

BOROUGH OF MONROEVILLE

ORDINANCE NO. 190

LAND SUBDIVISION REGULATIONS
OF

THE BOROUGH OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA

AN ORDINANCE, to regulate the subdivision of land; establish certain standards of design and development; secure the equitable handling of all subdivision plans; and to establish plan processing procedures, and to prescribe conditions of acceptance of public improvements by the Borough.

WHEREAS: The Borough Council of the Borough of Monroeville deems it necessary for the purpose of assuring sites suitable for building purposes and human habitation and to provide for the harmonious development of the community with respect to adequate open spaces for traffic, recreation, light and air; and for the proper distribution of population, thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA: and it is hereby ordained and enacted by the authority of the same, that:

ARTICLE I - GENERAL PROVISIONS

Section 101 - Sale of Lots

Hereafter, it shall be unlawful to sell, agree to sell, transfer or otherwise convey by deed, agreement, or other instrument, any lot or parcel of ground situated within the Borough limits, and which lot or parcel is part of a land subdivision within the definition of these regulations, nor shall a lot or parcel of ground be subdivided in any other form, or be excavated or structures erected thereon pursuant to a subdivision plan, nor shall any permit to erect, alter or repair any building be issued, unless and until that subdivision has been approved by the Planning Commission and Borough Council of the Borough of Monroeville in accordance with the requirements of these regulations.

Section 102- Short Title

This ordinance shall be known and may be cited as the "Land Subdivision Regulations of the Borough of Monroeville."

ARTICLE II - DEFINITIONS

Section 201 - Inclusions

For the purpose of these regulations the terms and words herein defined shall have the following meanings unless the context indicated to the contrary:

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Section 202 - Definition of Terms

SUBDIVISION - A subdivision is 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 or of building development; provided, however, that divisions of land for agricultural purposes in parcels of more than ten acres, not involving any new street or easement of access, shall not be included within the meaning of subdivision.

BLOCK - An area of property, usually containing lots, and bounded on at least three sides (or the equivalent) by one or more streets or other definite barrier.

BUILDING LINE - The line across a lot establishing the minimum open space to be provided between the street right-of-way line and the foremost line of buildings and structures.

COMMISSION, PLANNING - The Planning Commission of the Borough of Monroeville.

COMPREHENSIVE PLAN - The complete plan, or any of its parts, prepared by the Planning Commission to guide the physical development and redevelopment of the community, as evidenced by the Planning Commission's minutes, actions, resolutions, maps, plans, reports and other official acts and documents of the said Commission.

DEVELOPER - That person, persons, or any corporation, partnership, association or other entity or any responsible person therein or agent therefor that undertakes the activities covered by these regulations. The term "developer" is intended to include, but not necessarily be limited to the terms "subdivider" "owner" and "builder" even though the individuals involved in successive stages of the project may vary.

EASEMENT - A grant of the right to use a portion of a parcel of land (usually a strip) for specified purposes, to the public, a corporation, utility or persons.

LOT - A portion of a subdivision or other parcel of land intended as a unit for the purpose of conveyance, transfer, improvement, development or sale.

DOUBLE FRONTAGE LOT - A lot having frontage on two non-intersecting streets.

REVERSE FRONTAGE LOT - A double frontage lot having a structure facing the opposite street from the majority of structures in the block.

PLAN OF LOTS, FINAL - A complete and exact subdivision plan prepared as required by these regulations and other applicable statutes.

PLAN OF LOTS, PRELIMINARY - A tentative subdivision plan prepared as required by these regulations by a person qualified by training and experience as a land planner.

PLANNING DISTRICT = A compact area of the Community, undivided by main highways or other major physical barriers, and designated in the Comprehensive Plan for a specific use such as a residential neighborhood, commercial district or industrial district.

STREET - A right-of-way intended primarily for vehicular traffic and usually providing for utilities and pedestrian travel. A street may be designated by other appropriate names such as highway, thoroughfare, boulevard, parkway, road, avenue, drive, lane or place. The following functional classifications are herein used:

(1) Loop, Radial, Cross-Connector Link Streets - are major streets for circulation outside of residential neighborhoods and other planning districts.

(2) Local Major Streets - are streets for major circulation within but not through the residential neighborhoods or planning districts and carrying the heavier traffic volumes, and Class B, designed to serve as "bleeder" streets to relieve the volumes developed on the Class A Streets and to distribute the traffic to other classifications of streets. There shall be no access to the abutting properties from this classification of the street.

(3) Minor Streets - are those streets which are used primarily for access to the abutting properties and serve to distribute traffic to the Local Major Streets.

(4) Marginal Access Streets - are streets located adjacent and parallel to a controlled access highway for the purpose of providing access to the properties between interchange points on the highway.

ARTICLE III - PROCESSING AND PROCEDURE

Hereafter, except as provided in these regulations, no plan of any subdivision shall be approved by the Planning Commission, the Borough Engineer, or the Borough Council except in accordance with the procedure designated by this section and other parts of these regulations. Any approval of any subdivision plan, not processed as hereafter provided, shall be null and void unless such approval was made previous to the adoption of these regulations.

Section 301 - Pre-Application Procedure and Procedure for Conditional Approval of Preliminary Plan of Lots.

301-1 - Previous to the filing of an application for conditional approval of the preliminary plan, the subdivider shall submit to the Borough Engineer plans and data as follows: (a) General Subdivision information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings required below. This information may include data on existing covenants, land characteristics, and available community facilities and utilities; and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, price range, business areas, playgrounds, park areas, and other public areas, proposed protective covenants and proposed utilities and street improvements.

(b) Location Map shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it. Include development.

name and location; main traffic arteries; public transportation lines; shopping centers; elementary and high schools; parks and playgrounds; principal places of employment; other community features such as railroad stations, airports, hospitals and churches; title; scale; north arrow; and date.

(c) Sketch Plan on topographic survey shall show in simple sketch from the proposed layout of streets, lots, and other features in relation to existing conditions. The sketch plan may be free-hand pencil sketch made directly on a print of the topographic survey. In any event, the sketch plan shall include either the existing topographic data listed below or such of these data as the Planning Commission determines is necessary for its consideration of the proposed sketch plan.

301-2 - Upon approval of pre-application plans and data by the Borough Engineer, three copies of the preliminary plan of lots and supplementary material shall be submitted to the Borough Engineer for conditional approval. The Borough Engineer shall submit to the Planning Commission recommendations relative to location, specifications, size of lots sanitary and storm sewers, and general recommendations relative to topography and the general layout plan. Upon approval by the Borough Engineer, five copies of the preliminary plan of lots and supplementary material, together with the Borough Engineer's recommendations, shall be submitted to the Planning Commission with written application for conditional approval at least fifteen days prior to the respective Planning Commission meeting at which it is to be considered.

301-3 - Following: (a) Review of the preliminary plan of lots, Borough Engineer recommendations and other material submitted for conformity to these regulations; and (b) Negotiations with the developer on changes deemed advisable in the kind and extent of improvements to be made by him, the Planning Commission shall, within 30 days, act thereon as submitted or notified, and if approved, the Planning Commission shall express its approval as conditional approval, and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons therefor.

301-4 - The action of the Planning Commission and the recommendations of the Borough Engineer shall be noted on all copies of the Preliminary Plan of Lots, referenced, and attached to any conditions determined. One copy shall be returned to the Developer, one transmitted to the Borough Engineer and one to the Borough Council, and the other retained by the Planning Commission. Under no circumstances shall the Developer start work of any nature other than surveying and staking, prior to receiving the conditional approval of the Planning Commission upon the Preliminary Plan of Lots.

301-5 - Conditional approval of a Preliminary Plan of Lots shall not constitute approval of the Final Plan of Lots. Rather, it shall be deemed an expression of approval to the layout submitted on the Preliminary Plan of Lots as a guide to the preparation of the Final Plan of Lots which will be submitted for approval of the Planning Commission, the Borough Engineer, and Borough Council and for recording upon fulfillment of the requirements of these regulations and the conditions of the conditional approval, if any.

301-6 - Where a proposed park, playground, school or other public use shown in a general community plan is located in whole or in part in a subdivision, the Planning Commission or the Borough Engineer may require the dedication or reservation of such area within the subdivision in those cases in which the Planning Commission and the Borough Engineer deems such requirements to be reasonable.

Section 302 - Procedure for Approval of Final Plan of Lots.

302-1 - The final Plan of Lots shall conform substantially to the Preliminary Plan of Lots, as approved by the Borough Engineer, and the Planning Commission, and, if desired by the Developer, it may constitute only that portion of the approved Preliminary Plan of Lots which he proposes to record and develop at the time, provided, however, that such portion conforms to all the requirements of these specifications.

302-2 - When application for approval of the Final Plan of Lots is received by the Planning Commission and conforms to all the requirements of these regulations and has been approved by the Borough Engineer, the date of receipt shall be stamped or written thereon.

302-3 - Six (6) copies, plus one reproducible print (sepia) of the Final Plan of lots or portion thereof as specified under Section 302-1 above, and other exhibits required for approval shall be prepared as specified herein and shall be submitted to the Planning Commission with written application for approval within six (6) months after approval of the Preliminary Plan of Lots, as least fifteen (15) days prior to the meeting at which it is to be considered.

302-4 - The date of approval of the final plan of lots by the Planning Commission shall be recorded thereon and shall be submitted to Borough Council for final approval and signature for recording purposes only. Council may approve or disapprove without regard to the action of either the Planning Commission or the Borough Engineer. The Borough Council shall not approve or sign the final plan nor will any building permits be issued by the Borough until an agreement is consummated with the Borough providing for the construction of streets and sewers and proper bonds posted with the Borough in an amount as determined by the Borough Engineer. Approvals shall be void unless the final plan of lots is recorded in the office of the Recorder of Deeds of Allegheny County within ninety (90) days after the date of approval of Borough Council.

ARTICLE IV - DESIGN STANDARDS

Herein set forth are the design standards to which plans of lots must conform in order that they be approved by the Borough Engineer, the Planning Commission and the Borough Council.

Section 401- Streets

The arrangement, character, extent, width, grade, location of all streets shall conform to the Comprehensive Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

401-1 - Where such is not shown in the Comprehensive Plan, the arrangement of streets in a subdivision shall either:

a. Provide for the continuation of appropriate projection of existing streets and surrounding areas; or

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b. Conform to a plan for the neighborhood, or planning district prepared by the Planning Commission and approved by the Borough Engineer.

c. In the case of the multi-family housing projects, industrial developments, commercial districts, unit group projects, and where topographical or other conditions exist that make continuance of or conformance to existing streets impractical, conform to a plan approved by the Planning Commission and the Borough Engineer.

401-2 - No Local Major Street or Minor Street shall be laid out in such a way as to permit or encourage its use by through traffic.

401-3 - Where a subdivision abutts or contains Loop, Radial, Cross-Connector or Cross-Connector Link Streets, as shown on the Comprehensive Plan, the Planning Commission may require a non-access reservation or "buffer strip" containing screen planting along the rear property line, deep lots with rear service ways, or such other treatment as may be necessary for adequate protection of residential properties and will afford separation of through and local traffic.

401-4 - Where a subdivision borders along or contains a controlled access highway right-of-way as shown on the Comprehensive Plan, the Planning Commission may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the intervening land. Portions of such width shall be greater where approach grades and future grade separations require additional width.

401-5 - Reserve strips controlling the access to streets shall be prohibited except where their control is definitely placed under the jurisdiction of the municipality in which they are located with conditions approved by the Planning Commission.

401-6 - Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.

401-7 - A tangent at least fifty (50) feet long shall be introduced between reverse curves on Local Major Streets and Minor Streets.

401-8 - When connecting street lines deflect from each other at any one point, they shall be connected by radial curves to insure sight distances as shown in Section 401-15 and be of such greater radii as the Borough Engineer and Planning Commission shall determine for special cases or as shown on the Comprehensive Plan.

401-9 - Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty (60) degrees.

401-10 - Property lines at street intersections shall be rounded with radii of twenty-five (25) feet for Minor Streets and Fifty (50) feet for intersections of Local Major Streets or a Minor Street land a Local Major Street, or of a greater radius as may be deemed necessary.

401-11 - Street right-of-way widths shall be as shown on the Comprehensive Plan and as specified below:

| <u>Street Type</u> | <u>Minimum Pavement Width</u> | <u>Minimum Right of Way Width</u> |
|--|-------------------------------|-----------------------------------|
| Loop, Radial, Cross Connector and Cross-Connector Link Streets | 26' | 80' |
| Local Major Street | | |
| Class A | 36' | 60' |
| Class B | 20' | 60' |
| Minor Streets | 26' | 50' |
| Marginal Access Streets | 20' or 22' | 40' |

All rights-of-way shall be graded to full width and shall slope one inch (1") per foot beyond the curbs to the right-of-way line.

401-12 - Half Streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations; and where the Borough Engineer and the Planning Commission find it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. Where the subdivision abutts on an existing city street or township or state road, developers shall allow a right-of-way from center of such road equal to 1/2 that required by the classification into which such road falls, as outlined herein.

401-13 - No dead end or cul-de-sac streets shall be permitted in the Borough except where absolutely necessary due to the terrain and only in such instances where approved first by the Borough Engineer and the Planning Commission. Cul-de-sac streets shall not normally be longer than six hundred (600') feet. All cul-de-sacs shall be provided at the closed end with a turnaround having an outside roadway width diameter of at least eighty (80') feet and a street property line diameter of at least one hundred feet (100'). Where cul de sac streets exceed six hundred feet (600') larger turn arounds and additional turn arounds may be required.

401-15-- Street grades shall not exceed those listed in the tabulation following, wherever feasible. The minimum sight distances, horizontal radii and vertical radii shall be as listed below:

| <u>Street Type</u> | <u>Maximum Grade</u> | <u>Min. Site Distance</u> | <u>Min. Horiz. Radius at Center Line</u> | <u>Min. Vert. Radius*</u> |
|-------------------------|---|---------------------------|--|---------------------------|
| Marginal Access Streets | 12% | 200' | 150' | 50' |
| Minor Streets | 12% | 200' | 150' | 50' |
| Class A | 10% | 275' | 250' | 150' |
| Class B | 12% | 150' | 150' | 50' |
| Other Street Types | (As required by State or Local Officials) | | | |

*Vertical Radius must be of such length as to insure Sight Distance shown for each Street Type. The vertical radii listed for each Street Type are for the intersection of Streets where the point of vertical curvature is at the curb line of the street intersected.

401-16 - No street grade shall be less than one (1%) per cent.

Section 402 - Easements

402-1 - Easements across lots or centered on rear or side lines shall be provided where necessary as determined by the Planning Commission and the Borough Engineer, and shall be at least fifteen (15) feet wide.

402-2 - Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a storm water easement for drainage with a right-of-way conforming substantially with the lines of such water course and such further width for construction, or both, as will be adequate for the purpose. Parallel streets may be required in connection therewith.

402-3 - All easements shall be clearly identified as to purpose.

Section 403- Blocks

The lengths, widths and shapes of blocks shall be determined with due regard to:

- A. Provision of adequate building sites, suitable to the special needs of the type of use contemplated.
- B. Zoning requirements as to lot sizes and dimensions.
- C. Needs for convenient access, circulation control and safety of street traffic.
- D. Limitations and opportunities of topograph.

403-1 - Block lengths shall not exceed eighteen hundred feet (1800') or be less than three hundred feet (300'). The minimum dimension for a block shall generally be considered to be three hundred feet (300') by eight hundred (800') feet.

403-2 - Pedestrian cross walks not less than ten (10) feet wide shall be required where deemed essential to provide circulation or access to schools, play grounds, shopping centers, transportation and other community facilities. Such cross walks shall have concrete pavement per F.H.A. data sheet SN-101 or SN 102* at least three feet (3) wide or as required by the Planning Commission.

Section 404-- Lots.

The lot size, width, depth, shape and orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated, and shall be in accordance with the Zoning Ordinance of the Borough of Monroeville.

404-1 - Lot of dimensions shall conform to the requirements of the Zoning Ordinance of the Borough of Monroeville.

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404-2 - The subdividing of the land shall be such as to provide each lot with satisfactory frontage and access to a public street. On cul-de-sac and curved streets each lot shall have at least forty (40) feet frontage at the property right-of-way line.

404-3 - Double frontage and reverse frontage of lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet and across which there shall be no right of access shall be provided along the line of lots abutting such a traffic artery or other use.

404-5 - Corner lots for residential use shall have extra width to permit appropriate building setback and orientation with reference to both streets. Such additional width shall be no less than fifteen (15') feet.

Section 405 - Required Improvements

No subdivision of land within the Borough of Monroeville shall be approved finally by the Borough Engineer, the Planning Commission or the Borough Council unless such subdivision contains the following improvements:

405-1 - Street Improvement Standards - Minimum street improvements shall conform to the standards outlined herein and in addition, for special situations, such standards as may be required by the Borough Engineer. In the case of special situations, the Borough Engineer may require additional street and sewer specifications and standards where required for good engineering practice. In these cases, the Borough Engineer must first make a report of same to Borough Council and receive from Borough Council authorization to require the additional specifications and standards. (See attached specifications.)

405-2 - Monuments - Monuments shall be placed at all block corners, all points of curves, and all points of tangents of streets, and shall be located five (5) feet from the right-of-way line and within the dedicated right of way. The Borough Engineer shall be designate the method of placing and the material, size and length of said monuments.

405-3 - Utility and Street Improvements - Utility and street improvements shall be provided in each new subdivision in accordance with the standards and requirements described herein.

405-4 - Curbs - Curbs may be constructed of either asphalt or concrete. Curbs shall be a minimum of 6" high and may be higher if the flow of the water at the curb line requires additional height to protect the property owner. Dish or saucer type of curbing is not acceptable. All storm drop inlets will be placed flush with the curbing at approximately the height of six inches (6").

405-5 - Fire Hydrants - Fire hydrants shall be installed at an interval of no less than eight hundred (800') feet with a maximum allowable variation of thirty (30') feet construction standards and specifications for fire hydrants shall be as required by the Monroeville Water Authority or other properly authorized officials.

405-6 - Street Signs - Reflectorized street signs, approved by the Borough Engineer, shall be placed at all street intersections.

ARTICLE V - PLANS OF LOTS AND OTHER DATA

All plans presented to the Planning Commission and the Borough Engineer and the Borough Council shall be accompanied by and include the following data:

Section 501 - Preliminary Plan of Lots

Shall be at a scale of one hundred (100') feet to one (1") inch or larger. Smaller map scales permissible in the case of large developments where approved by the Borough Engineer.

501-1 - Existing Conditions Data shall include the following:

- a. Boundary lines with bearings and distances.
- b. Easements: location, width, purpose.
- c. Streets on and adjacent to the tract.

*See complete reference under Section 405-1

- d. Utilities on and adjacent to the tract.
- e. Ground elevations on the tract based on a datum plane approved by the Borough Engineer. Contours to be at an interval of not less than five feet (5') for land sloping more than approximately 2%. For land sloping less than 2%, show contours with an interval of not more than two (2') feet.
- f. Subsurface conditions on the tract if required by the Borough Engineer and the Planning Commission. Show location and results of tests made to ascertain subsurface soil, rock, coal seams and ground water conditions.
- g. Proposed public improvements; highways or other major improvements planned by public authorities for future construction on or near the tract.
- h. Title and Certificates: Present tract designation according to official records in office of appropriate recorder; scale, north point bench marks, date of survey, certification of survey by registered surveyor or engineer.

501-2 - Proposed Development shall include the following:

- a. Streets: names, rights-of-ways and roadway widths, approximate grades and gradients.
- b. Other rights-of-way or easements: location, width and purpose.
- c. Location of Utilities, if not shown on other exhibits.
- d. Lot lines, lot numbers and block numbers.
- e. Sites, if any, to be reserved or dedicated for parks, schools, play ground or other public uses.

f. Sites, if any, for multi-family dwellings, shopping centers, churches, industry or other non-public uses, exclusive of single family dwellings.

g. Minimum building setback lines.

h. Minimum building setback lines.

i. Title, scale, north point and date.

Section 502 - Other Preliminary Plans

502-1 (A) The preliminary plan of lots shall be accompanied by a profile showing existing ground surface and proposed street grades along the center line of said street, including the extensions for a reasonable distance beyond the limits of the proposed subdivision as necessary; a site plan showing dwellings or other structures revised elevations and contours; proposed grading; roadway; and proposed sanitary and storm water sewers with grades and sizes indicated, at all changes in gradient and where tapped into trunk lines.

502-1 (B) Neither the Borough Engineer nor the Planning Commission shall approve any plan in which the excavations, grading and filling of said plans will result in slope areas between lots suitable for development and or tracts of land suitable for development except where adequate provision as approved by the Borough Engineer and Planning Commission is made to prevent slides and erosion.

502-2 - Draft of protective covenants shall be submitted where by the developer proposes to regulate land use in the subdivision and otherwise protect the proposed development.

Section 503 - Final Plan of Lots and Data for Final Approval

Cross-sections and profiles of streets; and the Improvement Plan shall be drawn in black india Ink on tracing cloth on sheets 18"x24" or 6" multiples thereof and shall be at a scale of one hundred (100') feet to one (1") inch or larger. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plan may be submitted for approval progressively in continuous sections satisfactory to the engineer and the Planning Commission.

503-1 - A Final Plan of Lots show the following:

a. Primary control points, approved by the Borough Engineer, descriptions and ties to such control points to which all dimensions, angles, bearings and similar data on the plan of lots shall be referred.

b. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots of other sites; with accurate dimensions, bearings or deflection angles, radii, arcs and central angles of all curves.

c. Name and right-of-way width of each street or other right-of-way.

5 d. Location, dimensions and purpose of any easements.

e. Number to identify each site or lots.

f. Purpose for which sites, other than residential lots, are dedicated or reserved.

g. Minimum setback line on lots and other sites.

h. Location and description of monuments.

i. Names of recorded owners of adjoining unplatted land.

j. Reference to recorded subdivision plats of adjoining platted land by record name, date and number.

k. Certification by registered surveyor or engineer certifying to accuracy of survey and plan of lots.

l. Certification of title showing that applicant is the land owner.

m. Statement by owner dedicating streets, rights-of-way and any sites for public uses.

n. Title, scale, north point and date.

503-2 - Cross sections and profiles of streets showing grades approved by the Borough Engineer. The profiles shall be drawn to Borough standard scales and elevations shall be based on a datum plane approved by the Borough Engineer.

503-3 - An improvement plan showing pavement and curb lines with dimensions of all utilities properly designated and with sizes noted; lots numbered and streets identified, at the same scale as the Final Plan of Lots.

503-4 - No improvements to roads or connections to utilities shall be made or approved by the Borough Council except in accordance with the following procedure:

a. When the developer has completed the sub-grade of the road, he shall notify the Borough Engineer or other designated borough official to inspect the sub-grade prior to laying the base. The Borough Engineer or other designated borough official shall inspect the sub-grade and make a record thereof.

b. The developer shall similarly notify the properly designated borough official after the base has been laid and before final paving, and after water lines, sanitary sewers, storm and drainage facilities have been laid and before they are covered over so that said improvements may be inspected by the Borough Engineer or other designated borough official or officials.

c. Reports of all inspections shall be prepared and kept in duplicate, one copy to be retained by the Borough and one copy to be retained by the Borough Engineer, on forms to be provided by the Borough.

d. After all preliminary inspections have been made and the improvements have been installed, the Borough Engineer shall make an inspection of the completed improvements and render a certified report of his findings to Borough Council and the Planning Commission.

503-4A - A certificate by the Borough Engineer certifying that the Developer has complied with one of the following alternatives.

a. All improvements have been installed in accord with the requirements of these regulations and with the action of the Planning Commission giving conditional approval of the preliminary plat, or

b. A bond or certified check has been posted which is available to the Borough and in sufficient amount to assure such completion of all required improvements.

503-5 - No street or sewer shall be accepted by the Borough, nor shall any letters of intent signifying future acceptance by the Borough be sent to the lending agencies unless an as-built plan has been submitted to the Borough together with a two year maintenance surety bond in an amount of not less than fifteen percent (15%) of the cost of the said street and or sewers.

503-6 - Protective Covenants in form for recording.

503-7 - Other data, such other certificates, affidavits or endorsements as may be required by the Planning Commission, the Borough Engineer or Borough Council in the enforcement of these regulations.

ARTICLE VI - VARIANCES

There will be no variances or exceptions granted in whole or in part of this ordinance, except in the following instances:

Section 601 - Hardship

Upon application and allegations in writing that extraordinary hardship may result from strict compliance with these regulations, the case may be referred to the Planning Commission for the purpose of hearing the cause and determining substitute regulations to accommodate the specific hardships. If, by adopting the substitute regulations substantial justice may be done, and the public interest may be served, the Planning Commission, upon approval by the Borough Engineer, may recommend the adoption of the substitute regulations in lieu of the regulations causing hardship, provided that such variation will not have the effect of nullifying the intent and purpose of the Comprehensive Plan or of the spirit of these regulations.

ARTICLE VII - OPERATION

It is the intention of this regulation that all matters herein which require action or decision by the Borough Council shall first be referred to the Borough Engineer and the Planning Commission for detailed recommendations as to the course to be followed and furtherance of the community interest and the Comprehensive Plan.

ARTICLE VIII - PENALTIES

Any person, co-partnership or corporation who or which shall subdivide any lot, tract or parcel of land, layout, construct, open or dedicate any street, sanitary sewer, storm sewer, or water main, for public use or travel or erect any building in a subdivision without having first complied with these regulations, shall be guilty of a misdemeanor, and, upon conviction thereof, such person, or the members of such co-partnership, or the officers of such corporation responsible for such violation, shall be sentenced to suffer imprisonment not exceeding two years, or pay a fine not exceeding one thousand dollars, or both, at the discretion of the court.

ARTICLE IX - VALIDITY

Should the courts declare any portion of these regulations to be invalid such declaration shall not affect the validity of these regulations as a whole or any part hereof, other than the specific portion declared to be invalid.

ARTICLE X - CONFLICT WITH OTHER REGULATIONS

Any regulation or ordinance of the Borough of Monroeville in conflict with the provisions of these regulations is hereby repealed insofar as it affects these regulations.

The provisions of these regulations shall control wherever they impose greater restrictions than those imposed by other laws, ordinances, rules, regulations, permits easements, agreements, or covenants.

ARTICLE XI - CERTIFICATES, AFFIDAVITS AND APPROVALS

All certificates, affidavits and approvals required by the laws and regulations of the County of Allegheny and the Allegheny County Planning Commission shall be inscribed in black waterproof India Ink on the plan and shall be properly signed and attested when the final plan is submitted to the Planning Commission and the Borough Council.

ARTICLE XII - FEES

A filing fee shall accompany the filing of the Preliminary Plan of Lots and the Final Plan of Lots. Such fees shall be paid in accordance with the following schedule:

FEES TO BE PAID AT FILING OF PRELIMINARY PLAN OF LOTS

| | |
|-------------------------|----------------|
| First Twenty-five Lots | \$5.00 per Lot |
| Second Twenty-Five Lots | \$3.00 per Lot |
| Any Additional Lots | \$1.00 per Lot |

FEE TO BE PAID AT FILING OF FINAL PLAN OF LOTS

| | |
|-------------------------|-----------------|
| First Twenty-five Lots | \$10.00 per Lot |
| Second Twenty-five Lots | \$ 7.00 per Lot |
| Any Additional Lots | \$ 4.00 per Lot |

MINIMUM STREET STANDARDS - 405-1 Supplement

Flexible base paving:

All bituminous surface to be ID2 to meet Sect. 5.9 Pennsylvania Department of Highways Specification Manual \$408-1954

Local Major Streets, Classes A & B

Base 2" Granulated Slag placed uniformly

8" of #4 slag rolled in a minimum of two 4" layers - top layer to be suitable choked with medium curings asphalt for seal.

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Wearing Surface: Road surface to be 2-1/2" asphalt in two courses.

Minor and Marginal Access Streets:

- Base 2" granulated slag placed uniformly
- 6" of #4 slag rolled in 3" layers
- Top layer to be choked with IA or granulated slag
- Wearing Surface - Road surface to be 2-1/4" asphalt in two courses

Concrete Paving:

Local Major Streets, Classes A & B

Base to be 2" granulated slag uniformly placed for permeability and drainage.

Minimum thickness of slab 6" air entrained. Reinforcing required across all ditches or similar conditions.

Minor and Marginal Access Streets:

Base to be 2" granulated slag uniformly placed when required by Engineer or approval of permeable conditions of existing subsoil strata.

Minimum thickness of slab 6" air entrained.

Reinforcing required across all ditches or similar conditions.

Nothing in these specifications shall preclude the approval by the Council of Alternate techniques not included which are proven by State or County Highway Department agencies as equivalent to these road materials.

For all types of roads, the agency requiring the road shall be responsible for subsoil sampling as needed for engineering evaluation of draining and bealing.

Core boring of all types of roads to establish depths of layers or slab thickness will be made at the expense of the road contractor. Violation of depths will be sufficient cause for withholding final payment to said contractor.

Ordained and enacted into law in Council this 15th day of March,
1960.

BOROUGH OF MONROEVILLE

ATTEST:

S/ Arthur H. Curtis
Borough Secretary

S/ Thomas Harter
President of Council

Examined and approved by me this 15th day of March, 1960.

S/ Anthony J. Martin
Burgess

RIGHT OF WAY LINE

HARD PAVING LOOP, RADIAL, CROSS CONNECTOR OR CROSS CONNECTOR LINK STREETS

BUFFER STRIP - SCREEN PLANTING

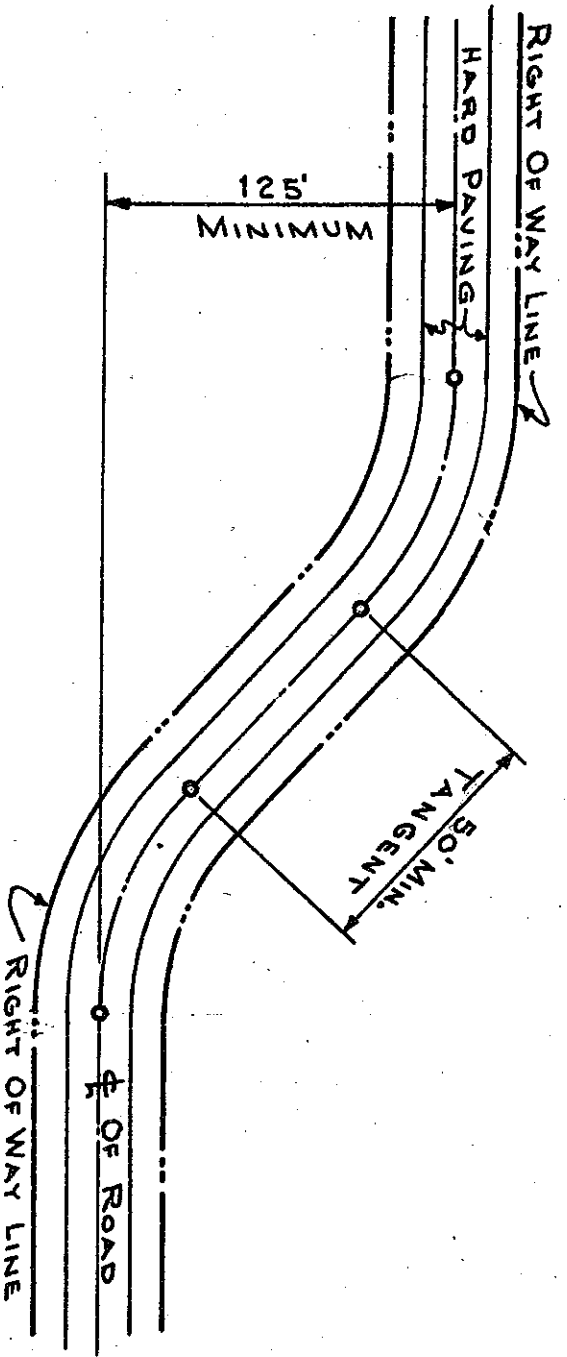
| | | | | | | |
|-----|---|---|---|---|---|-----|
| 10' | = | = | = | = | = | 10' |
|-----|---|---|---|---|---|-----|

PROPERTY LINES

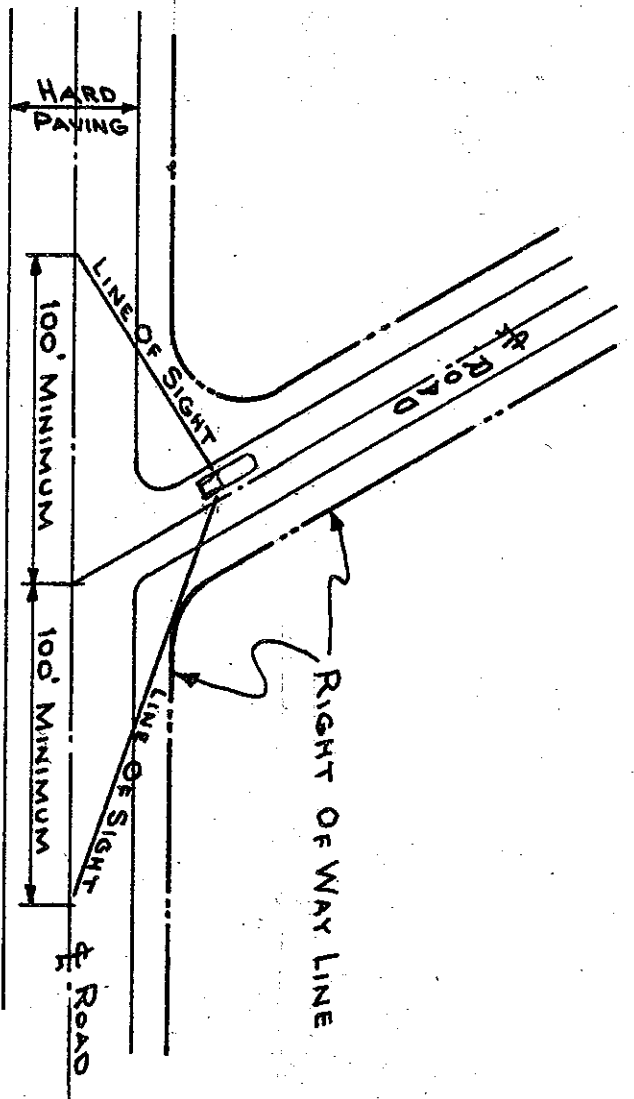
| | | | | | | |
|-----|---|---|---|---|---|-----|
| 10' | = | = | = | = | = | 10' |
|-----|---|---|---|---|---|-----|



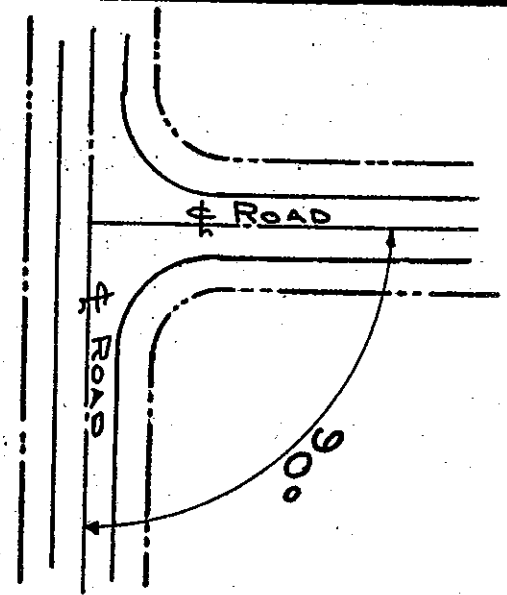
401-3



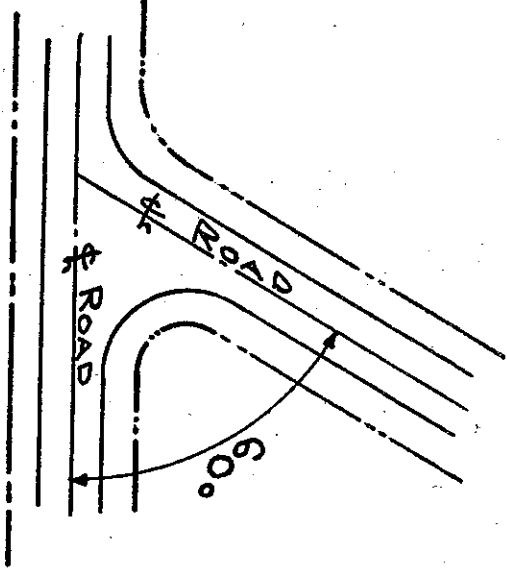
401-647



401-8

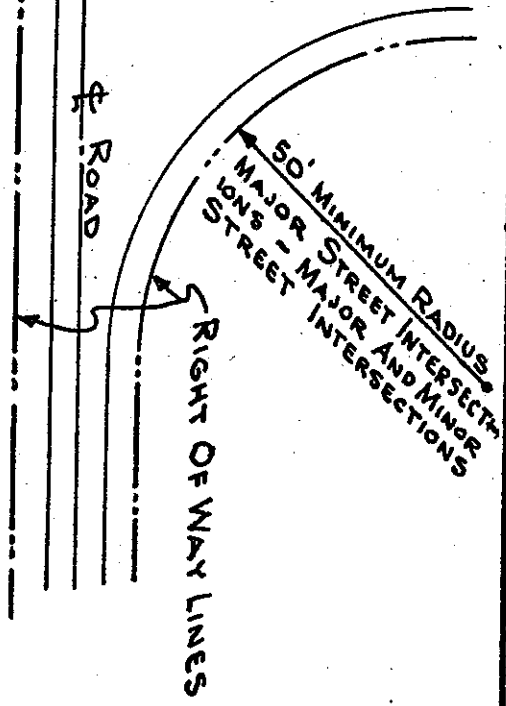
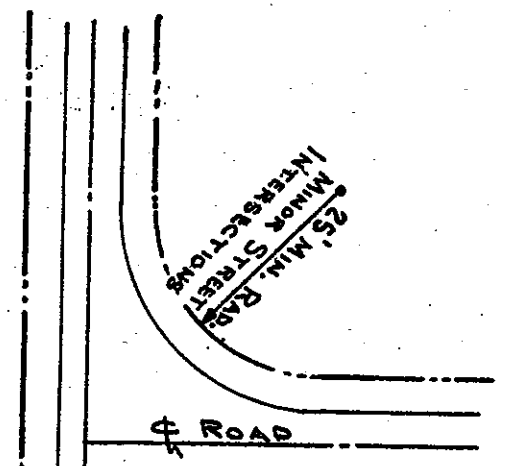


PREFERRED



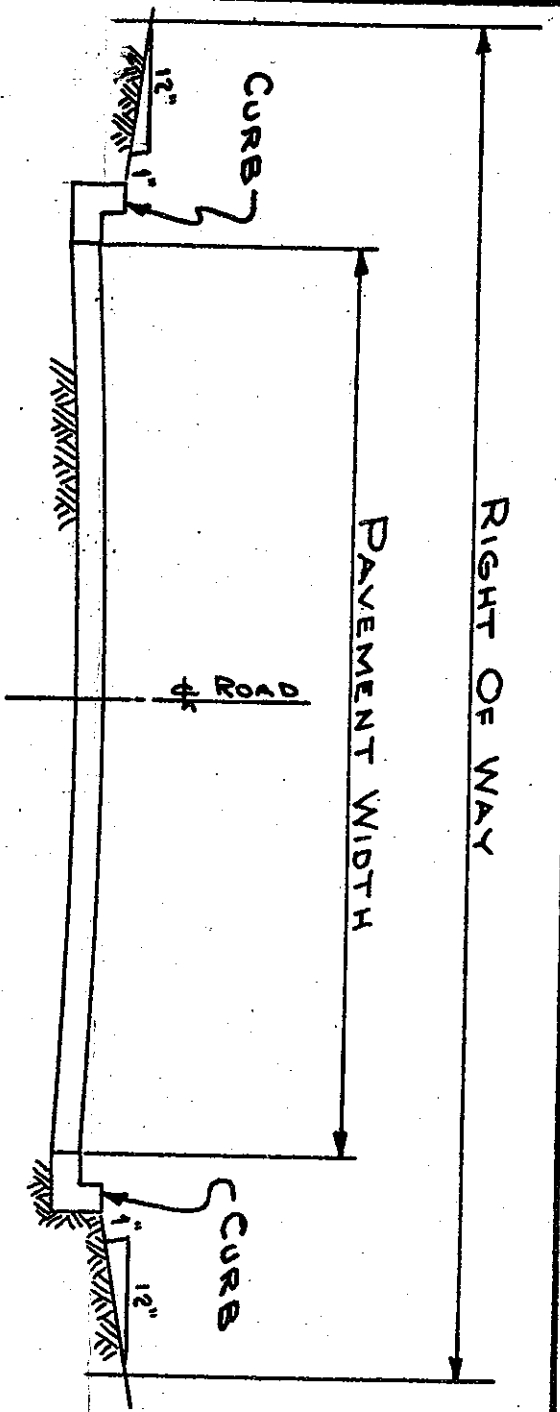
MINIMUM
ACCEPTABLE

401-9

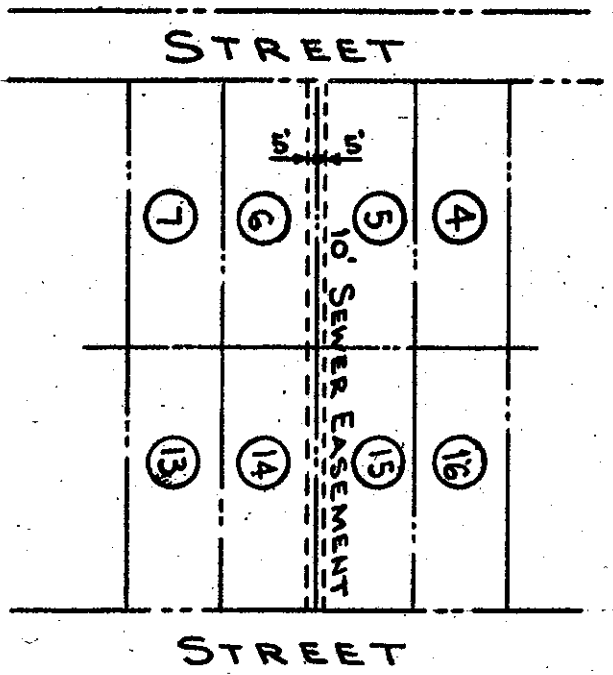


NOTE: ALL RADII SUBJECT TO APPROVAL
FOR SPECIAL CONDITIONS

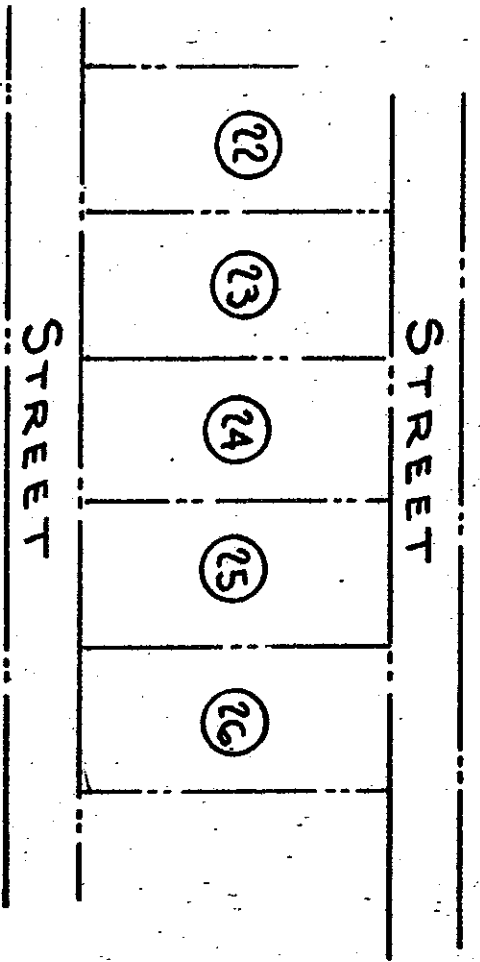
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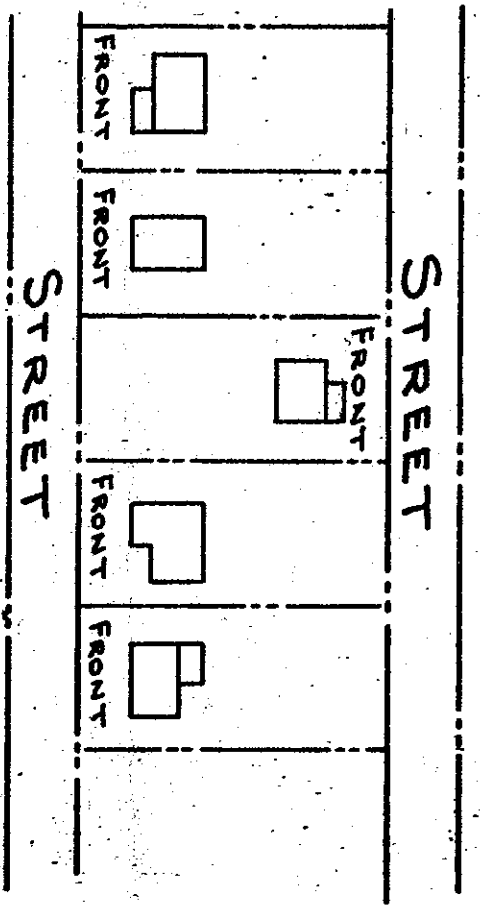
401-11



EASEMENT



DOUBLE FRONTAGE LOT



REVERSE FRONTAGE LOT