

## **ARTICLE V DESIGN STANDARDS**

### **SECTION 501            DESIGN STANDARDS**

- A. The standards and recommendations contained in Articles V and VI are intended as the minimum for the promotion of the public health, safety, and general welfare.
- B. Whenever a municipality or the County in its ordinances, regulations, and/or resolutions imposes more restrictive standards and requirements than those contained herein, such other ordinances, regulations, and/or resolutions shall be observed; otherwise, the standards and requirements of these regulations shall apply.
- C. Article V – Design Standards apply only to Major Subdivision and Major Land Development Plans.

### **SECTION 502            STREETS - MAJOR SUBDIVISIONS AND LAND DEVELOPMENTS**

- A. General Standards:
  - 1. The location and width of all streets shall conform to the requirements of this ordinance. Additionally, all proposed streets shall be consistent with any duly adopted street, road, or highway plans.
  - 2. Proposed streets shall extend any existing streets from adjacent property at the same width, but not less than the minimum required under this ordinance. If development of adjacent property can reasonably be expected to occur within the foreseeable future, the Commission may require rights-of-way to connect proposed streets to such adjacent property.
  - 3. Where a subdivision is adjacent to or contains an existing street with a width or alignment less than that required by this ordinance, the Commission may require the reservation of land sufficient to widen the street or correct the alignment.
  - 4. Private streets, or streets not offered for dedication, are prohibited unless they meet the design standards of these regulations.
  - 5. Pedestrian streets intended for use by pedestrians shall be exempt from this section.
  - 6. Streets not intended for through traffic and only intended to access parking areas, such as in a condominium and town-house development, shall also be exempt from this section, provided the

streets are constructed in a mud free condition. This must be requested by the developer and approved by the Board prior to plan submission.

B. Street Widths and Pavement in Major Subdivisions: Minimum street widths, right-of-way widths, and cart-way widths shall meet the standards of the municipality in which the subdivision is located or as provided for below. New half or partial streets shall be prohibited. In areas of high-density use such as areas requiring additional parking and commercial or industrial areas, the Commission may require additional street pavement and right-of-way widths.

1. Whenever the municipal government has adopted a street construction standard and the street is to be dedicated to the municipality, the municipal standards of street construction shall be used. A copy of the current municipal standards shall be delivered to the Commission along with the plan, at the time of the submission;

2. Whenever the municipal government does not have an adopted street construction standard and the street is to be dedicated to the municipality, the municipality shall dictate the road construction standards to be used by the developer for acceptance into their road system. A copy of the standards provided by the municipality shall be delivered along with the plan, at the time of the plan submission;

3. Whenever there are no municipal road construction standards, and/or the road is not to be dedicated to the municipality, the roads shall be constructed in mud free condition and shall use the following construction standards:

a. All roads shall have a right-of-way no less than thirty-three (33') feet in width,

b. All roads shall have a minimum cart-way width of eighteen (18') feet,

c. All roads shall have access to and from an existing Township, Borough, State or Federal highway,

d. All roads shall be capable of being driven safely at fifteen (15 m.p.h.) miles per hour,

e. All roads shall have a minimum base of eight (8") inches crushed aggregate material, compacted to six (6") inches,

f. All roads shall have two applications of bituminous surface treatment consisting of a minimum of three-tenth (0.3) gallon of E-3 or E-5 liquid asphalt emulsion or RC-800 liquid asphalt per square yard,

(1.) The application and use of these materials shall be in

compliance with the rules and regulations of the Pennsylvania Department of Environmental Protection (D.E.P.) and the Federal Environmental Protection Agency (E.P.A.)

g. Each application of bituminous surface treatment shall also consist of a minimum of twenty-two (22) pounds of PA Specification No. 1-B crushed limestone per square yard.

h. All roads shall have a minimum shoulder width of four (4') feet on each side of the road,

(1.) Shoulders shall be of compacted earth or Pa. Specification Quarry Waste,

(2.) The slope of the shoulder shall not exceed one (1") inch per foot,

(3.) The shoulder shall have at least one (1) application of MC-30 liquid asphalt, applied at a rate of twenty-five hundredths (0.25) gallon per square yard.

i. Roads shall not have a centerline grade greater than twelve (12%) percent or less than seventy-five hundredths (0.75%) percent.

j. Roads shall have installed adequate drainage facilities, designed to avoid standing water,

(1.) The design shall be in compliance with the rules and regulations governing the installation of the facilities, as may be required by other agencies (i.e. Pennsylvania Department of Transportation, etc.).

k. Roads shall have installed the traffic control devices and road signs as may be required to meet the design requirements of the roadway and this ordinance. The devices shall meet the requirements of the Pennsylvania Department of Transportation),

l. All dead end streets shall have an acceptable turn around (cul-de-sac or hammer-head), and shall use the same construction standards found herein for roads,

m. Subdivisions, which utilize this road construction standard, shall have an established Homeowner's Association, which shall have set forth adequate restrictions or provisions for the continued maintenance and upkeep of the roads within the subdivision. Documentation showing that a Homeowner's Association is formed or will be formed (including the provisions for maintenance and upkeep of roads) shall be delivered to the Commission office at the time the plan is submitted for review.

- n. The plan shall have a notation placed upon it which states that the roads are private roads and will not be dedicated to the municipality, and if the roads are to be dedicated to the municipality, it shall be the sole responsibility of the Homeowner's Association to upgrade the road(s) to meet the road construction standards of the municipality at that time.

Parking: Street with setback parking shall use, as a minimum requirement, the following standards for roadway width:

- a. Two-way street with parking on one side, or both sides;
  - (1.) Right-of-way - 40'
  - (2.) Cart-way - 20'
  - (3.) Parking width - 8'
- b. One-way street with parking on one side or both sides;
  - (1.) Right-of-way - 33'
  - (2.) Cart-way - 10'
  - (3.) Parking width - 8'

5. Horizontal Curves:

- a. Whenever street lines are deflected in excess of five (5) degrees, connection shall be made by horizontal curves;
- b. Minimum centerline radii for horizontal curves shall be two hundred (200) feet;
- c. A tangent of at least one hundred (100) feet shall be introduced between all reverse curves;
- d. Combinations of the minimum radius and maximum grade shall be avoided.

6. Intersections:

- a. Streets shall intersect as nearly as possible at right angles, and no street shall intersect another at an angle of less than sixty (60) degrees or more than one hundred twenty (120) degrees;
- b. No more than two streets shall intersect at the same point;
- c. Streets intersecting another street shall either intersect directly opposite to each other or shall be separated by at least one hundred fifty (150) feet between centerlines measured along the centerline of the street being

intersected;

- d. Intersections shall be approached on all sides by a straight leveling area, the grade of which shall not exceed seven (7) percent within fifty (50) feet of the intersection of the nearest right-of-way;
- e. Street cart-way intersections shall be rounded by a tangential arc with a minimum radius of thirty (30) feet;
- f. Street right-of-way lines shall be parallel (concentric) with the street or a straight-line connection between curb arcs at intersections.

7. Sight Distances at Road Intersections: Adequate site distances shall be provided at all road intersections. Documentation of the adequacy of the site distances shall be provided at the time of submission and shall include but need not be limited to evaluation of the: proposed road speeds, topography, horizontal and vertical road curvatures, road alignments, etc.

8. Dead-End Streets:

- a. Dead-end streets are prohibited unless designed with a cul-de-sac or other acceptable turn-around (approved by the Planning Commission) at the street's termination;
- b. Any temporary dead-end street shall be provided with a temporary all-weather turn-around until such time as the street is extended;
- c. The minimum radius to the cart-way edge or curb line of a cul-de-sac shall be forty (40) feet and the minimum radius of the right-of-way line shall be fifty (50) feet;
- d. Drainage of cul-de-sac streets shall preferably be towards the open end. If drainage is toward the closed end it shall be conducted away in a manner described in this ordinance (Section 506).

9. Street Names:

- a. Approval from the E-911 Addressing Office must be obtained prior to plan submission for any proposed street names.
- b. Written approval from the E-911 Addressing Office is required for all proposed street names.

10. Driveways:

- a. Private driveways on corner lots shall be located at least forty (40) feet from the point of intersection of the nearest

road right-of-way;

- C. Street Design standards in Minor Subdivisions (1 to 3 lots): A minimum thirty-three (33') foot right-of-way shall be provided to all lots, except as specifically outlined in Section 402.B.2.

## **SECTION 503        BLOCKS**

- A. Length: Block lengths should not exceed twelve hundred (1,200) feet or be less than five hundred (500) feet, except as the Commission considers necessary to secure efficient use of the land or desired features of street layout.
- B. Width: Residential blocks should be of sufficient width to accommodate two (2) tiers of lots, except where prevented by the size of the lot or by topographical conditions. When prevented by lot size or topographical conditions, a single tier may then be used.

## **SECTION 504        LOTS**

### A. General Standards:

1. The depth of residential lots shall not be more than three (3) times their width;
2. All lots shall have direct access to a street, either by an existing street or by way of a proposed street within the subdivision or land development;
3. Double or reverse frontage lots should be avoided except where required to pro-vide separation of residential developments from streets or to overcome specific disadvantages of topography, orientation, or traffic safety;
4. All lots which are reverse or double frontage shall have the front and rear yard identified on the plan and permanent plantings (or acceptable fencing, structures, or acceptable deed restriction) shall be placed to preclude any access through the rear yards on a common street;
5. Corner lots shall have access limited to only one street.

### B. Lot Sizes:

(NOTE: LOT SIZE SHOULD BE CHECKED WITH THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO LOT DESIGN)

1. In subdivisions and land developments not served by sanitary

sewers nor public water facilities, and not required by the Commission to be constructed, each lot shall have a minimum lot area of twenty thousand (20,000) square feet for each unit, and a minimum frontage of sixty (60') feet except that lots which front on the turn-around of permanent dead-end streets shall front on such turn-around for a minimum distance of forty (40') feet.

2. In subdivisions and land developments that have sanitary sewers or public water facilities, or either of the facilities will be constructed or guaranteed to be constructed to serve the subdivision or land development, each lot shall have a minimum lot area of twelve thousand (12,000) square feet for each unit, and a minimum frontage of sixty (60') feet except that lots which front on the turn-around of permanent dead-end streets shall front on such turn-around for a minimum distance of forty (40') feet;

3. In subdivisions and land developments served by sanitary sewers and public water facilities, or the facilities will be constructed or guaranteed to be constructed to serve the subdivision or land development, each lot shall have a minimum lot area of seventy-five hundred (7,500) square feet for each unit, and a minimum frontage of sixty (60') feet except that lots which front on the turn-around of permanent dead-end streets shall front on such turn-around for a minimum distance of forty (40') feet.

C. Building Setbacks:

1. Setbacks along road frontages shall be no less than twenty-five (25') feet, measured from the edge of the road right-of-way;
2. All side and rear setbacks shall be no less than ten (10') feet, measured from the edge of the road right-of-way or property line;
3. Refer to the Somerset County Interchange Zoning Regulations or local municipal zoning regulations for the required minimum setbacks within zoned areas.

**SECTION 505            WATER SUPPLY**

A. Whenever an existing public or approved community water system is available to proposed subdivision or land development, a distribution system shall be considered to furnish an adequate supply of water to each lot, with adequate main sizes and fire hydrants. A copy of the approvals of such systems by the appropriate public agency may be required before approval of the plan.

B. Where such systems are not accessible, and particularly where on-site sanitary sewage disposal systems are to be used, an approved community water supply system shall be considered.

## **SECTION 506            STORM DRAINAGE**

- A. All run-off shall be computed using the Soil Conservation Service's Engineering Field Manual data for 25-year storm, 24-hour frequency (Type 2 Storm).
- B. The minimum storage capacity shall be that volume required by routing the after development 10-year storm, 24-hour frequency (Type 2 Storm) released at a rate not to exceed the pre-development 25-year storm, 24-hour discharge.
- C. All impoundments or retention basins shall be designed in accordance with the Soil Conservation Service Engineering Standard for Ponds (Chapter 378) and shall be certified by the design engineer or surveyor.
- D. Where a subdivision or land development is traversed by a water course, drainage way, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainage way, channel, or stream and of such width as will be adequate to preserve the unimpeded flow of natural drainage, from a 25-year storm, 24-hour frequency (Category 2 Storm), or for the purpose of widening, deepening, relocating, improving, or protecting such drainage facilities.
- E. All streets shall be so designed as to provide for the discharge of surface water from their rights-of-way.
- F. The Rational Method may be substituted in instances where the development area is less than 5 acres.
- G. In areas covered by an adopted Act 167 Storm Water Management Plan, the requirements of the municipal ordinance shall be followed and will supersede the requirements found in this section.

## **SECTION 507            PUBLIC USE & SERVICE AREAS**

### Utility Easements:

- A. Easements with a minimum width of twenty (20) feet shall be provided for all utilities intended to service the lots. If proposed utilities are to be dedicated to a utility company, municipal authority or some other department, the requirements of that agency shall be followed. No structure or trees shall be placed within such easements;
- B. Subdividers are urged to avail themselves of the services provided by the various public utility companies in determining the proper locations for utility easements;

**SECTION 508****MONUMENTS AND MARKERS**

- A. A minimum of two (2) permanent monuments shall be placed within the subdivision or land development, with one (1) additional permanent monuments required for each additional ten (10) lots, or fraction thereof;
- B. Markers shall be accurately placed at the intersection of all lines forming angles and at changes of direction of lines in the boundary (perimeter) of the property or portion of the property being divided;
- C. All monuments and markers shall be placed by a Surveyor, or under the direction and supervision of a Surveyor;

Markers shall be set at all lot corners. In the event that a lot corner falls within an inaccessible area such as a stream center, the staff may waive this requirement.

Lot markers may be of a less permanent nature than Permanent Monuments, i.e. iron pins, spikes, pipe, nails, and other commonly used survey lot markers;

- E. Monuments and lot markers shall be identified on the plan.

## **ARTICLE VI IMPROVEMENT SPECIFICATIONS**

### **SECTION 601                      GENERAL REQUIREMENTS**

Physical improvements to the property being subdivided or developed shall be provided, constructed, and installed as shown on the approved Plan, in accordance with the requirements of these regulations, or other local ordinances and regulations. All improvements shall be constructed in accordance with the design specifications of this ordinance or as are required under other ordinances and statutes.

### **SECTION 602                      REQUIRED IMPROVEMENTS**

The following improvements shall be provided by the developer or subdivider in all subdivisions and land developments requiring Major plan approval:

- A. Cart-way Paving & Right-of-Way Widths: The materials used and the construction of all vehicular rights-of-way and cart-ways shall meet the requirements of *Section 503 Article V* or as specifically provided for in other sections of this ordinance.
- B. Storm Water Controls and Facilities: All storm water controls (i.e., ditches, culverts, ponds, detention basins, storm sewers, etc.) shall be installed and operational prior to the issuance of a Certificate of Completion by the Commission (see Section 506). If the subdivision or land development is located within an area covered by an adopted Act 167 Storm Water Management Plan Ordinance, the requirements of that municipal ordinance shall be addressed and a copy of the municipal approval or exemption shall accompany the improvement certifications.
- C. Monuments & Markers: Monuments and markers shall be installed in accordance with Section 508.
- D. Landscaping: as provided on the Landscaping Plan (see Article XI).
- E. Water & Sewer Lines: If water or sewer lines are proposed within a major subdivision or a land development, those facilities shall be installed. The Surveyor or Engineer, responsible for the sewer and water design, shall then be required to certify the installation and adequacy of those facilities.  
  
If the proposed sewer or water line is to be dedicated to a municipality or to a municipal authority, the Surveyor's or Engineer's certification must be accompanied by a statement from the municipality or municipal authority which indicates the facilities have been designed and constructed in accordance with their construction standards and have been inspected and approved by the municipality or municipal authority or their agents.
- F. Street Signs: In subdivisions or land development that propose new streets, street names signs shall be installed, by the developer, and shall meet the specifications of the municipality in which the subdivision or land development is situated.

**SECTION 603            COMPLETION OF IMPROVEMENTS OR GUARANTEE THERE  
OF PREREQUISITE TO MAJOR PLAN APPROVAL**

- A. Prior to the issuance of a Certificate of Completion by the Somerset County Planning Commission, the improvements, as stated in Section 602 of this ordinance, shall be inspected and certified (as permitted by law) by a Surveyor, Landscape Architect or Engineer, unless otherwise stated, as being installed in accordance with the design specifications and this ordinance. A statement from the municipality, accepting the lines as constructed, would also satisfy this requirement.
- B. In lieu of the completion of any improvements required as a condition for the final approval of a plat, the subdivider shall provide for the deposit with the Somerset County Planning Commission, hereinafter referred to as the "Commission", financial security in an amount sufficient to cover the costs of any such improvements.
  - 1. Without limitation as to other types of financial security which the Commission may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this ordinance;
  - 2. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth;
  - 3. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required within one year of the date fixed in the plan for completion of such improvements;
  - 4. The amount of financial security to be posted for the completion of the required improvements shall be equal to one hundred ten (110) percent of the cost of completion of the required improvements for which financial security is to be posted. Labor costs will be estimated utilizing state prevailing wage rates. The cost of the improvements shall be established by submission to the Commission of bona fide bid or bids from the contractor or contractors chosen by the party posting the financial security to complete the improvements or, in the absence of such bona fide bids, the cost shall be established by an estimate prepared by the Registered Engineer or Registered Surveyor responsible for the design;
  - 5. If the party posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten (10) cent for each one-year (1)

period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten (110) percent of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year (1) period by using the above bidding procedure;

6. In the case where development is projected over a period of years, the Commission may authorize submission of plans by section or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development;
7. As the work of installing the required improvements proceeds, the party posting the financial security may request the Commission to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such request shall be in writing addressed to the Commission, and the Commission shall have forty-five (45) days from receipt of such request within which to allow the Registered Engineer or Registered Surveyor to certify, in writing, to the Commission that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification the Commission shall authorize release by the bonding company or lending institution of an amount as estimated by the Registered Engineer or Registered Surveyor fairly representing the value of the improvements completed, or if the Commission fails to act within said forty-five (45) day period, the Commission shall be deemed to have approved the release of funds as requested. The Commission may, prior to final release at the time of completion and certification by its engineer, require retention of ten (10) percent of the estimated cost of the aforesaid improvements;
8. Where the municipality accepts dedication of all or some of the required improvements following completion, the Commission may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this section with regard to installation of such improvements, and the amount of the financial security shall not exceed fifteen (15) percent of the actual cost of installation of said improvements;
9. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the County or municipality, financial security to assure proper completion and

maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this section;

10. **In addition**, all improvement guarantees shall include the county's cost of administering the completion of improvements (2% of the cost of the required improvement installation) in the event the subdivider or developer defaults. The improvement guarantee is to protect the public and the purchasers of the property being developed by providing additional guarantees that the required improvements will be installed. It shall not be used for, or in any way tied to, payments to contractors or sub-contractors.

#### **SECTION 604            RELEASE FROM IMPROVEMENT GUARANTEES**

- A. When the developer has completed all of the necessary and appropriate improvements, **the developer shall notify the Commission, in writing, by certified or registered mail,** of the completion of the aforesaid improvements and shall send a copy thereof to the engineer, surveyor and/or landscape architect.
- B. The Commission shall, within ten (10) days after receipt of such notice, direct and authorize the engineer, surveyor and/or landscape architect to inspect all of the aforesaid improvements. The engineer, surveyor and/or landscape architect shall, thereupon, file a report, in writing, with the Commission, and shall promptly mail a copy of the same to the developer by certified or registered mail.
- C. The report shall be made and mailed within thirty (30) days after receipt by the engineer, surveyor and/or landscape architect of the aforesaid authorization from the governing body; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the engineer, surveyor and/or landscape architect, the report shall contain a statement of reasons for such non-approval or rejection.
- D. The Commission shall notify the developer, within 15 days of receipt of the engineer's, surveyor's and/or landscape architect's report, in writing by certified or registered mail of the action of said Commission with relation thereto.
- E. If any portion of the said improvements shall not be approved or shall be rejected by the Commission, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.
- F. Where herein reference is made to the Engineer, Surveyor, and/or Landscape Architect he shall be an Engineer, Surveyor and/or Landscape Architect employed by the Commission or County or is engaged as a consultant thereto. If an Engineer, Surveyor and/or Landscape Architect are engaged to inspect the site or improvements, the cost shall be borne

by the developer.

- G. The Commission or County may choose to accept the certification of the design Engineer, Surveyor and/or Landscape Architect as verification of ordinance compliance and/or installation of improvements. Any costs shall be borne by the developer.



seasons shall be used;

- c. Monuments and lot markers are not required for Mobile Home Land Developments. The Land Development Owner shall address disputes between tenants.

4. Required Off-Street Parking:

- a. Off-street parking areas shall be provided in all mobile home land developments for the use of the development occupants and guests. Such areas shall be furnished at the rate of at least two (2) vehicular parking spaces for each lot, and shall be constructed and maintained in a mud-free condition;
- b. Each off-street parking space shall be a minimum of 9 feet by 18 feet and shall not exceed a distance of one hundred and fifty (150) feet from the lot that it is intended to serve.

B. Setbacks, Buffer Strips, & Screening Requirements:

1. The minimum distance between homes shall be not less than twenty (20) feet;
2. Homes shall be located at least fifty (50) feet from any park buildings;
3. Any exterior wall of a home shall be at least twenty-five (25) feet from the street right-of-way;
4. All homes, auxiliary park buildings and other structures shall be located at least forty (40) feet from the mobile home land development boundary lines. The minimum buffer strip may be reduced to twenty-five (25) feet if a vertical, permanent screening, of plantings or fencing, at least seven (7) feet in height, is provided.

C. Water Supply:

1. General: Adequate water supply meeting the current standards of the Pennsylvania Department of Environmental Protection shall be provided for all homes in the land development;
2. Individual Connections:
  - a. Individual water riser pipes having an inside diameter of no less than one-half (1/2) inch shall be provided to each lot and shall terminate no less than four (4) inches above the ground level;
  - b. A shut-off valve, below the frost line, shall be provided near the water riser pipe on each home site;

- c. A curb stop shall be provided within three (3) feet of the main line that services the home.

D. Sewage Disposal:

1. General: All mobile home land developments shall be connected to a public sewage system, or the development shall provide sewage facilities adequate to meet the current standards of the Pennsylvania Department of Environmental Protection.

2. Individual Connections:

- a. Individual sewer riser pipes having at least a four (4) inch diameter shall be located on each home site and shall extend at least four (4) inches above the ground level;

- b. Provisions shall be made for capping the sewer riser pipe when the home site is unoccupied.

- E. Open Space: A minimum of ten percent of the gross area of the mobile home land development shall be provided as open space.

- F. Streets: The street system and parking areas shall be constructed to provide a sound, all-weather driving surface. It shall provide a mud-free condition and be adequately drained to avoid standing surface water. Maintenance and upkeep of the street system and parking areas shall be provided for as a covenant of the plan.

Curb Intersections for mobile home land developments: Entrance design shall be such that it provides access for a minimum housing unit length of eighty (80) feet.

- G. Storm water facilities: (see Section 506 or local Act 167 Storm Water Regulations)

## **SECTION 704**

## **IMPROVEMENT SPECIFICATIONS**

The land development shall be completed pursuant to applicable standards established in Article VI and including any lot or site improvements required under this article.