

ARTICLE IX



REQUIRED IMPROVEMENTS

ARTICLE IX

REQUIRED IMPROVEMENTS

Section 901 General

- 901.1** The construction of subdivision improvement is the responsibility of the developer inasmuch as it is his property being developed. Adequate streets, utilities and other improvements are essential elements in the creation and preservation of stable residential, commercial and industrial areas, and must be completed by the developer.
- 901.2** All of the following improvements, as required by the County pursuant to the authority granted in the Pennsylvania Planning Code, Act 247, as amended, shall be completed in accordance with the requirements established by this Ordinance prior to final approval of the Plan, except as otherwise provided herein.
- 901.3** Final Plan approval, except for minor subdivisions and replats, shall not be given prior to the completion and acceptance of all subdivision improvements or the posting of financial security for such improvements.
- 901.4** All the requirements in this Ordinance concerning street paving, curbing, and sidewalks shall be followed, except where the local municipality has adopted other criteria and has requested, in writing, by its governing body that these local standards be used.

Section 902 Improvements

- 902.1** Utility and street improvements shall be provided, where required, in each new subdivision as follows, except that improvements are not required in existing public streets which may be incorporated into, or adjacent to, the subdivision.
- A. Survey monumentation.
 - B. Water supply.
 - C. Sanitary sewage conveyance.
 - D. Storm sewers outside of public streets.
 - E. Streets, including required grading, subgrade, preparation underdrains, base and paving.
 - F. Subgrade drains where necessary.
 - G. Curbing on streets.
 - H. Sidewalks.
 - I. Seeding between the sidewalk and curb.
 - J. Required utilities, street lighting, street name signs and required grading.
 - K. Erosion control, as needed.