

ARTICLE 8

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Article 8

REQUIRED IMPROVEMENTS

801 General Requirements: The following improvements shall be installed by the subdivider or developer. The final plan shall not be approved until final detailed design of improvements is approved and the improvements are installed or financial security has been established with the Board of Supervisors as provided for in Article 4.

802 Monuments and Markers

1. Specifications: Monuments and markers shall be constructed as follows:

	<u>Material</u>	<u>Minimum Size</u>
Monument	concrete or stone	30" x 6" x 6"
Marker	iron pipes or iron or steel bars	15" x 3/4" dia.

2. Location of Monuments: Monuments shall be set:

- At the intersection of lines forming angles in the boundaries of the subdivision or development, and
- At the intersection of street lines.

3. Location of Markers: Markers shall be set:

- At the beginning and ending of curves along street property lines,
- At points where lot lines intersect curves either front or rear,
- At angles of property lines of lots, and
- At all other lot corners.

4. Placement and Marking: Monuments and markers shall be placed by a Registered Professional Engineer or Registered Land Surveyor so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They shall be set so that the top of the monument or marker is level with the surface of the surrounding ground. Monuments shall be marked on top with a copper or brass dowel.

5. Removal: Any monuments or markers that are removed shall be replaced by a Registered Professional Engineer or Surveyor at the expense of the person removing them.

803 Streets: Streets shall be brought to the grades and dimensions drawn on plans, profiles, and cross-sections submitted by the subdivider or developer and approved by the Township Engineer. The subdivider or developer shall install the required utilities and provide, where necessary, adequate subsurface drainage for the streets. The streets shall be designed and constructed to the standards set forth in Section 605 of this Ordinance.

804 Erosion and Sedimentation Control: Erosion and sedimentation control improvements, where determined to be necessary by the Township Engineer, the County Soil and Water

Section 804 (cont'd)

Conservation District, or the Pennsylvania Department of Environmental Resources, shall be installed and maintained in accordance with the plans submitted by the subdivider or developer and approved by the Township Engineer and above-mentioned agencies. The improvements shall be designed and constructed to the standards set forth in Section 607 of this Ordinance.

- 805 Storm Water Management Control: Storm water management control improvements, where determined to be necessary by the Township Engineer, the Soil and Water Conservation District, the Pennsylvania Department of Environmental Resources, or the Pennsylvania Department of Transportation, shall be installed and maintained in accordance with the plans submitted by the subdivider or developer and approved by the Township Engineer and above-mentioned agencies. The improvements shall be designed and constructed to the standards set forth in Section 608 of this ordinance.

- 806 Water Systems: Where a central water supply system is proposed and/or required, it shall be designed, installed, and maintained in accordance with the plans submitted by the subdivider or developer and approved by the Township Engineer, the applicable water utility company, and the Pennsylvania Department of Environmental Resources. The improvements shall be designed and constructed to the standards set forth in Section 610 of this Ordinance. Upon completion of the installation of the improvements, a reproducible as-built plan of the system shall be filed with the Township.

Where a central water supply system is not proposed and/or required, each lot in a subdivision shall be capable of being provided with an individual on-lot water supply system in accordance with the minimum standards approved by the Pennsylvania Department of Environmental Resources as referenced in Section 610 of this Ordinance.

Fire hydrants shall be provided as an integral part of any central or public water supply system. The improvements shall be designed and constructed to the standards set forth in Section 610 of this Ordinance and shall be approved by the local fire authorities.

- 807 Sewerage Systems: Where a central sewerage system is proposed and/or required, it shall be designed, installed, and maintained in accordance with the plans submitted by the subdivider or developer and approved by the Township Engineer, the Engineer of the Sewer Authority, and the Pennsylvania Department of Environmental Resources. Where required, a Department of Environmental Resources Planning Module approval shall also be obtained before final plan approval. The improvements shall be designed and constructed to the standards set forth in Section 611 of this Ordinance. Upon completion of the installation of improvements, a reproducible as-built plan of the system shall be filed with the Township.

Where a central sewerage system is not feasible or is not required, each lot in a subdivision shall be capable of being provided with an individual on-lot disposal system in accordance with the minimum standards approved by the Pennsylvania Department of Environmental Resources and as referenced in Section 611 of this Ordinance.

- 808 Utility Easements: Where utilities are required to be installed underground, the developer or subdivider shall be required to obtain a letter from each utility company providing service according to the standards set forth in Section 612 of this Ordinance. Such a letter shall be submitted to the Township at the time of final plan approval.

- 809 Curbs and Sidewalks: Curbs and sidewalks, when required, shall be provided in accordance with the standards set forth in Section 613 of this Ordinance.
- 810 Street Trees: Street trees, when required, shall be provided in accordance with the standards set forth in Section 614 of this Ordinance.
- 811 Recreation Facilities: Recreation facilities, when required, shall be provided in accordance with the standards set forth in Section 615 of this Ordinance.
- 812 Street Name Signs: Street name signs shall be provided at all street intersections in the subdivision or land development. They shall be paid for by the subdivider or developer and furnished and installed by the Township.
- 813 Street Lights: When street lights are to be provided, the subdivider or developer shall make the necessary arrangements with the Township and the utility company involved. (See also Section 808 above.)
- 814 Mobile Home Parks: All required improvements in mobile home parks shall be approved by the Township Engineer. (See Article 7.)