

ARTICLE V



ASSURANCES OF COMPLETION

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Section 500.1 General – The purpose of these regulations is to provide sound subdivision and land development standards for those municipalities within Clearfield County which lack such regulations themselves. Therefore, the assurances for completion, as set forth in this Article, are intended for the protection of the local municipality or authority who will be the parties to accept the public improvements required by this Ordinance. For the purpose of this Ordinance, the term local municipality also means any municipal authority or private agency which may be asked to accept improvements required by this Ordinance. (*See DEFINITIONS*)

Section 500.2 Coordination – It is the intention of this Ordinance that required assurances be provided in such amounts and forms as are acceptable to the local municipality, consistent with this Ordinance and the provisions of the Pennsylvania Municipalities Planning Code.

Section 501 Improvements

501.1 The developer shall, for all major subdivisions, agree to complete all improvements in accordance with Section 509 of the MPC and such other requirements as the County or local municipality may set in the public interest as a prerequisite to approval of the Final Plan.

501.2 No plan shall receive final plan approval unless the developer shall have completed all improvements as required by these regulations or shall have filed with the local municipality appropriate financial security guaranteeing the completion of such improvements.

501.3 The Planning Commission shall require the local municipality to check final construction plans for the correctness and to inspect the construction of improvements. The local municipality shall be further requested to submit its findings in writing to the County Planning Office. In the event the local municipality does not approve the final construction plans, it shall specify how such plans do not meet applicable specifications, citing the specific deficiencies by reference to said specifications. Likewise, if the local municipality does not approve construction of the improvements, it shall specify their deficiencies. These requirements are made to insure the County the ability to communicate any plan or construction deficiencies to the developer in accordance with the provisions of this Ordinance and the Pennsylvania Municipalities Planning Code.

501.4 Upon completion of the improvements in accordance with the specifications of this Ordinance and/or the local municipality, and upon final inspection of the improvements by the local municipal engineer, the developer shall take the final steps to dedicate the improvements and have the same accepted by the local municipality.

501.5 Improvements shall include, but not necessarily be limited to, the following:

- A. Monuments or markers.
- B. Grading, streets, curbs and walks, as required.
- C. Sanitary sewers.
- D. Water service, including fire hydrants.
- E. Storm drainage, as required.
- F. Erosion and sedimentation control measures, as required.
- G. Street lighting, where required.

501.6 Where grading conditions or other circumstances prohibit the placing of lot markers or street monuments at the time of submission of final plat, a cash deposit shall be made with the local municipality in an amount sufficient to cover the installation at a future date. Should installation of the above monuments and markers not be completed within three (3) months after completion date of subdivision by the subdivider, the local municipality shall cause such installation to be completed and pay for same from said cash deposits.