

**ARTICLE 9  
REQUIRED IMPROVEMENTS**

SECTION 901 GENERAL REQUIREMENTS:

The following improvements shall be installed by the subdivider or developer. All lines and grades for all improvements shall be established by a professional land surveyor in accordance with the approved subdivision plans. All improvements installed by the developer shall be constructed in conformity with all design requirements of the Borough. Where there are no applicable Borough design specifications, then improvements shall be installed in accordance with all applicable requirements of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection, or such other agency as applicable. Design specifications shall be prepared by a registered Professional Engineer. 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 and accepted by the Borough Council.

SECTION 902 MONUMENTS AND MARKERS

902.1 Specifications: Monuments and markers shall be constructed as follows:

	<b>Material</b>	<b>Minimum Size</b>
Monument	concrete or stone	30 x 6"x 6"
Marker	iron pipes or iron or steel bars	1 1/2" diameter

902.2 Location of Monuments: Monuments shall be set:

- a. At the intersection of lines forming angles in the boundaries of the subdivision or development, and
- b. At the intersection of each street centerline and at the center of the turn-around of each cul-de-sac street. Such monuments are to be tied and referenced to monuments placed on the right-of-way lines as required by Section 902.2.c below.
- c. Placement of additional monuments shall be sufficient to establish any street line in the development with at least two (2) monuments on the right-of-way line and one (1) monument on the rear lot line tied together to allow foresight and backsight to each.

902.3 Location of Markers: Markers shall be set:

- a. At all points where lot lines intersect street right-of-way lines, except for monument locations.
- b. At all other lot corners.
- c. At all points where lot lines intersect curves.

d. At all angles in property lines of lots.

902.4 Placement and Marking: Monuments and markers shall be placed by a Professional 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 disk.

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

### SECTION 903 STREETS

Streets and rights-of-way 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 Borough. Provide, where necessary, adequate subsurface drainage for the streets. The streets shall be designed and constructed to the standards set forth in Article 8 of this Ordinance.

### SECTION 904 EROSION AND SEDIMENTATION CONTROL:

Erosion and sedimentation control improvements, where determined to be necessary by the Borough, the County Soil and Water Conservation District, or the Pennsylvania Department of Environmental Protection, shall be installed and maintained in accordance with the plans submitted by the subdivider or developer and approved by the Borough and the above mentioned agencies, when applicable. The improvements shall be designed and constructed to the standards set forth in Article 8 of this Ordinance.

### SECTION 905 - STORM WATER MANAGEMENT CONTROL:

Storm water management control improvements, where determined to be necessary by the Borough, the County Soil and Water Conservation District, the Pennsylvania Department of Environmental Protection, 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 Borough and the above mentioned agencies, where applicable. The improvements shall be designed and constructed to the standards set forth in  
in  
Article 8 of this Ordinance.

### SECTION 906 - WATER SYSTEMS:

Where a community 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 Borough, the applicable water utility company, and the Pennsylvania Department of Environmental Protection. The improvements shall be designed and constructed to the standards set forth in Article 8 of this Ordinance. Upon

completion of the installation of the improvements, a reproducible as-built plan of the system shall be filed with the Borough.

Where a community water supply system is not proposed and/or required, each lot in a subdivision shall be capable of being provided with an on-lot water supply system in accordance with the minimum standards approved by the Pennsylvania Department of Environmental Protection and as referenced in Article 8 of this Ordinance.

Fire hydrants shall be provided as an integral part of any community water supply system. The improvements shall be designed and constructed to the standards set forth in Article 8 of this Ordinance.

#### SECTION 907 SEWERAGE SYSTEMS

Where a community 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 Borough and the Pennsylvania Department of Environmental Protection. Where required Pennsylvania Department of Environmental Protection Sewage Planning Module approval shall also be obtained prior to final plan approval. The improvements shall be designed and constructed to the standards set forth in Article 8 of this Ordinance. Upon completion of the installation of improvements, a reproducible as-built plan of the system shall be filed with the Borough.

Where a community sewerage system is not feasible or is not required, each lot in a subdivision shall be capable of being provided with an on-lot disposal system in accordance with the minimum standards approved by the Pennsylvania Department of Environmental Protection and as referenced in Article 8 of this Ordinance.

#### SECTION 908 - 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 Article 8 of this Ordinance. Such a letter shall be submitted to the Borough at the time of application for final plan approval. A final "as-built" utility plan which shows the size, type, location of all installed within the development shall be required.

#### SECTION 909 - CURBS AND SIDEWALKS:

Curbs shall be required on all streets and within parking lots for all major subdivisions and major land developments, in accordance with the standards set forth in Article 8 of this Ordinance. Sidewalks, shall be required on both sides of the street and within parking lots for all major subdivisions and/or land developments. Said sidewalks shall comply with the standards set forth in Article 8 of this Ordinance.

#### SECTION 910 - NATURAL FEATURES:

Natural features shall be preserved in accordance with the standards set forth in Article 8 of this Ordinance.

SECTION 911- STREET NAME SIGNS:

Street name signs shall be provided at all street intersections in the subdivision or land development. Signs shall be of standard construction as approved by the Borough to conform with the street signs on existing Borough streets and PennDOT standards.

SECTION 912- TRAFFIC CONTROL SIGNS

Traffic control signs, designed to regulate the speed of traffic or to convey any other pertinent traffic or physical characteristic of the road to motorists shall be provided at locations as established by PennDOT, Luzerne County or the Borough Council.

SECTION 913 - STREET LIGHTS:

When approval for the placement of street lighting is granted by Council, in accordance with

Borough Ordinance # 7 of 1996, the developer and/or applicant shall make the necessary arrangements with the Borough and the utility company for the installation of street lights at approved locations.