

Chapter 22

Subdivision and Land Development

Part 1

General Provisions

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Part 1**General Provisions****§22-101. Establishment of Control.**

The Council and the Mount Pleasant Borough Planning Commission shall have jurisdiction and control of the subdivision of land located within the Borough limits. Every plan, plat, and replat of land laid out in building lots, and the streets, highways, alleys, or other portions of the same intended to be dedicated to public use or use by the purchasers or owners of lots fronting thereon or adjacent thereto, located within the Borough limits shall be submitted to the Mount Pleasant Borough Planning Commission and approved by it, before it shall be recorded.

(Ord. 342, 6/4/1958, §I)

§22-102. Purpose of Regulations.

These regulations are adopted for the following purposes:

- A. To assist the orderly, efficient, and integrated development of the Borough.
- B. To promote the health, safety, morals, and general welfare of the residents of the Borough.
- C. To secure equitable handling of all subdivision plans by providing uniform procedures and standards for observance both of developer and the Borough Planning Commission.

(Ord. 342, 6/4/1958, §II)

§22-103. Short Title.

These regulations shall be known and may be cited as the "Mount Pleasant Borough Subdivision Regulations."

(Ord. 342, 6/4/1958, §III)

§22-104. Definitions.

1. For the purpose of these regulations the following terms shall have the meaning indicated, unless otherwise specifically stated.

2. Words in the singular include the plural, and words in the plural include the singular. The word "persons" includes a corporation, unincorporated association and "building" includes "structure" and shall be construed as if followed by the words "or part thereof." The word "street" includes "drain," "ditch," and "streams." The word "shall" is mandatory unless otherwise indicated.

Alley - a permanent service way providing a secondary means of access to abutting lands.

Block - property abutting on one side of a street, and lying between the two nearest intersecting or intercepting streets, or between nearest intersecting or intercepting street and railroad right-of-way, waterway, unsubdivided area, or other definite barrier.

Borough - Mount Pleasant Borough.

Building setback line - the line nearest the front of and across a lot establishing the minimum open space to be provided between the front line of buildings and structures and the front lot line.

Commission or Borough Planning Commission - Mount Pleasant Borough Planning Commission.

Crosswalk - a right-of-way, municipally owned, which cuts across a block to furnish access for pedestrians to adjacent streets or properties.

Cul-de-sac (court or dead-end street) - a short street having one end open to traffic and being permanently terminated by a vehicle turnaround.

Easement - a grant by the property owner of the use of a strip of land by the public, a corporation, or persons, for specified purposes.

Engineer - the Mount Pleasant Borough Engineer.

Lot - a portion of a subdivision, or other parcel of land intended as a unit for transfer or ownership or for development.

Lot depth - the mean horizontal distance between the front and rear lines of a lot.

Lot double frontage - a lot, the generally opposite ends of which both abut on streets.

Lot widths - the width of a lot at the building line.

Master Plan - the complete plan, or any of its parts, for the development of the Borough, prepared by the Commission and adopted by the Mount Pleasant Borough Council.

Plat - a map or chart indicating the subdivision or resubdivision of land, intended to be filed for record.

Sewer capped - sewage connections and trunks, designed and intended as part of a public sewage system, which are capped at all intakes and outlets, and will not be used until connected to the public sewage system.

Street - a right-of-way which affords the principal means of access to abutting property. A street may be designated as a highway, thoroughfare, parkway, boulevard, road, avenue, lane, drive, place, or other appropriate name. A street may also be identified according to type of use, as follows:

(1) *Major streets* are those intended for large volumes of traffic movement. Certain arterial streets may be classified as business streets, parkways, primary, or secondary arterials, and others as limited access highways, to which entrances and exits are provided only at controlled intersections with no access to abutting properties.

(2) *Minor streets* are those intended primarily to provide access to abutting residential properties. Certain minor streets may be culs-de-sac.

Subdivision - the division of a single lot, tract or parcel of land, or a part thereof, into two or more lots, tracts, or parcels of land, including changes in street lines or lot lines, for the purpose, whether immediate or future, of transfer of ownership or of building development. Provided, however, that divisions of land for agricultural purposes into parcels of more than 10 acres, not involving any new

streets or easement of access, shall not be included within the meaning of this term.

(Ord. 342, 6/4/1958, §IV)

§22-105. Procedure; Preliminary Consideration.

1. *Regulatory.*

A. *Layout, Construction, Dedication, Sale, Recording, Permits.* No subdivision of any lot, tract, or parcel of land shall be effected, no street, sanitary sewer, storm sewer, water main, or other facilities in connection therewith, shall be laid out, constructed, opened, or dedicated for public use and travel, or the common use of occupants of buildings abutting thereon, except in strict accordance with the provisions of these regulations, and no lot in a subdivision may be erected in a subdivision, unless and until a plan of such subdivision shall have been approved by the Borough Planning Commission and probably recorded, and until the improvements required by Council in connection therewith shall have either been constructed or guaranteed as herein provided.

B. *Conformity with Master Plan.* The layout of the proposed subdivision shall be in general conformity with the master plan of the Borough.

C. *Access, Drainage, Geology.* No land shall be subdivided (1) unless adequate access to the land over adequate streets exists or will be provided by the subdivider, or (2) if such land is considered by the Borough Planning Commission to be unsuitable for such use by reason of flooding or improper drainage, objectionable earth and rock formation, topography or any other feature harmful to the health and safety of possible occupants or the community as a whole.

D. *Hardship, Small Subdivision.*

(1) On written application and in unique situations, where topographic or other conditions are such that compliance with the foregoing regulations would cause practical difficulty and unnecessary hardship, the Planning Commission may reduce the minimum requirements of the regulations within the spirit and meaning thereof. The fact that easing of the regulations might make a subdivision more profitable shall not, of itself, be grounds for such action.

(2) In a subdivision of less than five lots, the Planning Commission may approve or reject the subdivision according to the standards set forth herein and may waive certain requirements for topographic, street, utility, and storm drainage, in the instance such information is not required. Approval of the preliminary and final plans may be concurrent in such instances. Any person aggrieved by a decision of the Planning Commission in this case may appeal to the Borough Council.

2. *Advisory.* In order to make the most of the opportunities related to the subdivision and to conserve time, effort, and expense, the owner or subdivider should consult with the Planning Commission, the Engineer and other relevant public officials prior to the preparation of the tentative plan of the subdivision; this informal review should prevent unnecessary and costly revisions. The master plan should be reviewed to determine how the proposed subdivision will fit into the plan. Requirements for streets; school and recreational sites; shopping centers; community facilities; sanitation,

water supply and drainage; and relationship to other developments, existing and proposed, in the vicinity, should be determined in advance of the preparation of the subdivision plat. A thorough estimate of the situation will result in sound decisions with respect to the form, character, and extent of the proposed subdivision.

(*Ord. 342, 6/4/1958, §V*)

§22-106. Procedure; Application for Approval.

A person or corporation desiring approval of a plat of a subdivision of any land lying within the jurisdiction of the Commission, shall submit a written application therefor to the Commission at least 10 days prior to the date of a regular or special Commission meeting. Such application shall be accompanied by the following information and plans:

A. A location map showing:

- (1) Subdivision name and location.
- (2) Major existing thoroughfares related to the subdivision, including the distance therefrom.
- (3) Title, graphic scale, north point, and date.

The location map need not be a special drawing. The data may be shown by notations on available maps, or by small sketch on the preliminary plan.

B. A site map showing:

- (1) Contours at vertical intervals of 2 feet if the general slope of the site is less than 10 percent and at vertical intervals of 5 feet if the general slope is greater than 10 percent.

The Commission may relieve the subdivider of this requirement if, on application by him, setting forth his reasons, the Commission is of the opinion that contours are not necessary in order to administer these regulations properly in connection with the subdivision. In making such application the subdivider shall withhold submission of his preliminary plat until the Commission has taken action on the application. However, the Commission shall not require contours where the minimum lot size is 1 acre or more.

- (2) A land inspection sketch showing terrain features, wooded areas, buildings and other natural or artificial features which would affect the plan of the subdivision.

- (3) Tract boundary lines, showing dimensions, bearings, and corner.

- (4) Streets and rights-of-way, on or adjoining the site, including dedicated widths, roadway widths approximate gradients, types, and widths of pavements, curbs, sidewalks and other pertinent data.

- (5) Easements, locations, widths, and purposes.

- (6) Utilities, including sanitary and storm sewers, other drainage facilities; water lines; gas mains; electric utilities and other facilities. Size or capacity of each should be shown and the locations of or distance to each existing utility indicated.

- (7) Existing platting of adjacent land.

- (8) Areas subject to periodic overflow of flood or storm waters.

(9) Other features or conditions which would affect the subdivision favorably or adversely.

(10) Title, graphic scale, north point, and date.

C. A preliminary plat of the subdivision, drawn to scale of 50 feet to 1 inch or 100 feet to 1 inch. The preliminary plat shall be 18 inches by 22½ inches in size, or made in multiples of this size and cut along match lines, and shall show:

(1) Proposed name of the subdivision.

(2) Names and addresses of owner and subdivider and the city planner, land planning consultant, engineer or surveyor who prepared the plan.

(3) Street pattern, showing the names (which, when not extensions of existing streets, shall not duplicate other names of streets in the community) and widths of rights-of-way of streets, and widths of easements or alleys.

(4) Layout of lots, showing dimensions and numbers.

(5) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

(6) Key plan, legend and notes.

(7) Building setback or front yard lines.

(8) Graphic scale, north point, and date.

Note: The information called for in paragraphs .B and .C above, may be submitted as one or two maps or plans.

D. Engineering plans showing:

(1) Profiles, typical cross-sections and specifications for proposed street improvements.

(2) Profiles and other explanatory data concerning the installation of sanitary and storm sewage systems and water distribution systems.

E. A description of the protective covenants or private restrictions to be incorporated in the subdivision plat.

F. The application shall be accompanied by a certified check, or money order, in the amount as established from time to time by resolution of Borough Council to cover the cost of checking and verifying the proposed plat, and such amount shall be deposited in the bank account of the Mount Pleasant Borough Treasurer. [*Ord. 624*]

G. A report on sewage, to be prepared by a registered professional engineer:

(1) A report on the feasibility of connection to an existing sewerage system shall be made. This last shall include the distance from the nearest existing public sewer, and the capacity of the existing system intended to handle the additional sewage load.

(2) If connection to an existing sewerage system is not deemed to be feasible, the feasibility of construction of a separate sewerage system and treatment works shall be investigated. This study shall give the location of the treatment works, receiving stream, type of plant, degree of treatment, and design population.

(3) In the event that either subparagraphs (1) or (2) are feasible, a formal

application, as required by the laws of the Commonwealth, will be submitted by the municipality to the Pennsylvania Department of Environmental Protection, and a permit shall be obtained from the Department of Environmental Protection prior to the construction of the sewers or treatment works. [Ord. 624]

(4) In the event that subparagraphs (1) or (2) are not feasible, consideration may be given to the installation of on-lot sewage disposal systems for the subdivision.

(5) The information contained in the Engineer's report shall include a detailed map of physical conditions of the site, showing contours, finished grades, water courses, ground water table elevations, etc., and the results of soil absorption tests for each individual lot, conducted in accordance with the recommended practices of the Pennsylvania Department of Environmental Protection. [Ord. 624]

(Ord. 342, 6/4/1958, §VI; as amended by Ord. 624, 1/19/2010)

§22-107. Procedure; Preliminary Plat Approval.

After an application for approval of a preliminary plat of a subdivision, together with four copies of all maps and data, has been filed, the Commission will send one copy each to the Engineer and the Pennsylvania State Department of Health, upon receipt of recommendations from the Engineer and the Health Department, if the same has been received within a period of 30 days of such transmittal, or such reasonable further time as may be requested by the Engineer or Health Department, the Commission shall review the application subject to its receipt of the plat proposed in the application subject to its receipt of an acceptable final plat, as described in §22-108 of these regulations, or shall conditionally approve or disapprove the plat, setting forth its reasons in its own records and providing the applicant with a copy. If it is disapproved the subdivider shall submit a new preliminary plat.

(Ord. 342, 6/4/1958, §VII)

§22-108. Procedure; Final Plat.

The final plat shall meet the following specifications:

A. The plat may include all or only a part of the plat as proposed in the application.

B. The original drawing of the plat of the subdivision shall be 18 inches by 22½ inches, or made in multiples of this size and cut along match lines. It shall be drawn at a scale of 50 feet or 100 feet to the inch. Four black or blue line prints and one reproducible print shall be submitted with the original final plat, or in order to conform to modern drafting and reproduction methods, lettering may be applied to the final plat in a manner which will permit the plat to be reproduced by film, lithoid or other suitable photographic process at the designated scale, and in such case four black line prints and two reproducible prints shall be submitted.

C. The following basic information shall be shown:

(1) Accurate boundary lines, with dimensions and angles which provide a survey of the tract, closing with an error of not more than 1 foot in 5,000 feet.

(2) Accurate distances and directions to the nearest established street corners or official monuments. Reference corners shall be accurately described on the plan.

(3) Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.

(4) Source of title to the land as shown by the books of the County Recorder.

(5) Street names.

(6) Complete curve data for all curves included in the plan.

(7) Street lines with accurate dimensions in feet and hundredths of feet, with angles to the nearest 10 seconds to street, alley, and lot lines.

(8) Lot numbers and dimensions.

(9) Easements for utilities and any limitations on such easements.

(10) Accurate dimensions of any property to be dedicated or reserved for public, semi-public, or community use.

(11) Location, type, material, and size of all monuments and lot markers.

(12) Restrictions of all types which will run with the land and become covenants in the deeds for lots.

(13) Name of the subdivision.

(14) Name and address of the owner and subdivider.

(15) North point, graphic scale, and date.

(16) Certification by a registered professional engineer or registered land surveyor.

(17) Certificate of dedication of streets and other public property.

(18) Certificate for approval by the Commission.

(19) Building setback lines and any other setback or street lines established by these regulations, or by public authority, and those specified in the deed restrictions.

D. In submitting the final plan to the Commission it shall be accompanied by one of the following:

(1) A certificate that all improvements and installations to the subdivisions required by §§22-110 and 22-111 of this Part have been made or installed, in accordance with specifications.

(2) A bond which shall:

(a) Run to the Mount Pleasant Borough Council.

(b) Be in an amount determined by the Commission to be sufficient to complete the improvements and installations in compliance with this Part.

(c) Be with surety satisfactory to the Commission.

(d) Specify the time for the completion of the improvements and installations.

(Ord. 342, 6/4/1958, §VIII)

§22-109. Procedure; Final Plat Approval.

1. Upon a finding by the Commission that the final plat submitted is in accordance with the requirements of this Part, it shall affix the Commission's seal upon the plat together with the certifying signature of its chairman.

2. The approval of the final plat by the Commission shall be deemed an acceptance of the proposed dedication, but shall not impose any duty upon the Borough, concerning maintenance or improvements of any such dedicated streets, highways, alleys, or other portions of the same, until the Borough shall have made actual appropriation of the same by entry, use or improvement.

3. Immediately upon approval of a subdivision, the subdivider shall present the subdivision, as approved by the Commission, to the Recorder of Deeds of the County, who shall file the original in a book and shall keep the same accessible to the public.

(Ord. 342, 6/4/1958, §IX)

§22-110. Principles and Standards.

The preliminary plat of the subdivision shall substantially conform to the following principles and standards of design:

A. *Public Sites and Open Spaces.*

(1) Where a proposed park, playground, school, or other public use shown in the master plan of the Borough is located in whole or in part in a subdivision, or where otherwise deemed desirable, the Commission may require dedication or reservation of such area within the subdivision in those cases in which the Commission deems such requirement to be reasonable.

(2) Where deemed essential by the Commission, upon consideration of the particular type of development proposed in the subdivision and especially in large scale subdivisions not anticipated in the Master Plan of the Borough, the Commission may require the dedication or reservation of such other areas or sites of a character extent, and location suitable to the needs created by such development for schools, parks, and other neighborhood purposes. This shall normally be considered to be about 5 percent of the gross area of the subdivision, including water areas. Suitable arrangement shall be made for fixing responsibility for continued maintenance of these areas.

B. *Streets.*

(1) The street and alley layout shall conform to any plans made by the Commission for the development of the neighborhood in which the proposed subdivision is located and shall provide access to all lots and parcels of land within the subdivision, where streets cross other streets, offsets shall not be created. The minimum distance between centerlines of parallel or approximately parallel streets intersecting a cross street from opposite directions shall be 120 feet.

(2) Proposed streets shall be adjusted to the contour of the land so as to produce usable lots and streets of reasonable gradient.

(3) Where appropriate, proposed streets shall be extended to the boundary

line of the tract being subdivided so as to provide for normal circulation of traffic within the vicinity.

(4) Wherever there exists a dedicated or platted portion of a street or alley along a boundary of the tract being subdivided the remainder of said street or alley to the proscribed width shall be platted within the proposed subdivision.

(5) Major streets shall have such right-of-way widths as the Commission shall deem to be necessary in view of the function and prospective traffic load of the particular street or part thereof. The minimum right-of-way width of minor streets shall be 50 feet, and the minimum right-of-way width of major streets shall be 60 feet. All culs-de-sac shall terminate in a circular right-of-way with a minimum diameter of 100 feet. The length of a cul-de-sac shall ordinarily not exceed 600 feet.

(6) Alleys shall ordinarily not be provided in residential districts but shall be included in commercial and industrial areas where needed for loading and unloading or access purposes and where platted, shall be at least 20 feet in width.

(7) The center lines of streets shall intersect as nearly at right angles as possible.

(8) At intersections of streets the property line corners shall be rounded by arcs with radii or not less than 15 feet, or by chords of such arcs. For major streets the Commission may require a larger radius.

(9) At intersections of streets and alleys, property corners shall be rounded by arcs of at least 20 feet radii or by chords of such arcs.

(10) If the smaller angle of intersection of two streets is less than 60 degrees, the radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Commission.

(11) Intersections of more than two streets at one point shall be avoided.

(12) Streets shall be so laid out that there will be unobstructed sight distances along the center lines thereof, measured from a point 5 feet above the proposed grade line, to permit horizontal visibility as follows:

(a) Major Streets: 600 feet.

(b) Minor Streets: 300 feet.

(13) Between reversed curves on major streets a tangent of not less than 200 feet shall be provided, and on minor streets such a tangent shall be not less than 100 feet.

(14) *Maximum Grades.*

(a) *Major Streets.* Preferably 5 percent but not greater than 6 percent.

(b) *Minor Streets.* Not greater than 10 percent.

(15) *Minimum Grade.* The minimum grade of any street gutter shall not be less than 0.5 of 1 percent.

C. *Blocks.*

(1) Blocks shall ordinarily not exceed 1,200 feet in length.

(2) Blocks shall be of sufficient width to permit two tiers of lots of

appropriate depth except where a minor street parallels a limited access highway, or except where it backs up to a railroad, creek, or other natural barrier.

D. *Lots.*

(1) All lots shall abut a street.

(2) Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets. Some variation from this rule is permissible, but pointed or very irregular lots shall be avoided.

(3) Double frontage lots shall not be platted, except that where desired along arterial 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 20 feet in width, shall be provided along the back of the lot. Where the lots back on a railroad, creek or other natural barrier, the Commission may also require a 20-foot planting screen.

(4) *Lot Width and Area.* Within the area of jurisdiction of these regulations the following minimum lot widths and areas shall apply:

(a) In no case shall the width of the lot at the building setback line be less than 65 feet nor the area of the lot be less than 8,500 square feet.

(b) Regardless of any other provision of these regulations the following lot width and area requirements shall apply in the following circumstances:

1) In subdivisions provided with either a sanitary sewer system or a public water supply system, but not both: width at building setback line - 70 feet; area - 10,000 square feet.

2) In subdivisions provided with neither a sanitary sewer system nor a public water supply system; widths a building setback - 100 feet; area - 20,000 square feet, except where a capped sewerage system is provided in which case the width and area of lots shall be approved by the Commonwealth Department of Environmental Protection for on-the-lot sewerage disposal. [Ord. 624]

(5) The depth-to-width ratio of the usable area of a lot shall ordinarily be at a maximum of 3.0 to 1.0.

(6) Corner residential lots shall be wider than interior lots to permit appropriate setbacks from both streets.

(7) Wherever possible, unit shopping centers, based upon sound development standards shall be designed, in contrast to the platting of lots for individual commercial use.

(8) Areas subject to periodic overflow of flood or stormwaters shall not be included as part of any lot.

E. *Easements.* Where deemed necessary by the Planning Commission, easements for utilities shall be provided. Such easements shall have minimum widths of 12 feet. Before determined the location of easements the plan shall be discussed with the local public utilities to assure the proper location of easements for the installation of such service.

F. *Building Setback Lines.* Such lines shall be established back of highway and street right-of-way lines as follows:

- (1) Minor Streets - 35 feet.
- (2) Major Streets - 40 feet.

(Ord. 342, 6/4/1958, §X; as amended by Ord. 624, 1/19/2010)

§22-111. Required Improvements.

The final plat of the subdivision shall conform to the following standards of improvements:

A. *Monuments and Markers.*

(1) Shall be placed so that the scored or marker point shall coincide exactly with the intersection of lines to be marked and shall be set so that the top of the monument or marker is level with the surface of the surrounding ground.

(2) Monuments shall be set at the intersection of all lines forming angles in the boundary of the subdivision.

(3) Markers shall be set:

- (a) At the beginning and ending of all curves along street property lines.
- (b) At all points where lot lines intersect curves, either front or rear.
- (c) At all angles in property lines of lots.
- (d) At all other lot corners.

(4) Monuments shall be of concrete or stone with a minimum size of 6 inches by 6 inches by 30 inches, and shall be marked on top with a copper dowel. Markers shall consist of iron pipes or iron or steel bars at least 15 inches long, and not less than ½ inch in diameter.

B. *Streets.*

(1) Streets (and alleys where provided) shall be graded, surfaced, and improved to the grades and dimensions shown on plans, profiles, and cross-sections submitted by the subdivider and approved by the Commission.

(2) Minimum, width of cartways shall be as follows:

- (a) Minor streets - 28 feet.
- (b) Major streets - 36 feet.

(3) Prior to placing the street surface, adequate subsurface drainage for the streets and all subsurface utilities shall be provided or installed by the subdivider.

(4) All streets shall be constructed of a minimum of an 8-inch crushed stone or slag base and 2½-inch binder and 1-inch wearing surface, and all materials shall meet Pennsylvania Department of Highways specifications. In all respects in which standards for required improvements are not set forth herein or specified by the Commission hereunder, the standard requirements for the Pennsylvania State Department of Highways shall govern, and all work shall be performed in the manner prescribed in the standard specifications for

road construction of said Department, and shall be approved by the Borough Engineer. [Ord. 427]

C. *Driveway Entrances.* 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 in the regulations for streets. Where sidewalks are installed, the required driveway surfacing shall end at the street side of the sidewalk.

D. *Sewers.* Where the municipal sewer system is reasonably accessible to the subdivision, the subdivider shall provide the subdivision with a complete sanitary sewer system to be connected to the municipal sanitary sewer system. Where the municipal sewer system is not reasonably accessible to the subdivision, the following methods of sewage disposal shall be used:

(1) A complete and capped sanitary sewage system to connect to the municipal sewerage system in the future shall be provided by the subdivider, in addition to on-lot sewage disposal facilities.

(2) Private sewage disposal systems on individual lots consisting of septic tanks and tile absorption fields or other approved sewage disposal system, or a package plant, if the subdivider deems a package plant practical and feasible, when, in the judgement of the Planning Commission, extension of the municipal sewerage to the subdivision will not take place in the foreseeable future.

The plans for the installation of a sanitary sewer system shall be prepared by the subdivider and approved by the Borough Engineer and the Pennsylvania State Department of Environmental Protection. The Borough Engineer shall inspect the sewer line before it is covered over. Upon the completion of the sanitary sewer installation, one copy each of the plans for such system as built shall be filed with the Commission and the Borough Engineer. [Ord. 624]

The minimum diameter of any sewer pipe shall be 8 inches. Storm sewers shall not be connected with sanitary sewers.

In this paragraph .D, "Sewers," and the next paragraph .E, "Water," the phrase, "the subdivider shall provide," shall be interpreted to mean that the subdivider shall install the facility referred to, or, whenever a private sewage disposal system or an individual water supply is to be provided, that the subdivider shall require, as a condition of the sale of each lot or parcel in the subdivision, that the facilities referred to in these paragraphs shall be installed by the owner of the lots in accordance with these regulations.

E. *Water.* The subdivider shall provide the subdivision with a complete water main supply system which shall be connected to a municipal water supply, or a community water supply approved by the Borough Engineer and the Pennsylvania State Department of Environmental Protection with satisfactory provision for the maintenance thereof; except, that when such municipal or community water supply is not available, the subdivider shall provide an individual water supply on each lot in the subdivision in accordance with minimum standard approved by the Pennsylvania State Department of Environmental Protection. The plans for the installation of a water main supply system shall be prepared by the subdivider with the cooperation of the applicable water utility company and approved by the Borough Engineer. Upon the completion of the water supply installation, one copy

each of the plans for such system as built shall be filed with the Commission and the Borough Engineer. [Ord. 624]

F. *Storm Drainage.* The subdivider shall provide the subdivision with an adequate stormwater sewer system which shall be connected to an outlet approved by the Commission (1) whenever curb and gutter are installed, and (2) when the evidence available to the Commission indicates that the natural surface drainage is inadequate. When the surface drainage is adequate, easements for such surface drainage shall be provided.

G. *Curbs and Gutters.* Shall be constructed where deemed necessary by the commission for the safety and convenience of occupants. The curb and gutter shall be approved by the Borough Engineer, shall be constructed of Portland cement concrete or Telford stone, or machine-laid Amisite and shall be built separate from the street.

H. *Sidewalks.* Sidewalks shall be constructed where deemed necessary by the Planning Commission, for the safety and convenience of the occupants. When sidewalks are required they shall be constructed of Portland cement concrete, at least 4 inches thick and 4 feet wide, or 5 feet wide on a State highway and located within the street right-of-way, 1 foot from the street property line.

I. *Street Signs.* The subdivider shall provide the subdivision with street signs, the type, height, and design as approved by the Commission, at the intersection of all streets.

J. *Filing Plans and Profiles.* Upon the completion of the improvements in a subdivision, plans and profiles of the same as constructed shall be filed with the Commission.

(Ord. 342, 6/4/1958, §XI; as amended by Ord. 624, 1/19/2010)

§22-112. Plat Certificates.

The following forms and spaces for the proper signatures shall be used or placed on the final plats:

A. Signature of the Chairman of the Commission.

B. Each final plat submitted to the Commission for approval shall carry a certificate signed by a surveyor or engineer in substantially the following form:

“I, _____ (Name) _____ hereby certify that I am registered land surveyor, or registered Engineer in compliance with the laws of the Commonwealth of Pennsylvania; that this plat correctly represents a survey completed by me on _____ (Date) _____; that all monuments shown thereon actually exists; and that their location, size, type, and material are accurately shown.”

(SEAL) _____ (Signature) _____

C. Each final plat submitted to the Commission for approval shall carry a deed of dedication in substantially the following form:

“We, the undersigned _____ (Names) _____, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivided, said real

estate in accordance with the within plat.

This subdivision shall be known and designated as _____ (Name) _____,
an addition to _____ (Name) _____.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structures.

There are strips of ground _____ (Number) _____ feet in width as shown on this plat and marked "easement," reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines, and wires, subject at all times to the proper authorities and to the easement herein reserved. No building or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the right of the public utilities.

(Additional dedications and protective covenants, or private restrictions would be inserted here upon the subdivider's initiative or the recommendation of the Commission; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 19____, (a 25-year period is suggested), at which time said covenants, (or restrictions), shall be automatically extended for successive periods of 10 years and shall remain in full force and effect unless changed at the end of such period of 10 years by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions).

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

(*Ord. 342, 6/4/1958, §XII; as amended by Ord. 427, 10/5/1970, §1*)

§22-113. Applicability.

Nothing contained in this Part shall be construed to be applicable to any lot, tract, or parcel of land which is now the subject of an executory agreement for the sale of land.

(*Ord. 342, 6/4/1958, §XIV*)