

**BOROUGH of CHURCHILL**

**Allegheny County, Pennsylvania**

**Subdivision and  
Land Development  
Ordinance**

**CHURCHILL BOROUGH SUBDIVISION ORDINANCE FOR THE  
BOROUGH AND REPEALING ORDINANCE<sup>139</sup> AND ALL  
AMENDMENTS THERETO.**

**BE IT HEREBY ORDAINED AND ENACTED** by the Borough of  
**CHURCHILL** as follows:

1. The Borough of Churchill hereby adopts ordinance #<sup>662</sup>, the  
Subdivision and Land Development Ordinance .

**ARTICLE ONE: GENERAL PROVISIONS**

**101 TITLE:** This Ordinance shall be known and cited as the "Churchill Borough Subdivision Ordinance".

**102 EFFECTIVE DATE:** This Ordinance shall take effect on 7-8-97.

**103 COMPLIANCE:** No subdivision or land development of any lot, tract, or parcel of land shall be made; no street, sanitary sewer, storm sewer, water main, or other improvements 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 after approval of plats in accordance with all the provisions of this Ordinance.

**104 MODIFICATIONS:** Council may grant a modification of the requirements of one or more provisions of the subdivision regulations if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, or when the alternative standard can be demonstrated to provide equal or better results, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed. All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved, and the maximum modification necessary. The request for modification may be referred to the Planning Commission for advisory comments. Council shall keep a written record of all action on all requests for modifications.

**105 SPECIAL DEFINITIONS:** Words used in a special sense in this Ordinance are defined in Article Two.

**106 INTERPRETATION:** The provisions of this Ordinance shall be held to be the minimum requirements for the protection of the health, safety, morals, and general welfare of the Borough.

**107 SEVERABILITY:** Should any section, part, or provision of this Ordinance be declared by appropriate authority to be unlawful or unconstitutional, the remainder of this Ordinance shall remain in full force and effect as if the provision declared to be unlawful or unconstitutional had been omitted as of the effective date of this Ordinance.

**108 REMEDIES:** In case any building, structure, or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained, or used in violation of this Ordinance, Council may institute in the name of the Borough any appropriate action or proceeding in law or equity to prevent, restrain, correct,

or abate such building, structure or land, to recover damages, or to prevent, in or about such premises any act, conduct, business, or use constituting a violation, or illegal occupancy of a building. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided. The Borough shall have all of the enforcement remedies provided in the Pennsylvania Municipalities Planning Code, Section 515.1 and Section 617.2.

**109 CONFORMITY WITH ZONING ORDINANCE:** The provision of these regulations are established to be in conformance with the Borough of Churchill Zoning Ordinance, and are intended to be used in conjunction with the Zoning Ordinance to regulate land development within the Borough of Churchill.

**110 REPEAL:** All ordinances, including Ordinance 139 and all amendments thereto, or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

**ARTICLE TWO: DEFINITIONS**

**201 GENERAL:** Certain words used in this Ordinance are defined below. Words used in the present tense shall include the future. The singular number shall include the plural, and plural the singular. The word "shall" is mandatory and not permissive.

**APPLICANT:** A land owner, or holder of an agreement to purchase land, lessee, or other person having a proprietary interest in land or the heirs, successors, assigns of such person who has filed an application for subdivision of land or land development.

**APPLICATION:** An application, either preliminary or final, required to be filed and approved prior to the use, improvement of development of any parcel or structure, or the start of land development or subdivision and which is complete in all respects as required by this Ordinance.

**BOROUGH ENGINEER:** The person officially appointed by Council to enforce this Ordinance.

**BOROUGH:** Borough of Churchill, Allegheny County, Pennsylvania.

**CLEAR SIGHT TRIANGLE:** An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street lines.

**COUNCIL:** Council, Borough of Churchill, Allegheny County, Pennsylvania.

**CUL-DE-SAC:** A short street having one end open to traffic and the other end terminating in a turn around area.

**DEVELOPER'S AGREEMENT:** A written agreement entered into between the Borough and the developer, ensuring acceptance of conditions of approval, guaranteeing performance of all required improvements and amenities, and recorded to run with the deed to the subject property.

**DEVELOPER:** Any present or prospective landowner or agent of such landowner who makes or causes to be made a development plan and an application for a site development plan, subdivision, or land development.

**DEVELOPMENT:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, streets, and other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations, and the subdivision of land.

**ENGINEER:** A professional engineer, surveyor, or architect who is licensed by the Commonwealth of Pennsylvania.

**FRONT YARD DEPTH:** The prescribed minimum open space extending across the entire width of the lot between the front line of the building and the street right-of-way.

**LAND DEVELOPMENT:** The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot, or lots regardless of the number of occupants or tenure, or the division or allocation of land or space between or among two or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups, or other features, or a subdivision of land.

**LOT, AREA OF:** The horizontally projected area of a lot computed exclusive of any portion of the right-of-way of any public thoroughfare.

**LOT, DEPTH OF:** A mean horizontal distance between the front and rear lot lines.

**LOT, WIDTH OF:** The distance between the side lines of the zoning lot measured at the shortest distance at or between the front and rear building lines as determined by the prescribed front and rear yard requirements.

**LOT OF RECORD:** Any lot which individually or as a part of a subdivision has been recorded in the Office of the Recorder of Deeds of the Allegheny County.

**LOT:** A parcel of land occupied or capable of being occupied by one or more structures.

**MODIFICATION:** An authorization to modify a subdivision application when the literal terms of the subdivision provisions would result in an undue hardship because of peculiar conditions pertaining to the land in question.

**PLANNING COMMISSION:** The Planning Commission of the Borough of Churchill, Allegheny County, Pennsylvania.

**REAR YARD:** The prescribed minimum open space extending across the entire width of the lot between the back line of the building and the rear lot line.

**SIDE YARD:** The prescribed minimum open space extending from the side of any building or accessory structure to the side lot line

throughout the entire depth of the yard. Any lot line not a rear line or a front line shall be deemed as a side line.

**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. A street may also be identified according to type of use as follows:

- a. **Arterial Streets:** Streets providing traffic movements between traffic generation areas.
- b. **Collector streets:** Streets providing connection primarily between regional streets or regional and local streets.
- c. **Local Streets:** Streets serving primarily as access to abutting properties and not intended as major arteries carrying through traffic.

**SUBDIVISION:** The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other division of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building, or lot development, provided however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

**YARD:** An open space on a lot, other than a court, unoccupied and unobstructed from the ground to the sky, not occupied by structure or used for parking or storage, except as otherwise provided, and not including any portion of a street or alley.

**ARTICLE THREE: APPLICATION AND REVIEW PROCEDURES**

**301 APPLICATIONS:** No applicant may proceed with any grading or improvement of streets or installation of public utilities until a preliminary application has been approved by Council.

**301.1** No applicant shall sell, transfer, lease or otherwise convey any lot, parcel, or tract in a subdivision, or construct or commence the construction of a structure in a subdivision until the final plat has been approved by Council and recorded as required herein.

**301.2** Applicants for the simple subdivision of land where no more than three (3) lots are involved, where no streets or other improvements are needed, and where the plan conforms in all respects to the zoning ordinance, may apply directly to the Planning Commission for review and approval.

**302 CONCEPT PLAN:** Prior to submission of a preliminary application, the developer is encouraged to present a schematic plan of the proposed development to the Planning Commission to assure the mutual agreement on the location, extent, and functioning of the proposed subdivision; but such agreement shall not be legally binding. Time deadlines applicable to preliminary or final approval shall not apply to concept plans. In the case of a proposed subdivision which proposes development of only a portion of the parcel owned or controlled by the developer, the developer shall provide a concept plan which clearly delineates the proposed future development of all remaining portions of such parcel. This concept plan may be submitted as a part of the preliminary application.

**303 PRELIMINARY APPLICATION:** The preliminary application shall include a Location Map, a Site Map, a Subdivision Plan, and an Engineering Report. The application shall be submitted to the Planning Commission and shall include an original together with not less than seven (7) copies and shall be accompanied by an application fee which shall be set by resolution of Council. Applications requiring review and approval by the Planning Commission shall not be placed on the agenda of the next regular meeting of the Planning Commission if they are not received and accepted by the Zoning Officer at least thirty (30) days prior to such meeting. Incomplete applications, or applications which do not meet the standards set forth below, shall be deemed not acceptable by the Zoning Officer. Time periods allotted for Borough review and approval of applications shall be deemed to start when the application is accepted as complete by the Zoning Officer.

**303.1** The Location Map shall clearly show the location, area, and zoning of the tract proposed for development with relation to the

area and zoning of adjacent properties and the location and relative distance to existing nearby streets.

**303.2** The Site Map shall cover the entire tract and all lands within 100 feet of its boundaries and shall clearly and accurately show the following data:

- a. The topography with vertical contour intervals of five (5) feet or less.
- b. The natural features and existing culture, such as woods, streams, embankments, retaining walls, structures, and existing land use.
- c. The names of owners of properties adjacent to the tract.
- d. Existing and proposed streets and rights-of-way including dedicated widths, roadway widths, approximate gradients, types and widths of pavements, and curbs and sidewalks
- e. Existing and proposed easements, including widths and purposes.
- f. Utilities, including size, capacity, and location of sanitary sewers, drainage facilities, water lines, gas mains, and power lines.
- g. Areas subject to periodic overflow of flood or storm waters.
- h. Sub-surface conditions, including data on past or possible future mining activity. If mineral rights are severed from the land ownership, such data must be clearly indicated.
- i. Tract boundary lines by calculated distances and bearings.
- j. Title, graphic scale, north point, and date.

**303.2 PRELIMINARY SUBDIVISION PLAN:** The proposed subdivision plan shall be drawn at a scale no smaller than fifty (50) feet to one (1) inch and shall show the following:

- a. Name of the subdivision.
- b. Name and addresses of owner, subdivider, and persons who prepared the Plan.
- c. Proposed streets and rights-of-way including names, dedicated widths, roadway widths, gradients, types, and widths of pavements, and curbs and sidewalks.
- d. Proposed easements, including widths and purposes.

- e. Layout of lots, including dimensions, number, and building lines.
- f. Parcels of land to be dedicated or reserved for schools, parks, playgrounds, or other public or community use.
- g. Key Plan, legends, notes, graphic scale, north point, and date.
- h. A draft of any proposed deed covenants.

**304 PRELIMINARY APPROVAL:** The Planning Commission shall forward one copy each of the Preliminary Application to the Allegheny County Planning Commission, and the Borough Engineer. The Planning Commission shall not forward its recommendation on the Preliminary Application until reports from each of these agencies have been received, or until the expiration of thirty (30) days from the date the copies of the Preliminary Application were forwarded to said agencies.

- a. The Planning Commission shall review the application covering the requirements of this Ordinance point by point, and may consult with the Borough Engineer, the Zoning Officer, and other concerned officials. The Planning Commission will recommend approval, denial, or conditional approval to Council. If such action is not taken within sixty (60) days from the date of the first regular meeting of the Planning Commission following the filing of the application, the preliminary application of the proposed subdivision shall be considered to have the recommendation of the Planning Commission.
- b. Council shall, after receiving the recommendation of the Planning Commission, render its decision and communicate it to the applicant not later than ninety (90) days following the date of the regular meeting of the Planning Commission following the filing of the application.
- c. The decision of Council shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision of Council.
- d. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or Ordinance relied upon.
- e. Failure of Council to render a decision and communicate it

to the applicant within the time and the manner required shall be deemed an approval of the application in terms as presented unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

f. **Public Hearing:** Council may hold a Public Hearing prior to approval or disapproval of the Preliminary Application.

**305 FINAL SUBDIVISION PLAN:** A final plat for a subdivision or land development drawn at a scale no smaller than fifty (50) feet to one (1) inch, and showing:

a. The subdivision name, name and address of owner and subdivider, source of title of land as shown by the books of the Recorder of Deeds of the Allegheny County, graphic scale, north point, date, and certificate of approval by Council.

b. Survey date with certification by a registered professional engineer or land surveyor showing calculated distances and bearings of the subdivision boundaries, lots, utility easements, streets, alleys, building lines, and parks reserved for community purposes.

c. Location and distances to the nearest established street corners or official monuments and the streets intersecting the boundaries of the subdivision.

d. Location, type of material and size of monuments, complete curb data, lot numbers, and street names.

**306 ENGINEERING REPORT:** An engineering report shall be prepared by a registered engineer and shall include the following data wherever pertinent:

a. Profiles, cross sections, and specifications for proposed street improvements;

b. Profiles and other explanatory data concerning installation of water distribution systems, storm sewers, sanitary sewers;

c. A report on the feasibility of connection to an existing sewerage system, including distances to the nearest public sewer, service load of the subdivision and the capacity of the treatment plant; and

d. The means of sewerage, if not connected to an existing sewerage system.

**307 FINAL APPLICATION:** The final application shall include seven prints and one reproducible copy of the final plat and a guarantee of improvements.

**308 FINAL REVIEW:** Council, after receiving the recommendation of the Planning Commission, shall render its decision and communicate it to the applicant, as required by law, no later than ninety (90) days after the first regular monthly meeting of the Planning Commission following the filing of the application.

a. When a Preliminary Application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved Preliminary Application.

**309 IMPROVEMENTS:** No plats shall be finally approved unless all improvements required by this Ordinance have been installed in strict accordance with this Ordinance or a guarantee that the improvements will subsequently be installed by the owner, in the form of a bond or deposit of funds or securities in escrow which are acceptable to Council and are in an amount sufficient to cover the cost of the improvements which may be required. Such bond or other security shall provide for, and secure to the public, the completion of all declared improvements within a period of three (3) years from the date of final approval of the plat.

**310 RECORDING:** Upon the approval of a final plat, the developer shall within ninety (90) days of such final approval record such plat in the office of the Allegheny County Recorder of Deeds.

**311 DEVELOPMENT AGREEMENT:** Following approval of the final plan application, but prior to the issuance of any building, grading or other Borough permit, the Developer shall sign a Development Agreement approved by the Borough Solicitor.

## ARTICLE FOUR: DESIGN STANDARDS

401 GENERAL: Council shall not approve any plat unless the land whereon buildings are to be constructed shall be of such character that it can be used for building purposes without danger to health, or peril from flood or other hazard.

402 NATURAL FEATURES: Existing natural features which would add value to the subdivision and the Borough, such as trees, steep slopes, watercourses, historic spots and similar irreplaceable assets, shall be preserved, insofar as possible through careful design of the subdivision.

a. All lands, regardless of their slope, from which structures or natural cover has been removed or otherwise destroyed, shall be appropriately graded and seeded within a reasonable time of such clearance activity. The phrase a "reasonable time" shall be interpreted to be within two (2) weeks during the growing season and shall be rigidly applied to construction activities in order to accomplish the intent of keeping erosion and siltation to an absolute minimum.

b. On hillsides exceeding twenty-five (25%) percent in slope, the natural vegetative cover may be removed for construction purposes provided a program approved by the Borough for reforestation or revegetating or landscaping of disturbed areas is guaranteed by the developer.

c. No cutting, filling, or other disturbing of land and natural vegetation is permissible within fifty (50) feet of the edge of any flowing stream or creek except as permitted by action of Council. In such cases, permission may be granted provided special precautions are taken to insure against continuing erosion and siltation or other circumstances which may be harmful to the immediate watercourses or in any way pollute the stream.

403 STREETS: Council shall not approve any plat unless all streets shown thereon shall be of sufficient width and proper grade, and shall be so located as to accommodate the probable volume of traffic thereon, afford adequate light and air, facilitate fire protection, provide access of fire fighting equipment to buildings, and provide a coordinated system of streets conforming to the Borough's Plan of streets.

a. In the case of subdivisions for commercial, industrial, and public purposes, no street giving access upon an arterial street shall be located closer than two hundred fifty (250) feet along the same side of such arterial street, to any public or private street in the same or another subdivision.

b. Local streets shall be so planned as to discourage through traffic, but shall provide connections to adjacent developments wherever feasible.

c. Wherever there exists a dedicated or platted portion of a street or alley along a boundary of the tract being subdivided, the remainder of said street or alley, to the prescribed width, shall be platted within the proposed subdivision.

d. Half streets shall not be provided, except where it is essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations, or where it becomes necessary to acquire the remaining half by condemnation so it may be approved in the public interest.

e. Alleys shall not be permitted in residential districts but may be included in commercial and industrial areas where needed for loading and unloading or access purposes.

f. Right-of-way requirements may be increased where anticipated traffic flow warrants it, or if drainage easements should reasonably parallel such thoroughfares. Such increased width will be established by Council.

g. Minimum right-of-way widths, paving widths, angle of intersection, curb radius, distances along sides of sight triangles, horizontal alignments, vertical alignments, as well as maximum grades shall be in accordance with the following standards.

<u>STREET TYPE</u>	<u>ARTERIAL</u>	<u>COLLECTOR</u>	<u>MINOR</u>
Right-of-Way Width (feet)	80	60	50
Paving Width (feet)	32	32	28
Maximum Grade (%)	12%	12%	12%
Angle for Intersection (degrees)	80	80	70
Curb radius (feet)	25	25	15
Grade at Intersection	3%	3%	3%

**404 BLOCKS:** Blocks shall ordinarily not exceed eight hundred (800) feet in length. Where it is necessary for blocks to exceed this length, pedestrian ways or easements or turnarounds may be required near the center of the block.

**405 LOTS:** The lot and yard sizes shall conform with the requirements of this Ordinance and the lots shall be designed to accord with the following design standards:

a. Every lot shall be provided with access adequate for the use of public safety vehicles and other public and private purposes

and shall be served by a public or private street system, improved in accordance with this Ordinance and connected to the general street system.

b. Side lines of lots shall be approximately at right angles to straight streets and on radial lines on curved streets wherever feasible. Pointed or very irregular lots shall be avoided unless such variations shall improve the overall neighborhood design.

c. Double-frontage lots shall be avoided where practicable.

d. When a tract is subdivided into larger than required building lots and there is no covenant preventing resubdivision of the lots such lots or parcels shall be so arranged as to permit a logical location and opening of future streets and resubdividing with provision for adequate utility connection for each subdivision.

**406 EASEMENTS:** Easements for utilities and drainage shall have a minimum width of twenty feet. Where a subdivision is traversed by a watercourse, there shall be provided a storm water easement or drainage right-of-way of width sufficient for the purpose.

**407 WATER AND SEWER SYSTEMS:** The water supply and sewage disposal systems for the subdivision shall meet the design standards and requirements of the Pennsylvania Department of Environmental Protection.

## ARTICLE FIVE: REQUIRED IMPROVEMENTS

**501 GENERAL:** All of the required improvements specified in this Article shall be constructed in accordance with Borough standards for construction and all other applicable Borough, Allegheny County, and State regulations.

**502 MONUMENTS AND MARKERS:** Permanent concrete monuments shall be set at the intersection of all lines forming angles in the boundary of the subdivision. Iron or steel markers shall be set at the beginning and ending of all curves along street property lines; at all points where lot lines intersect curves, either front or rear; at all angles in property lines of lots and at all other lot corners.

**503 STREETS:** Streets shall be graded to the grades and dimensions shown on plans and profiles approved by Council and shall include the following improvements:

- a. Suitable drainage structures, culverts, storm sewers, ditches, and related installations shall be provided to insure adequate drainage of all points along the streets.
- b. Street and underground construction shall comply with Municipal Standard Specifications, which by reference is made a part hereof, and is incorporated herein by reference.
- c. Streets shall be constructed on a prepared subgrade conforming to Section 210 of the publication of the Commonwealth of Pennsylvania, Department of Highways, Form 408 Specifications (latest editions).
- d. Paving shall be required on all streets.

**504 STORM DRAINAGE:** The construction of a storm drainage system shall conform to the following requirements;

- a. Storm water retention facilities shall be provided in accordance with standards established by the Borough.
- b. Drainage ditches or channels shall have a minimum gradient of one percent.
- c. Open watercourses shall have adequate capacity and erosion control to insure safe and healthful disposal of storm water.
- d. When topsoil has been removed from the surface of a lot on a slope where erosion will cause a displacement of loose material, the subdivider shall be required to seed or provide other means

to prevent the wash from damaging adjacent property or accumulating on street surfaces.

**506 WATER SUPPLY:** The developer shall construct where feasible a system of water mains with a connection for each lot utilizing public water supply.

**507 SEWERS:** The developer shall provide where feasible the subdivision with a complete sanitary sewer system to be connected to the Borough sanitary system.

**508 UTILITIES:** Every lot in a subdivision shall be capable of being served by utilities, and the necessary easements shall be provided. Electric, gas, and other utility distribution lines shall be installed within public rights-of-way or within properly designated easements. To the fullest extent possible, underground utility lines located in street rights-of-way shall not be installed beneath existing or proposed paved areas except at intersections and, in any case, shall be placed in conduit which has been installed prior to the placement of any paving.

**509 STREET TREES:** Shade trees of an approved variety and having a caliper not less than one and one-half inches may be required on the developer's side of any existing street, and on both sides of every new street in the subdivision. The number of trees planted shall not be less than that required by a uniform spacing of the trees at the rate of one tree per lot, however additional trees may be required due to topographical features. Street trees shall not be planted in the municipal street right-of-way.

**510 STREET SIGNS:** Street name signs of a type adopted or approved by Council shall be installed at each street intersection by the developer on a location specified by the Borough Engineer.

**511 SIGHT TRIANGLE FOR INTERSECTIONS:** On a corner lot or any point of entry on a public road, nothing shall be erected, placed, planted, or allowed to grow in such a manner which obscures vision between the height of one and one-half (1 1/2) feet and ten (10) feet above ground level as measured from the centerline grades of the intersecting streets and within the area bounded by the street lines of such corner lots and a line joining points on these street lines of such corner lots twenty-five (25) feet from their intersection along the lot lines.

**512 INSPECTION:** When the plans of streets and other improvements have been approved as provided in this Ordinance, the subdivider shall first notify the Engineer of his intention to proceed with the construction or installation of said streets and improvements; notification shall be made at least ten (10) working days before any such construction or installation shall commence so as to give the Engineer an opportunity to inspect the site prior

to commencement of work and to inspect installation or construction of said streets and improvements during the course of work being performed. In order to defray a part of the costs incurred by the Borough in inspecting the installation of the improvements required by the Ordinance, the developer shall, before he proceeds with any construction or installation, present a certified check or money order made payable to Council in an amount equal to three (3%) percent of the Engineer's estimate of the cost of the improvements.

**513 MAINTENANCE:** Prior to any street or other improvement being accepted by the Borough as hereinafter provided, the developer shall post a Maintenance Bond and/or other security, naming the same Borough as Obligee in an amount set by the Borough Engineer and in terms acceptable to the Municipal Solicitor, to insure maintenance of said improvements for a period of not less than eighteen (18) months from the date of acceptance by the Borough.

**514 ACCEPTANCE:** After streets and improvements have been installed and constructed pursuant to the requirements contained in this Ordinance, and in the event that the developer desires to have the Borough accept said streets or improvements, the developer shall notify the Borough Engineer that the construction or installation has been completed, and shall supply the Borough with one (1) reproducible copy of the as-built plan on which the street or improvement in question has been constructed or installed. The reproducible copy shall show thereon the signatures of all agencies and individuals who have approved the plan and contain a notice thereon as to where and when the plan was recorded in the Office of the Recorder of Deeds of Allegheny County.

a. The portion of street or improvement which the developer desires to have the Borough accept shall be identified on the copy of the plan which plan shall also clearly designate the number of linear feet of said street or improvement which the subdivider desires to be accepted by the Borough.

**515 GUARANTEE OF IMPROVEMENTS:** No subdivision, land development or planned development shall be finally approved unless all public improvements required by Borough law have been installed in strict accordance with such law, or unless a guarantee that the improvements will subsequently be installed by the developer, in the form of a bond, a letter of credit, or deposit of funds or securities in escrow which are acceptable to Council and are in an amount sufficient to cover the cost of the improvements which may be required, plus ten (10%) percent. Such bond or other security shall provide for, and secure to the public, the completion of all declared improvements within a period of one (1) year from the date of final approval of the plan. Such guarantee of

improvements shall comply with section 509 of the Pennsylvania Municipalities Planning Code.

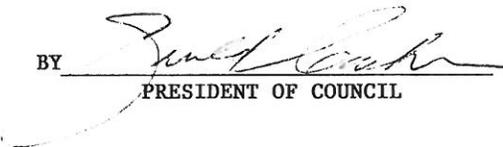
ORDINANCE NO. 662

AN ORDINANCE OF THE BOROUGH OF CHURCHILL ENACTING A NEW  
SUBDIVISION ORDINANCE AND REPEALING THE PREVIOUS SUBDIVISION  
ORDINANCE NO. 139 AND ALL AMENDMENTS THERETO, AS ATTACHED  
HERETO.

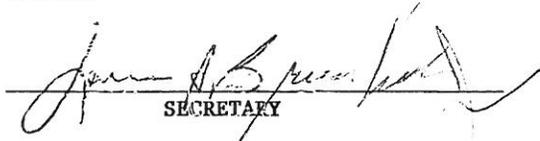
ORDAINED AND ENACTED INTO AN ORDINANCE THIS 8th DAY OF  
JULY, 1997.

THE BOROUGH OF CHURCHILL

BY

  
PRESIDENT OF COUNCIL

ATTEST:

  
SECRETARY

EXAMINED AND APPROVED THIS 8th DAY OF JULY, 1997.

  
MAYOR