

ARTICLE VII

IMPROVEMENT AND MATERIAL STANDARDS

SECTION 700 CONSTRUCTION IMPROVEMENTS

The subdivider or developer shall grade and pave the streets and install all other necessary improvements at no expense to the Borough including where required, curbs, sidewalks, water mains, sanitary and storm sewers, street lights, fire hydrants, street name signs, and other facilities and utilities required by the Borough Council, in strict accordance with the requirements of this Article and the Standards and Specifications of the Borough. Construction and inspection of all such facilities and utilities shall be subject to inspection by appropriate Borough Officials during the progress of work. The subdivider shall not begin work on structures in any part of the subdivision or land development until the streets in that part have been graded within four inches (4") of the finished grade.

SECTION 701 COMPLETION OF IMPROVEMENTS OR GUARANTEE THEREOF PREREQUISITE TO FINAL PLAN APPROVAL

In lieu of the completion of any improvement required as a condition for the final approval of a plat, the Borough Council may accept for deposit with the Borough a corporate bond or other acceptable security from the subdivider or developer in an amount sufficient to cover the costs of any improvements which may be required. Such Bond, or other security shall provide for, and secure to the Borough, the completion of any improvements which may be required within the period fixed in this Ordinance for such completion. In the case where development is projected over a period of years, the Borough Council may authorize submission of final plats by section or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.

Cost estimates to be calculated as of ninety (90) days following the date scheduled for completion by the developer. The cost of the improvements shall be certified as fair and reasonable by the applicant's engineer. The Borough may refuse to accept the estimate for good cause. If the Applicant and Borough are unable to agree, a mutually chosen engineer establishes the cost estimate. Cost estimates shall be in accordance with Article V of Act 247 (P.L. 805, July 31, 1968), as amended.

SECTION 702 RELEASE FROM IMPROVEMENT BOND

When the subdivider or developer has completed all of the necessary and appropriate improvements, the developer shall notify the Borough Council, in writing, by registered or certified mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Borough Engineer. The Borough Engineer shall inspect the improvements and recommend approval or rejection of the improvements according to the procedure set forth in Article V of Act 247 (P.L.

805, July 31, 1968), as amended. If the Borough Engineer recommends approval of the necessary improvements, it shall be incumbent upon the developer to provide as-built drawings of all improvements to be dedicated to the Borough as approved prior to acceptance of such improvements by the Borough and before release of the improvement bond.

SECTION 703 **REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS**

In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accordance with the approved final plat, the Council shall have the power to enforce any Corporate Bond, or other security by appropriate legal and equitable remedies. If proceeds of such Bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Council may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Borough purpose.

SECTION 704 **STANDARDS FOR MATERIALS AND CONSTRUCTION**

Materials and construction standards for streets and any other facilities, utilities or improvements required by the Borough shall conform to Regulations and Standards of the Borough.

SECTION 705 **STANDARDS FOR MONUMENTS AND MARKERS**

Generally all work shall conform to Standards put forth by the American Congress of Surveying and Mapping and the following minimum standards.

- A. Monuments - Monuments shall be six inches (6") square of four inches (4") in diameter, thirty inches (30") long and made of concrete, stone, or by setting a four inch (4") cast iron or steel pipe filled with concrete. Monuments shall be set:
 - 1. At the intersections of all right-of-way lines;
 - 2. At the intersection of lines forming angles in the boundaries of the subdivision, mobilehome park, or land development;
 - 3. At such intermediate points as may be required by the Engineer.

- B. Markers - Markers shall be three-quarters of an inch (3/4") square or three-quarters of an inch (3/4") in diameter, fifteen inches (15") long. Markers shall be made of iron pipes or iron or steel bars.

C. Markers Shall Be Set:

1. At all lot corners except those monumented;
2. Prior to the time the lot is offered for sale.

SECTION 706 **STANDARDS FOR STREETS**

All street construction within the Borough shall meet all of the following requirements.

- A. Adequate surface and subsurface drainage shall be provided.
- B. All top soil shall be removed from the area to be paved.
- C. There shall be installed a base to consist of six inches (6") of compacted stone, or as an alternate, four inches (4") of compacted shale and four inches (4") of compacted stone, under the paved surface of the cartway. A minimum of eight inches (8") of compacted stone shall be installed in the shoulder of the road which shall extend six feet (6') on both sides of the pavement. All stone shall be 2-RC or 2-A modified.
- D. The bituminous binder course shall be, ID-2 binder course, a minimum of three inches (3") compacted depth on the cartway.
- E. The bituminous wearing course shall be, ID-2 course, a minimum of two inches (2") compacted depth on the cartway and shoulder.
- F. All pavement and aggregate materials shall meet Pennsylvania Department of Transportation specifications (PUB No. 408).

SECTION 707 **STANDARDS FOR SEWER AND WATER SYSTEMS**

All construction of sanitary sewer and water supply systems within the Borough shall meet all of the following minimum requirements:

- A. All subdivisions and land developments shall be connected, by the developer, to the Borough of Mont Alto Sanitary Sewer System in accordance with the standards of the Mont Alto Municipal Authority and the Borough of Mont Alto. The design of all connections and extensions shall be approved by the Borough and Authority Engineer.
- B. All subdivisions and land developments shall be connected, by the developer, to the Borough of Mont Alto Water Supply System in accordance with the standards of the Mont Alto Municipal Authority and the Borough of Mont Alto. The design of all connections and extensions shall be approved by the Borough and Authority Engineer, except as provided in Section 606.

- C. Construction of sewer or water lines under the street or shoulder:
 - 1. The trench shall be completely backfilled with 2A aggregate and tamped.

SECTION 708 **STANDARDS FOR STORM DRAINAGE**

All subdivisions and land developments shall provide stormwater management facilities and erosion and sedimentation control measures designed in accordance with Section 605 of this Ordinance.

SECTION 709: **STANDARDS FOR STREET LIGHTING**

- A. Street lights shall be provided for all subdivisions and land developments and shall be so located that the distance between the poles upon which such lights are mounted is no greater than 300' feet.
- B. All street light fixtures shall be mounted to a ten foot (10') Street Fixture Arm (GERBS-GWH 10X2GV) which shall be attached to a thirty foot (30') Wooden Utility Pole.
- C. All street light fixtures shall consist of a GE Model #-M2 RR17CINGMN-3. Such fixture shall contain the photo cell and be able to accommodate 120 volts.
- D. All street light fixtures shall contain a Sylvania #H39KC-175-DX Mercury Vapor Lamp.
- E. A 2 to 3 inch conduit shall be provided under all new streets, from each pad mounted transformer to provide service to the opposite side of street such conduit shall be prior to paving of the street.

SECTION 710: **OFFERS OF DEDICATION**

The offer to dedicate streets, parks or other public sites, does not impose any duty upon the Borough concerning maintenance or improvement, until the proper authorities of the Borough have made actual appropriation by ordinance or resolution. If land is dedicated for a public site and its use for this purpose is not imminent, the developer may be permitted to dedicate same with the privilege of using said lands until the Borough is ready to use the land. This must be noted on the Final Plan.

SECTION 711: **LAND RESERVATION**

On sites reserved for eventual public acquisition, no development shall occur for a period of reservation, which extends at least eighteen (18) months without consent of the Borough and the developer. This shall be noted on the Final Plan. However, this reservation of public grounds shall lapse and become void one year after an owner of such property has submitted a written notice to

the Borough Council announcing his intentions to build, subdivide or otherwise develop the land covered by the reservation, or has made formal application for a building permit to build a structure for private use, unless the Borough Council shall have acquired the property or begun condemnation proceedings to acquire property before the end of the year.

SECTION 712: EFFECT OF PLAN RECORDING DEDICATION AND RESERVATION

Recording the Final Plan after approval has the effect of an irrevocable offer to dedicate streets and other public ways to public use, and parks and other public grounds to public use, or to reserve for possible future public acquisition of lands or right-of-way as may be required by the Borough.