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RULES AND REGULATIONS FOR THE SUBDIVISION OF LAND

LINESVILLE BOROUGH

CRAWFORD COUNTY, PENNSYLVANIA

ARTICLE I
PURPOSE AND AUTHORITY

100 ADOPTION OF RULES AND REGULATIONS

The following rules and regulations for the subdivision of land in Linesville Borough, Crawford County, Pennsylvania, were adopted by Ordinance No. _____, dated _____, 19____ by the Borough Council pursuant to Article V, Section 501 of the Pennsylvania Municipalities Code, Act 247.

101 PURPOSE AND GRANT OF POWER

For the purpose of assuring sites suitable for building purposes and human habitation and to provide for the harmonious development of boroughs, for the coordination of existing streets with proposed streets, parks and other features of the official street plan of the Borough, for insuring adequate open spaces for traffic, recreation, light and air, and for proper distribution of population, thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens, any Borough is empowered to adopt land subdivision regulations. Such regulations may include definitions, design standards, plan requirements, plan processing procedures, improvement and construction requirements, and conditions of acceptance of public improvements by the Borough.

102 EFFECTIVE DATE

These regulations shall become effective on _____, 19____ and shall remain in effect until modified or rescinded by the Borough Council.

103 SHORT TITLE

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

104 SUBJECT PROPERTIES

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 or travel; or for the common use of occupants of buildings abutting thereon, except in strict accordance with the provisions of these regulations.

105 SALE OF LOTS

No lot in a subdivision may be sold; no permit to erect, alter or repair any building upon land in a subdivision may be issued; and no building may be erected in a subdivision, unless and until a subdivision plan has been approved and recorded; and until the improvements required by the Borough Planning Commission in connection therewith have either been constructed or guaranteed as hereinafter provided.

ARTICLE II
DEFINITIONS

200 For the purpose of these regulations, words used in the present tense shall include the future tense, the terms "shall" and "will" are always mandatory and the word "may" is permissive; the singular shall include the plural and the plural singular where appropriate and the word "person" shall include a corporation as well as an individual. Unless otherwise expressly stated, the following words, for the purpose of this Ordinance, shall have the meaning herein indicated.

201 ALLEY

A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties.

202 AVAILABLE SEWER

A municipal sewer is considered available if it is 1,000 feet or less from the nearest point of a subdivision.

203 BASE COURSE

The layer of a street immediately under the wearing surface.

204 BENCH MARK

A point of known elevation in or near the Subdivision tied in with established bench marks in the vicinity that are maintained by the United States Coast and Geodetic Survey.

205 BOROUGH

The Borough of Linesville, Crawford County, Pennsylvania.

206 BUILDING LINE

The line within the property defining the required minimum distance between any enclosed structure and the adjacent street right-of-way or abutting lots.

207 CARTWAY

That portion of the street right-of-way surfaced or commonly used for vehicular use. Width is determined from face of curb to face of curb or edge of pavement to edge of pavement.

208 CLEAR SIGHT TRIANGLE

An area of unobstructed vision at intersections defined by lines of sight between points at a given distance from the intersection of the centerlines for the intersecting streets.

209 CLUSTER DEVELOPMENT

An arrangement of housing structures on reduced, closely related lots, where a specified percentage of open space has been set aside for common use and where central water and sewer facilities are provided.

210 COMMISSION

The Planning Commission of Linesville Borough.

211 COUNCIL

The Legislative Body of Linesville Borough.

212 COVENANT

An obligation defined by law or agreement, the violation of which can be restrained by court action; these are usually stated in the deed.

- 213 CROSSWALK
An easement providing a pedestrian way through a block or across a street of excessive length.
- 214 CUL-DE-SAC
A minor residential street terminating in a vehicular turnaround.
- 215 DEVELOPER
Any person, individual, firm, partnership, association, corporation, estate, trust or any other group or corporation acting as a unit dividing or proposing to divide land, so as to constitute a subdivision as defined by the Borough Code and includes any agent of the developer.
- 216 EASEMENT
Grant by a property owner of the use, for a specific purpose or purposes of a strip of land by the general public, a corporation or a certain person or persons.
- 217 ENGINEER
The Engineer of Linesville Borough or other Engineers appointed by the Borough Council.
- 218 ESSENTIAL SERVICE
Is the erection, construction, alteration or maintenance by public utilities or municipal departments or commissions of facilities, including buildings, necessary for the furnishing of adequate services for the public health, safety or general welfare.
- 219 FRONT YARD
The open space extending across the width of the lot, between the front building line and the street right-of-way.
- 220 GROUP HOUSING PROJECT
Where two or more residential buildings are constructed on a plot of ground not subdivided into the customary lots and streets.
- 221 IMPROVEMENTS
Those physical changes to the land necessary to produce usable and desirable lots from raw acreage including but not limited to: grading, paving, curb, gutter, storm sewers and drains, improvements to existing water courses, sidewalks, crosswalks, street signs, monuments, water supply facilities, and sewage disposal facilities.
- 222 LOT
A tract or plot of land intended for the transfer of ownership, use or improvement, whether immediate or future. A tract of land for agricultural purposes, in parcels of more than ten acres, not involving any new street or easement of access shall be exempted and not considered a lot under this Ordinance.
- 223 LOT DEPTH
The horizontal distance between the front lot line and the rear lot line.
- 224 LOT DOUBLE FRONTAGE
A lot with opposite ends abutting on public streets.
- 225 LOT REVERSE FRONTAGE
A lot with double frontage facing a local, rather than a collector or arterial street.

- 226 LOT WIDTH
The width of a lot at the front building line.
- 227 MONUMENT
A point established by an engineer or surveyor, and used to locate property lines, building lines, etc.
- 228 PERSON
Shall mean natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them.
- 229 PLAN, COMPREHENSIVE
The Pymatuning North Shore Regional Comprehensive Plan.
- 230 PLAN, FINAL
A complete and exact subdivision plan, prepared for official recording as required by statutes, to define property right and proposed streets and other improvements.
- 231 PLAN, PRELIMINARY
A tentative subdivision plan, in lesser detail than a final plan, showing approximate street and lot layout on a topographic map as a basis for consideration prior to preparation of a final plan.
- 232 PLANTING STRIP
The area between the curb and sidewalk suitable for planting trees, shrubs, etc.
- 233 PLAT
A representation on paper of a parcel of land subdivided into lots showing all salient features.
- 234 REAR YARD
The required open space extending from the rear of the main building and along the rear lot line (not a street line) throughout the whole width of the lot.
- 235 RESUBDIVISION OR REPLATTING
The replatting of a recorded subdivision, in whole or in part, by a redesign of lots, by change of size, area or by street layout.
- 236 RIGHT-OF-WAY
Any public highway, street or alley accepted by different levels of government for public use, usually by the Borough Council; all must be recorded in the Recorder of Deed's Office, Crawford County, Meadville, Pennsylvania.
- 237 SIDE YARD
A yard between the building and the adjacent side line of the lot extending from the front line of the building to the rear line of the building. Corner lots shall have a street side yard equal to or greater than 20 percent of the lot width.
- 238 STREETS
- A. Expressway - This class of highway facility is devoted entirely to the task of moving large volumes of traffic, and performs little or no land service function. It is generally characterized by some degree of access control. Normally, this classification should be reserved for multi-lane, divided roads with few, if any, grade intersections.

- B. Arterial or Primary - Major arterials bring traffic to and from the expressway and serve major movements of traffic within or through the areas not served by expressways. They serve primarily to move traffic, but also serve a secondary function of land service. The average length of trip exceeds three miles.
- C. Collector or Secondary - This class of road serves the internal traffic movement within the Borough and connects developed areas with the major arterial system. They do not accommodate long, through trips and are not continuous for any appreciable length. The principal difference between collector and arterial roads is the length of trip accommodated. The collector system is intended to simultaneously supply abutting property with the same degree of land service as a local street and accommodate local internal traffic movements.
- D. Local - The local streets' sole function is to provide access to immediately adjacent land. They normally represent a fairly large percentage of the total street mileage, but carry a small proportion of the vehicle-miles traveled daily.

239 SUBDIVIDER

The owner or authorized agent of the owner of the subdivision.

240 SUBDIVISION

The division of a single lot, tract or parcel of land, or 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 for building development; provided, however, that division of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access, shall be exempted.

241 VARIANCE

When the subdivider can show that a provision of these regulations would cause unnecessary hardship if strictly adhered to and where, because of topographical or other conditions peculiar to the site, in the opinion of the Planning Commission a departure may be made without destroying the intent of such provisions, the Planning Commission may recommend and the Borough Council authorize a variance. Any variance thus authorized shall be entered in the minutes of the Council and the reasoning on which departure was justified.

ARTICLE III
REQUIREMENTS AND PROCESSING PROCEDURES

300 PREAPPLICATION PROCEDURE

Previous to the filing of an application for conditional approval of a preliminary subdivision plan, the subdivider shall be prepared to comply with the following procedure and submit the required information to the Planning Commission.

- A. Advisory Meetings - A subdivider may appear before the Planning Commission to discuss his subdivision proposal. The purpose of this step is to afford the subdivider advice and assistance in order to save time and money, suggest professional assistance if needed, and answer any questions the subdivider may have in regard to filing applications or other items required.
- B. General Information - The Subdivider may be prepared to discuss the details of the proposed subdivision including a description of existing covenants, land characteristics, community facilities and utilities, the number of lots and sizes, business area, playgrounds and proposed protective covenants, utilities and street improvements.

- C. Location Map - This map shall show relationship of the proposed subdivision to existing community facilities which serve or influence it and shall include development name, location, existing facilities, title, scale, north arrow and date.
- D. Topographic Map - The location of the proposed subdivision shall be shown on a U.S. Geological Survey Map or a comparable substitute for purposes of relating the subdivision to the existing topography, slope gradient and other physical features.
- E. Sketch Plan - The sketch plan shall show in simple form the proposed layout of streets, lots and other features in relation to existing conditions and may be drawn freehand.
- F. Hazards - Land subject to hazards of life, health and safety shall not be subdivided until such hazards have been removed. These hazards shall be interpreted to mean land subject to flooding, slides due to excessive slope or excavation, land of excessive or improper fill material, or land improperly drained.

301 After review and discussion with the Subdivider, the Planning Commission shall indicate the suitability of the plan for further consideration and submission of preliminary plans.

302 PRELIMINARY PLAN REVIEW

- A. Application - On reaching conclusions as recommended above regarding the general program and objectives, the Subdivider shall submit to the Planning Commission Secretary at least ten days prior to the regular monthly meeting of the Planning Commission, two copies of the preliminary plans of the total land to be ultimately developed for review by the Planning Commission according to the requirements and standards contained herein.
- B. Planning Commission Review - The Planning Commission shall review the plan submitted covering the requirements of these regulations point by point, and shall consult with the Engineer and officials of any other department or authority concerned. A copy of such plans shall also be forwarded to the County Planning Commission for their review by the Soil Conservation Service through their office. No approval should be granted until the expiration of a thirty-day period from the date the application was forwarded to the County.
- C. Planning Commission Action - The Planning Commission shall notify the Subdivider of the scheduled meeting place, date, time and agenda schedule. Within 35 days of this scheduled meeting, the Planning Commission shall report to the Borough Council on the subdivision, recommending approval, conditional approval or disapproval, each with reasons for such recommendation.
- D. Action of Council - Council shall act on the preliminary plan stating its approval, conditional approval or disapproval, giving reasons for each, and may authorize in writing the submission of a final plan for approval.
- E. Nature of Approval - Approval of a preliminary plan shall not constitute approval of a final plan, but rather an expression of tentative approval of the layout submitted on the preliminary plan as a guide to the preparation of the final plan.

303 PRELIMINARY PLANS AND DATA

Shall include but not be limited to the following:

- A. The preliminary plan shall be drawn at a scale of 1" = 100' or greater and submitted to the Planning Commission in duplicate form.

- B. The Plan shall show or be accompanied by the following:
1. Material required in Section 300.
 2. Draft of protective covenants, if any.
 3. Title to include:
 - a. Name under which the subdivision will be recorded.
 - b. Location by Municipality, County and State.
 - c. Names and addresses of the owner or owners.
 - d. Name of registered engineer or surveyor who surveyed the property and prepared the plan.
 - e. North point, date and graphic scale.
 4. Names of abutting property owners. Reference to the recorded deed book and related page number(s).
 5. Tract boundaries with bearings, distances and area in acres to the nearest hundredths.
 6. Existing easements and their location, width and distance.
 7. Tract closures and block closures with an allowable error of 1:25,000.
 8. Contours at vertical intervals of five feet if the general slope of the site is more than two percent and at vertical intervals of two feet if the general slope is less than two percent.
 9. Datum to which contour lines refer.
 10. Bench marks as established by the United States Geological Survey or permanent monuments as established by a registered surveyor authorized to practice in the Commonwealth of Pennsylvania.
 11. Existing physical features to include:
 - a. Watercourses, culverts, bridges, drains and possible areas of inundation.
 - b. Buildings, sewers, water mains and fire hydrants.
 - c. Streets and alleys on or adjacent to the tract, including name, right-of-way widths and cartways widths.
 - d. Utilities, existing and planned, together with possible connections thereto.
 - e. Subsurface condition of the tract.
 12. Proposed improvements shall include:
 - a. Location, name and width of all proposed streets and alleys, cartway widths and approximate goals and gradients.
 - b. Sidewalks and crosswalks.
 - c. All rights-of-way and easements.
 - d. Typical cross sections of roadways and sidewalks.
 - e. Lot lines with bearings or courses and dimensions.
 - f. Building lines.
 - g. Reservations of grounds for public use.
 - h. General drainage plan for storm water to include proposed directions of flow for storm water in relation to natural channels.
 - i. A plan of the proposed water distribution system or a plan showing the location of individual wells.
 - j. A plan for the proposed sanitary sewerage collection system or a plan where required, showing the proposed location of on-lot sewage disposal facilities.
 - k. Proposed land use of the improvement.
 13. The following additional data shall be submitted upon request by the Planning Commission.
 - a. Profiles showing existing ground and proposed centerline street grades.
 - b. Sizes of water pipes and location of valves and fire hydrants.
 - c. Location of manholes, invert elevations, grades and sizes of sanitary sewers and storm sewers.

304 APPROVAL OF FINAL PLAN

- A. Application to Planning Commission - When filing an application of final plan, upon approval of the preliminary plan, the Subdivider shall submit to the Planning Commission Secretary at least ten days prior to a regular meeting of the Planning Commission, one copy of all plans and other information. Four copies may be submitted to meet requirements of "G" of this section. All final plans and other exhibits required for approval shall be submitted to the Planning Commission within six months after approval of the preliminary plan. Otherwise, such approval shall become null and void unless an extension of time is applied for and granted by the Planning Commission.
- B. Planning Commission Review - The Planning Commission shall notify the Subdivider in writing of the scheduled meeting place, date, time and agenda schedule. Within 35 days of this scheduled agenda, the Planning Commission shall report to the Borough Council on the subdivision, recommending approval, conditional approval or disapproval, each with reasons for action. Approved final plans shall bear the signatures of the Chairman and the Secretary of the Planning Commission to a certified statement that all plan procedure requirements have been met.
- C. Planning Commission Action - Following review by the Planning Commission, all final plans shall be submitted by the Planning Commission to the Borough Secretary at least ten days prior to a regular meeting of Borough Council.
- D. Title Certificate - No final plan shall be presented to the Council unless a satisfactory certificate of title is furnished to the Engineer. The information submitted shall list all owners of the property and include the volume and page of the deed or deeds recordation or will where appropriate.
- E. Action of Council - Council shall review the final plan for recording and shall indicate approval, conditional approval or disapproval. Approved final plans for recording shall bear the signatures of the President and Secretary of Council to a certified statement that all plan procedure requirements have been met.
- F. Application Fee - At the time of filing the application for approval of plans, the Subdivider shall pay to Council for use by the Borough a fee to defray the cost of processing such plans and drafting same on the official map of the Borough. The fee shall be two dollars per proposed dwelling unit.
- G. Disposition of Plans - One copy of all final plans submitted for approval shall be retained by the Planning Commission, one copy by Council, one copy to be filed by Subdivider according to Article VI, Section 600; the fourth copy shall be returned to the Subdivider. The copy retained by the Planning Commission shall be a reproducible tracing paper complete with all required signatures.

305 FINAL PLAN AND DATA REQUIRED FOR APPROVAL

For any subdivision requiring approval, the plan submitted:

- A. Shall be drawn on tracing paper and shall be on sheets no smaller than 18 inches by 22 inches.
- B. Shall be drawn with waterproof black ink or pencil and all records, data, entries, statements, etc., thereon shall also be made with the same media or reproducible typing.
- C. Shall be drawn to a scale of 1" = 100' or larger.
- D. Shall contain a title block in the lower right corner with the following:

1. Name under which the subdivision is to be recorded.
2. Date of plan, graphic scale and location of subdivision.
3. Name of subdivision owner.
4. Name and address of the professional engineer or the surveyor preparing plan.

E. All final plans submitted shall be drawn according to the following drafting instructions:

Outside of Subdivision:

1. Streets and other ways by medium solid lines.
2. Property lines of adjacent subdivisions by medium dashed and two dotted lines.
3. Lot lines by light dotted lines.
4. Restriction lines, easements, etc., by light dashed lines.

Within Subdivision:

1. Streets or rights-of-way by heavy solid lines.
2. Tract boundary by heavy dashed and two dotted lines.
3. Lot lines by medium solid lines.
4. Restriction or building lines by medium dashed lines.
5. Easements or other reserved areas by light dotted lines.

F. The Final Plan Shall Show:

1. Primary control points, approved by the Engineer, or description and ties to which all dimensions, bearings and similar data shall be referred.
2. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way and property lines of residential lots and other sites with accurate dimensions, bearings or deflection angles, radii, arcs and central angles of all curves.
3. Name and right-of-way width of each street or right-of-way.
4. Location, dimensions and purpose of all easements.
5. Number to identify each lot or site.
6. Purpose for which sites other than residential are to be dedicated.
7. Building setback line on all lots and sites.
8. Location and description of survey monuments.
9. Names, deed book number and page of record owners of adjoining unplotted land.
10. Reference to recorded subdivision plats of adjoining platted land by record name, date and number.
11. Certification of surveyor or professional engineer as to the accuracy of survey and plat.
12. Statement by the owner dedicating streets, rights-of-way and sites for public use.
13. Protective covenants, if any, in form for recording.
14. Such other certificates, affidavits, endorsements or dedications as may be required in the enforcement of these regulations.

G. Shall show cross sections and profiles of streets showing grades if deemed necessary by the Planning Commission.

H. Performance guarantee as specified in Section 601, Item E.

306 RESUBDIVISION OR REPLATTING

The combination or recombination of lots or portions of previously platted lots shall require replatting according to the procedures and regulations heretofore described except as they may be modified on application to the Planning Commission. In such instances, the subdivision and lot number shall be followed by the suffix "R" to indicate revision or replatting.

307 SUBDIVISIONS OF LESS THAN THREE LOTS

Plans and data involving subdivisions of less than three lots shall include but not be limited to the following:

- A. The provisions of Sections 301 - 303 and Sections 305 and 306 will be waived for subdivisions of less than three lots, and the following requirements will become applicable.
 - 1. Proposed plan shall be drawn at a scale of 1" = 100' or greater.
 - 2. The proposed plan shall be legibly drawn on tracing paper of the size 12 inches by 18 inches.
 - 3. The plan shall show or be accompanied by the following:
 - a. Description of covenants.
 - b. Title to include:
 - (1) Location by Municipality, County and State.
 - (2) Names and addresses of the owner or owners.
 - (3) Name of registered engineer or surveyor who surveyed the property and prepared the plan.
 - (4) North point, date and graphic scale.
 - c. Proposed use of the land.
 - d. Lot lines, dimensions and land area of proposed lot.
Also, the area remaining in the original parcel.
 - e. Existing and proposed streets, alleys and/or easements on or adjacent to the tract.
 - f. Available utilities. (If public sewer and water facilities are not available, proposed water source and sewage disposal system should be indicated.)
 - g. Statement by the owner dedicating streets and rights-of-way for public use.
 - h. Names of abutting property owners.
 - i. The following additional data shall be submitted upon request by the Planning and Zoning Commission.
 - (1) Subsurface and drainage conditions of the tract.
 - (2) Any other data pertinent to the plan.
- B. Preliminary and Final Plans - Conformance to the above requirements may replace the preliminary and final plan requirements.
- C. Approval and Disposition of Final Plans - Approval and disposition of final plans shall be in accordance with Section 304 except that in Paragraph "A" the sentence "All final plans and other exhibits required for approval shall be submitted to the Planning Commission within six months after approval of the Preliminary Plan" shall not apply to this section.

**ARTICLE IV
DESIGN STANDARDS**

400 APPLICATION OF STANDARDS

The following land subdivision principles, standards and requirements shall be applied by the Planning Commission in evaluating the plans for proposed subdivisions and shall be considered minimum requirements.

401 LAND REQUIREMENTS

- A. Land shall be suited for the purpose for which it is to be subdivided in accordance with the interest and purpose of the elements of the Pymatuning North Shore Regional Comprehensive Plan.
- B. Land subject to hazards of life, health, safety or property shall not be subdivided until all such hazards have been removed.

402 STREET REQUIREMENTS

- A. Proposed streets shall be properly related to Borough, County and State roads and highway plans which have been prepared and officially adopted.
- B. Streets shall be logically related to the topography so as to produce usable lots and reasonable grades.
- C. Local streets shall be so laid out as to discourage through traffic, but provisions for street connections into and from adjacent areas will be generally required.
- D. Where a subdivision abuts or contains an existing or proposed arterial road, the Planning Commission may require a local road, reverse frontage, or other treatment which will provide protection for abutting properties, reduction of number of intersections, and separation of local and through traffic.
- E. Half streets shall be prohibited except to complete an existing half street.
- F. Dead end streets shall be prohibited except as stubs to permit future street extensions into adjoining tracts, or when designed as cul-de-sacs. Turnarounds shall be provided and maintained in accordance with Borough requirements on all temporarily stubbed or dead end streets until such time as the proposed street pattern is completed.
- G. Maximum Allowable Grades:

Arterial or Primary	Six Percent
Collector or Secondary	Eight Percent
Local	Twelve Percent
- H. Minimum grades on all streets shall not be less than 0.5 percent.
- I. Vertical curves shall be installed on all street grade changes exceeding one percent.
- J. Alignment
 - 1. Minimum centerline radius for horizontal curves:

Arterial	1,000 feet
Collector	300 feet
Local	200 feet
 - 2. Horizontal curves shall be laid on all deflecting streets.
 - 3. Degree of curvature shall be set to assure proper sight distance.
- K. Widths - Minimum street right-of-way widths and cartway widths shall be as follows:

TYPE OF STREET	TYPE OF DEVELOPMENT	CARTWAY	RIGHT-OF-WAY
Local	Single-family lots	24 feet	50 feet
Collector	Single-family, double and multi-family	32 feet	55 feet
	Commercial and Industrial	36 feet	60 feet
Arterial	Single-family, double, multi-family commercial and industrial	As prescribed by the Pennsylvania Department of Transportation	

In cases where a new subdivision is planned to join the street system of an existing subdivision, the preceding minimum requirements shall apply except where the existing streets and rights-of-way are larger than required. In this event, the Planning Commission may require that the new streets and rights-of-way be as large as the existing. Private covenants may apply if their provisions are in excess of this Ordinance.

L. Cul-de-sacs - Cul-de-sacs are permitted where the length does not exceed 600 feet; where a turnaround with right-of-way diameter of 90 feet; and where a cartway diameter of 80 feet is provided. Extension of a cul-de-sac will be permitted to connect to a street system of a new or extended subdivision provided that the maximum street lengths for blocks and cul-de-sacs are met. This street design shall be avoided unless it is clear that a through street is not essential to the street system of the area.

M. Street Intersections

1. All curbs at intersections shall be rounded by a minimum radius of:
Arterial and Collector Street - 20 feet;
Local Streets - 15 feet.
Twenty-foot radius will be maintained where Arterial-Collector Streets intersect Local Streets.
2. When any street intersection will involve banks, fences, walls or vegetation, existing or to be planted inside any lot corner that would create a traffic hazard by limited visibility, from a height of 3-1/2 feet, finished area, at the centerline of the right-of-way, the subdivider shall cut such ground and or vegetation in conjunction with grading the right-of-way to provide a sight line of 100 feet along the centerline of an arterial or collector street from the centerline intersections and 75 feet at local street intersections. When an arterial or collector and a local street intersect, each shall retain their respective footage requirements along the centerline to form the sight triangle.
3. Where the grade of any street at the approach to an intersection exceeds five percent, a leveling area shall be provided with a transitional grade not to exceed two percent for a distance of 50 feet from the nearest right-of-way line of the intersection.
4. Intersection of more than two streets shall be prohibited.
5. Minimum street intersection angles shall be 60 degrees.

N. Street Offsets - Street offsets (street jogs) of less than 125 feet are to be avoided.

O. Reverse Curves - Reverse curves shall have a minimum tangent between them of:

Arterial Streets	300 feet
Collector Streets	150 feet
Local Streets	100 feet

P. Alleys

1. Not permitted in Residential Districts.
2. Permitted in Commercial and Industrial Districts subject to approval of the Planning Commission.
3. Alleys shall be improved to at least 25 feet in width.
4. Maximum alley grade shall be 15 percent.

403 LOTS

A. All residential lots shall be served by municipal water and sanitary sewer.

- B. Minimum lot area and width requirements.
 - 1. Single-family detached dwelling units.
 - a. Minimum lot area - 6,000 square feet.
 - b. Minimum lot width - 60 feet.
 - 2. Minimum lot requirements for single-family attached, double and multi-family dwelling units shall be in accordance with the respective requirements established in the Linesville Borough Zoning Standards.
- C. Subdivision of land other than for residential purposes shall be subject to review by the Planning Commission and Engineer insofar as size, depth, width of lots and parking are concerned.
- D. On corner lots, side yards adjacent to a street shall at least equal the front yards required along that street.
- E. The frontage width of lots fronting a cul-de-sac shall be determined as the width at the building line. The side yard setback requirements will be calculated from the midpoint of the structure along the average length of both sides of the structure.
- F. All lot lines shall be set perpendicular or radial to the centerline of the street whenever possible. All nonradial lines shall be denoted as such on the plat.
- G. Lots, wherever possible, shall front upon the long dimension of the block.

404 BUILDING LINES

The building or setback lines shall be adhered as required in the Zoning Ordinance.

Where a subdivision has existing buildings on either side, the building setback line for the new subdivision may be the average setback of existing buildings within 200 feet of the subdivision.

405 BLOCKS

- A. Block lengths shall not exceed 1,600 feet nor be less than 500 feet.
- B. Blocks shall be at least two lots in depth except for reverse frontage.
- C. Exceptionally long blocks shall be provided with crosswalks with a minimum right-of-way reservation of 12 feet and a four-foot paved walk.
- D. The depth-to-width ratio of usable lot length shall be at a maximum of 2-1/2 to one.

406 EASEMENTS

- A. Utility easements shall have a minimum width of 15 feet and be placed at the side or rear of lots whenever possible. When the Engineer determines that conditions are suitable for essential services, an easement reservation will be required.
- B. Anchor easements shall be approximately four by 30 feet and placed on a lot line.
- C. Aerial easements shall be a minimum of 15 feet.

407 SIDEWALKS

Sidewalks and crosswalks, where required, shall be installed by the subdivider along public streets or where deemed necessary for public safety, as determined by the Planning Commission.

408 RESERVED AREAS

Reserve strips surrounding the property or areas reserved for any purpose which shall make any area unprofitable for regular or special assessments or which may revert to nuisance areas, will not be approved by the Planning Commission.

409 STREET NAMES

The Subdivider may choose his street names subject to the approval of the Planning Commission. No street, other than an extension, may be given the name of an existing street in the Borough or Township.

410 CLUSTER DEVELOPMENTS

The standards and requirements of these regulations may be modified by the Planning Commission and Council in the case of a cluster development. Such modifications shall not infringe upon good design to the extent of providing for unsafe, congested, unhealthy or otherwise unsatisfactory living conditions. Prior to approval of final plans, means of satisfactorily maintaining common open space shall be guaranteed.

411 EROSION AND SILTATION CONTROL

Every effort shall be made to minimize the unnecessary removal of trees, vegetative cover, and movement of earth and otherwise minimize the potential erosion and siltation of soils.

**ARTICLE V
IMPROVEMENT AND CONSTRUCTION REQUIREMENTS**

500 MONUMENTS

Monuments shall be placed at all lot corners, angle points, points of curves in streets and intermediate points as determined by the Engineer. Monuments consist of a tapered concrete post four inches in diameter at the top, six inches at the bottom and 36 inches in length.

501 UTILITY AND STREET IMPROVEMENTS

Utility and street improvements shall be provided in each new subdivision in accordance with the standards and requirements described in the following schedules.

502 SCHEDULES OF REQUIRED UTILITIES AND STREET IMPROVEMENTS

A. Water Supply

1. The Subdivider shall construct a system of water mains and connect with a water supply system where a water supply is available at plot boundary or within 1,000 feet thereof. Waterlines shall be so located and of such size as approved by the Engineer.
2. If public water is available or definitely planned for the area, then provisions must be made for its eventual use.
3. Individual wells or project wells for water supply shall be approved by an officer of the Pennsylvania Department of Environmental Resources or an authorized public health authority.
4. Inspection shall be by local agency or health officer.

B. Storm Sewers

1. Storm sewers shall be located in the right-of-way edge of the cartway or curb.
2. Storm drains shall have a minimum diameter of 15 inches and a minimum grade of 0.50 percent.

3. Manholes or cleanouts shall be spaced at intervals of 300 feet or less for pipes 21 inches and under, and more than 450 feet for pipes 24 inches and larger, and at all grade changes, alignment changes and pipe size changes.
4. Bridges and culverts shall be designed to support the expected loads, and be constructed the full width of the cartway plus additional length as deemed necessary by the Engineer to satisfy local drainage patterns.
5. Drainage plans shall be submitted for approval with application of preliminary plans.
6. Inspection of storm drainage shall be made by the Engineer.

C. Sanitary Sewers

1. Installation of sanitary sewers, including house lines, laterals, trunks, manholes and other appurtenances shall comply with the rules and regulations of the Planning Commission and the Engineer or their authorized agent and said installations shall be subject to inspection by the Engineer.
2. In areas where a municipal sewer is not available (over 1,000 feet from the nearest point of the subdivision), is not planned, is not topographically feasible, or where an easement cannot be obtained through adjoining property, a project system must be installed in developments of 25 units or more. For less than a 25-unit development, project systems are urged but septic tanks may be permitted. All septic tank or project sewerage systems will be subject to approval of drawings and design by the Engineer and of standards and requirements of the Pennsylvania Department of Environmental Resources and the Pennsylvania Sewage Facilities Act (Act 537).
3. In areas where a municipal sewer is available, all properties within the subdivision shall be connected thereto.
4. In areas where a municipal sewer is planned to be available, but not yet built, laterals shall be extended to the center of the street, or into the right-of-way, and trunklines provided to the edge of the subdivision closest to the municipal trunk location and capped. Until such time as the municipal sewer becomes available, individual septic tanks will be permitted but, when developments are 25 units or more, project sewerage systems must be installed. In the case of a project system, a trunk shall be provided to connect into the municipal system.
5. All individual properties now using sanitary sewerage facilities and all future properties requiring sanitary sewerage facilities shall be connected to the municipal sewerage system when and where it is available.

D. Street, Curbs, Base and Paving

1. Grading - Streets shall be graded as established on preliminary plan and street profiles and as approved by the Engineer.
2. Cross Drains - Shall be a minimum 15-inch reinforced concrete or BCCM pipe with paved invert and shall be placed wherever necessary to transfer water across the road to a natural watercourse and at road intersections where needed. Valley gutters may be used when approved by the Engineer. Minimum gauge and pipe sizes shall be determined by the Engineer at all intersections and across all driveways and vehicular crossings.
3. Curbing - Curbing shall be concrete or of a bituminous mix, either straight, battered or rolled in locations as approved by the Engineer.
4. Base Course - Eight-inch thick (rolled measurement) bank gravel as approved by the Engineer.
5. Pavements - A two and one-half inch bituminous plant mixed surface shall be placed on the prepared base to meet the requirements of the specifications of the Pennsylvania Department of Transportation, Form 408. Where a six-inch base is authorized, a bituminous surface treatment in accordance with an ID-2 or comparable specification complying with the Pennsylvania Department of Transportation, Form 408, may be used.

Where concrete pavement is used, the standard requirements of the Pennsylvania Department of Transportation 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 Engineer. Local streets shall be at least six inches in thickness and conform to other specifications of the Pennsylvania Department of Transportation.

Either type of pavement listed above must be approved by the Planning Commission and Engineer before application. Said installation shall be under the direct supervision of the Engineer.

- E. Sidewalks - Sidewalks, where deemed necessary by the Planning Commission, shall conform to the Borough standard. In commercial districts and on lots fronting public and semi-public uses the Planning Commission shall specify the width of sidewalk and planting strip.
- F. Street Signs - Street name signs shall be installed at each street intersection in accordance with standards established by Council.
- G. Street Trees - Should the Subdivider plan to provide trees, their proposed locations, spacing and species must be submitted for approval by the Planning Commission. On narrow rights-of-way or where the planting strip between sidewalk and the curb is less than five feet wide, trees will not be permitted, but are to be placed inside the property lines.
- H. Utilities - Gas, electric and telephone utilities shall be located in subdivisions as approved by the Engineer.

ARTICLE VI CONDITIONS OF ACCEPTANCE

600 RECORDING

Within 30 days after the date of approval of the final plan, the Subdivider shall record one approved reproducible original copy of same in the office of the County Recorder of Deeds, and file with the Borough Secretary, a Recorder's Certificate that the approved plan has been recorded with the Plan Book and page numbers indicated. Approval shall not become final and effective until such certificate has been filed and shall not be given until after approval by any other governmental agency or unit, which is required by law, has been first obtained and certified hereon.

- A. After an approved subdivision plan shall have been officially recorded, the streets, parks and other public improvements shown thereon shall be so considered to be a part of the official map of the Borough.
- B. Streets, parks and other public improvements shown on a subdivision plan to be recorded may be offered for dedication to the Borough by formal notation thereof on the Plan, or the owner may note on such plan any improvements which have not been offered for dedication to the Borough.
- C. Every street, park or other improvement shown on a subdivision plan shall be deemed to be a private street, park or improvement until such time as the same shall have been offered for dedication to the Borough and accepted by ordinance or resolution, or until it shall have been condemned for use as a public street, park or other improvement.

601 GENERAL

- A. The Council shall not approve any subdivision plan except in conformance with the provisions of this Ordinance.

- B. The Council may specify alterations, changes or modifications in any subdivision plan which it deems necessary and may make its approval subject to such alterations, changes or modifications.
- C. No road, street, land, way or related improvement shall be accepted as a part of the highway system of the Borough or for maintenance unless opened, laid out, graded and improved in strict accordance with the standards and regulations of the Council.
- D. Before acting to approve any subdivision plan, the Council may arrange a public hearing thereon, after giving such notice as may be deemed desirable.
- E. Before approving any subdivision plan, the Council shall require a written agreement that necessary grading and street improvements, sidewalks, monuments, street lights, fire hydrants, water mains, and sanitary sewers, as may be required by the Borough, shall be installed in strict accordance with the standards and specifications by the Subdivider within one year. The written agreement shall include a bond, deposit of funds, or other securities sufficient in amount as shall be determined by the Council and/or Engineer to cover the cost of such improvements. If the improvements shall not have been installed within the time required or agreed upon and in accordance with the standards and specifications, such deposit shall be forfeited to the Borough. Upon written certification by the Engineer that such improvements have been satisfactorily completed, the deposit shall be returned to the Subdivider.

ARTICLE VII VARIANCES

700 Where the Planning Commission finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variance will not have the effect of nullifying the intent, interest and purpose of the Comprehensive Plan or these Regulations.

701 In granting variances and modifications, the Planning Commission may require such conditions, as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified. The granting of variances and modifications by the Planning Commission shall be conditional and subject to the final approval of Council. The reason for granting the variance shall be recorded in the Council minutes.

ARTICLE VIII CERTIFICATES, AFFIDAVITS, APPROVALS

800 Certificates, Owner's Adoption and Affidavits as prescribed by the Planning Commission, shall be inscribed on the plan as quoted and shall be properly signed and attested when the plan is submitted to the Planning Commission.

ARTICLE IX VALIDITY AND PENALTY

900 PENALTIES

Any person, partnership, or corporation who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees or enters into an agreement to sell any land in a

subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development otherwise, or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this ordinance and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them, responsible for such violation pay a fine not exceeding one hundred dollars (\$100) per lot or parcel or per dwelling within each lot or parcel. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

901 SAVING CLAUSE

The passage of this act and the repeal by it of prior enabling laws relating to subdivision control shall not invalidate any subdivision ordinances, resolutions or regulations enacted under such prior laws. This act, in such respect, shall be deemed a continuation and codification of such prior enabling laws.

902 Should any section or provision of these regulations be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof.

ATTEST:

Borough Secretary

Approved this _____ day of _____, 19_____.

APPROVAL BY PLANNING COMMISSION

Approved by the Linesville Borough Planning Commission this _____ day of _____, 19_____.

ATTEST:

Secretary

Chairman