

CHAPTER 197
SUBDIVISION AND LAND DEVELOPMENT

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Part 1
General Provisions

§197-101. Short Title.

This Chapter shall be known and may be cited as the “Borough of Crafton Subdivision and Land Development Regulations” or “Subdivision Regulations.”

§22-102. Grant of Power.

This Chapter is adopted in accordance with the authority granted to municipalities to regulate subdivisions and land developments by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, 53 P.S. §10101, *et seq.*, as amended.

§22-103. Purposes.

The purpose of these subdivision regulations is to regulate certain subdivision, consolidation and land development activities in the Borough by providing for a uniform method for the submission of preliminary and final plats to ensure the proper layout or arrangement of land, the proper design of streets to accommodate projected traffic and facilitate fire protection and the provision of adequate easements or rights-of-way, gutters, storm and sanitary drainage facilities, walkways, stormwater management and other required public facilities.

§22-104. General Intent and Community Development Objectives.

These subdivision regulations are made in accordance with the community development objectives set forth in the Borough Zoning Ordinance [Chapter 225] and the Borough Comprehensive Plan and are intended to achieve the following goals:

- A. To promote, protect and facilitate one or more of the following: the public health, safety and general welfare; coordinated and practical community development; proper density of population; civil defense; disaster evacuation; the provision of adequate light and air, police and fire protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements.
- B. To prevent one or more of the following: overcrowding of land; blight; danger and congestion in travel and transportation; and loss of health, life or property from fire, panic or other dangers.

§22-105. Interpretation and Definitions.

- A. Interpretation. The word “person” includes a corporation, association, partnership or individual. The words “shall” and “will” are mandatory; the word “may” is permissive. The word “building” includes structure or any part thereof. Words used in the present tense include the future tense.
- B. Definitions. As used in this Chapter, the following terms shall have the meanings indicated:

Applicant – A landowner or developer who has filed an application for a subdivision, consolidation or land development, including his or her heirs, successors and assigns.

Application For Development – Any application, whether preliminary or final, required to be filed and approved prior to the start of construction or development including, but not limited to, an application for the approval of a subdivision, consolidation or land development plan.

As-Built Plan – A plan showing the actual plan location of easements, curbs, paving, catch basins, manholes, storm and sanitary sewers, wyebranches, waterlines, drainage channels, guardrails and retaining walls and the surface and flow line elevations of storm and sanitary sewers at every catch basin and manhole. The “plan” must be based on actual field measurements made during and after construction.

Borough – The Borough of Crafton, Allegheny County, Pennsylvania.

Borough Council – The Council of the Borough of Crafton.

Borough Engineer – A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed by Borough Council to serve as the engineer for the Borough, or his designee.

Borough Manager – The Manager of the Borough of Crafton, or his designee, or the designee of Borough Council.

Building – Any structure used or intended for supporting or sheltering any use or occupancy.

Building Line – A line which designates the minimum distance that a building must be erected from a street right-of-way line. Such distance shall be measured at right angles from the front right-of-way which abuts the property upon which said building is located and be parallel to said right-of-way line.

Cartway – That portion of the street right-of-way which is surfaced for vehicular use.

Clear Sight Triangle – An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street lines.

Commonwealth – The Commonwealth of Pennsylvania.

Consolidation – The combination of two or more lots, tracts or parcels of land for the purpose of sale or lease of a building or lot. A consolidation shall be generally referred to as a subdivision under the provisions of this Chapter.

Consolidation, Minor – Any consolidation involving less than three lots and not constituting a land development.

Construction Standards – Those standards prepared by the Borough Engineer and adopted by resolution of Borough Council, copies of which are on file in the office of the Borough Secretary.

County – Allegheny County, Pennsylvania.

County Planning Agency – Allegheny County Department of Economic Development or its successor.

Cul-De-Sac – A short street having one end open to traffic and being permanently terminated by a vehicle turnaround, including a court or dead-end street.

Developer – Any landowner, agent of such landowner or tenant with the permission of such landowner, who proposes, makes or causes to be made a subdivision, consolidation or land development.

Driveway, Private – A vehicular access route serving only one parcel or lot which provides access to a public street, but which does not provide access to any other lot or parcel under separate ownership. All private driveways shall consist of a hard surface and shall have a maximum grade of no more than 15% slope.

Easement – A right-of-way for utility, access or similar purposes located outside the street right-of-way. An easement shall not be considered to be separate and distinct from the lot or parcel burdened by the easement for purposes of this Chapter.

Engineer – A professional engineer licensed as such in the Commonwealth.

Erosion – The natural process by which soil and rock material moves on the Earth's surface through the forces of wind and water.

Fee – The required charge established by this Chapter to defray the cost of processing an application, reviewing an application or inspecting improvements during installation which shall be payable to the Borough in accordance with the requirements of this Chapter.

Final Application – The written and graphic materials specified by this Chapter to be submitted to the Borough in order to obtain final approval of a proposed subdivision, consolidation or land development plan.

Final Plat – The map or plan of a proposed subdivision or consolidation containing all the information required by this Chapter and the Allegheny County Subdivision and Land Development Ordinance for final plat approval and in a form acceptable for recording in the Office of the Allegheny County Recorder of Deeds.

Grade – The slope of a road, street, or other public way specified in percentage terms.

Grading – Excavation or fill or any combination thereof including conditions resulting from such activities.

Gross Floor Area – The sum of the gross horizontal area of several floors of a principal building or buildings located on the same lot. All dimensions shall be measured between exterior faces of walls.

Inspector – The Borough Engineer or his authorized representative assigned by Council to make any or all necessary inspections of the work performed and materials furnished by the developer or the developer's contractors selected to install the improvements required by this Chapter.

Land Development – Any of the following activities:

- A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - 1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure.
 - 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- B. A subdivision of land.
- C. Development in accordance with §503(1.1) of the MPC.

If required by the Borough Subdivision and Land Development Ordinance, approval of a land development plan shall be required for nonresidential uses involving construction of a new principal building or an addition to an existing building or change of use resulting in an increase in the area of the lot covered by the building and/or paving.

Land Development Plan – A plan which encompasses a proposed land development which, in addition to a plat of subdivision, if required, includes all covenants relating to the use of the land; the proposed use, location and bulk of buildings and other structures; the intensity of use or density of development; streets, ways and parking facilities; common open space and public facilities. The land development plan shall include all of the written and graphic information required by this Chapter.

Landowner – The legal or beneficial owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition); a lessee, if he or she is authorized under the lease to exercise the rights of the landowner; or other persons having a proprietary interest in the land.

Landscaping – Acting with the purpose of meeting specific criteria regarding uses of outside space, including ground cover, buffers and shade trees.

Lot – A tract of land in a plan of subdivision, consolidation or land development or any other parcel of land described in a deed or legal instrument pursuant to the laws of the Commonwealth of Pennsylvania intended to be used as a unit for development or transfer of ownership. All lots shall front on a street improved to Borough Construction Standards [Part 9].

Lot Of Record – A lot that is part of a subdivision or land development plat duly recorded in the office of the Allegheny County Recorder of Deeds identified in those records by plan book volume and page number.

Maintenance Security – Financial security required to be posted as a condition to the Borough's acceptance of dedication of public improvements following completion, by and in accordance with the requirements of this Chapter and the MPC.

Municipalities Planning Code (MPC) – The Pennsylvania Municipalities Planning Code, 53 P.S. 10101 *et seq.*, as amended.

Occupant – A resident or tenant on a temporary or permanent basis.

Performance Security – Financial security required to be posted as a condition to final plat approval, by and in accordance with the requirements of this Chapter and the MPC, in order to assure completion of improvements required by this Chapter.

Planning Commission – The Crafton Borough Planning Commission.

Plat – A map or plan, either preliminary or final, indicating the subdivision, consolidation or redivision of land or a land development.

Preliminary Application – The written and graphic materials specified by this Chapter to be submitted to the Borough in order to obtain preliminary approval of a proposed subdivision, consolidation or land development.

Preliminary Plat – The map or plan of a proposed subdivision or land development which contains all of the information required by this Chapter for approval of a preliminary plat.

Private Improvements – All roads, streets, walkways, gutters, stormwater management facilities, curbs, sewers and other facilities to be owned, maintained or operated by a private entity such as an individual, corporation or homeowners association for which plans and specifications must comply with the provisions of this Chapter and Borough Construction Standards [Part 9].

Public Hearing – A formal hearing and meeting held pursuant to public notice by the Borough Council or Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter.

Public Improvements – All roads, streets, walkways, gutters, stormwater management facilities, curbs, sewers and other facilities to be dedicated to and accepted by or maintained by the Borough for which plans and specifications must comply with the provisions of this Chapter and Borough Construction Standards [Part 9].

Public Meeting – A forum held pursuant to notice under the Pennsylvania Sunshine Act, 65 Pa.C.S.A. §701 *et seq.*, as amended.

Public Notice – Notice published once each week for 2 successive weeks in a newspaper of general circulation in the Borough. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall be not more than 30 days and the second publication shall not be less than 7 days from the date of the hearing.

Right-Of-Way – A strip of land occupied or intended to be occupied primarily as a right-of-way for vehicular travel meeting the improvement standards of Part 5 of this Chapter, the Design Standards of Part 6 of this Chapter and the Borough Construction Standards of Part 9 of this Chapter.

Sight Distance – The maximum extent of unobstructed vision (in a horizontal or vertical plane) along a street from a vehicle located at any given point on the street. The safe stopping sight

distance for the vertical curves on roadway pavement shall be calculated with an eye of three and 3.75 feet above the pavement.

Site – The lot, tract or parcel of land upon which a project or development will occur.

Street – Any street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct or any other way, whether public or private, used or intended to be used by vehicular or pedestrian traffic.

Street, Arterial – A public street which serves large volumes of local and through traffic and which collects and distributes traffic from collector streets through the region.

Street, Collector – A public street which, in addition to providing access to abutting lots, intercepts local streets and provides a route for carrying considerable volumes of local traffic to community facilities and arterial streets.

Street, Local – A street designed to provide access to abutting lots and to discourage through traffic.

Street, Private – A street, including the entire private right-of-way, which is privately owned and maintained through private agreement and which is intended for private use. A private street provides access to several lots or parcels which do not have access to a public street and which require access to a public street through the private street. (See also “driveway, private.”)

Street, Public – A street, including the entire public right-of-way, which has been dedicated to and accepted by the Borough or which has been devoted to public use by legal mapping, use or other means.

Street, Service – A short street or alley, whether public or private, designed only to provide secondary access to a structure or group of structures or to parking and loading facilities accessory to the structures and which is not intended for general traffic circulation.

Structural Alteration – Any change in the support members of a building such as bearing walls, columns, beams or girders; changes in the means of ingress and/or egress; enlargement of floor area or height of a structure; or relocation from one position to another.

Subdivision And Land Development Structure - Any assembled, erected or constructed object having a stationary location on or in land or water, whether or not it is affixed to the land. This includes, but is not limited to, gazebos, storage sheds or containers, free-standing posts, pillars and similar uses.

Subdivision – The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Subdivision, Minor - Any subdivision of less than three lots and not constituting a land development.

Substantially Completed – Where, in the judgment of the Borough Engineer, at least 90 percent (based on the cost of the required improvements for which financial security was posted pursuant to the requirements of this Chapter) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

Surveyor – A professional registered land surveyor in the Commonwealth of Pennsylvania.

Watercourse – A channel or conveyance of surface water having defined bed and banks, whether natural or artificial, with perennial or intermittent flow, including, but not limited to, drainage channel, creek, drain, river or stream.

Zoning Ordinance - The Borough Zoning Ordinance, as amended, codified as Chapter 225 of the Code of the Borough of Crafton.

Part 2
Applicability of Regulations

§197-201. Approval Required.

No person shall undertake any activity constituting a subdivision, consolidation or land development without first submitting and obtaining approval from the Borough of a subdivision, consolidation or land development plat in accordance with the terms of this Chapter and all other applicable provisions of the Code of the Borough of Crafton or other ordinances and regulations.

Part 3
Approval Procedure

§197-301. Pre-Application Conference.

- A. A voluntary sketch plan conference with the Zoning Officer is recommended prior to the pre-application conference. The sketch plan conference requires no formal application fee.
- B. Prior to filing an application for preliminary approval, a prospective applicant may appear before the Planning Commission for a pre-application conference to discuss the applicable regulations governing subdivisions and/or land development of the property and the feasibility and timing of the application. The pre-application conference is voluntary and no formal application or fee is required. This opportunity is afforded to the developer to obtain information and guidance before entering into binding commitments or incurring substantial expenses for plan preparation.

§197-302. Preliminary Plan Application Procedures.

- A. An application for preliminary approval of a subdivision and/or land development shall be filed with the Zoning Officer, on forms as prescribed by the Borough, at least 14 days prior to the regular meeting of the Planning Commission. The preliminary application shall not be considered complete and properly filed unless or until all items required by §197-303 of this Chapter, including the application fee, have been received by the filing date.
- B. The Zoning Officer shall review the application to determine whether all materials required by §197-303 of this Chapter and any other relevant Borough ordinances have been submitted by the applicant.
- C. Within 5 days of receipt of an administratively complete application, the Zoning Officer shall submit one copy of the application and any materials submitted therewith to the following entities for review: the Borough Solicitor; the Borough Engineer; each member of the Planning Commission; each member of the Borough Council; and the Allegheny County Planning Agency or its designee.
- D. Planning Commission Recommendation.
 - 1. Within 20 calendar days of the Zoning Officer's transmission of a complete preliminary application, the Borough Engineer shall submit a written report to the Zoning Officer and the Planning Commission which states whether the application complies with the requirements of this Chapter and any other relevant Borough ordinances and regulations. The report shall be included in the minutes of the Planning Commission meeting. The Planning Commission shall not make a recommendation on the application until the Borough Engineer's report has been received or 30 calendar days have passed from the date of referral to the Borough Engineer.
 - 2. Within 60 calendar days of the date of filing of an administratively complete application, the Planning Commission shall make a written recommendation to the Borough Council for approval, approval with conditions or disapproval of the preliminary application. The recommendation of the Planning Commission shall provide reasons for the

recommendation and, in the case of a recommendation for disapproval, shall cite the specific requirements of this Chapter that the applicant has not met.

E. Borough Council Action.

1. The Borough Council shall act upon the preliminary application no later than 90 days following the regular meeting of the Planning Commission next following the date of filing of an administratively complete application or after a final order of court remanding a preliminary application; provided, that should the next said Planning Commission meeting occur more than 30 days following the filing of an administratively complete application, said 90-day period shall be measured from the thirtieth day following the date of filing of the administratively complete application. The recommendation of the Planning Commission and the Planning Commission minutes containing the report of the Borough Engineer shall be made a part of the record at the said Borough Council meeting.
2. The Borough Council shall not act on a preliminary application unless the Borough has received written review of the application by the Allegheny County Planning Agency or its designee or unless 30 calendar days from the date of referral have passed.
3. A letter indicating approval, approval with conditions or disapproval shall be in writing and shall be communicated to the applicant personally or mailed to him or her at his or her last known address within 15 calendar days following the Borough Council decision. If the preliminary application is not approved in terms as filed, the Borough Council shall specify the defects found in the preliminary application and cite the requirements of this Chapter or other Borough ordinances that the application has not met, in accordance with the MPC.
4. The applicant shall accept or reject the conditions attached to the preliminary approval by giving written notice to the Zoning Officer within 30 calendar days of the date of the public meeting of the Borough Council at which preliminary approval is granted. If the applicant fails to give written notice to the Zoning Officer regarding acceptance or rejection of the conditions attached to preliminary approval within the required 30 calendar days, then the conditions shall be deemed accepted by the applicant.

F. Expiration of Preliminary Plan Approval.

1. Preliminary plan approval shall expire within 5 years after being granted by the Borough Council, unless the applicant requests and the Borough Council grants a written extension prior to the expiration of preliminary approval plan approval. The applicant shall submit a request for extension, in writing, to the Zoning Officer at least 30 calendar days prior to any prevailing expiration date. Extensions may be granted for 1 or more 6-month periods, upon a finding by the Borough Council that such extension is warranted.
2. In the case of a phased development calling for the installation of public improvements beyond the 5-year period, a schedule shall be filed by the applicant with the preliminary application delineating all proposed phases or sections, as well as deadlines for submission of applications for final approval of each phase or section. Such schedule shall be updated annually by the applicant on or before the anniversary date of preliminary approval, until final approval of the last phase or section has been granted. Any modification in the schedule for filing final applications shall be subject to approval by the Borough Council in its sole discretion.

§197-303. Preliminary Application Content.

A. Required Content. Applications for preliminary approval shall include the following:

1. Completed application form supplied by the Borough (15 copies).
2. Application filing fee, as required by §197-801 of this Chapter.
3. Preliminary plat (15 copies) containing the following information:
 - a. A boundary and topographical survey of the total proposed subdivision, consolidation or land development prepared by a registered land surveyor. If the developer intends to develop a tract of land in phases, the preliminary plat must include the total tract.
 - b. The proposed name of the subdivision, consolidation or land development.
 - c. The name and address of the surveyor who prepared the plat and the registered surveyor who did the survey shown on the plat.
 - d. The names and addresses of the developer and, if the developer is not the landowner, the names and addresses of the landowner.
 - e. The proposed street layout in the subdivision, consolidation or land development.
 - f. The layout of lots (showing scaled dimensions), lot numbers and the area of lots in square feet.
 - g. Parcels of land proposed to be reserved for schools, parks, playgrounds or other public, semipublic or community purposes.
 - h. The legend and notes.
 - i. Front building lines.
 - j. The graphic scale, north point and date.
 - k. A location map showing the subdivision, consolidation or land development name and location; major existing thoroughfares related to the subdivision, consolidation or land development, including the distance therefrom, title, graphic scale and north point.
 - l. Contours of an interval elevation of not greater than 5 feet.
 - m. Existing 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.
 - n. Existing and proposed easements, locations, widths and purposes.
 - o. Proposed public improvements. The size of each should be shown and the location of, or distance to, each existing utility indicated.
 - p. The existing platting of land adjacent to the subdivision, consolidation or land development. All existing structures, buildings, sewers, water mains, culverts, petroleum or high pressure gas lines and fire hydrants within 100 feet of the subdivision, consolidation or land development shall be shown.
 - q. Adjoining property owners' names and lot and block numbers to be shown.
 - r. Tabulation of site data, including total acreage of land to be developed, the number of residential lots, typical lot size, the acreage in the subdivision, consolidation or land development and the acreage in any proposed recreation areas.
 - s. Existing watercourses and other significant natural features.
 - t. Areas subject to periodic flooding.
 - u. Zoning district to be shown.

D. Certification of Water Systems. If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision, consolidation or

land development, the developer shall submit evidence that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement of a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence. When water is to be provided by a centralized private water system serviced by a well, the developer shall submit a letter from the Pennsylvania Department of Environmental Protection approving a well site. Fifteen copies of such evidence shall be submitted. All water systems shall comply with all other requirements of this Chapter.

E. Traffic Impact Study.

1. Any land development or subdivision which will generate, on average, 60 or more peak hour trips on any adjacent street shall be required to have a traffic impact study completed as part of the approval process. The estimated number of trips shall be determined by an analysis of similar uses through data collection by the Institute of Transportation Engineers (ITE) or through similar uses acceptable to the Borough.
2. The Borough may require a traffic impact study for developments or changes in uses generating less than 60 trips in addition to the adjacent roadway's peak hour volumes in cases where known traffic deficiencies exist in the area of the proposed development or change in use. The Borough may waive the study requirement for an individual development or change in use, where said development or change in use was incorporated as part of previously approved traffic impact study.
3. The scope of the study, study area and methodology shall be approved by the Borough Engineer or his or her designee before the study is initiated. A pre-application conference shall be scheduled for this purpose. The traffic impact study shall include the following, if appropriate, as determined by the Borough:
 - a. A brief description of the proposed project in terms of land use and magnitude.
 - b. An inventory and analysis of existing roadway and traffic conditions in the site environs including:
 - 1) Roadway network and traffic control.
 - 2) Existing traffic volumes in terms of peak hours and average daily traffic (ADT).
 - 3) Planned roadway improvements by others.
 - 4) Intersection levels of service.
 - 5) Other measures of roadway adequacy; i.e., lane widths, traffic signal warrants, vehicle studies, etc.
 - c. Proposed site-generated traffic volumes in terms of:
 - 1) Peak hours and ADT (by development phase if required).
 - 2) Arrival/departure distribution including method of determination.
 - 3) Site traffic volumes on study roadways.
 - d. An analysis of future traffic conditions including:

- 1) Future opening year combined traffic volumes (site traffic plus future background roadway traffic). Opening year is the projected year of opening for the proposed development or change in use.
 - 2) Future design year, or years with phasing, combined traffic volumes (site traffic plus future roadway traffic). Design year is projected to 10 years beyond the expected opening year of the development or change in use.
 - 3) Background traffic growth rates for study roadways will be provided by the Borough. These growth rates shall be consistent with the analysis performed for the Borough's Comprehensive Plan and any subsequent updates/revisions to the Comprehensive Plan.
 - 4) Intersection levels of service.
 - 5) A structural pavement analysis of roadways which are projected to experience significant increases in ADT volumes off-site.
 - 6) Other measures of roadway adequacy; i.e., lane widths, traffic signal warrants, vehicle delay studies, etc.
 - 7) When access is onto a State road, the analysis of future conditions shall be consistent with Pennsylvania Department of Transportation requirements.
- e. A description of future levels of service and their compliance with standards for traffic capacity of streets, intersections and driveways. New streets shall be designed for adequate traffic capacity defined as follows. All reference levels of service (LOS) shall be defined by the Highway Capacity Manual, Special Report 209, published by Transportation Research Board. These standards may be waived by the Borough if sufficient evidence is provided that criteria cannot be met with reasonable mitigation.
- 1) Traffic capacity LOS shall be based upon future design year analysis.
 - 2) New or modified (a new approach created) unsignalized intersection or driveways which intersect streets shall be designed for LOS C or better for each traffic movement unless otherwise specified by the Borough.
 - 3) New or modified (a new approach created) signalized intersections shall be designed for LOS C or better for each traffic movement, unless otherwise specified by the Borough.
 - 4) Existing intersections impacted by development traffic shall maintain a minimum LOS D for each traffic movement, or, if future base (without development traffic) LOS is E then mitigation shall be made to maintain LOS E with development traffic. If future base LOS is F, then degradation in delays shall be mitigated.
- f. A description and analysis of the proposed access plan and site plan including:
- 1) Access plan including analysis of required sight distances using Pennsylvania Department of Transportation criteria and description of access roadway, location, geometric conditions and traffic control.
 - 2) On-site circulation plan showing parking locations and dimension, loading access circulation roadway and traffic control.
- g. Traffic circulation mitigating action plan shall include:
- 1) Project features relative to site access and on-site circulation which could be modified to maximize positive impact or minimize negative impact.
 - 2) Off-site improvement plan depicting required roadway and signal installation and signing improvements to meet the minimum level of service requirements.

- 3) Traffic control devices and other traffic improvements. Whenever, as a result of additional traffic generated by a proposed development, the traffic impact study determines the need for a traffic signal or regulatory sign, additional traffic lanes (acceleration, deceleration or turning) or other traffic improvements to be constructed on the applicant's property or on the property abutting the applicant's property, the applicant shall, as a condition to approval of the final plat, agree to construct the improvements at the applicant's cost, or in lieu thereof, and with the written consent of the Borough, reimburse the Borough for the cost of the improvements.

F. Text or Graphical Materials. The following text or graphical materials shall be provided.

1. Covenants, Grants and Easements. The substance of covenants, grants, easements or other restrictions proposed, in a form and manner acceptable to the Borough Solicitor.
2. Additional Requirements for Certain Applications. For all applications which propose a subdivision, consolidation or land development for multifamily housing or commercial or industrial purposes and for all other applications where the Borough Engineer deems the same necessary the following information also shall be required to be submitted as part of the preliminary application:
 - a. A geologic report by a qualified registered professional engineer regarding soil and subsurface conditions and the probable measures needed to be considered in the design of the development, the location of structures and the design of foundations, if any.
 - b. A copy of a report from the U.S. Soil Conservation Service concerning soil conditions and water resources.
 - c. A soil erosion and sedimentation control plan prepared by a person trained and experienced in control methods and techniques which conforms to the requirements of the Pennsylvania Clean Streams Law and Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection governing erosion control. The plan shall be approved by the Allegheny County Conservation District before final approval is given by the Borough.
 - d. A report evaluating the impact of the development on existing off-site streets and other off-site public facilities and utilities, including, but not limited to, storm sewers, sanitary sewers, parks and schools.
 - e. A land development plan, as defined by this Chapter, which includes the following information:
 - 1) The zoning classification of the area to be developed.
 - 2) The proposed use, location, area, height and bulk of all proposed structures.
 - 3) The layout of parking areas and a computation of the number of parking spaces to be provided.
 - 4) Patterns of pedestrian and vehicular circulation on the site.
 - 5) Location, size and specifications for private improvements such as curbs, sidewalks, wheel stops and the like.
 - 6) Location and specifications for lighting of parking areas and walkways.

- 7) The location and types of proposed landscaping materials.
- 8) Dates of preparation and revisions to the plan.
- 9) Evidence of preparation by a registered architect, landscape architect, engineer or land surveyor.
- 10) Stormwater management plan in conformance with §197-608 of this Chapter and applicable provisions of the Zoning Ordinance [Chapter 225].

§197-304. Final Plan Application Procedure.

- A. After a preliminary application has been approved by the Borough Council, the developer may proceed to file an application for final approval of a subdivision and/or land development with the Zoning Officer, on forms as prescribed by the Borough, at least 14 days prior to the regular meeting of the Planning Commission. The final application shall not be considered complete and properly filed unless or until all items required by §197-306 of this Chapter, including the application fee, have been received by the filing date.
- B. The Zoning Officer shall review the application to determine whether all materials required by §197-306 of this Chapter and any other relevant Borough ordinance have been submitted by the applicant. If all such materials have not been submitted, then the Zoning Officer shall reject the application as being administratively incomplete and shall notify the applicant, in writing, citing the specific deficiencies and the specific requirements of this Chapter that have not been met.
- C. Within 5 days of receipt of an administratively complete application, the Zoning Officer shall submit one copy of the application and any materials submitted therewith to the following entities for review: the Borough Solicitor; the Borough Engineer; each member of the Planning Commission; each member of the Borough Council; and the Allegheny County Planning Agency or its designee.
- D. Planning Commission Recommendation.
 1. Within 30 calendar days of the Zoning Officer's transmission of a complete final application, the Borough Engineer shall submit a written report to the Zoning Officer and Planning Commission which states whether the application complies with the requirements of this Chapter and any other relevant Borough ordinances and regulations. The report shall be included in the minutes of the Planning Commission meeting. The Planning Commission shall not make a recommendation on the application until the Borough Engineer's report has been received or 30 calendar days have passed from the date of referral to the Borough Engineer.
 2. Within 60 calendar days of the date of filing of an administratively complete application, the Planning Commission shall make a written recommendation to the Borough Council for approval, approval with conditions or disapproval of the final application. The recommendation of the Planning Commission shall provide reasons for the recommendation and, in the case of a recommendation for disapproval, shall cite the specific requirements of this Chapter that the applicant has not met.
- E. Borough Council Action.
 1. The Borough Council shall act upon the final application no later than 90 days following the regular meeting of the Planning Commission next following the date of filing of an

administratively complete application or after a final order of the court remanding a final application; provided, that should the next said Planning Commission meeting occur more than 30 days following the filing of an administratively complete application, said 90-day period shall be measured from the thirtieth day following the date of filing of the administratively complete application. The recommendation of the Planning Commission and the Planning Commission minutes containing the report of the Borough Engineer shall be made a part of the record at the said Borough Council meeting.

2. The Borough Council shall not act on a final application unless the Borough has received written review of the application by the Allegheny County Planning Agency or their designee or unless 30 calendar days from the date of referral have passed.
3. A letter indicating approval, approval with conditions or disapproval shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address within 15 calendar days following the Borough Council decision. If the final application is not approved in terms as filed, the Borough Council shall specify the defects found in the final application and cite the requirements of this Chapter or other Borough ordinances that the applicant has not met, in accordance with the Municipalities Planning Code.
4. The applicant shall accept or reject the conditions attached to the final approval by giving written notice to the Zoning Officer within 30 calendar days of the date of the public meeting of the Borough Council at which preliminary approval is granted. If the applicant fails to give written notice to the Zoning Officer regarding acceptance or rejection of the conditions attached to final approval within the required 30 calendar days, then the conditions shall be deemed accepted by the applicant.

F. Phased Approval.

1. In the case where development of a subdivision and/or land development is projected over a period of years, the Borough authorizes submission of final applications by section or phases of development, subject to such requirements or guarantees for private or public improvements in future section or phases of the development which are essential for the protection of the public welfare and any existing or proposed section or phase of the plan.
2. All sections or phases must conform to the preliminary application as previously approved by the Borough. Any phase that contains substantive changes in the number of lots or buildings proposed or in the layout of the lots, buildings or streets previously approved in the preliminary application will require complete resubmission of the preliminary application in accordance with §197-302 of this Chapter.

§197-305. Final Application Content.

Applications for final approval shall include the following:

- A. Completed application form supplied by the Borough (15 copies).
- B. Application filing fee, as required by §197-801 of this Chapter.
- C. Copy of the approved preliminary plat (one copy).

- D. Construction plans (15 copies) for public and private improvements prepared by a registered engineer or registered land surveyor drawn on sheets measuring 24 inches by 36 inches which show the following:
1. Conformity with the design standards specified in Part 5 of this Chapter and the Borough Construction Standards [Part 9].
 2. Plans in profile of each street in the plan and at least 200 feet beyond the limits of the plan.
 3. At least three cross sections at intervals not to exceed 100 feet and extending 50 feet on each side of the street centerline or 25 feet outside of the street right-of-way, whichever is greater.
 4. All drainage easements over private property.
 5. The location of all necessary sewers, manholes and catch basins.
 6. The top and invert elevation of each inlet and manhole, together with the grade of each sewer line.
 7. The grade line, distance and pipe size of each line in the storm drainage system within the plan and any storm drainage system immediately adjacent thereto.
 8. All pipe sizes, bearings and distances shown by plan and profile.
- E. Performance security to guarantee proper installation of public and private improvements as required by §197-308 of this Chapter.
- F. Final covenants and restrictions applicable to the plan, if any.
- G. Final plat (15 copies) in accurate and final form for recording which clearly delineates the following:
1. Accurate boundary line, with dimensions and bearings.
 2. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract of land described in the final plat.
 3. Street names.
 4. Complete curve data for all curves included in the final plat.
 5. Street lines with accurate dimensions in feet and hundredths of feet, with angles to at least the nearest 1 minute of street and lot lines.
 6. Lot numbers and dimensions.
 7. Easements for public and private improvements and any limitations on such easements.
 8. Accurate dimensions and area of any property to be reserved for public, semipublic or community use.
 9. Location, type and size of all monuments and lot markers in accordance with the standards and requirements of the Allegheny County Planning Agency.
 10. The name of the subdivision, consolidation or land development.
 11. The names and addresses of the developer, and, if the developer is not the landowner, the names and addresses of the landowner.
 12. The north point, graphic scale and date.
 13. Certification by a registered professional engineer or registered surveyor to the effect that:
 - a. The plat represents a survey made by him and that all monuments indicated thereon actually exist and their location, size and material are correctly shown.
 - b. All engineering requirements of this Chapter have been fully complied with.
 14. Final building lines.

15. The indentures, acknowledgments and endorsements in the form provided in Article VIII of the Allegheny County Subdivision and Land Development Ordinance as determined applicable by the Borough Engineer.

H. Certification of Water System. If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision, consolidation or land development, the developer shall submit evidence that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement of a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence. When water is to be provided by a centralized private water system serviced by a well, the developer shall submit a letter from the Pennsylvania Department of Environmental Protection approving a well site. Fifteen copies of such evidence shall be submitted. All water systems shall comply with all other requirements of this Chapter.

I. Text and Graphical Material. The following text or graphical materials shall be provided:

1. Final Covenants, Grants and Easements. The substance of the final covenants, grants, easements or other restrictions proposed, in a form and manner acceptable to the Borough Solicitor.

§197-306. Approval Resolution.

When requested by the developer, in order to facilitate financing, the Borough Council shall furnish the developer with a signed copy of a resolution indicating approval of the final plat contingent upon the developer providing satisfactory completion security. The final plat shall not be signed nor recorded until the performance security and development agreement are executed and all other conditions of final approval are met.

§197-307. Performance Security.

A. Prior to the granting of final approval, the developer shall either complete all improvements required by this Chapter or deliver to the Borough performance security in the amount of 110% of the cost to complete all improvements required by this Chapter, estimated as of 90 days following the date scheduled for completion by the developer. Annually, the Borough may adjust the amount of the performance security by comparing the actual cost of the improvements which have been completed and the estimated cost for completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Borough may require the developer to post additional security in order to assure that the performance security equals 110 percent. Any additional security shall be posted by the developer in accordance with this Section.

B. The amount of performance security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by the developer and prepared by a professional engineer licensed as such in the Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Borough, upon recommendation of the Borough Engineer, may refuse to accept such estimate for good cause shown. If the developer and the Borough are unable to agree upon the estimate, then the estimate shall be

recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Borough and the developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Borough and the developer.

- C. If the developer requires more than one year from the date of posting of the performance security to complete the required improvements, the amount of the performance security may be increased by an additional 10 percent for each one-year period beyond the first anniversary date from posting of the performance security or to an amount not to exceed 110% of the cost of completing the required improvements as re-established on or about the expiration of the preceding one-year period by using the above procedure.
- D. Form of Security. Financial security required or posted under this Chapter shall comply with and be posted in accordance with the requirements of Chapter 107 of the Borough of Crafton Code.

§197-308. Development Agreement.

- A. Before granting final approval, Borough Council shall require that the developer execute a development agreement with the Borough, in a form acceptable to the Borough Solicitor, containing provisions that are reasonably required to guarantee the proper installation of on-site and off-site improvements related to the subdivision and/or land development, any performance or maintenance security to be provided in connection therewith, any conditions of approval and provisions necessary to indemnify the Borough in connection therewith.
- B. Said agreement shall be executed, the required performance security shall be posted and all required fees shall be paid before the Borough Secretary shall affix his or her signature and the Borough Seal to the final plat for recording purposes.

§197-309. Approval by Other Agencies.

Approval of final plats by Borough Council shall not be binding if County, State or Federal agencies find just cause to disapprove the development. It shall be the developer's responsibility to obtain all necessary approvals from County, State or Federal agencies.

§197-310. Recording of Final Plat.

Upon the approval of a final plat by the Borough, the developer shall within 90 days of such final approval or within 90 days after the date of delivery of an approved plat signed by the Borough Council, following completion of conditions imposed for such approval, whichever is later, record such plat in the office of the Allegheny County Recorder of Deeds.

§197-311. Filing of Copies.

Upon recording of the final plat in the office of the Allegheny County Recorder of Deeds, the developer shall deliver to the Borough one reproducible mylar and four paper prints of the plat as recorded.

§197-312. Minor Subdivisions and Minor Consolidations.

The developer of a minor subdivision or minor consolidation may proceed simultaneously for preliminary plat and final plat approval, following the procedures set forth in §197-307 for final plat approval. The Borough, through its Zoning Officer, may waive, where appropriate, any of the requirements of §§197-305 and 197-306 of this Chapter with the exception of §197-306(A), (B), (E), (F) and (G).

§197-313. Simultaneous Preliminary and Final Plat Approval.

Provided all the requirements of Part 3 are met, a developer may request simultaneous preliminary plat and final plat approval of any subdivision, consolidation or land development.

Part 4
Inspection and Acceptance of Improvements

§197-401. Progress Inspections.

- A. The developer shall notify the inspector at least 72 hours prior to beginning any installation of public or private improvements in an approved plan. While work is in progress, the developer shall notify the inspector at least 72 hours prior to the time that the following required progress inspections are desired:
1. Inspection of sub-grade of streets prior to laying of base.
 2. Inspection of base prior to final paving of streets.
 3. Inspection on installation of water lines, sanitary sewer lines, storm sewers and drainage facilities before they are covered.
- B. The inspector shall prepare a written report of all inspections in duplicate on forms provided by the Borough. One copy shall be retained by the Borough and one copy shall be retained by the Borough Engineer.

§197-402. Notice of Completion.

When the developer has completed the required public improvements in a plan, the developer shall notify the Borough, in writing, by certified or registered mail. Within 10 days of the receipt of such notification, Borough Council shall authorize the Borough Engineer to inspect the public and private improvements in the land to determine compliance with the design standards specified in Part 6 of this Chapter and the Borough Construction Standards [Part 9].

§197-403. Filing of Plans.

Upon completion of the public and private improvements in a plan, "as-built" plans of the improvements shall be filed with the Borough by the developer within 10 days of the mailing of the notice of completion.

§197-404. Final Inspection and Approval.

- A. Borough Engineer's Report. When a developer has completed all of the necessary and appropriate public and private improvements, the developer shall notify the Borough Council, in writing, by certified or registered mail of the completion of the aforesaid improvements and shall send a copy thereof to the Borough Engineer. The Borough Council shall, within 10 days after receipt of such notice, direct and authorize the Borough Engineer to inspect all of the aforesaid improvements. The Borough Engineer shall, thereupon, file a report, in writing, with the Borough Council, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within 30 days after receipt by the Borough Engineer of the aforesaid authorization from the Borough Council; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Borough Engineer, said approval shall contain a statement of reasons for such non-approval or rejection.

- B. Notification of Developer by Borough Council. Borough Council shall notify the developer within 15 days of receipt of the Borough Engineer's report, in writing, by certified or registered mail, of the action of the Borough Council with relation thereto. The developer shall reimburse the Borough for the reasonable and necessary expenses incurred for inspection of public and private improvements as set forth in a schedule adopted by resolution by the Borough Council. Any dispute with respect to the amount of said charges shall be resolved in accordance with the provisions of the MPC.
- C. Completion of Rejected Public Improvements. If any portion of the public or private improvements shall not be approved or shall be rejected by Borough Council, the developer shall proceed to make the required corrections or additions and, upon completion, the same procedure of notification, inspection and approval, as outlined in this Part, shall be followed.
- D. Release of Financial Security.
 - 1. As the work of installing the required public and private improvements proceeds, the developer may request the Borough Council to release or authorize the release, from time to time, such portions of the performance security necessary for payment to the contractor(s) performing the work. Any such request shall be in writing addressed to the Borough Council, and the Borough Council shall have 45 days from receipt of such request within which to allow the Borough Engineer to certify, in writing, to the Borough Council that such portion of the work upon the improvements has been completed in accordance with the approved final plat. Upon such certification, the Borough Council shall authorize release by the bonding company or lending institution of an amount as estimated by the Borough Engineer fairly representing the value of the improvements completed. The Borough Council may, prior to final release at the time of completion and certification by its Engineer, require retention of 10 percent of the estimated cost of the aforesaid improvements.
 - 2. All improvements shall be completed within the period stated in the approved final plat, which period shall not exceed 2 years. Upon written application signed by all parties to the performance security device and in a form approved by the Borough Solicitor, the Borough Council may, at its discretion, extend said period by not more than 2 additional years.

§197-405. Acceptance of Public Improvements.

- A. Upon completion of the inspection and approval of proposed public improvements, the developer shall submit a request to Borough Council, in writing, to accept the dedication of the public improvements. The Borough may accept said public improvements in the manner specified in the Borough Code, 53 P.S. §46101 *et seq.*, and the MPC, subject to the posting of the maintenance security required by §197-406 of this Chapter.
- B. No property or public improvement shown on a final plat shall be considered to have been finally accepted by the Borough until the dedication thereof has been officially accepted in the manner specified in the Borough Code, 53 P.S. §46101 *et seq.*, and the MPC.

§197-406. Maintenance Security.

- A. As a prerequisite to release of the performance security for completion of public and private improvements pursuant to this Chapter, or as a condition to final plat approval, the developer shall provide maintenance security guaranteeing the structural integrity, proper functioning and maintenance of the improvements in accordance with the Design Standards of Part 6 of this Chapter, the Borough Construction Standards of Part 9 of this Chapter and the specifications as depicted on the approved final plat.
- B. The term of the maintenance security shall be for a period of 18 months from the date of the acceptance of the public improvements by Borough Council. The amount of the public improvements shall be 15 percent of the actual cost of installation of the public improvements.
- C. The form of the maintenance security shall be in accordance with the requirements of Chapter 107 of the Code of the Borough of Crafton.

§197-407. Remedies to Effect Completion of Public and Private Improvements.

In the event that the public and private improvements required to be installed by the provisions of this Chapter are not installed in accordance with the requirements of this Chapter or the approved final plat, Borough Council shall have the power to enforce the performance security by appropriate legal and equitable remedies provided by the laws of the Commonwealth of Pennsylvania. If proceeds from the performance security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements guaranteed by such performance security, Borough Council may, at its option, install part of such improvements in all or part of the subdivision, consolidation 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 performance security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements guaranteed by such performance security and not for any other municipal purpose.

Part 5
Required Improvements

§197-501. Survey Monuments, Bench Marks and Lot Pins.

- A. Permanent concrete or durable stone monuments 30 inches by 6 inches shall be set at all boundary corners, angle points of boundary, street intersections and such intermediate points as may be required. Bench marks shall be placed on the monuments at all street intersections based on the U.S. Coast and Geodetic Sandy Hook Datum. All lot corners shall be staked and plainly marked with oak or metal pins, where feasible.
- B. The installation and certification shall be made by a registered professional engineer or a registered surveyor prior to the final approval of the subdivision, consolidation or land development. 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, bench marks and lot pins. The refundable deposit shall be in the amount as established from time to time by resolution of Borough Council per required survey monument.

§197-502. Water, Sewer and Stormwater Management.

Each lot shall be served by water and sanitary sewers provided by the developer and constructed in accordance with the design standards of Part 6 and the Borough Construction Standards [Part 9]. 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 Part 6 and the Borough Construction Standards [Part 9]. If required by §197-608 of this Part, stormwater management facilities shall be constructed by the developer in accordance with Borough Construction Standards [Part 9].

§197-503. Other Utilities.

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.

§197-504. Streets.

Each lot shall front on a street improved to Borough Construction Standards [Part 9] and the Design Standards of Part 6 of this Chapter.

§197-505. Sidewalks.

- A. Sidewalks shall be required to be installed by the developer under the following circumstances:
 - 1. Where sidewalks exist in the same block on the same side of the street.
 - 2. Along the full frontage of lots located on arterial or collector streets, as defined by this Chapter.
 - 3. Within a land development plan proposed to be developed for multi-family residences.
 - 4. Within a land development plan proposed to be developed for commercial or industrial use.
- B. Sidewalks shall be installed in accordance with the Design Standards of Part 6 of this Chapter and the Borough Construction Standards [Part 9].

§197-506. Street Lights.

For the safety and convenience of the public, the developer shall install street lights of a type approved by the Borough and on poles prescribed by the Borough on all public and private streets. Installation shall be in accordance with the Borough Construction Standards [Part 9]. The cost of the lights, poles and installation shall be assumed by the developer.

§197-507. Street Signs.

The developer shall install street name signs, approved by the Borough, at all street intersections. The cost of the street signs and posts shall be assumed by the developer. Street signs shall be installed in accordance with the Borough Construction Standards [Part 9].

§197-508. Handicapped Facilities.

At the time of construction or reconstruction of curbs and/or sidewalks at any intersection in the Borough, the developer shall provide lowered curbs to facilitate accessibility for the handicapped in accordance with the specifications contained in the Borough Construction Standards [Part 9].

Part 6
Design Standards

§197-601. Applicability.

Subdivision, consolidations and land developments shall conform to the standards set forth in this Part. The standards specified in this Part are minimum design requirements.

§197-602. Review by Borough Engineer.

In reviewing any application, the Planning Commission and Borough Council shall refer the application for development to the Borough Engineer for a recommendation concerning technical compliance with these design standards and the Construction Standards referred to in this Part.

§197-603. Site Development.

- A. Slope of Land. No land shall be graded, cut or filled so as to create a slope exceeding a vertical rise of 1 foot for each 2 feet of horizontal distance between adjoining lots, without proper erosion control approved by the Borough Engineer. Slopes greater than 2 to 1 must be approved by the Borough Engineer.
- B. Stripping of Topsoil. No person shall strip, excavate or otherwise remove topsoil, dirt or slag for sale, or for use other than on the lot from which it is taken, except in connection with the construction or alteration of a building on that lot and the excavation or grading incidental to that construction.
- C. Major Excavation, Grading and Filling. Any major cuts, excavation, grading, and filling which materially changes the drainage characteristics of the site and the site's relationship with surrounding properties shall not be permitted unless first approved by the Borough Engineer. As a condition for such approval, a plot plan of the entire tract of land on which such excavation, grading and filling are to be conducted shall be submitted by the developer to the Borough Engineer for approval. Such plot plan shall show, in addition to any other information required by the Borough Engineer to demonstrate compliance with the provisions of this Section, the following information:
 - 1. The existing contours of the site.
 - 2. Proposed contours of the site after completion of the excavation, cuts, grading and filling. The plot plan shall be at a scale of 50 feet to 1 inch or larger and have a contour interval of not more than 5 feet where the slope will be greater than 10% and not more than 2 foot intervals where the slope will be less than 10%. The Borough Engineer shall not approve any plan in which any such excavation, grading and filling will result in a slope exceeding a vertical rise of 1 foot for each 2 feet of horizontal distance between adjoining lots or tracts of land, except where adequate provision is made to prevent slides and erosion, as approved by the Borough Engineer.
- D. Planting and Cutting of Trees; Removal of Debris. Major shade trees should be adequately protected from injury and preserved to the extent practical. All lot areas which slope towards streets or adjacent lots may be required to be seeded with grass or planted with ground cover so as to prevent washing and erosion. During construction, the developer shall remove and dispose of all uprooted trees, stumps, brush, rubbish, unused building materials and debris promptly in the interest of public safety.

- E. Flood-Prone Areas. Land which is naturally poorly drained or subject to periodic flooding shall not be used for residential development or for any uses which may involve danger to health, safety and general welfare of the community. Land identified as flood-prone on maps issued by the Federal Insurance Administration shall be subject to the regulations of the National Flood Insurance Program and the Flood Protection Ordinance [Chapter 120].

§197-604. Streets.

- A. Layout. Streets shall be planned to conform with the layout of existing and planned streets and so located as to allow proper development of surrounding properties. Local streets shall be laid out so as to discourage through traffic. Collector streets should be designed to provide adequate flow of traffic from local streets to major community facilities and to arterial streets.
- B. Topography. Proposed streets shall be planned to conform to the contour of the land, to provide buildable lots, to have a suitable alignment and grade and to allow proper drainage.
- C. Grading. The shoulders shall be graded to the full width of the right-of-way and provisions shall be made for protection of slopes beyond the right-of-way.
- D. Street Grades. Minimum and maximum grades shall be provided on all streets in accordance with the design standards specified in Part 9 of this Chapter. Grades shall be measured along the center of the street. Vertical curves shall be used in changes of grade exceeding one (1) percent and should be designed in accordance with the design standards specified in Part 9 of this Chapter. Intersections shall be approached on all sides by leveling grades for a distance of 50 feet within which no grades shall exceed the design standards specified in Part 9 of this Chapter. The grade of actual intersections shall not exceed one (1) percent in any direction.
- E. Right-of-Way and Paving Widths. Minimum widths of rights-of-way and minimum widths of paving shall be provided in accordance with the design standards specified in Part 9 of this Chapter. All streets shall be paved in accordance with Borough Construction Standards [Part 9].
- F. Additional Right-of-Way and Paving Widths. Additional widths and paved cartway widths may be required by the Borough where necessary for public safety and convenience, for parking in commercial and residential areas and where additional width is necessary on existing roads which do not comply with current standards.
- G. Cul-de-Sacs. A cul-de-sac will not be approved when a through street is practical and shall not be more than 800 feet in length, unless a modification or exception to this requirement is granted under Part 7 of this Chapter. A cul-de-sac shall have a minimum right-of-way radius and an outer minimum paving radius as specified in the design standards in Part 9 of this Chapter.
- H. Temporary Turnarounds. A temporary turnaround may be required where a road is constructed to an adjoining property line. The right-of-way width required for a temporary turnaround shall be a minimum of 50 feet and the outer paving radius of the temporary turnaround shall be 20 feet.
- I. Visibility. No fence, hedges, shrubbery, walls, planting (other than trees and grass) or similar obstructions shall be located within the right-of-way and no such obstruction shall obscure

visibility at any intersection. A clear sight triangle shall be maintained free of any obstructions at intersections so that there shall be a minimum clear sight triangle of 75 feet measured along the centerline from the points of intersection.

- J. Street Names. All new street names shall be approved by the Borough. Names of new streets shall be sufficiently different in sound and spelling from existing names of streets in the Borough so as not to cause confusion. A street which is planned as a continuation of an existing street shall bear the same name. Street signs shall be provided in accordance with §197-507 of this Chapter.
- K. Sidewalks. The width of sidewalks shall conform to the standards specified in Part 9 of this Chapter. Sidewalks shall be located in line with existing sidewalks on adjacent lots or, where none exists, shall be located adjacent to the curb or, where no curb exists, within 1 foot of the edge of paving. Sidewalks shall be constructed in accordance with Borough Construction Standards [Part 9].
- L. Street Construction. All streets and alleys in the Borough shall be designed and constructed in accordance with the Pennsylvania Department of Transportation standards and specifications for local streets as contained in the Department's guidelines for Design of Local Roads and Streets (most recent edition), unless required otherwise by Borough specifications or Borough Engineer. Design and construction plans shall be approved by the Borough Engineer. Stone underdrains may be required where applicable.

§197-605. Service Streets.

Service streets, as defined by this Chapter, may be provided in residential, commercial and industrial developments where needed for loading, unloading or secondary access. Service streets shall meet the minimum design standards specified in Part 9 of this Chapter.

§197-606. Easements.

Sewer and other utility easements shall be required to have a minimum width of 15 feet. Where a subdivision, consolidation or land development is, or will be, traversed by a watercourse, there shall be provided a stormwater easement or drainage right-of-way of a width sufficient for the purpose, but no less than 20 feet.

§197-607. Lots.

The following standards shall apply to all lots proposed to be subdivided or developed in accordance with this Chapter:

- A. Area. Minimum lot areas shall conform to the requirements of the Borough Zoning Ordinance [Chapter 225].
- B. Frontage. All lots created by a subdivision shall front along the right-of-way of a street improved to Borough Construction Standards [Part 9] and the design standards of this Part. The width of the frontage shall conform to the requirements of the Borough Zoning Ordinance [Chapter 225].
- C. Double Frontage. Double frontage lots, other than corner lots, shall be avoided; however, where a double frontage lot is the only practical alternative, vehicular access shall be limited to

only one street and that street shall be the street with the lower volume of traffic, if physically feasible. The final plan shall contain a notation restricting vehicular access to one frontage.

- D. Side Lines. Whenever practicable, the side lines of a lot shall be at right angles or radial to the right-of-way lines of streets.
- E. Building Lines. Building lines of lots shall conform to the minimum requirements of the Borough Zoning Ordinance [Chapter 225] and shall be shown on the final plat.
- F. Grading. Lots shall be graded to provide drainage away from buildings and, where practical, water shall be drained to the street rather than to adjoining property. The developer shall be required to provide drains or other drainage facilities, as approved by the Borough Engineer, to drain off surface water within the development.
- G. Driveways. All driveways shall be paved in accordance with the Borough Zoning Ordinance [Chapter 225], Borough Construction Standards [Part 9] and the Pennsylvania Department of Transportation Design Manual, Part 2, Chapter 18. In the event of a conflict between any of the above provisions, the more stringent requirement shall apply. No driveway shall have a slope of more than 15 percent. Driveways may extend from the right-of-way line of the street to the cartway of the street, but shall not change the grade or contour of the street right-of-way, nor shall any person cut into, fill, or in any way alter any gutter, curbing, drainage ditch or storm sewer, within the right-of-way of a street or easement for the purpose of extending a driveway; or for any other purpose without first obtaining a permit therefor from the Borough Building Inspector.
- H. Accessibility. Every lot shall be accessible to emergency and public safety vehicles.
- I. House Numbers. House numbers shall be assigned by the Borough Secretary or the local Post Office, and must be posted at each house so as to be easily visible and readable from the street.

§197-608. Stormwater Management.

Unless waived by the Borough Engineer, on all properties of 1 acre or more which are proposed for subdivision, consolidation or land development under the terms of this Chapter, onsite stormwater detention shall be required where post-development discharges exceed pre-development discharges and where detrimental effects may be caused downstream or on adjacent properties. All plans and computations required to evaluate the need for onsite stormwater retention shall be prepared by a registered professional engineer with expertise in stormwater management and shall comply with the following requirements:

- A. Design Criteria. The procedure for determining projected run-off from the site shall be as follows:
 - 1. Compute the pre-development discharges for the 2-, 10- and 100- year storms using the U.S. Soil Conservation Service (SCS) Technical Release No. 55 (TR-55), latest revision. The computations should assume actual existing soil and land use conditions on the site, using the watershed existing land use map and the SCS Soils Classification Map for the watershed. A site plan showing the hydrological soil group and land uses, as described in Table 2.2 of TR-55, should be included in the applicant's submission.

2. Compute the post-development discharges for the 2-, 10- and 100-year storms using TR-55. The computations should include all reductions proposed for onsite stormwater management techniques.
 3. Compare post-development discharges to pre-development discharges. If post-development discharges are greater than predevelopment discharges, onsite retention is required. The size of the retention facility shall be determined for the excess discharges for the 2-, 10- and 100-year design storms so that none of the three design storm flows exceed the pre-development storm flows.
- B. Off-Site Storage. Off-site storage may be substituted for required on-site retention, provided that:
1. Proper legal arrangements are executed.
 2. The off-site facility is approved by the Borough Engineer.
 3. No problems are created between the development site and the offsite storage facility.

§197-609. Storm Sewers and Drainage Facilities.

- A. Size and Grade. Storm drains shall be adequate for the anticipated run-off when the area is fully developed. The minimum diameter of storm sewers shall be 15 inches and the minimum grade shall be 1 percent, unless approved by the Borough Engineer.
- B. Manholes. For pipe sizes of 24 inches or less, manholes shall be spaced at a maximum of 400 feet and for larger pipe sizes, the maximum distances between manholes shall be 600 feet. In addition, manholes shall be installed at all points of abrupt changes in alignment and grade. Inlets may be substituted for manholes where practical.
- C. Inlets. Inlets of the type shown in the Borough Construction Standards [Part 9] shall be installed. Inlets at street intersections shall be placed on the tangent and not on the curved portions.
- D. Castings. Manholes and inlet castings shall be as indicated in the Borough Construction Standards [Part 9].
- E. Stormwater Roof Drains. Stormwater roof drains and pipes shall not discharge water over a sidewalk but shall extend under the sidewalk to the gutter. Where accessible, the roof drain shall be connected with the storm sewer. When required by the Borough Engineer, roof drains shall be connected in rock sumps of sufficient size and design to properly retain and disperse the roof water.
- F. Unnatural Drainage. Whenever construction stops or concentrates the natural flow of storm drainage in such a way as to affect adjoining properties, approval of the owners shall be obtained in writing. Approval of plans by the Borough does not authorize or sanction drainage affecting adjoining properties.
- G. Watercourses. Open watercourses will not be permitted within the rights-of-way of streets. The stopping, filling up, confining or other interference with, or changing the course of, drains, ditches, streams and water courses in the Borough will not be permitted unless approval in writing is obtained from the Borough Council. A permit must be obtained from the applicable

agency of the Commonwealth of Pennsylvania for construction or changes in a water course which drains an area of more than ½ square mile.

- H. Bridges and Culverts. All bridges and culverts shall be designed to support expected loads and to carry expected flows and shall be constructed to the full width of the right-of-way. They shall be designed to meet current standards of the Pennsylvania Department of Transportation.

§197-610. Sanitary Sewers.

- A. Installation. Installation of sanitary sewers shall be in accordance with the Borough Construction Standards [Part 9]. All installations, including house connections, shall be made prior to the paving of the street and shall be thoroughly tamped.
- B. Minimum Size and Grade. The minimum diameter of sanitary sewers shall be 8 inches and the minimum grade shall be 0.5 percent.
- C. Laterals. Lateral connections, where required, shall be installed to the right-of-way line of the street prior to road paving. Each building shall have a separate connection to Borough sewer lines, except that garages accessory to dwellings may be connected to the dwelling line.

§197-611. Water System.

- A. Water Mains. All water mains shall have a minimum diameter of 6 inches. All water mains shall be extended and connected to existing water mains to provide a circulatory system where required by the Borough Engineer and approved by Borough Council.
- B. Installation. All installations shall be made in accordance with the Borough Construction Standards [Part 9]. All water mains and house connections shall be made prior to the paving of the street and shall be thoroughly tamped.
- C. Hydrants, Gate Valves and Meters. Fire hydrants, gate valves and meters shall be of the type and design required by the Borough. Fire hydrants shall be located at accessible points and located to give adequate fire protection as directed by the Borough Engineer. Gate valves shall be located as directed by the Borough Engineer.

§197-612. Testing.

All construction materials used in sewers, streets, sidewalks and other required improvements shall be tested by a qualified testing laboratory, if required by the Borough Engineer. The cost for such tests shall be borne by the developer.

**Part 7
Modification**

§197-701. Procedure for Modification.

Any request for a modification or exception to this Chapter shall be considered by Borough Council at a public meeting in accordance with the provisions of §§503.8 and 512.1 of the MPC.

Part 8
Administration and Enforcement

§197-801. Inspection and Filing Fees.

The Borough Council shall establish, by resolution, a collection procedure and schedule of fees to be paid by the developer at the time of the filing of preliminary and final subdivision, consolidation and land development applications, for development agreements, recording fees and inspection of improvements and any other necessary and reasonable fees required to administer this Chapter.

§197-802. Enforcement.

- A. Enforcement Remedies. Any person, partnership or corporation who or which has violated the provisions of this Chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Borough, pay a judgment of not more than \$500, plus all court costs, including reasonable attorney fees incurred by the Borough as a result thereof. Each day that a violation continues shall constitute a separate offense. The procedure for imposition of liability in a civil enforcement proceeding shall be as set forth in the MPC. A civil enforcement proceeding may be initiated by the Zoning Officer without prior consent of the Borough Council.
- B. Preventive Remedies. In addition to other remedies, the Borough may institute and maintain appropriate actions at law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- C. The Borough may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or consolidated or which has resulted from a subdivision of real property in violation of this Chapter. This authority to deny such a permit or approval shall apply to any of the following applicants:
 - 1. The owner of record at the time of such violation.
 - 2. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
 - 3. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
 - 4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Borough may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

§197-803. Conflicts.

Whenever any provision of this Chapter is at variance with another lawfully adopted rule, regulation, ordinance, restriction or covenant, which imposes the most restrictive requirement shall govern.

Part 9
Construction Standards

Diagrams: See Attached

(Note: Construction Standards to be revised to incorporate references to the Borough of Crafton)