

ARTICLE VII

REQUIRED IMPROVEMENTS

SECTION 701 SURVEY MONUMENTS, BENCH MARKS AND LOT PINS

Concrete monuments shall be set at the intersection of all lines forming angles in the boundary of the subdivision. Iron or steel 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, and at all angles and property lines of lots and at all other lot corners.

In minor subdivisions, the Board of Supervisors, upon recommendation of the Township Engineer, may waive the requirement for the number of monuments.

The installation and certification of all monuments and markers shall be made by a registered surveyor prior to the approval of the subdivision. In lieu of such prior installation, the applicant shall furnish a cash deposit in the form of a certified check to guarantee the proper installation of the required monuments and markers. The refundable deposit shall be in an amount established from time to time by Resolution of the Board of Supervisors.

The location and tie-in dimensions of all monuments and markers shall be shown on the plan for recording. No public improvements shall be accepted by the Township until all monuments have been set and certified to by a registered surveyor.

SECTION 702 UTILITIES

Where public water is available, each lot shall be served by public water and the developer shall be responsible for obtaining all necessary approvals and entering into an agreement with the water company servicing the area or its assigns to provide such facilities in accordance with its rules and regulations.

Where public water is not available, the developer shall supply acceptable evidence of the availability of water. The developer may be required in such connection to make one or more test wells in the area to be platted. Copies of well logs from said test wells which are obtained shall include the name and address of the well driller and shall be submitted with the plan to the Board of Supervisors.

If a private water supply is permitted, individual private wells shall be located at least twenty-five (25) feet from property lines; fifty (50) feet from all septic tanks; approximately one hundred (100) feet from all tile disposal fields and other sewage disposal facilities; ten (10) feet from all cast iron sewer lines; thirty (30) feet from any vitrified sewer tile lines; and shall not be located within any floor plan of a building.

Sanitary sewers, where available, storm sewers and drainage facilities shall be provided by the developer in each plan and shall be constructed in accordance with the Design Standards of Article VIII and the Township Construction Standards. If required by Section 808 of this Ordinance, stormwater management facilities shall be constructed in accordance with the Township's requirements.

Where the municipal sewer system is not reasonably accessible to the subdivision, and in the judgment of the Board of Supervisors, extension of the municipal sewage system to the subdivision will not take place in the foreseeable future, private sewage disposal systems on individual lots consisting of septic tanks and tile absorption fields, or an approved package plant sewage disposal system serving the subdivision may be permitted, subject to approval of the Pennsylvania Department of Environmental Protection (DEP).

The developer shall be responsible for contracting with private utility companies and for providing any easements required by those utility companies to guarantee that each lot shall be served by telephone, gas and/or electricity and cable TV.

All telephone, gas, electric and cable TV lines shall be installed underground in any subdivision which consists of five (5) or more new lots, in any multi-family development which contains five (5) or more dwelling units and in any non-residential land development in excess of ten (10) acres. The design standards for such lines shall be in accordance with the specifications of the applicable regulatory agency. All installations shall be made prior to paving of the street.

The location and type of fire hydrants shall be subject to the review and approval of the Township Fire Marshal and the fire company servicing the subdivision or land development.

SECTION 703 STREETS

Each lot shall have frontage on a public street, as defined by this Ordinance, which is constructed in accordance with the Design Standards of Article VIII and the Township Construction Standards, unless an exception or modification to this requirement is granted in accordance with the provisions of Article IX of this Ordinance or a private street is approved in accordance with the requirements of Section 805 of this Ordinance.

SECTION 704 STREET LIGHTS

On all arterial and collector streets and at other locations where the Planning Commission, upon recommendation of the Township Engineer, determines street lighting is necessary for public safety, street lights shall be installed in accordance with the specifications of the regulatory agency, subject to approval by the Township.

The developer shall prepare a street lighting plan for submission to West Penn Power. For the safety and convenience of the public, the developer shall furnish and install street lights at his/her cost which are approved by the Township and West Penn Power on poles prescribed by the Township. The Township shall indicate to West Penn Power its willingness to accept billing for the operation of the street lights following installation by the developer.

SECTION 705 YARD LAMPS

Yard lamps shall be installed on each residential lot on poles located outside the public right-of-way and a minimum of fifteen (15) feet from the inside edge of the curb. One (1) yard lamp shall be installed on each lot. Yard lamps shall be individually owned and maintained and shall be designed to be continuous burning gas or to have photoelectric cells without any manual switch. The developer shall be responsible to provide the utility hook up for each lot's yard lamp. Installation of the yard lamp by the owner of lot shall be a condition prerequisite to obtaining a Certificate of Occupancy for the dwelling on the lot.

SECTION 706 PEDESTRIAN WALKWAYS

Pedestrian walkways may be required within a land development to provide access to community facilities or to provide a connection between the development and adjacent recreational areas or other public uses or to provide accessibility for pedestrian circulation through the site. If walkways are required, they shall be located to maximize pedestrian safety and convenience and to minimize contacts with vehicular traffic, keeping street crossings to a minimum.

SECTION 707 STREET SIGNS

The developer shall provide street name signs, approved by the Township, at all street intersections. The cost of the street signs and posts shall be assumed by the developer. Street signs shall be designed in accordance with the Township Construction Standards and shall be installed and maintained by the Township.