removed, and streams shall be kept in free-flowing condition.
- (3) **Recreation area.** An area designated for a specific recreation use, including, but not limited to, tennis, swimming, shuffleboard, playfield and tot lot. Such areas shall be maintained so as to avoid creating a nuisance, and shall perpetuate the proposed use.
- (4) **Agricultural area.** An area designated for the preservation of Class I, II and III agriculture soils for agricultural usage, as may be required by the Zoning Ordinance. Such open space areas shall be designed to provide the maximum amount of farmland for usable fields or garden plots.

- C. Permanent Open Space to be provided in accordance with certain Sections of this Ordinance shall be designed in accordance with the following standards:

- (1) Permanent Open Space shall be so designated on the submitted plans, and the plans and property deeds shall contain a notation stating, "Permanent Open Space shall not be separately sold and shall not be further developed or subdivided;"
- (2) Permanent Open Space shall be contiguous to the development, not separated by existing streets, and shall not be a part of any lot within the development;

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- (3) Permanent Open Space areas shall be designed as a continuous system of open space and shall be interconnected with open space areas on abutting parcels whenever possible;
- (4) Permanent Open Space shall be provided with safe and convenient access to the residentially-developed area of the tract by adjoining frontage on streets or easements capable of accommodating pedestrian, bicycle, and maintenance vehicle traffic. The Permanent Open Space shall contain appropriate access improvements and shall be provided with perimeter parking areas where appropriate;
- (5) All portions of a tract not occupied by buildings and required improvements shall be maintained as landscaped areas consisting of natural environmental features and/or planted vegetation. Permanent Open Space shall predominantly consist of natural environmental features or planted and maintained vegetation that may contain walking and biking trails. Permanent Open Space may also contain impervious surface areas such as tennis courts, clubhouses, or other active recreation facilities, but such active recreation facilities shall consist of less than twenty-five percent (25%) of the Permanent Open Space;
- (6) Permanent Open Space shall be configured so as to create areas of adequate size and shape to permit a variety of uses, active or passive, throughout the system.

§ 530. Ownership and maintenance of permanent open space.

- A. Permanent open space to be provided in accordance with certain Sections of this ordinance may be offered for dedication to the municipality, although the municipality need not accept any such offers. Provision for ownership and maintenance of the open space shall be made in a manner so as to ensure its preservation, in accordance with one (1) of the following alternatives:
 1. The municipality may accept dedication of the open space or any interest therein for public use and maintenance, but the municipality need not accept a dedication of the open space if offered;
 2. With permission of the municipality, and with appropriate deed restrictions in favor of the municipality and in language acceptable to the municipality's Solicitor, the developer may transfer the fee simple title in the open space or a portion thereof to a private, not-for-profit organization, provided that:
 - a. The organization is acceptable to the municipality and is a bona fide organization with a perpetual existence;

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- b. The conveyance contains appropriate provision for proper retransfer or reverter in the event that the organization becomes unable or unwilling to continue to carry out its functions, and;
 - c. A maintenance agreement acceptable to the municipality is entered into by the developer, the organization and the municipality;
- 3. The developer shall provide for and establish an organization for the ownership and maintenance of the open space consistent with the requirements for unit owners' associations found in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.S. 33101 et seq. If such an organization is created, the deeds for the open space and for all individual lots within the development shall contain the following requirements in language acceptable to the municipality's Solicitor.
 - a. Such organization shall not dispose of the open space by sale or otherwise except to the municipality or other government body unless the municipality has given prior approval. Such transfer shall be made only to another organization that shall maintain the open space in accordance with the provisions of this Ordinance;
 - b. The organization and all lot owners within the development shall agree to maintain the open space. If private ownership fails to do so, the municipality may proceed to maintain a deteriorating open space and may assess and lien the properties within the development accordingly;
 - c. All lot owners shall be required to become members of the organization and pay assessments for the maintenance of the open space, which may be increased for inflation and which may provide for professional management.

§ 531. Varying of design standards.

The Planning Commission, recognizing that a situation may arise where additional flexibility is warranted, is authorized to alter the design standards specified below. The applicant shall present evidence and demonstrate that the variation requested will result in improving the proposed subdivision or land development. The standards and requirements of this Ordinance also may be modified by the Commission in the case of plans for complete communities or neighborhood units or other large scale developments of twenty (20) acres or more which, in the judgment of the Commission, achieve substantially the objectives of the regulations contained herein and which are further protected by such covenants or other legal provisions as will assure conformity to and achievement of the plan. Requests for modifications shall be submitted in writing by the Subdivider at the time the Preliminary Application is filed with the Commission. The application shall state fully the grounds and all the facts relied upon by the Applicant.

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A. **Streets.** Standards for streets expressed in this Ordinance are intended to provide for the safe and intelligent layout of streets that can be easily maintained at minimum cost.

- (1) **Cartway width.** The width of streets has been established to ensure adequate movement of traffic in times of greatest parking loads.
 - (a) Where a street is designed so that all dwelling units face on local streets and where on-street parking is not permitted and no safety hazard will be created, the cartway width may be reduced. This reduction is limited to twenty-eight (28) feet on collector or twenty (20) feet on local streets.
- (2) **Curbs.** Curbs are used to channel water to storm sewers, protect pavement edges and keep vehicles off of grassed areas. Where topography and soils permit, roadside swales, set back a minimum of ten (10) feet from the edge of the cartway, may be substituted for curbs, provided that the alternate design:
 - (a) Ensures adequate means for the protection of pavement edges.
 - (b) Handles stormwater in a manner to ensure against erosion or other conditions detrimental to the public health, safety or welfare.
 - (c) Has the approval of the Municipal Engineer.
- (3) **Right-of-way widths.** Right-of-way widths are intended to provide enough land for streets, sidewalks, driveway aprons, street trees, cut or fill slopes, and utilities. They are intended to provide an additional buffer between dwelling units and streets. Where sidewalks are not run along streets, cartway widths are reduced, utilities are located outside of the right-of-way, or dwellings will not front on the streets, a reduction in the widths of rights-of-way may be permitted. In no instance shall a right-of-way width be reduced to less than thirty-three (33) feet.

B. **Sidewalks.** Sidewalks are intended to provide a separate means of movement for pedestrians. Occasionally, it may be appropriate for the location of sidewalks to be away from streets. In order for the Planning Commission to waive the requirement for sidewalks to be within a street right-of-way, all of the following provisions for relocated sidewalks shall be met:

- (1) The walks shall be all-weather and easily cleared of snow.
- (2) They shall be convenient for the most frequent trips, such as children walking to school bus stops.

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- (3) If the walks shall remain as private property, then the responsibility for their maintenance shall be clearly established, such as by a homeowners' association, or the respective property owners.
- C. Where the Planning Commission shall determine that sidewalks are not essential for the safety of pedestrians in a low-density (1 dwelling unit or less per acre), they may void any and all sidewalk requirements.
- D. The standards and requirements of this Ordinance also may be modified by the Commission in the case of plans for complete communities or neighborhood units or other large scale developments of twenty (20) acres or more which, in the judgment of the Commission, achieve substantially the objectives of the regulations contained herein and which are further protected by such covenants or other legal provisions as will assure conformity to and achievement of the plan.
- E. In authorizing a modification, the Commission shall record its actions and the grounds for authorizing the modification in its minutes. A statement showing the date that such modification was authorized shall be affixed to the final plan.

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ARTICLE VI Improvements

§ 600. Purpose; conformance required.

- A. The purpose of this Article is to establish and define the public improvements that will be required by the municipality to be constructed or caused to be constructed by the applicant.
- B. All improvements shall be constructed in accordance with the specifications of the municipality.

§ 601. Minimum requirements.

The improvements included in this Article are minimum requirements; however the Planning Commission reserves the right, in any case, to increase the same if conditions so warrant.

§ 602. Revision of plans.

When changes from the accepted drawings and specifications become necessary during construction, written acceptance by the municipality, upon the advice of the Municipal Engineer, shall be secured before the execution of such changes. As-built drawings shall be provided.

§ 603. Maintenance.

Adequate provisions for the satisfactory maintenance of all improvements shall be made by dedication to, and acceptance for maintenance by, the governing body.

§ 604. Streets and driveways.

Streets shall 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 stormwater drainage for the streets, as acceptable to the Borough Engineer. The construction of streets and driveways, as shown upon final plans and as contained in contract agreements, shall in every respect conform to such requirements as the municipality may by resolution require, and as follows:

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- A. **Minor Street.** Except where otherwise specified, there shall be a 6" subbase in accordance with §350 of the current edition of the Pennsylvania Department of Transportation Publication No. 408. There shall also be a bituminous base course (BCBC) of 4" ID-2 in accordance with §305 of the current edition of the Pennsylvania Department of Transportation Publication No. 408, and a bituminous wearing course of 1 ½" ID-2 in accordance with §420 of the current edition of the Pennsylvania Department of Transportation Publication No. 408.
- B. **Collector Street.** Except where otherwise specified, there shall be an 8" subbase in accordance with §350 of the current edition of the Pennsylvania Department of Transportation Publication No. 408. There shall also be a bituminous base course (BCBC) of 5" ID-2 in accordance with §305 of the current edition of the Pennsylvania Department of Transportation Publication No. 408, and a bituminous wearing course of 1 ½" ID-2 in accordance with §420 of the current edition of the Pennsylvania Department of Transportation Publication No. 408.
- C. **Arterial Streets.** 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. The Borough shall decide if a collector or arterial street is required as a direct result of the construction of this subdivision in which case the subdivider is responsible for paving the additional width required.
- D. **Schedule.** Streets shall be constructed in accordance with a schedule to be submitted by the developer and approved by the Planning Commission. Streets shall be graded, surfaced, and improved to the grades and dimensions shown on plans, profiles, and cross-sections submitted by the subdivider/developer and approved by the commission. No surface paving shall be provided until the base course has been in place for a full Winter, nor, shall such surface be provided until all required utilities have been properly installed.
- E. **Alternative Improvements.** For local access streets, including service roads and marginal access streets, the Municipality will consider any alternative supported by a maintenance bond to be provided by the developer to cover a period of 3-years from the date on which the street is opened to traffic.
- F. **Driveways.** Driveway designs shall be subject to the approval of the Municipal Engineer. Driveway entrances or aprons within the street right-of-way shall be surfaced to their full width, the type of surface to be the same as specified by the Engineering specifications for the streets. Where sidewalks are installed, the required driveway surfacing shall end at the street side of the sidewalk. This requirement shall be the obligation of the parties who shall erect structures on any parcel within the subdivision/development. The developer shall include such requirements in the sales contract and in the deed restrictions.

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§ 605. Street signs, regulatory signs and traffic signalization.

- A. The Subdivider shall provide street signs at all intersections. There shall be not less than two (2) street signs at each intersection; they shall be placed in a manner which will make them legible to traffic flows entering the intersection from all directions. The signs shall be placed on iron posts, eight (8) feet in height; and, signs shall be white lettering on a green background at the top of each post. Modifications of these standards, shall be subject to the approval of the Municipal Engineer.
- B. Street signs are to be erected when the first dwelling on the street is occupied. Temporary street signs may be erected on the approval of the municipality but shall be made permanent before final offer for the dedication of roads is made.
- C. The developer shall provide regulatory signs (such as stop signs) and traffic signalization as may be recommended in a traffic impact study, by the Municipal Engineer, and/or required by the governing body.

§ 606. Street lights.

- A. The developer shall install or cause to be installed at the developer's expense metal or fiberglass pole street lights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the governing body and by the electric utility company serving the area.
- B. The requirement of metal or fiberglass poles may be waived in such instances as approved by the Planning Commission due to the existence of wooden poles already in place. Provision shall be made for energizing said lighting with the electric utility company serving the area.
- C. The developer shall be responsible for all costs involved in lighting the streets until such time that the streets are accepted or condemned as public streets by the municipality.

§ 607. Monuments and markers.

- A. Monuments shall be placed at the intersection of all lines forming angles in the boundary of the subdivision and at the intersection of street lines as determined by the Planning Commission in each change in direction of a boundary along the street line; two (2) to be placed at each street intersection and one (1) on each side of any street at angle points and at the beginning and end of curves. Areas to be conveyed for public use shall be fully monumented at their external boundaries. Monuments may be of the following three (3) types:

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- 1) Cut stone 5" x 5" x 3' - 0" long with a drill hole in the center.
 - 2) Concrete 4" x 4" x 3' - 0" long with a 1/2" round brass pin in the center.
 - 3) A 2" round galvanized 3' - 0" long pipe with a grass or aluminum cap with a punch hole for center.
- B. Monuments shall be placed in the ground after final grading is completed, at a time specified by the Municipal Engineer.
- C. All monuments may be checked for accuracy by the Engineer, or their accuracy certified by the owner's registered surveyor. Accuracy of monuments shall be within three one-hundredths (3/100) of a foot.
- D. Markers shall be set at the beginning and ending of all curves along street property lines, at all points where lot lines intersect curves, either front or rear; at all angles in property lines of lots; at all corner lots. Markers shall consist of iron or steel bars at least thirty-six (36) inches long and not less than five-eighths (5/8) inch in diameter, or any alternate type which the Commission deems suitable and of sufficient quality to adequately fulfill its function.
- E. Any monuments or markers that are removed must be replaced by a registered engineer or a registered land surveyor at the expense of the person removing them.

§ 608. Sidewalks.

All sidewalks shall be constructed in accordance with § 522 of this Ordinance.

§ 609. Curbs.

All curbs shall be constructed in accordance with §521 of this Ordinance.

§ 610. Storm sewerage system.

- A. The storm sewerage system shall be constructed in accordance with this §610, and §516 of this Ordinance; and, where applicable, in accordance with the Municipality's current Storm Water Management Ordinance.
- B. The municipality shall have the option of requiring that those areas set aside as retention or detention basins be dedicated to the municipality or owned and maintained by another appropriate legal entity.

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- C. The Storm Water Drainage Plan for any subdivision or land development shall meet the Department of Environmental Protection requirements for an Erosion and Sedimentation Control Plan, in addition to the requirements of this Ordinance.**
- D. Storm Drainage Systems and facilities shall be constructed in accordance with The Design and Construction Standards as set forth in PennDOT Publication 408 and Publication 72. Storm drainage systems and facilities shall be constructed in order to provide for the following:**

 - (1) Permit unimpeded flow of natural water courses except as modified by storm water detention facilities.**
 - (2) Insure adequate drainage of all low points along the line of streets.**
 - (3) Intercept storm water runoff along streets at intervals related to the extent and grade of the area drained.**
 - (4) Provide positive drainage away from on-site sewage disposal systems, if applicable.**
 - (5) Take surface water from the bottom of vertical grades and lead water from springs. Use of cross gutters at street intersections and elsewhere is prohibited.**
 - (6) Prevent overloading of drainage systems and watercourses downstream as a result of increased runoff caused by the proposed development.**
 - (7) Storm drainage facilities and appurtenances shall be so designed and provided as to minimize erosion in watercourse channels and at all points of discharge.**
 - (8) Energy dissipators shall be placed at the outlets of all pipes where flow velocities exceed maximum permitted channel velocities.**
 - (9) The minimum size diameter of a drainage pipe shall be fifteen (15") inches, unless otherwise approved by the Borough Council, based upon a recommendation by the Borough Engineer. The minimum value for "v" (velocity) in pipes shall be based on engineering judgement and experience. Pressure flow is permitted in storm sewers. The elevation of the hydraulic gradient shall be at least one (1') foot below ground level. Pressure heads up to twenty five (25') feet can be used with concrete pipe with rubber gasket joints.**

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- (10) Inlets shall be provided so that surface water is not carried across or around any intersection, nor for a distance of more than 600 feet in the gutter. When calculations indicate that curb capacities are exceeded at a point, in accordance with PA DOT Standards, no further allowance shall be made for flow beyond that point, and catch basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every lot and block. Design of inlets must account for any bypass flows from upgrade inlets. Capacity calculations for inlets shall be submitted with the design report.
- (11) All storm water drainage facilities shall be designed to handle, at minimum, the peak discharges from a 10-Year post-development storm event. The Borough Council, shall have the discretion to require that certain drainage facilities be designed for peak discharges which may exceed a 10-Year post-development storm event, if so warranted in the recommendation of the Borough Engineer.
- (12) Storm drainage systems required by this Ordinance shall be designed to provide protection from a 10 to 100 year storm as determined by the Borough Engineer.
- (13) Stormwater runoff calculations shall be calculated from methods described in the "Erosion and Sediment Pollution Control Manual", April, 1990 Edition as prepared by the Pennsylvania Department of Environmental Protection and PA DOT Design Standards, or as approved by the Borough Engineer.
- (14) Stormwater control system design calculations shall be based on methods described in the "Erosion and Sediment Pollution Control Manual" and PA DOT Design Standards, or as approved by the Borough Engineer.
- (15) All inlets and manholes shall be either precast or poured-in-place concrete. No block construction will be allowed. Inlets and manholes shall be provided with grade adjustment rings to facilitate raising or lowering as may be required.
- (16) Storm sewers and related piping shall be fully coated corrugated metal, reinforced concrete, polyethylene, PVC or other material approved by the Pennsylvania Department of Transportation and/or the Borough Engineer. The Borough reserves the right to require specific material or materials upon the recommendation of the Borough Engineer.
- (17) Inlets shall be designed and/or located to prevent hazardous conditions for vehicles, bicycles, or pedestrians.

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- E. A site drainage plan for the proposed subdivision or land development shall be prepared which illustrates the following information:
- (1) Mapping of the watershed area or areas in which the proposed subdivision or land development is located.
 - (2) Calculations of runoff for all points of runoff concentration.
 - (3) Complete drainage systems, facilities and easements for the subdivision or land development. All existing drainage features which are to be incorporated in the design shall be so identified. If the subdivision or land development is to be constructed in stages, a general drainage plan for the entire subdivision or land development shall be presented with the first stage and appropriate development stages for the drainage systems shall be indicated.
 - (4) Pre-development and post-development peak flows.
 - (5) Individual drainage area boundaries shall be provided for all points of discharge for both pre and post development conditions along with each flow path required for time-of-concentration calculations.
- F. Storm drainage facilities required by this Ordinance shall be designed to provide protection from storms with a frequency of ten (10) years. The acceptable methods of computation for calculating storm water runoff shall be those contained in the following publications:
- (1) Technical Release 55, URBAN HYDROLOGY FOR SMALL WATERSHEDS, as published by the Soil Conservation Service of the United States Department of Agriculture.
 - (2) RECOMMENDED HYDROLOGIC PROCEDURES FOR COMPUTING URBAN RUNOFF FROM SMALL WATERSHEDS IN PENNSYLVANIA, as published by Bureau of Dams and Waterway Management, Pennsylvania Department of Environmental Protection.
- The applicant shall confer with the Borough Engineer prior to the selection of a specific method for the computation and calculation of storm water runoff. Complete detailed drainage calculations, prepared and certified by a registered professional engineer, shall be submitted to the Borough Engineer for his review and comment to the Planning Commission.
- G. All lots or sites within a subdivision or land development shall be laid out and graded to prevent cross-lot drainage away from proposed building area. Natural drainage courses shall be maintained.

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- H. Drainage easements may be incorporated into lots or established separately and apart therefrom. To minimize sheet flow of storm water across lots located along the lower side of roads or streets, and to divert flow away from building areas, the cross section of the street as constructed shall provide for parallel ditches, swales or curbing on the lower side which shall discharge only at drainage easements.
- I. The existing points of natural drainage discharge onto adjacent property shall not be altered nor shall the rate of water runoff be increased as a result of development, unless design measures are incorporated to prevent damage and appropriate drainage easement is obtained from the affected adjoining land owner.
- J. No storm water runoff or natural drainage water shall be so diverted as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands, without complete approval of provisions being made by the developer for properly handling such conditions, including water runoff impoundments, if necessary.
- K. Storm drainage facilities shall be designed not only to handle the anticipated peak discharge from the property being subdivided or developed, but also the runoff that occurs from property at a higher elevation in the same watershed.
- L. Where a subdivision or land development is traversed by a watercourse, a drainage easement shall be provided conforming substantially to the line of such watercourse of such width as will be adequate to preserve the unimpaired flow of natural drainage. Such drainage easement shall be at least fifty (50') feet away recognized high water mark of any water course or body of water; In the event that any regulation or ordinance of the Borough, Commonwealth or federal agency requires a distance greater than fifty (50') feet, then such regulation shall take precedence.
- M. Drainage structures that are located on State Highway rights-of-way shall be approved by the Pennsylvania Department of Transportation, and a letter from that office indicating such approval shall be directed to the Planning Commission.
- N. All streets shall be so designed to provide for the discharge of surface water from their right-of-way. The slope of the crown on proposed streets shall be one-quarter (1/4) inch per foot away from the centerline.
- O. All proposed surface drainage structures shall be indicated on the Preliminary Plan. Drainage plans shall include all appropriate designs, details, and dimensions necessary to clearly explain proposed construction materials and elevations.
- P. Whenever storm sewers are required by the planning Commission, such storm sewer system shall be separate from the sanitary sewer system. Storm sewer facilities shall be provided where the Planning Commission, with the advice of the Borough

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Engineer, determines that surface drainage facilities are inadequate to prevent excessive erosion and lot or road maintenance problems.

Q. Drainage easements shall be provided as follows:

- (1) Drainage easements shall be provided adjacent to street rights-of-way, streams, side property lines and rear property lines as required by the Planning Commission.
- (2) Drainage easements shall be minimum width of:
 - (a) Ten (10') feet adjacent to a street right-of-way plus the width of any required pipe or other necessary improvements.
 - (b) Fifteen (15') feet when following side and rear lot lines. Such easements shall to the fullest extent possible, either immediately adjoin or be centered on such lot lines; or
 - (c) Fifty (50') feet from any recognized boundary of a 100-Year Flood Plain or a recognized high-water mark of any water course or body of water.

R. Accommodation of Upstream Drainage Areas.

A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The Borough Engineer shall give his recommendation as to the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum runoff rate and proposed facility sizing design as calculated by the applicant's Engineer or Surveyor and reviewed by the Borough Engineer. The calculation of this runoff rate shall take into account any land use and development regulations including runoff controls in effect in the tributary areas.

S. Effect Downstream Drainage Areas.

No storm water runoff or natural drainage shall be so diverted as to overload existing drainage systems, or create potential flooding or the need for additional drainage structures on other private properties or public lands, without approved provisions being made by the developer for properly handling such conditions. The Planning Commission may withhold approval of the subdivision until provisions have been made for the improvement of said potential conditions. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility.

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T. Storm Water Detention

- (1) Areas of extremely poor drainage should be discouraged by the Planning Commission.
- (2) Storm water detention facilities shall be utilized whenever the Storm Water Management Plan indicates post-development runoff rates for each point of discharge exceeds the pre-development runoff rates unless the increase would not cause an overload of downstream drainage system or significant increases in flood levels in any downstream area. This will be determined by comparing the increase in runoff caused by the land development with existing runoff rates and capacity of the downstream drainage systems and watercourses. All required computations will be provided by the Developer's Engineer and reviewed by the Borough Engineer.
- (3) Whenever detention facilities are required, facilities will be designed to provide that the peak runoff rate at all points of discharge from the site, when developed, will not exceed the peak runoff rate at each of those points prior to development unless existing or planned detention facilities located elsewhere in the same drainage basin will provide that the peak runoff rate from the drainage basin after the site is developed will not exceed the peak runoff rate prior to development.
- (4) Where detention facilities are included as part of the storm drainage system, the following provisions will apply:

 - (a) Detention ponds shall be designed so that they return to 95% dry conditions or normal pool elevation within approximately twelve (12) hours after the termination of the storm, unless downstream conditions warrant other design criteria for storm water release, approved by the Planning Commission.
 - (b) The developer shall demonstrate that such ponds are designed, protected and/or located to assure that public safety is maximized and health problems are prevented. All detention ponds or basins shall be enclosed by a chain link fence with a minimum height of six (6') feet, unless specifically waived by Planning Commission.
 - (c) The developer shall verify that the operation of the detention facilities will not aggravate potential downstream peaking conditions.

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- (d) Emergency overflow facilities shall be provided for detention facilities to handle runoff in excess of design flow.
- (e) If the lands of the proposed land development will remain in common ownership, the developer shall provide written assurances to the municipality that the detention ponds will be properly maintained.
- (f) If the lands of the proposed land development will be conveyed to two or more separate owners, the developer shall provide written assurances to the municipality that the detention ponds will be properly maintained, or dedicate the land on which the detention ponds are located to the municipality which shall then be responsible for maintaining the detention pond, if accepted by the Borough for dedication.
- (g) Required storm detention basins shall be designed to detain at a minimum a 25 year frequency storm to pre-developed rates. Larger design storm detention may be required as recommended by the Borough Engineer when in his opinion greater protection is required for downstream area. In any case, each basin must be provided with an emergency spillway capable of passing an undetained 100 year design storm. The emergency spillway will be constructed in undisturbed ground where at all possible. Lining protection may be required to control erosion. Basin construction requirements shall be as provided in the "soil Erosion and Sedimentation Control Manual" of the Pennsylvania Department of Environmental Protection for "sedimentation basins." Additional detention basin construction requirements shall be provided as may be requested by the Borough Engineer.
- (h) The developer's engineer shall provide routing computations of all required storm hydrographs through the detention facility to ensure adequacy of the facility.
- (i) Adequate provisions for maintenance of all detention facilities shall be incorporated into the plans.
- (j) Alternate detention or retention facilities may be considered for approval at the discretion of the Borough Planning Commission and Borough Council based on the Borough Engineer's review and approval of appropriate design of such facility by the Developer's Engineer.

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§ 611. Central water supply and fire hydrants.

- A. Where a water main supply system is within one thousand (1,000) feet of, or where plans approved by the Governing Body or the Planning Commission, as the case may be, provide for the installation of such public water facilities to within one thousand (1,000) feet of a proposed subdivision, the Subdivider shall provide the Subdivision with a complete water main supply system to be connected to the existing or proposed water main supply system. Where a water main supply system is proposed to be located within 1,000 feet of a proposed Subdivision, with two (2) years of the date of the Subdivision Application, the Subdivider shall provide the Subdivision with a complete water main supply system which shall be capped. The system shall be designed by a Registered Engineer and be approved by the Municipal Engineer.
- B. In all subdivisions and land developments to be served by a central water supply, the developer shall construct water mains in such a manner as to make adequate water service available to each lot or dwelling unit within the subdivision or land development.
- C. The water supply and pressure must comply with the regulations and the standards of the Pennsylvania Department of Environmental Protection or its successor agency.
- D. Said supply shall be located or constructed so as to eliminate the possibility of flood damage.
- E. The system shall also be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specifications of the Middle States Department Association of Fire Underwriters. Review and approval by the Engineer and the appropriate Fire Chief shall be required in order to ensure that adequate fire protection is provided. No building permit shall be issued prior to the installation of operable fire hydrants.

§ 612. *Reserved*

§ 613. Public sanitary sewer systems.

- A. Where a public sanitary sewer system is available to the subdivision/development within one thousand (1,000) feet of, or where plans approved by the Governing Body or the Planning Commission, as the case may be, provide for the installation of such public sanitary sewer facilities to within one thousand (1,000) feet of a proposed Subdivision, the Subdivider shall provide the Subdivision with a complete sanitary sewer system to be connected to the existing or proposed sanitary sewer system. Where a public sanitary sewer system is proposed to be located within one thousand

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(1,000) feet of a proposed Subdivision, within two (2) years of the date of the Subdivision Application, the Subdivider shall provide the Subdivision with a complete sanitary sewer system which shall be capped. The system shall be designed by a Registered Engineer and be approved by the Municipal Engineer.

- (1) A sewer shall be considered to be planned for extension to a given area any time after preliminary engineering and related studies have been completed by the municipality and the construction of facilities adequate to serve the area containing the subdivision or land development has been programmed for completion within two (2) years of completion of such engineering plans.
 - (2) When capped sewers are provided, approved on-site disposal facilities shall also be provided.
- B. All public sanitary sewers shall be designed and constructed in accordance with municipal specifications. Such sewers shall be located or constructed so as to eliminate the possibility of flood damage.
 - C. No public sewer system or treatment plant shall be constructed until plans and specifications have been submitted to the Pennsylvania Department of Environmental Protection or its successor agency and the municipality and approved in accordance with existing laws.
 - D. The governing body may require the developer to provide a capital contribution for any off-site sanitary sewer capital improvement necessary to serve the proposed subdivision or land development.

§ 614. Private sewer systems.

- A. Where installation of a sanitary sewer system is not required, the Subdivider or Owner of the lot shall provide for each lot, at the time improvements are erected thereon, an approved, private sewage disposal system. The design and construction of such individual sewage disposal systems shall be subject to the approval of the Municipality's Sewage Enforcement Officer.
- B. On-lot sewage disposal facilities must comply with the provisions of Chapters 71 and 73, Administration of Sewage Facilities Program and Standards for Sewage Disposal Facilities, Pennsylvania Sewage Facilities Act (Act of January 24, 1966), P. L. 1535, No. 537, as amended (35 P.S. 750). Prior to the granting of final approval by the municipality, the proposed facilities shall be deemed satisfactory by the Pennsylvania Department of Environmental Protection or its successor agency.

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- C. The construction of on-lot systems shall be inspected by the Municipal Sewage Enforcement Officer, as follows:
 - (1) Upon completion of the excavation.
 - (2) Upon installation of the major equipment such as septic tanks, distribution boxes and drain tiles before any back filling.
- D. Each owner or occupant of a dwelling unit with on-lot facilities shall be provided by the developer with a plan of the system and an instruction manual for the use and proper maintenance of the system.

§ 615. Gas, electric, telephone, communication facilities, and manholes.

- A. Where natural gas is to be made available in a development, such transmission lines shall be placed in the public right-of-way, between the curb line and the property line.
- B. All electric, telephone and communication service facilities, both main and service lines, shall be installed in accordance with the prevailing standards and practices of the utility and other companies providing such services; and, where applicable, the Pennsylvania Department of Transportation.
- C. Such facilities shall be located or constructed so as to eliminate the possibility of flood damage.
- D. Where practicable, all utilities shall be located within the street right-of-way; otherwise, easements or rights-of-way of sufficient width for installation and maintenance shall be provided.
- E. All manholes shall be made weather-tight with a neoprene seal on all inlets to manholes.

§ 616. Grading.

Grading shall conform in all respects to the final plan.

§ 617. Plantings.

- A. Street trees and other required plantings shall be installed in accordance with §514, §523 and §527.

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- B. Street trees and other required plant material shall not be planted until the finished grading of the subdivision or land development has been completed.**
- C. The developer shall replace, in accordance with landscaping plans, any plantings that die, or in the opinion of an expert, such as a landscape architect retained by the municipality, are in an unhealthy or unsightly condition and/or have lost their natural shape due to dead branches, excessive pruning, inadequate or improper maintenance, or any other causes due to the developer's negligence, prior to an offer of dedication. The developer shall not be held responsible for acts of vandalism occurring after the commencement of the guaranty period.**

§ 618. Community facilities.

Additional community facilities, as set forth in §502, may be required to serve the proposed lots or dwellings in a subdivision or land development. Where a proposed park, playground or other public facility shown in the Comprehensive Plan is located in whole or in part in a subdivision or land development, or when additional facilities are made necessary by the development, the dedication or reservation of such areas, or financial contribution for the construction of such facilities, may be required by the municipality in those cases in which it deems such requirements to be reasonable.

§ 619. Preliminary inspection of streets and improvements.

- A. Prior to commencing construction, the developer shall notify the Municipal Engineer of the proposed construction schedule. Pursuant to notification by the developer, the Municipal Engineer shall inspect required improvements during the initial construction phase, and on a periodic basis thereafter, as may be required to ensure proper adherence to this Ordinance. The Municipal Engineer shall submit reports to the governing body and the developer specifying those items of construction, material and workmanship that do not comply with municipal specifications or the approved final plan.**
- B. The developer, upon notification from the Municipal Engineer, shall proceed at his own cost to make such corrections as shall be required to comply with the municipal specifications and approved final plans; and shall notify the Municipal Engineer and governing body upon completion requesting final inspection.**

§ 620. Final inspection of streets and improvements.

- A. The Municipal Engineer shall make a final inspection, with the developer, of all required improvements.**

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- B. The Municipal Engineer shall run the finished center-line profile of the completed streets; submit a report to the governing body indicating the final elevations; and affix to the final profile plan such elevations; provided, however, that as an alternative, the developer may provide as-built drawings sealed by a registered surveyor.**
- C. Sanitary sewers shall be air tested, and pavement cores for new road construction shall be taken in the presence of the Municipal Engineer.**

§ 621. Acceptance of streets and improvements.

- A. The governing body shall notify the developer of acceptance of required improvements if satisfied that the applicant has complied with all specifications and ordinances of the municipality.**
- B. The developer shall furnish the municipality with one (1) mylar and two (2) paper prints of the completed required improvements, including drainage, profiles and utilities; and pay all costs for the Clerk of the Lackawanna County Court of Common Pleas on the petition and resolution of the governing body to said Court for its approval of the acceptance of the required improvements.**
- C. No streets or other improvements will be accepted by the municipality if such improvements were constructed during the period from November 15 to April 15 of each year. No streets or other improvements will be accepted by the municipality within a period of less than one (1) year from the date of completion.**
- D. No streets or other improvements will be accepted by the Borough of Taylor should said streets contain structures erected within the street rights-of-way. This prohibition shall not apply to curbside mailboxes, appurtenant structures of public utilities and improvements required pursuant to Article VI herein.**

§ 622. Ownership and maintenance of retention basins.

- A. Detention basins to be provided in accordance with certain Sections of this ordinance may be offered for dedication to the municipality, although the municipality need not accept any such offers. No zoning permit for any development which provides for a detention basin shall be issued until there has been an acceptable disposition of the detention basins. Provision for ownership and maintenance of the detention basins shall be made in a manner so as to ensure its effectiveness in accordance with one (1) of the following alternatives:**

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1. The municipality may accept dedication of the detention basin or any interest therein for public use and maintenance, but the municipality need not accept a dedication of the detention basin if offered;
2. With permission of the municipality, and with appropriate deed restrictions in favor of the municipality and in language acceptable to the municipality's Solicitor, the developer may transfer the fee simple title in the detention basin or a portion thereof to a private, not-for-profit organization, provided that:
 - a. The organization is acceptable to the municipality and is a bona fide organization with a perpetual existence;
 - b. The conveyance contains appropriate provision for proper retransfer or reverter in the event that the organization becomes unable or unwilling to continue to carry out its functions, and;
 - c. A maintenance agreement acceptable to the municipality is entered into by the developer, the organization and the municipality;
3. The developer shall provide for and establish an organization for the ownership and maintenance of the detention basin consistent with the requirements for unit owners' associations found in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.S. 33101 et seq. If such an organization is created, the deeds for the detention basin and for all individual lots within the development shall contain the following requirements in language acceptable to the municipality's Solicitor.
 - a. Such organization shall not dispose of the detention basin by sale or otherwise except to the municipality or other government body unless the municipality has given prior approval. Such transfer shall be made only to another organization that shall maintain the detention basin in accordance with the provisions of this Ordinance;
 - b. The organization and all lot owners within the development shall agree to maintain the detention basin. If private ownership fails to do so, the municipality may proceed to maintain a deteriorating detention basin and may assess and lien the properties within the development accordingly;
 - c. All lot owners shall be required to become members of the organization and pay assessments for the maintenance of the detention basin, which may be increased for inflation and which may provide for professional management.

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§ 623. Water Storage Areas.

- A. Settling Ponds and Reservoirs. If the contents of settling ponds is poisonous, toxic or caustic, the settling pond must be fenced by an eight (8) foot fence of cyclone fencing or tighter. If the contents emit noxious fumes, suitable ventilation controls must be exercised to prevent air pollution.
- B. Retention and Detention Ponds/Basins. Except as otherwise provided herein, any man-made water storage areas shall be fenced by a six (6) foot fence of cyclone fencing or tighter.

§ 624. Fire Hydrants.

Fire hydrants shall be required wherever a public water supply system is available, and shall be spaced to provide a hydrant within 500 feet of all property lines in the subdivision/development. The location and placement of fire hydrants shall be subject to the review and approval of the Municipal Fire Chief.

§ 625. Changes.

In cases where any of the foregoing requirements are not deemed appropriate by the Planning Commission to serve the public interest, the Planning Commission reserves the right to increase, change, alter or substitute materials, manner and specification for any utility or street improvements.

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ARTICLE VII Contracts and Guaranties

§ 700. Installation of improvements or suitable guaranty required.

No subdivision or land development shall be approved for recording until the municipality has been assured by means of a proper contract containing, among other items, performance and maintenance guaranties, that the required improvements will subsequently be installed by the owner and/or applicant, hereinafter referred to as the "developer".

§ 701. Contracts.

In all cases where the necessary grading, paving and other subdivision improvements (including both public and private improvements) required herein shall not have been installed in strict accordance with the standards and specifications of the municipality prior to the municipality approving any subdivision or land development plan for recording, the developer shall enter into a written agreement with the municipality in the manner and form approved by the Borough Solicitor wherein the developer shall agree, to the extent applicable:

- A. To construct or cause to be constructed at his own expense all streets, roadways, cartways, driveways, monuments, street signs and street names, off-street parking/parking lots, curbs, sidewalks, street tree and buffer plantings, lighting, fire hydrants, water mains, sanitary sewers (including capped sewers), storm sewers, drainage and erosion control improvements, including but not limited to stormwater detention and/or retention basins and other related facilities, recreation facilities, open space improvements and other improvements shown on the approved subdivision or land development plan, all in strict accordance with the standards and specifications of the municipality and within the time specified in said agreement.
- B. To deposit with the municipality financial security in an amount sufficient to cover the cost of all required subdivision improvements (including both public and private improvements). The applicant shall not be required to provide financial security for the cost of any improvements for which security is required and provided to the PA Department of Transportation in connection with the issuance of any occupancy permit. The financial security shall be posted contemporaneously with the execution of the agreement, in the form of either a bond from bonding company authorized to do business within the Commonwealth or such other type of financial security that the governing body may approve. The bonding company may be chosen by the developer, provided that the bonding company shall stipulate that it submits to Pennsylvania jurisdiction and Lackawanna County venue in the event of legal action. The financial security shall provide for, and secure to the public, the completion of all site improvements for which the security is being posted within one (1) year of the date fixed in the subdivision plan or subdivision agreement for completion of the

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cost of the required improvements for which financial security is to be posted. The amount of financial security to be posted for the completion of the required improvements shall be equal to 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer. Annually, the municipality may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the municipality may require the developer to post additional security in order to assure that the financial security equals said 110%. Any additional security shall be posted by the developer in accordance with this subsection. The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by an applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The municipality, upon the recommendation of the municipal engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the municipality are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the municipality and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the municipality and the applicant or developer. If the developer requires more than one (1) year from the date of the posting of the financial security to complete the required improvements, the amount of financial security shall be increased by an additional ten percent (10%) for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten percent (110%) of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above bidding procedure. The municipality shall be identified on such security as a party to be notified in the event that said security is canceled, revoked or redeemed by the holder thereof.

- C. In the case where a development is projected over a period of years, the governing body or the Planning Commission, as the case may be, may authorize submission of final plans by sections or stages of development, subject to such requirements or guaranties 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.
- D. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the municipality, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or

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municipal authority and shall not be included with the financial security as otherwise required by this section.

- E. As the work of installing the required improvements proceeds, the developer may request the governing body to release or authorize a reduction, from time to time, of the financial security consistent with the completion and acceptance of portions of the required site improvements. Any such request shall be in writing addressed to the governing body, and the governing body shall have forty-five (45) days from receipt of such request within which to allow the Municipal Engineer to certify, in writing, that such portion of the work upon the improvements has been completed in accordance with the approved plans. Upon such certification, the governing body shall authorize the bonding company or lending institution to reduce the financial security in an amount as estimated by the Municipal Engineer fairly representing the value of the improvements completed. The governing body may, prior to final approval of the reduction at the time of completion and certification by the Municipal Engineer, require retention of ten percent (10%) of the estimated cost of the aforesaid improvements. The Municipal Engineer, in certifying the completion of work for a partial reduction, shall not be bound to the amount requested by the developer, but shall certify to the governing body his independent evaluation of the proper amount of partial reduction.
- F. To make adequate provisions with the Municipal Engineer for the inspection of the construction of the aforesaid improvements to assure strict compliance with municipal standards and specifications.
- G. To pay all costs, charges or rates of the utility furnishing fire hydrant and electric service for the fire hydrants and street-lighting facilities installed by the developer until such time as the streets shown on the subdivision and/or land development plans shall have been accepted or condemned by the municipality for public use, and to indemnify and save harmless the municipality from and against all suits, actions, claims and demands for electric service and fire hydrant service as aforesaid, or any part thereof, to the time that said streets shall be accepted or condemned as public streets in the manner hereinabove set forth.
- H. To reimburse the municipality promptly for:

 - (1) Reasonable attorneys' and engineers' inspection fees.
 - (2) Fees for other professionals employed by the municipality to review, inspect or process subdivision and land development plans.
 - (3) An administrative charge, representing ten percent (10%) of the attorneys', engineers' and other professionals' fees.

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- I. The developer shall, when the improvements are completed to the satisfaction of the governing body, offer for dedication, and the municipality may accept said streets and/or other parcels, together with any improvements thereunder or thereupon by a deed in a form approved by the Borough Solicitor. Such deed shall include a reference to a plan of the streets and/or other parcels dedicated; title thereto shall be clear title and be such as will be insurable by a reputable title insurance company of Pennsylvania at regular rates; all in connection therewith to be borne by the developer.
- J. Where the governing body accepts dedication of all or some of the required improvements following completion (whether such dedication is of the fee-simple form or of an easement), the developer shall post financial security to secure the structural integrity of the improvements and the functioning of the improvements in accordance with the design and specifications as depicted on the final plan. The security shall be in the form as authorized in Subsection B above and shall be for a term of eighteen (18) months from the date of the acceptance of dedications and shall be in an amount equal to fifteen percent (15%) of the actual cost of installation of the improvements so dedicated. The percentage used to determine the amount of the maintenance guaranty may be increased if all lots in the subdivision or land development do not have dwellings or other principal buildings erected thereon prior to acceptance of dedication.

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ARTICLE VIII Amendments; Penalties; Severability; Repealer

§ 800. Amendments.

The regulations set forth in this Ordinance may, from time to time, be amended by the governing body, pursuant to Article V of the Municipalities Planning Code, as amended.

§ 801. Violations and penalties.

A. Enforcement

In addition to all those who may by law have the authority to enforce and/or prosecute, it is specifically designated that it shall be the duty of the governing body to enforce this Ordinance.

B. Enforcement remedies

Any person, partnership or corporation who or which has violated the provisions of this subdivision and land development ordinance shall, upon being found liable therefore in a civil enforcement proceeding commenced by the municipality, pay a judgment of not more than \$500 plus all court costs, including reasonable attorney fees incurred by the municipality as a result thereof. No judgment shall commence or be imposed, levied or be payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the municipality may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

C. Preventive remedies

- (1) In addition to other remedies, the municipality may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

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- (2) The municipality may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this ordinance. This authority to deny such a permit or approval shall apply to any of the following applicants:
- (a) The owner of record at the time of such violations.
 - (b) The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
 - (c) The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
 - (d) The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the municipality may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property. In addition, failure to comply with any conditions attached to the approval of a subdivision or land development application or plan shall constitute a violation of this Ordinance.

§ 802. Severability.

It is hereby declared to be the legislative intent that:

- A. If a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions that are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.
- B. If a court of competent jurisdiction finds the application of any provision or provisions of this Ordinance to a lot, building, or other structure, or tract of land, to be invalid or ineffective, in whole or in part, the effect of such decision shall be limited to the person, property or situation immediately involved in the controversy, and the application of any such provision to other persons, property or situations shall not be affected.

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§ 803. Repealer.

All ordinances and resolutions of the Borough of Taylor inconsistent herewith or with any part thereof are hereby repealed to the extent of such inconsistency.

§ 804. Effective date.

This Ordinance shall become effective immediately upon enactment.

§ 805. Enactment.

Enacted and ordained into an Ordinance this 9th day of July, 2003.
W 699/03

**BOROUGH COUNCIL OF THE
BOROUGH OF TAYLOR**

Kenneth F. Dudley
President

7/9/03 *[Signature]*
Mayor

Attest: *Dawn A. Richards*
Secretary

