

CITY OF WILKES-BARRE

**SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE**

File of Council

No. 50 of 1990

Presented in City Council on November 8, 1990

AN ORDINANCE

ENACTING THE CITY OF WILKES-BARRE SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE, BASED UPON A PUBLIC HEARING BEFORE
WILKES-BARRE CITY COUNCIL ON NOVEMBER 6, 1990 AND REPEALING
HEREWITH FILE OF COUNCIL NO. 6 OF 1984, AS AMENDED

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ARTICLE I

GENERAL PROVISIONS

SECTION 100 TITLE

This Ordinance shall be known and cited as the "City of Wilkes-Barre Subdivision and Land Development Ordinance."

SECTION 101 AUTHORITY

The City of Wilkes-Barre is empowered to regulate subdivisions and land developments within its municipal limits as provided for under the Pennsylvania Municipalities Planning Code, Act 247, as amended. The Planning Commission is hereby designated by the City Council to exercise the authority for the approval or disapproval of all subdivision and land development as set forth in this Ordinance, as provided for under Section 501 of the Pennsylvania Municipalities Planning Code, Act 247, as amended.

SECTION 102 OBJECTIVES

Through the adoption, administration and enforcement of this Ordinance, the City of Wilkes-Barre proposes to create conditions favorable to promote the health, safety, and general welfare of the City with regulations aimed at achieving the following objectives:

- 102.1 To guide the future growth and development of the City in accordance with the Comprehensive Plan.
- 102.2 To provide a standard set of minimum regulations to guide subdividers, developers, architects, landscape architects, land planners, surveyors and engineers in the design and development of subdivisions and land developments.
- 102.3 To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
- 102.4 To protect and conserve the value of land throughout the City and the value of buildings and improvements

upon the land, and to minimize the conflicts among the uses of land and buildings.

102.5 To insure that public facilities are available and will have a sufficient capacity to serve a proposed subdivision or land development.

102.6 To establish reasonable standards of design and procedures for subdivisions and resubdivisions in order to further the orderly layout and use of land and to insure proper legal descriptions and monumenting of proposed subdivisions.

102.7 To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewage, schools, parks, playgrounds, recreation, and other public requirements and facilities.

102.8 To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.

102.9 To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the Zoning Ordinance.

102.10 To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the prudent use and management of natural resources throughout the City in order to preserve the integrity and stability of the community and the natural environmental characteristic of the land.

102.11 To protect and regulate land in critical areas which may be unsuitable for development.

SECTION 103 APPLICATION OF THE ORDINANCE

103.1 No subdivision or land development of any lot, tract, or

parcel of land shall be made, and no street, sanitary sewer, water main, gas, oil, or electric transmission line, or other facilities 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 in accordance with the Subdivision and Land Development Ordinance regulations adopted herein.

103.2

No lot in a proposed subdivision or land development may be sold, and no zoning permit to erect any building upon land in a subdivision or land development may be issued unless and until the following conditions are met:

- (a) final approval of plans have been granted by the Planning Commission;
- (b) all conditions established by the Planning Commission in granting final approval have been met;
- (c) the final plan, as approved, is filed with the Luzerne County Recorder of Deeds;
- (d) all required improvements (if applicable) as set forth in the grant of approval have been constructed or the applicant has posted a form of financial security, acceptable to the Planning Commission, which guarantees that all required improvements shall be subsequently constructed within a defined period of time.

SECTION 104

STATUS OF PENDING SUBDIVISION AND LAND
DEVELOPMENT APPLICATIONS

From the time an application for approval of a subdivision or land development, whether preliminary or final, is duly filed in accordance with the provisions of this Ordinance and while such application is pending approval or disapproval, an amendment to this Ordinance, the Zoning Ordinance, or any other applicable ordinance, shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of all applicable ordinances as they stood at the time the application was duly filed. When an application is, however, properly and finally denied, any subsequent application shall be subject to any amendments to this Ordinance, the Zoning Ordinance and any other applicable ordinance and/or regulations.

SECTION 105 STATUS OF APPROVED SUBDIVISION OR LAND
DEVELOPMENT APPLICATIONS

105.1 When an application for approval of a subdivision or land development, whether preliminary or final, has been approved, no subsequent amendment to this Ordinance, the Zoning Ordinance, or any other applicable ordinance, shall be applied to adversely affect the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval. If final approval is preceded by preliminary approval, the five (5) year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

105.2 Where the applicant has substantially completed the required improvements as depicted upon the final plat within the aforesaid five (5) year limit, or any extension thereof as may be granted by the Planning Commission, no change of municipal ordinance or plan enacted subsequent to the date of filing of the preliminary plat shall modify or revoke any aspect of the approved final plat pertaining to zoning classification or density, lot, building, street or utility location.

SECTION 106 PHASED DEVELOPMENT EXCEEDING FIVE YEARS

In the case of a preliminary plat calling for the installation of improvements beyond the five-year period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the Planning Commission in its discretion.

Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of 25% of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the Planning Commission in its discretion. Provided the landowner has not defaulted with regard to or violated any of the conditions of the preliminary plat approval, including compliance with

landowner's aforesaid schedule of submission of final plats for the various sections, then the protections afforded by substantially completing the improvements depicted upon the final plat within five-years, as contained in Section 105, shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within said five-year period the aforesaid protections shall apply for an additional term or terms of three years from the date of final plat approval for each section.

Failure of landowner to adhere to the aforesaid schedule of final plats for the various sections shall subject any such section to any and all changes in zoning, subdivision and other governing ordinance enacted by the municipality subsequent to the date of the initial preliminary plan submission.

SECTION 107 RESUBDIVISION OF LAND

A revision or resubdivision of a plan of record shall be considered as a new subdivision and shall come under the jurisdiction of this Ordinance.

SECTION 108 INTERPRETATION

In the interpretation and application, the provisions of the Ordinance shall be held to the minimum requirements for the promotion of the public health, safety and general welfare. When provisions, standards and specifications of this Ordinance differ from those of any other ordinance, statute or regulation, the more restrictive or higher standards shall apply.

The provisions of this Ordinance are not intended to abrogate any private easement, covenant or any other restriction of record, provided that where the provisions of this Ordinance are more restrictive or impose higher standards or regulations than such easement, covenant, or other restriction, the applicable provisions of this Ordinance shall govern.

SECTION 109 MODIFICATION OF REQUIRED STANDARDS

109.1 If any provision of this Ordinance is shown by the applicant or his engineer or land surveyor to be unreasonable of application due to exceptional

topographic or other physical conditions or where strict compliance with any requirement of this Ordinance would cause practical difficulty or exceptional or undue hardship not of his making or when alternative standard can be demonstrated to provide equal or better results, the Planning Commission may grant a modification to the literal requirements of such provision, provided that such modification is the minimum modification required to grant relief. Granting such modification shall not be contrary to the public interest and the intent of this Ordinance shall be observed.

109.2 Any request for a modification shall be submitted in writing and shall accompany and be deemed part of the Plan, Preliminary or Final as the case may be. Such request shall state in full the circumstances and facts of unreasonableness and hardship on which the request is based, the provision(s) or requirement(s) of this Ordinance in question, and the exact modification(s) requested.

109.3 All proposals for modification of provisions or requirements of this Ordinance shall be first approved by the Planning Commission.

109.4 Upon rendering a final decision for any proposed modification, the Planning Commission shall provide a record of their action within the minutes of their meeting.

SECTION 110 FEES

110.1 Municipal Fees

The City Council shall establish by resolution, a fee schedule for subdivision and land development applications.

110.2 County Fees

The applicant shall also be required to submit all required fees for review and comment by the Luzerne County Planning Commission.

110.3 Filing Date and Payment of Fees

A completed application and plans for any proposed subdivision or land development shall not be considered as filed until all fees are paid and all applications are properly signed.

SECTION 111 VIOLATIONS AND PENALTIES

Any person, partnership or corporation who or which has violated the provisions of this Ordinance, shall upon being found liable therefor under civil enforcement proceedings, commenced by the municipality, pay a judgment of not more than \$500.00 plus all court costs, including reasonable attorney fees incurred by the municipality as a result of such proceedings. No judgment shall be commenced or be imposed, levied or payable until the date of the determination of a violation to the District Justice. If the defendant neither pays nor timely appeals the judgment, the municipality may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this Ordinance to have believed that there was no such violation. Under such circumstances, there shall be deemed to have been only one such violation until the fifth day following the date of the termination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation.

The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment. Nothing contained within this Section shall be construed or interpreted to grant any person or entity other than the municipality the right to commence action for enforcement pursuant to this Section.

In addition to other remedies, the City may institute and maintain appropriate actions by law or equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds to 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 City may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance. The authority to deny such a permit or approval shall apply to any of the following applicants:

1. The owner of record at the time of such violation.

2. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
3. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether the current owner had actual or constructive knowledge of the violation.
4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

SECTION 112 AMENDMENT PROCEDURE

The regulations set forth in this Ordinance may, from time to time, be amended by the City Council. The following requirements shall be observed prior to enacting any amendments to this Ordinance.

- A. A public hearing on the proposed amendment shall be held by the City Council pursuant to public notice.
- B. In the case of an amendment other than that prepared by the Planning Commission, the City Council shall submit such amendment to the Planning Commission and to the Luzerne County Planning Commission not less than thirty days prior to the public hearing.
- C. The proposed amendment shall not be enacted unless public notice is given which shall include the time and place of the meeting at which passage will be considered and a reference to a place within the municipality where copies of the proposed amendment may be examined without charge or obtained for a charge not greater than the cost of reproduction.
- D. Public notice of the proposed amendment shall include the full text thereof or the title and a brief summary, prepared by the municipal solicitor, setting forth all the provisions in reasonable detail. If the full text is not provided, a copy shall be supplied to the newspaper in which the public notice is placed and an attested copy shall be placed on file at the Luzerne County Law Library.

- E. Within thirty days following the adoption of an amendment to this Ordinance, the City Council shall forward a certified copy of the amendment to the Luzerne County Planning Commission.

SECTION 113 APPEALS TO COURT

Decisions rendered by the Planning Commission may be appealed to a Court of proper jurisdiction in accordance with the procedures, provisions and time limitations as contained in Article X-A of the Pennsylvania Municipalities Planning Code, Act 247, as amended.

SECTION 114 CONFLICT WITH OTHER ORDINANCES

All Ordinance, or any parts thereof, which are inconsistent or in conflict with this Ordinance are hereby repealed.

SECTION 115 SEVERABILITY

The provisions of this Ordinance are severable. If any part of this Ordinance is declared to be unconstitutional, illegal or invalid, the validity of the remaining provisions shall be unaffected thereby. It is the intention of the Council of the City of Wilkes-Barre that this Ordinance would have been adopted had such unconstitutional, illegal or invalid part not been included.

Passed finally by the City Council of the City of Wilkes-Barre on November 20, 1990.

This Ordinance shall become effective on November 30, 1990.

Attest:

William G. Brace, City Clerk

ARTICLE II

DEFINITIONS

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ARTICLE II

DEFINITIONS

SECTION 200 GENERAL INTERPRETATION

Words used in the present tense include the future. Words in the masculine gender include the feminine and the neuter. The singular includes the plural, and the plural the singular. The word "may" is permissive. When used in this Ordinance, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise, or unless the context clearly indicates otherwise.

ABUT: Next to or adjacent to, and includes the words "directly across from streets, natural features, and rights-of-way."

ACRE: 43,560 square feet.

ADJACENT: A state of being side by side, next to, adjoining, contiguous, or abutting one to another, and includes the words "directly across from streets, natural features, and rights-of-way."

APPLICANT: A landowner or developer who has filed an application for a subdivision or land development, including his heirs, successors and assigns.

BASE FLOOD ELEVATION: The highest elevation, expressed in feet above mean sea level, of the flood waters of a 100-Year Flood, as projected and delineated upon the most recent official Flood Insurance Rate Map, published by the Federal Insurance Administration.

BLOCK: A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways or any other barrier to the continuity to development.

BUILDING: Any structure built for the support, shelter, or enclosure of persons, animal, or property of any kind.

BUILDING SETBACK LINE: The minimum distance as required in the Zoning Ordinance between any building or structure, to the front, rear, or side property.

CARTWAY: The paved portion of a street or alley designated, intended or capable of being used for vehicular travel.

CATCH BASIN: An inlet designated to intercept and redirect surface storm water.

CITY COUNCIL: The City Council of the City of the City of Wilkes-Barre.

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 the street center lines.

COMPREHENSIVE PLAN: The most recent Comprehensive Plan, and any amendments thereto, as adopted by the Governing Body.

CONDOMINIUM: A building, or group of buildings, in which the units are owned individually, while the structure, common areas and facilities are owned by all owners on a proportional and individual basis.

CONSTRUCTION PLANS: The maps or drawings accompanying a subdivision or land development plan and showing the specific location and design of improvements to be installed in accordance with the requirements of this Ordinance and in accordance with any terms or conditions as set forth by the Governing Body.

COUNTY: Luzerne County, Pennsylvania.

COUNTY PLANNING COMMISSION: The Luzerne County Planning Commission.

COVENANT: A restriction on the use of land usually set forth in the deed. A covenant usually runs with the land and the restrictions thereunder are binding upon subsequent owners.

CRITICAL AREA: An area with one or more of the following characteristics: (1) slopes in excess of twenty percent; (2) flood plain and/or wetlands; soils classified as having a high water table; (4) soils classified as highly erodible, subject to erosion or highly acidic; (5) land incapable of meeting percolation requirements.

CULVERT: A drain, ditch, or conduit not incorporated in a closed system that carries storm drainage water under a driveway, roadway, or railroad.

DEVELOPER: Any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or caused to be made a subdivision of land or a land development.

DEVELOPMENT: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling,

grading, paving, excavation, or drilling operations.

DEVELOPMENT PLAN: The provisions for development included within an application for a subdivision and/or land development, including all covenants relating to use, location and bulk of buildings and other structure intensity of use or density of development, streets, ways and parking facilities, common open space, easements and public facilities. The phrase "development plan" shall mean the written and graphic materials referred to in this definition.

DISTRICT OR ZONING DISTRICT: A portion of the territory of the City within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

DRAINAGE: (1) Surface water runoff; (2) The removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development.

DRAINAGE EASEMENT: An easement required for the installation of storm water sewers or drainage ditches, and/or required for the preservation or maintenance of a natural stream or water course or other drainage facility.

DRIVEWAY: A privately owned and constructed vehicular access from an approved private or public road into a lot or parcel having a frontage on the road.

DWELLING: One or more rooms, designed, occupied or intended for occupancy as separated living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

- A. DWELLING, SINGLE-FAMILY: A detached building arranged or used for occupancy by one (1) family.
- B. DWELLING, TWO FAMILY: A detached or semidetached building where not more than two (2) individual family or dwelling units are entirely separated by vertical walls or horizontal floors, unpierced except by access to the outside or to a common cellar.
- C. DWELLING, MULTIPLE: A building containing three or more dwelling units entirely separated by vertical walls or horizontal floors, unpierced except by access to the outside or to a common cellar.

EASEMENT: A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

ENGINEER: A registered professional engineer licensed and registered as such by standards established by the Commonwealth of Pennsylvania.

FINAL APPROVAL: Last official action of the Governing Body granting approval of a subdivision or land development after all conditions and requirements have been met, including as applicable, the installation of all required improvements or the posting of an improvement bond to guarantee the installation of such.

FLOOD: A temporary condition of partial or complete inundation of normally dry land areas occurring from the overflow of inland waters and/or the unusual and rapid accumulation of runoff and surface waters from any source.

FLOOD FRINGE: The portion of a 100-Year Flood Plain outside of the Floodway, as delineated upon the most recent Flood Hazard Boundary Maps as published by the Federal Insurance Administration.

FLOOD HAZARD BOUNDARY MAP: The most recent map, as published by the Federal Insurance Administration, which delineates the boundaries of the Floodway and Flood Fringe of a 100-Year Flood Plain.

FLOOD INSURANCE RATE MAPS: The most recent map, as published by the Federal Insurance Administration, which delineates areas of special flood hazards, base flood elevations and applicable risk premium zones of a 100-Year Flood Plain.

FLOOD PLAIN (100-YEAR FLOOD PLAIN): Areas of land which are subject to inundation by waters of a one-hundred (100) year flood. The source of delineating the boundaries of a one-hundred (100) year flood plain shall be based upon the most recent maps of the Flood Insurance Administration.

FLOODPROOFING: A combination of structural provisions, changes or adjustments to properties and structures subject to flooding for the reduction or elimination of flood damage to properties, water and sanitary facilities and other utilities, structures and the contents of buildings.

FLOODWAY: The portion of a 100-Year Flood Plain, as delineated upon the most recent Flood Hazard Boundary Maps as published by the Federal Insurance Administration, which is designated to carry and discharge water and flow of a 100-Year Flood without increasing the water surface elevation by more than one (1) foot at any given point.

GOVERNING BODY: The City Council of the City of Wilkes-Barre.

GRADE: The slope of a road, street or other public or private way, specified in percentage (%) terms. ,

GRADING: Any stripping, gutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

HIGHWAY OCCUPANCY PERMIT: A permit, issued by the Pennsylvania Department of Transportation, which authorizes access from a parcel of land onto a street or highway which is under the jurisdiction of the Pennsylvania Department of Transportation.

HOMEOWNERS ASSOCIATION: A community association, other than a condominium association, which is organized in a development in which individual owners share common interests in open space or facilities.

IMPACT ANALYSIS: A study, which may be required by the Planning Commission prior to preliminary or conditional approval of a subdivision or land development to determine the effect of a proposed development on activities, utilities, circulation, surrounding land uses, community facilities, environmental features, both on and off the site of the proposed development, and other factors directly, indirectly or potentially effected. The landowner and/or applicant shall be responsible for all cost related to any and all studies and/or reports required by the Planning Commission under and within the context of the term IMPACT ANALYSIS.

IMPROVEMENT BOND Financial security which may be accepted by the municipality in lieu of a requirement that certain improvements be completed by a developer before a plat is approved; including a letter of irrevocable credit, a cash deposit, an escrow agreement or other similar collateral or surety agreements as approved by the Governing Body upon the advise of their solicitor.

IMPROVEMENTS: Man-made physical additions, alterations and/or changes which becomes part of, placed upon, or is affixed to real estate.

LAND DEVELOPMENT: The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

- (A) 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, with the land area of the lot or lots being not less than one-half (1/2) acre and/or the size of the building being not less than ten thousand (10,000) square feet.

(B) the division or allocation of land or space, whether initially or cumulatively, 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.

(C) the conversion of an existing single-family detached dwelling or single family semidetached dwelling into more than three (3) residential units. Any conversion, described above, which results in not more than three (3) residential units shall be deemed as a land development if the units are intended to be a condominium.

(D) A single residential structure containing twenty (20) or more residential units.

LAND DEVELOPMENT: MAJOR: A land development which does not qualify or classify as a minor land development.

LAND DEVELOPMENT: MINOR: A development of a parcel of land which contains not more than three (3) detached single family residential structures, whether developed initially or cumulatively.

LANDOWNER: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other persons having a proprietary interest in land, shall be deemed to be a landowner for the purpose of this Ordinance.

LAND SURVEYOR: A person who is licensed and registered by the Commonwealth of Pennsylvania, which qualifies said person to perform accurate field measurements including the description and definition of land boundaries.

LOT: A designated parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

LOT AREA: The total area within the lot lines of a lot, excluding any street rights-of-way.

LOT, CORNER: A lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

LOT COVERAGE: That portion of the lot that is covered by buildings and structures.

LOT DEPTH: The distance measured from the front

lot line to the rear lot line.

LOT FRONTAGE: The length of the front lot line measured at the street right-of-way line.

LOT INTERIOR: A lot other than a corner lot.

LOT LINE: A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

LOT LINE, FRONT: The lot line separating a lot from a street right of way.

LOT LINE, REAR: The lot line opposite and most distant from the front lot line, or in the case of triangular or otherwise irregularly shaped lots, a line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot lot.

LOT LINE, SIDE: Any lot line other than a front or rear lot line.

LOT, MINIMUM AREA OF The smallest lot area established by the zoning ordinance on which a use or structure may be located in a particular zoning district.

LOT, THROUGH: A lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot.

LOT WIDTH: The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

MOBILE HOME: A transportable, single family dwelling intended for permanent occupancy, and contained in one unit, or two units designed to be joined into one integral unit, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used with or without a permanent foundation when connected to required utilities.

MOBILE HOME LOT: A parcel of land in a mobile home park, improved with the necessary utility connection and other appurtenances necessary for the erection thereon of a single mobile home, which is leased or rented by the park owner to the occupants of the mobile home erected on the lot.

MOBILE HOME PARK: A site with required improvements and utilities for the long term placement of mobile homes which may include services and facilities for the residents.

MULTIPHASE DEVELOPMENT: A development project that is to be constructed in stages, each stage being capable of existing independently of the others.

MUNICIPALITY: The City of Wilkes-Barre, Luzerne County, Pennsylvania.

NATURAL DRAINAGE FLOW: The pattern of surface and storm water drainage from a particular site before the construction or installation of improvements or prior to any regrading.

NONCONFORMING LOT: A lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of the Zoning Ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

NONCONFORMING STRUCTURE OR BUILDING: A structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to the Zoning Ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

NONCONFORMING USE: A use or activity which was lawful prior to the adoption, revision or amendment of the Zoning Ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

OFFICIAL MAP: The Municipal Map adopted by Ordinance conclusively showing the location of the lines of existing and proposed public streets, watercourses, and public grounds including the widening, narrowing, extension, diminution, opening or closing of the same, for the entire municipality.

ONE HUNDRED (100) YEAR FLOOD: A flood that, on the average, is likely to occur once every one hundred (100) years and has a one (1) percent chance of occurring each year.

ONE HUNDRED (100) YEAR FLOOD PLAIN: The areas within the Municipality that have a one (1) percent chance of being flooded in any given year based upon the most recent data and maps as provided by the Federal Insurance Administration.

OPEN SPACE, COMMON: Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include complementary structures and improvements which are deemed appropriate to the development.

ORDINANCE: The Subdivision and Land Development Ordinance of the City of Wilkes-Barre and any amendments

thereto.

PERSON: An individual, partnership, organization association, trust, or corporation. When used in a provision, "person" shall include the members of such partnership, the trustees of such trust, and the officers of such organization association, or corporation.

PLAN OR PLAT The map or plan of a subdivision or land development:

- A. Preliminary Plan: The preliminary drawings and any accompanying data, which accurately shows the proposed layout of lots, streets and other information a required by this Ordinance, with all such material being properly indicated in title as "Preliminary Plan".
- B> Final Plan: A complete and exact plan prepared for official recording with the Luzerne County Recorder of Deeds, as required by this Ordinance with said plan being properly indicated in title as "Final Plan".

PLANNING COMMISSION: The Planning Commission of the City of Wilkes-Barre.

PLANNING DIRECTOR: The Planning Director of the City of Wilkes-Barre.

PUBLIC HEARING: A formal meeting held pursuant to public notice intended to inform and obtain public comment, prior to taking action on a particular subject.

PUBLIC NOTICE: A notice published once each week for successive weeks in a newspaper of general circulation in municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty days and the second publication shall not be less than seven days from the date of the hearing.

RESUBDIVISION: A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved therein for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

RETAINING WALL: A structure constructed to hold back or support an earthen bank.

RIGHT-OF-WAY: A defined and designated area for vehicular or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, or alley, and including both cartway and

shoulders.

SANITARY SEWER: Pipes that carry only domestic or commercial sewage and into which storm, surface and ground waters are not intentionally admitted.

SEDIMENTATION: The depositing of earth or soil that has been transported from its site of origin by water, ice, wind, gravity or other natural means as a product of erosion.

SEWAGE DISPOSAL SYSTEM: A means of collecting sanitary sewage from individual lots by a system of pipes which transports the sewage to a central treatment and disposal system, with all aspects of the system being constructed and operated in compliance with all governing federal, state, and municipal regulations.

SITE: An plot or parcel of land or combination of contiguous lots or parcels of land.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN: A plan that indicates necessary land treatment measures, as approved by the Luzerne County Conservation District, designed to effectively minimize soil erosion and sedimentation.

STORM SEWER: A pipe that collects and transports rainwater, surface water, and other liquid waste exclusive of sewage.

STREET: A public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, parkway, drive, lane, boulevard, highway, road and alley.

- A. Arterial: Arterials are designed primarily to carry traffic and generally should not provide access to land which would interfere with their primary traffic functions. They are also designed for medium to heavy volumes at moderately high speeds with restricted vehicular access to abutting properties.
- B. Collector Street: Collector streets are designed to carry a moderate volume of traffic between local streets and arterials, and provide only limited vehicular access to the abutting properties.
- C. Local Street: Local streets provide direct access to abutting properties and provide routes to collector streets.
- D. Cul-De-Sac: A minor or local street with a single common ingress and egress and with a turnaround located at its end.
- E. Dead End Street: A street with a single common

ingress and egress.

- F. Limited Access: A street designed to carry a high volume of traffic and usually designated as an expressway, freeway, highway or boulevard. Owners or occupants of abutting property normally have no expressed or legal right to access to or from the same.
- G. ALLEY: A public or private right-of-way affording secondary means of access to abutting property.

SUBDIVISION: The division or redividing of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions 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 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

- A. Subdivision; Major: Any subdivision which does not qualify or classify as a minor subdivision.
- B. Subdivision; Minor: A subdivision of a parcel of land into not more than six (6) lots, which front onto an existing street, not involving the extension thereof, the extension of municipal facilities, the creation of any public improvements, including sidewalks and curbing, and not adversely affecting the remainder of the parcel or adjoining property.

SUBSTANTIALLY COMPLETED: The point at which, in the judgement of the municipal engineer, at least 90% OF those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

STRUCTURE: Any man-made object having an ascertainable stationary located on or in land or water, whether or not affixed to the land.

WATERCOURSE: A permanent or intermittent stream, river, brook, creek, or channel or ditch for collection and conveyance of water, whether natural or man made.

WATER TABLE: The upper surface of groundwater, or that level below which the soil is seasonally saturated with water.

WETLANDS: A transitional area of land between terrestrial and aquatic ecological systems where the water

table is usually at or near the surface or land that is normally covered with shallow water

YARD: An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided in the Zoning Ordinance.

Front Yard: A space extending the full width of the lot between any building and the front lot line, and measured perpendicular to the building at the closest point to the front lot line.

Rear Yard: A space extending across the full width of the lot between the principal building and the rear lot line, and measured perpendicular to the building to the closest point of the rear lot line.

Side Yard: A space extending from the front yard to the rear yard between the principal building and the side lot line measured perpendicular from the side lot line to the closest point of the principal building.

ZONING OFFICER: An administrative officer authorized to administer the literal terms and provisions of the Zoning Ordinance.

ZONING ORDINANCE; The Zoning Ordinance of the City of Wilkes-Barre and any amendments thereto.

ZONING PERMIT A permit issued indicating that a proposed use, building or structure is in accordance with the Zoning Ordinance which authorizes an applicant to proceed with said use, building, or structure.

ARTICLE III

PROCEDURAL REQUIREMENTS

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ARTICLE III

PROCEDURAL REQUIREMENTS

SECTION 300 REVIEW AND APPROVAL PROCESS

The submission and review process for subdivision and land development applications shall be in accordance with the following:

- a. Major Subdivision shall require the submission and approval of a preliminary plan and a final plan.
- b. Minor Subdivision shall require the submission and approval of only a final plan.
- c. Major Land Development shall require the submission and approval of a preliminary plan and a final plan.
- d. Minor Land Development shall require the submission and approval of only a final plan.

SECTION 301 SUBMISSION OF PLANS AND APPLICATIONS

The applicant shall provide the following information to the Planning Director, not less than twenty-one (21) days prior to the next regularly scheduled meeting of the Planning Commission:

- a. Twenty (20) prefolded copies of the plan (preliminary or final);
- b. Twenty (20) prefolded copies of construction plans (if applicable);
- c. A completed subdivision application and two copies of the same.
- d. A completed Planning Module as required by the Pennsylvania Department of Environmental Resources.
- e. A Soils Erosion and Sedimentation Control Plan, if applicable.

SECTION 302 DISTRIBUTION OF PLANS

The Planning Director shall provide each member of the Planning Commission with a copy of plans and applications as outlined in Section 301 of this Ordinance. The Planning Director shall also provide copies of the plans and applications to the following agencies and officials

for review, comment and approval as applicable:

1. The Luzerne County Planning Commission
2. The Zoning Officer
3. The City Engineer
4. The Solicitor of the Planning Commission
5. The Pennsylvania Department of Environmental Resources.
6. Luzerne County Conservation District.

SECTION 303 COUNTY PLANNING COMMISSION REVIEW

The Planning Commission shall not approve any subdivision plans or application until a report is received from the Luzerne County Planning Commission or until the expiration of thirty (30) days from the date said plans were forwarded to the Luzerne County Planning Commission. The applicant shall pay review fee required by the Luzerne County Planning Commission.

SECTION 304 PUBLIC HEARING

The Planning Commission may hold a public hearing prior to rendering a decision on any plan (preliminary or final).

SECTION 305 INSTALLATION OR GUARANTEE OF REQUIRED IMPROVEMENTS

Prior to approving any final plan for recording, the Planning Commission shall require the following of the applicant:

- (a) the installation of all required improvements in accordance with the design standards and specifications of this Ordinance

or

- (b) provision of an Improvement Bond, as defined in Article II, acceptable by the Planning Commission, which assures and guarantees the subsequent installation of all required improvements in accordance with the design standards and specifications as approved by the Planning Commission.

SECTION 306 PROCEDURAL METHODS IN RENDERING DECISIONS

- 306.1 The Planning Commission shall approve or reject a

submitted plan (preliminary or final) within ninety (90) days following the date of the Planning Commission's regular meeting at which said plan is first reviewed.

Should the regular meeting date occur more than thirty (30) days following the date of submission of said plan, the ninety (90) day period shall be measured from the thirtieth (30th) day following the date on which the plan was properly submitted.

306.2 The Planning Commission shall communicate its decision to the applicant in writing either by delivery in person or by mail to applicant's last known address not later than fifteen (15) days following the decision.

306.3 When an application and plan (preliminary or final) is not approved as submitted, the Planning Commission's decision shall specify the defects found in such, and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

306.4 As prescribed by Pennsylvania Municipalities Planning Code, Act 247, as amended, failure of the Planning Commission to render a decision and communicate said decision to the applicant as set forth in this section shall be deemed approval of the plan as submitted, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.

SECTION 307 WITHDRAWAL AND/OR REVISIONS TO SUBMITTED PLANS

Until a submission is approved or rejected by the Planning Commission, the applicant may withdraw the submission and submit a revised plan following the submission and review procedures which apply to plan. Subject to the submission of a revised plan within ninety (90) days from the date of withdrawing said plan, no submission fee shall be charged. Any revised plan, which is not resubmitted within ninety (90) days, shall be subject to the payment of new submission fee. A second revision (and any subsequent revision) shall be considered a new submission for which a new submission fee shall be required.

SECTION 308 RECORDING OF FINAL PLAN

308.1 The applicant shall record the final plan as approved by the Planning Commission in the Office of the Recorder of Deeds of Luzerne County within ninety (90) days of such

final approval, unless an extension has been granted in writing by the Planning Commission. Failure by the applicant to record the final plat within the ninety (90) days, or approved extension of time period, will result in the Planning Commission's approval becoming null and void. The final plan for recording shall comprise all plans submitted for final approval.

308.2 A final plan shall not be submitted for recording within the Recorder of Deeds Office unless it bears the signature of the Planning Commission's Chairman and Secretary and bears appropriate signature and/or seal that it has been reviewed by the Luzerne County Planning Commission.

308.3 Within fourteen (14) days from the date on which the final plan is recorded, the applicant shall furnish to the Administrator a copy of a certificate or receipt attesting to the recording of the final plan in the Recorder of Deeds Office.

SECTION 309 PHASING MAJOR SUBDIVISION PLANS

309.1 Prior to granting final approval of a major subdivision plan, the Planning Commission may permit the plan to be divided into two or more sections or phases and may impose such conditions upon the filing of the sections as it may deem necessary to assure the orderly development of the plan. The Planning Commission may require that the improvement bond be in such amount as is commensurate with the section or sections of the plan to be filed and may defer the remaining required improvement bond principal amount until the remaining sections of the plan are offered for filing. The developer may also file in writing irrevocable offers to dedicate streets and public improvements in the sections offered to be filed and defer filing offers of dedication for the remaining sections until such sections, subject to any conditions imposed by the Planning Commission shall be granted concurrently with final approval of the plan.

309.2 In the event of approval of sectionalizing, the entire approved subdivision plat including all sections shall be filed within ninety (90) days after date of final approval; such sections as have been authorized by the Planning Commission shall be filed with the Luzerne County Recorder of Deeds.

ARTICLE IV

PRELIMINARY PLAN

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ARTICLE IV

PRELIMINARY PLAN

SECTION 400 INITIAL REVIEW

The Planning Director shall review the Preliminary Plan to determine its completeness with regard to the standards, provisions, and requirements of this Ordinance. Any submission which is found to be incomplete shall be deemed to be invalid. The Planning Director shall notify the applicant in writing as to the nature and type of additional information which the applicant must submit.

SECTION 401 REVIEW BY LUZERNE COUNTY PLANNING COMMISSION

The Planning Commission shall not approve a Preliminary Plan until a report is received from the Luzerne County Planning Commission or until the expiration of thirty (30) days from the date it was forwarded to the Luzerne County Planning Commission.

SECTION 402 REVIEW AND APPROVAL/DISAPPROVAL OF PLAN

The Planning Commission shall consider the recommendation of the Planning Director and all official reports, comments and recommendations as provided in Section 302.3 of this Ordinance. The Planning Commission shall render a decision in conformance with Section 306 of this Ordinance. The following constitutes the types of action the Planning Commission may take:

- (A) The Planning Commission may disapprove the Preliminary Plan, in which case it 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 this Ordinance relied upon.
- (B) The Planning Commission may conditionally approve the Preliminary Plan, in which case it shall specify all additional information or changes needed, describing the requirements that have not been met, citing, in each case, the provisions of this

Ordinance which were relied upon. The additional information or changes shall be required prior to further consideration of the Preliminary Plan or the submission of the Final Plan. In granting conditional preliminary approval, the Planning Commission shall include in their notification that the applicant, within thirty (30) days from the date of conditional approval, may notify the Planning Commission of his refusal to accept all said conditions. Such notification shall be in writing. In such cases, the Planning Commission's conditional approval shall be deemed rescinded upon receipt of the applicant's written notification. In the event that the applicant fails to notify the Planning Commission of his refusal to accept all said conditions within thirty (30) days from the date of conditional approval, all conditions shall stand granted and deemed accepted by the applicant.

- (C) The Planning Commission may approve the Preliminary Plan. Such approval shall constitute approval of the subdivision or land development as to the character and intensity of development, the arrangement and approximate dimensions of streets, lots, and other planned features. The approval binds the applicant to proceed with the installation of the required improvements and/or to provide an Improvement Bond to cover installation of improvements, and to prepare the final plan. Approval of the Preliminary Plan, when an Improvement Bond is not posted, does not authorize the sale of lots or the recording of the Preliminary Plan. The Planning Commission shall render a decision in conformance with Section 306 of this Ordinance.

SECTION 403 **PRELIMINARY PLAN** **DRAFTING STANDARDS**

- 403.1** The Preliminary Plan of a proposed subdivision or land development shall be clearly and legibly drawn to a scale not greater than one (1) inch equals fifty (50) feet.
- 403.2** The original drawing, and all submitted prints thereof shall be made on a sheet size twenty-two (22) inches by thirty-six (36) inches.
- 403.3** All dimensions shall be set in feet and decimal

parts thereof, and bearings in degrees, minutes and seconds.

403.4 If the Preliminary Plan requires more than one (1) sheet, a key diagram showing relative location of the several sections shall be drawn on each sheet, and appropriately labeled with match lines.

403.5 Preliminary Plans shall be so prepared and shall bear an adequate legend to indicate clearly which features are existing and which are proposed.

SECTION 404 PRELIMINARY PLAN EXISTING CONDITIONS

The Preliminary Plan shall contain the following information:

404.1 Name and address of record owner, including certification of ownership which carries a Notarial Seal.

404.2 Name and address of applicant if different from owner.

404.3 Name of proposed subdivision or land development.

404.4 Name and address of registered engineer, or registered land surveyor, responsible for the subdivision plan or land development plan, including certification of the accuracy of the plan and its conformance to the provisions of this Ordinance.

404.5 North point, graphic scale, and date including the month, day and year that the original drawing was completed and the month, day and year that the original drawing was revised for each revision.

404.6 Total tract boundaries of the property being subdivided, showing bearings and distances, and total size of the property, expressed in acreage and square feet.

404.7 The names of all adjoining landowners, including block and lot numbers from the Luzerne County Assessor's Office.

404.8 All existing streets, including streets of record (recorded but not constructed) on or abutting the tract, including names, right-of-way widths, cartway (pavement) widths and approximate grades.

404.9 All existing sewer lines, water lines, fire hydrants, utility transmission lines, utility easements, or utility right-of-ways, culverts, storm drains, bridges, railroad, water courses and other significant man-made or natural

features within the proposed subdivision or land development and within one hundred (100) feet from the boundaries of the proposed subdivision or land development.

- 404.10 All existing building or structures within the boundaries of the proposed subdivision or land development.
- 404.11 The zoning district or districts within which the proposed subdivision or land land development is located.
- 404.12 Existing contour lines at vertical intervals of two (2) feet.
- 404.13 The location width and purpose of existing easements and utility right-of-ways within one hundred (100) feet of the proposed subdivision or land development.
- 404.14 A location map at a scale of not greater than one (1) inch equals two thousand (2,000) feet, indicating the relation of the site to its geographic proximity within the municipality.

SECTION 405 PRELIMINARY PLANS PROPOSED DEVELOPMENT

The Preliminary Plans shall contain and include the following information:

- 405.1 Lot layout and related features which shall indicate and provide:
 - (a) the total number of lots, with identification numbers, proposed for the site;
 - (b) the dimensions and area of all lots, expressed in either square feet or acres;
 - (c) the building setbacks for all lots along each street, or in the case of a land development, the proposed placement of each building along each street, and the proposed use of each building;
 - (d) proposed open space, parks, playgrounds, or recreational facilities, with any governing conditions thereof;
 - (e) watercourses, lakes, wetlands, forested areas, and 100-year flood plains;
 - (f) copies of proposed deed restrictions, easements, and protective covenants referenced on the plan;
 - (g) proposed contour lines at vertical intervals of two

(2) feet of the entire site;

- (h) location, width and propose of proposed easements and utility right-of-way;

405.2

Street and right-of-way layout which shall indicate and/or provide:

- (a) the location of all proposed streets and existing streets (public and private) within the site and abutting or adjoining the site;
- (b) the location, right-of-way, and cartway of all proposed streets, with a statement of any condition governing their use, the right-of-way and cartway of any existing streets (public or private) to which the proposed street will intersect;
- (c) suggested street names and location of street signs;
- (d) the beginning and end point of proposed street construction;
- (e) location, width, and purpose of proposed easement and utility right-of-way;
- (f) the location of street lighting;
- (g) the location of sidewalks.

405.3

All subdivisions and/or land developments shall be serviced by sanitary sewers which shall be connected to public sewers. The following information shall be provided upon the plan.

- 1. the layout, size and material of sanitary sewers within the site;
- 2. a letter from the local public agency or sanitary authority that states said agency or authority can adequately serve the proposed subdivision or land development, including any conditions required for the provision of service
- 3. location of manholes with invert elevation of flow line and grade at the top of each manhole;
- 4. location of laterals.

405.4

Subdivisions or land developments shall be serviced by a centralized water system shall indicate and/or provide

the following:

- (a) if to be served by an existing water company or authority, a letter from the same indicating said company or authority can adequately serve the proposed subdivision or land development including any conditions required for the provision of service;
- (b) location and size of all waterlines;
- (c) location of fire hydrants.

405.5

Storm drainage shall indicate and/or provide:

- (a) the location, size and material of all storm drainage facilities;
- (b) watershed areas for each drainage facility or swale.

SECTION 406

ADDITIONAL MATERIALS SUBMITTED WITH PRELIMINARY PLAN

The following material and information shall be submitted with the Preliminary Plan:

- (a) Proof of ownership;
- (b) Preliminary Plan Application form and required fee;
- (c) The required fee for Luzerne County Planning Commission review;
- (d) Application for a highway occupancy permit, if applicable, as required by the Pennsylvania Department of Transportation;
- (e) Construction Plans which include, where applicable, preliminary design, preliminary profiles, typical cross-sections and specifications for the construction or installation of streets, sidewalks, sanitary sewers, sewage treatment facilities, storm drainage facilities, water lines, bridges or culverts;
- (f) Five (5) copies of a Planning Module for Land Development as required by the Pennsylvania Department of Environmental Resources;
- (g) Estimated costs by item for required improvements. Section 703 of this Ordinance shall apply if the applicant seeks final approval prior to the installation of all required improvements;

(h) Any other information as requested by the Planning Commission.

ARTICLE V

FINAL PLAN

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ARTICLE V

FINAL PLAN

SECTION 500 SUBMISSION AND REVIEW PROCEDURE

500.1 The Planning Director shall review the Final Plan to determine its completeness including, but not limited to, conformance with the standards and data as set forth in Article IV and any changes or modifications required by the Planning Commission as a condition of granting approval of the Preliminary Plan.

500.2 The applicant shall submit the Final Plan within one (1) year from the date of the approval of the Preliminary Plan by the Planning Commission, unless an extension in writing has been approved by the Planning Commission. Failure to comply with the one (1) year time requirement, shall render the Preliminary Plan and any accompanying approval as null and void, thus requiring a new submission of the Preliminary Plan.

SECTION 501 REVIEW AND APPROVAL/DISAPPROVAL OF PLAN

The Planning Commission shall consider the recommendation of the Planning Director and all official reports, comments and recommendations as provided in Section 302.3 of this Ordinance. The Planning Commission shall render a decision in conformance with Section 306 of this Ordinance. The following constitutes the types of action the Planning Commission may take:

- A. The Planning Commission may disapprove the Final Plan, in which case it shall specify the defects found in the application and Plan, describing the requirements which have not been met and in each case citing the provisions of this Ordinance relied upon.
- B. The Planning Commission may conditionally approve the Final Plan, in which case it shall specify all additional information or required changes, describing the requirements that have not been met, citing in each case, the provisions of this Ordinance which were relied upon. Such additional information or changes shall be required prior to further consideration of the Final Plan or filing the

Final Plan with the Luzerne County Recorder of Deeds Office. In granting conditional approval of the Final Plan, the Planning Commission shall include in their notification that the applicant, within thirty (30) days from the date of conditional approval, may notify the Planning Commission of his refusal to accept all said conditions in writing. In such cases, the Planning Commission's conditional approval shall be deemed rescinded upon receipt of the applicant's written notification. In the event that the applicant fails to notify the Planning Commission of his refusal to accept all said conditions within thirty (30) days from the date of conditional approval, all conditions shall stand granted and deemed accepted by the applicant.

- C. The Planning Commission may approve the Final Plan as submitted. Such approval by the Planning Commission shall allow the applicant to file said Final Plan with the Luzerne County Recorder of Deeds Office.

SECTION 502

FINAL PLAN DRAFTING STANDARDS

The Final Plan of a proposed subdivision or land development shall be in accordance with the standards as set forth in Section 403 of this Ordinance.

SECTION 503

FINAL PLAN REQUIREMENTS

The Final Plan shall include all additional information and changes required by the Planning Commission in granting approval of the Preliminary Plan and all of the following:

503.1

Drawings and/or plans shall be titled "Final Plan - Major Subdivision".

503.2

An accurate field boundary survey of the entire site which shall be balanced and close with an error of closure not to exceed one (1) foot in five thousand (5,000) feet.

503.3

The location and material of all permanent monuments and lot markers.

503.4

Written certification by the responsible land surveyor, which attests to the accuracy of the survey and compliance with the applicable provisions of this Ordinance.

503.5 A three (3) inch by five (5) inch blocked space shall be provided on the Final Plan for the signatures of the Chairman and Secretary of the Planning Commission indicating approval and date of the same.

503.6 The latest source of title to the property as shown by deed, page number and book of the Luzerne County Recorder of Deeds Office.

503.7 The exact dimensions of all streets, including right-of-way and cartway; lot lines, areas and distances; utility and other easements; and all land to be dedicated to public use.

503.8 All lot lines shall be completely dimensioned in feet if straight, and if curved, by designating length of arc and radius (in feet) and central angle (in degrees, minutes and seconds). All internal angles within the lots shall be designated to the closest second.

503.9 The Zoning District and the proposed building setback line or the proposed placement of each building shall be shown, and where corner lots are involved, the setbacks on both streets shall be shown.

SECTION 504

ADDITIONAL MATERIAL - SUBMITTED WITH FINAL PLAN

The following material and information shall be submitted with the Final Plan:

504.1 Certification of ownership, acknowledgment of Plan and offer of dedication signed by the owner of the property and notarized.

504.2 Final application form and required fee.

504.3 If applicable, a copy of the Highway Occupancy Permit, as required by the Pennsylvania Department of Transportation or a notation upon the Plan that no development or improvement to the site or parcels thereunder shall be undertaken until a Highway Occupancy Permit is secured.

504.4 Copies of final deed restrictions, those existing and those to be included upon recording, if any.

504.5 All final covenants running with the land

governing the reservation and maintenance of dedicated or undedicated land or open space.

504.6

Written certification, as applicable, from the appropriate public utility company, authority or agency that adequate service for the provision of sewage disposal, water and electrical service will be provided to the proposed subdivision and/or land development.

504.7

Certification from the Pennsylvania Department of Environmental Resources approving the appropriate Planning Module for Land Development and accompanying data.

504.8

Appropriate Soils Erosion and Sedimentation Control Plan as approved by the Luzerne County Conservation District.

504.9

Final construction plans or as built drawings of all sanitary sewer, water distribution and storm drainage systems, showing their exact location, size and invert elevations; the location of all manholes, inlets and culverts; and final profiles, cross-sections and specifications for proposed streets, sidewalks, sanitary sewers, water distribution systems and storm drainage systems.

504.10

If the streets are not offered for dedication to public use, the applicant shall submit and record with the plan a copy of the agreement made and executed on behalf of the applicant, including his heirs or assigns, subject to review and approval by the City Solicitor, establishing the conditions under which the streets may be later offered for dedication. Said conditions shall include, although not limited to, that the subject streets shall conform to the Municipality's design specifications at such time the offer of dedication is made or that the owners of the lots within the subject subdivision shall include with their offer of dedication sufficient funds, as estimated by the City Engineer, to provide the needed improvements required for conformance to the Municipality's design specifications at the time of such dedication.

504.11

An agreement for any streets not offered for dedication, stating who shall be responsible for the improvements and maintenance of such streets. If a homeowners association is deemed to be responsible, such association must be

legally organized prior to approval of the Final Plan.

504.12

An improvement bond for the installation of required improvements, unless all such improvements are installed and completed to design specifications prior to Final Plan approval.

504.13

A financial security, if required by the Planning Commission for the maintenance of improvements.

504.14

The cost for all consulting fees and costs incurred by the Municipality for the review of the application, plan and related information, including but not limited to, on-site inspections to insure compliance with the proposed development and required improvements.

ARTICLE VI

MINOR SUBDIVISION/LAND DEVELOPMENT

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ARTICLE VI

MINOR SUBDIVISION/LAND DEVELOPMENT

SECTION 600 ONLY FINAL PLAN REQUIRED

The classification of a proposed subdivision as a minor subdivision shall only require the submission, review and approval of only a Final Plan. A land development classified as a Minor Land Development, shall only require the submission, review and approval of only a Final Plan.

SECTION 601 SUBMISSION PROCEDURE

The submission procedure for a Minor Subdivision or Minor Land Development shall be in accordance with Section 301 of this Ordinance.

SECTION 602 DISTRIBUTION OF PLAN

The distribution of a Minor Subdivision Plan or Minor Land Development Plan shall be in accordance with Section 302 of this Ordinance.

SECTION 603 DRAFTING STANDARDS FOR MINOR PLANS

603.1 The Final Plan for a proposed Minor Subdivision or Minor Land Development shall be clearly and legibly drawn to a scale of not greater than one (1) inch equals twenty (20) feet.

603.2 The original drawing, and all submitted prints thereof shall be made on a sheet size of twenty-two (22) inches by thirty-six (36) inches or twenty-four (24) inches by thirty-six (36).

SECTION 604 REQUIREMENTS FOR MINOR PLANS

The Final Plan shall be noted as "Minor Subdivision Final Plan" or "Minor Land Development - Final Plan" and contain the following information:

604.1 Name and address of record owner, including certification of ownership which carries a Notarial Seal.

604.2 The name and address of the applicant, if different from owner.

- 604.3 Name of proposed subdivision or land development.
- 604.4 Name and address of registered engineer and/or registered land surveyor, responsible for the subdivision plan or land development plan, including certification of the accuracy of the plan for an error of closure not to exceed one (1) foot in two thousand (2,000) feet and its conformance to the applicable provisions of this Ordinance.
- 604.5 North point, graphic scale and date, including the month, day and year that the original drawing was completed and the month, day and year that the original drawing was revised for each revision.
- 604.6 Total tract boundaries of the property being subdivided and/or developed, showing bearings and distances, and total size of the property, expressed in acreage and square feet.
- 604.7 The total number of proposed lots, within a subdivision, with identification numbers for each or for a land development, the location of buildings upon the lot with identification numbers for each.
- 604.8 The dimensions and area of all lots, expressed in either square feet or acres.
- 604.9 The required yard setbacks and the proposed yard setbacks for all lots along each street or in the case of a land development, the proposed placement of each building along each street and the proposed use of each building.
- 604.10 The Zoning District or Districts in which the property is located.
- 604.11 The location and dimensions of all existing structures, including accessory structures and off-street parking areas upon the subject property.
- 604.12 The distance of all existing structures to lot lines, front, rear and side, which will result upon approval of the plan.
- 604.13 The names of all adjoining property owners, including block and lot numbers from the Luzerne County Assessors Office.
- 604.14 All existing streets, public or private, including streets of record (recorded but not constructed) on or abutting the subject tract, including their

names and right-of-way widths.

604.15 All existing sewer lines, water lines, fire hydrants, utility transmission lines, utility easements or right-of-ways, culverts, storm drains, bridges, railroad right-of-ways, water courses and other significant man-made or natural features located within or abutting the boundaries of the proposed subdivision or land development.

604.16 Existing contours, and if applicable, proposed contours at vertical intervals of five (5) feet.

604.17 All easements, existing and/or proposed, including their location, dimensions and purpose.

SECTION 605 INFORMATION TO BE SUBMITTED WITH PLAN

The following information, as applicable, shall be submitted with the Final Plan of a Minor Subdivision or Minor Land Development.

- (a) Proof of ownership.
- (b) Application for Minor Subdivision Plan or Minor Land Development Plan, and the required fee.
- (c) Required fee for Luzerne County Planning Commission review.
- (d) A Highway Occupancy Permit, as required by the Pennsylvania Department of Transportation or a notation upon the Plan that no development or improvement to the site or parcels thereunder shall be undertaken until a Highway Occupancy Permit is secured.
- (e) A letter of commitment from an existing water company or authority, indicating the same can and shall adequately serve the proposed subdivision or land development, including any conditions for the provision of service.
- (f) A letter of commitment from an existing local public agency or authority, responsible for conveyance and/or treatment of sanitary sewage, indicating the same can and shall adequately serve the proposed subdivision or land development, including any conditions required for the provision of service.
- (g) Copies of deed restrictions, those existing, and those to be included upon recording of plan.

- (h) Copies of description of easements, existing easements of record and any additional ones, to be included upon recording of plan.
- (i) The cost of all reasonable and necessary consulting fees incurred by the Municipality for the review of the application, plans and related information, including but not limited to, on-site inspections of the property to insure compliance with the proposed development and required improvements.
- (j) An appropriate Soil Erosion and Sedimentation Control Plan, approved by the Luzerne County Conservation District.
- (k) Any other information as requested by the Planning Commission.

SECTION 606

RECORDING OF PLAN

The applicant shall record the Final Plan in accordance with the requirements as set forth in Section 308 of this Ordinance.

SECTION 607

CERTAIN EXEMPTIONS FOR PROVIDING SIDEYARD SETBACKS

Any structure which contains two or more units, residential or nonresidential, shall be exempted from the governing sideyard setback requirements under the Zoning Ordinance relative only to interior sideyards. When a sideyard of a proposed subdivision is directly attached to another unit within the structure, subdivision approval by the Planning Commission shall exempt the property from requesting and/or securing an interior sideyard variance from the Zoning Hearing Board.

ARTICLE VII

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

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ARTICLE VII

ASSURANCES FOR COMPLETION OF IMPROVEMENTS

SECTION 700

INSTALLATION OR GUARANTEE OF IMPROVEMENTS

No plan shall be granted final approval until the applicant either:

- a. Installs all improvements as required by this Ordinance in accordance with the applicable design standards, with written verification from the City Engineer that said improvements are complete and in conformance with the applicable design standards.
- b. Posts a form of financial security, acceptable to the Planning Commission, which shall be of a sufficient amount to fully cover the costs of all required improvements in accordance with the applicable design standards.

SECTION 701

TYPES OF FINANCIAL GUARANTEE

701.1

A financial guarantee which shall be deemed as acceptable financial security for the purposes of this Ordinance shall include:

- a. An unconditional letter of credit.
- b. A restrictive escrow account.

701.2

Such financial security shall be with a lending institution which is chartered by the Federal Government or the Commonwealth of Pennsylvania or with a bonding company which is legally authorized to conduct such business within the Commonwealth of Pennsylvania.

SECTION 702

REVIEW BY SOLICITOR

The financial guarantee shall be submitted to the Planning Commission Solicitor for his review fourteen (14) days prior to the meeting at which the plan will be submitted for final approval.

SECTION 703

AMOUNT OF FINANCIAL SECURITY

The amount of financial security to be posted for the completion of required improvements shall be equal to 110 percent of the cost of completion, estimated as of ninety days following the scheduled completion date. The amount of the required financial security shall be based upon a written estimated cost of completion of required improvements, submitted by the developer of applicant, and prepared by a professional engineer, licensed as such by the Commonwealth. Said engineer shall certify in writing that his estimated cost for the completion of the required improvements is a fair and reasonable estimate. The Planning Commission, upon the recommendation of the City Engineer, may for good cause shown, refuse to accept the developer's estimated cost. In cases where the municipality and the developer or applicant are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another licensed professional engineer, mutually selected by the municipality and the developer or applicant. The estimate certified by the third party engineer, being presumed fair and reasonable, shall be deemed the final estimate. In the event that a third party engineer is chosen, the cost of his services shall be paid equally by the municipality and the developer or applicant.

SECTION 704

REQUIRED TIME PERIOD FOR COMPLETION

704.1

The financial security shall provide for, and secure to the public the completion of the required improvements within one (1) year of the date fixed on the Final Plan for the completion of such improvements.

704.2

If the applicant in posting the financial security requires more than one (1) year from date of posting the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten (10%) percent of each one-year period beyond the anniversary date from posting of the 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 before the expiration of the preceding one-year period by using the same procedure as provided for in Section 703 of this Ordinance.

SECTION 705

PHASING OF DEVELOPMENTS

In the case where development is projected over a period of years, the Planning Commission may authorize the submission of final plats by sections or phases of development subject to such requirements or guarantees as to improvements in future sections or phases of development as it finds essential for the protection of any finally approved section of the development.

SECTION 706

RELEASE OF PORTIONS OF FINANCIAL SECURITY

- 706.1 As the work of installing the required improvements proceeds, the party may request the Planning Commission to release or authorize the release, from time to time, of such portions of the financial security necessary for payment to the contractor or contractors performing the work.
- 706.2 Any such request shall be in writing addressed to the Planning Commission with the Planning Commission having forty-five (45) days from receipt of such request within which to allow the City Engineer to certify in writing to the Planning Commission that such portion of the required improvements has been completed in accordance with the approved plan.
- 706.3 Upon such certification the Planning Commission shall authorize release by the bonding company or lending institution of an amount as estimated by the City Engineer as fairly representing the value of the completed improvements. Failure of the Planning Commission to act within the said forty-five day period shall be deemed an approval of the release of the funds requested.

SECTION 707

FINANCIAL SECURITY FOR MAINTENANCE OF DEDICATED IMPROVEMENTS

- 707.1 Where the Governing Body accepts dedication of all or some of the required improvements following completion, the Planning Commission may require the posting of a financial security to secure the structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as shown on the Final Plan

for a term not to exceed eighteen (18) months from the date of acceptance of dedication. '

707.2

Said financial security shall be of the same type as otherwise required in Section 701 of this Ordinance 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.

SECTION 708

FINANCIAL SECURITY FOR IMPROVEMENTS UNDER JURISDICTION OF A PUBLIC UTILITY OR MUNICIPAL AUTHORITY

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 distinct from the City, 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 Ordinance.

SECTION 709

ISSUANCE OF PERMITS WHEN FINANCIAL SECURITY HAS BEEN POSTED

709.1

If financial security has been provided in lieu of the completion of improvements required as a condition for final plan approval as set forth in this Article, the City shall not condition the issuance of zoning, building, grading or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as shown on the final plan upon actual completion of the improvements shown on the approved final plan.

709.2

If a financial security has been provided occupancy permits for any building or buildings shall not be withheld following the improvement of the streets providing access to and from existing streets or public roads to such building or buildings to a permanently passable condition, as well as the completion of all other improvements as shown on the approved final plan, either upon the lot or lots beyond

the lot or lots in question, if such improvements are deemed necessary for the reasonable use of or occupancy of the building or buildings.

SECTION 710

COMPLETION OF REQUIRED IMPROVEMENTS

- 710.1 When the applicant has completed all of the necessary and required improvements, the applicant shall notify the Planning Commission, in writing, by certified or registered mail, of the completion of aforesaid improvements and shall send a copy thereof to the City Engineer.
- 710.2 The Planning Commission shall, within ten (10) days after receipt of such notice, direct and authorize the City Engineer to inspect all the aforesaid improvements. The City Engineer shall thereupon file a report, in writing, with the Planning Commission, and shall promptly mail a copy of the same to the developer. The report by the City Engineer shall be made and mailed within thirty (30) days from the aforesaid authorization from the Planning Commission.
- 710.3 The report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part. If said improvements, or any portion thereof be rejected, said report shall contain a statement of the reasons for such rejection.
- 710.4 The Planning Commission shall notify the developer, in writing, within fifteen (15) days of receipt of the City Engineer's report, by certified or registered mail of the action of the Planning Commission with relation thereto.
- 710.5 If the Planning Commission or the City Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved, and the applicant shall be released from all liability, pursuant to its performance guarantee bond or other security agreement.

SECTION 711

RESPONSIBILITY OF APPLICANT UPON DISAPPROVAL OF IMPROVEMENTS

If any portion of the said improvements shall not be approved or shall be rejected by the Planning Commission, the applicant shall proceed to complete the same and, upon completion, the

same procedure of notification, as outlined in Section 710 shall be followed.

SECTION 712

APPLICANT'S RIGHT TO CONTEST ACTION

Nothing herein, however, shall be construed in limitation of the applicant's right to contest or question by legal proceedings or otherwise any determination of the Planning Commission or City Engineer.

SECTION 713

REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS

713.1 In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved final plan, the Planning Commission can enforce any corporate bond or other security by appropriate legal and equitable remedies.

713.2 If the proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Governing Body may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the cost necessary to complete the remainder of the improvements.

713.3 All of the proceeds, whether resulting from the security or from any legal or equitable action or from both brought against the applicant shall be used solely for the installation of the improvements covered by such security, and not for any other municipal purpose.

SECTION 714

REIMBURSEMENT OF CONSULTING FEES

714.1 The Planning Commission may utilize consulting services to insure that a proposed subdivision or land development shall comply with the provisions of this Ordinance and any conditions included in granting approval of a proposed subdivision or land development, be it preliminary or final. The applicant shall fully reimburse the City for all reasonable and necessary consulting costs incurred by the City for the review of an application and plans of any subdivision or land development and for the inspection of required improvement, as

applicable. The reimbursement of consulting fees shall be contained within the City's fee schedule per Section 110.1 of this Ordinance. Consulting fees shall not exceed the rate or cost charged by the consultant to the City when such fees are not reimbursed or otherwise imposed upon the applicant.

SECTION 715

PROCEDURE FOR DISPUTES OVER CONSULTING FEES

715.1

An applicant may contest the amount to be reimbursed to the municipality for consulting fees. The applicant shall notify the City, within ten (10) working days of the billing date, as to which consulting expenses are disputed as being unreasonable and/or unnecessary.

715.2

In such cases, the Planning Commission shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to applicant's written request to contest certain consulting expenses.

715.3

If, within twenty (20) days from the date of billing, the City and the applicant cannot agree on the amount of consulting expenses which are reasonable and necessary, then the applicant and City shall jointly, by mutual agreement, appoint another professional engineer, licensed as such in the Commonwealth of Pennsylvania, to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

715.4

The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.

715.5

In the event that the municipality and applicant cannot agree upon a professional engineer to be appointed within twenty (20) days of the billing date, then upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the municipality is located (or if at the time there be no President Judge, then the senior active judge then sitting) shall appoint such engineer, who shall be neither the municipal engineer nor any professional

engineer who has been retained by, or performed services for, the municipality or the applicant within the preceding five (5) years.

715.6

The fee of the appointed professional engineer for determining the reasonable and necessary consulting expenses shall be paid by the applicant if the amount of the payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by \$1,000.00 or more, the municipality shall pay the fee of the professional engineer. If neither of the aforementioned cases apply, the municipality and the applicant shall each pay one-half of the fee of the appointed professional engineer.

ARTICLE VIII

DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

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ARTICLE VIII

DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

Section 800 APPLICATION

- 800.1 The design standards and requirements as outlined in this Article shall be utilized in evaluating the plans for all proposed subdivisions and land developments.
- 800.2 Any request to modify the design standards and requirements of this Article shall be in accordance with Section 109 of this Ordinance.

Section 801 GENERAL STANDARDS

All proposed subdivisions and land developments shall be in conformance and compliance with the following:

- (a) Engineering standards and regulations as contained within the City of Wilkes-Barre Design and Construction Standards as set forth in Exhibit A of this Ordinance;
- (b) All applicable municipal, state and federal statutory provisions and/or regulations;
- (c) All governing rules and regulations of the Pennsylvania Department of Environmental Resources;
- (d) The applicable regulations of Pennsylvania Department of Transportation when a subdivision or land development abuts a state highway;
- (e) Whenever other municipal ordinances and/or regulations impose a higher or more restrictive standard than those contained in this Ordinance, the higher or more restrictive standard shall apply.

Section 802 SITE SUITABILITY FOR DEVELOPMENT

- 802.1 The land for any proposed subdivision or land development shall be suited for the purpose of its intended use.
- 802.2 Land which is classified as critical area land may be deemed unsuitable for subdivision or development due to

flooding, improper drainage, rock formations, adverse earth formations or topography, steep slopes, utility easements, or other features which may reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas. Approval to subdivide or develop such land may be withheld unless adequate methods and provisions are formulated by the applicant to safely overcome such constraints.

- 802.3 The approval of a plan for any proposed subdivision or land development shall not constitute a representation, guarantee, or warranty of any kind by the municipality, any official, any employee or agent thereof, of the practicability or safety of the use of such land or development, and shall create no liability upon the municipality, its officials, employees or agents.

Section 803 MARKERS AND MONUMENTS

The applicant shall place markers and permanent reference monuments by a Registered Land Surveyor.

- 803.1 Markers and monuments shall be placed so that the center of a scored or marked point shall coincide exactly with the intersection of the lines to be marked.
- 803.2 Monuments shall be of concrete or stone, with a flat top having a minimum width or diameter of four (4) inches and a minimum length of thirty (30) inches. Concrete monuments shall be marked with a three-quarter (3/4) inch copper or brass dowel; stone or precast monuments shall be marked on the top with a proper inscription and a drill hole.
- 803.3 Monuments shall only be required for major subdivisions or major land developments and shall be set in accordance to the following:
- (a) One at each single angle of the perimeter of the property at all major subdivisions and land developments.
 - (b) One at the beginning and end of all curves along street rights-of-way lines along one side of street.,
 - (c) A minimum of one at each street intersection along the street right-of-way line.
- 803.4 Markers shall consist of either:

- (a) Copperweld survey marker.
- (b) Waterproof piping fitted with a lightweight noncorrosive plastic monument marker.
- (c) Reinforcing rods with a lightweight noncorrosive plastic monument marker.

803.5 Markers normally shall be flush with the surrounding grade.

803.6 Markers shall be set as follows:

- (a) At all points where lot lines intersect street right-of-way lines, except for monument locations.

Section 804 BLOCKS

The configuration of blocks and lots shall be based upon the lot area requirements as set forth in the Zoning Ordinance, the salient natural features, the existing man-made features, and the proposed type of structure. Lot configurations should provide for flexibility in building locations, while providing safe vehicular and pedestrian circulation.

804.1 RESIDENTIAL BLOCKS

Residential blocks shall be not less than five hundred (500) feet in length or greater than one thousand, two hundred (1,200) feet in length. Said blocks shall be of sufficient width to permit two (2) tiers of lots.

804.2 NONRESIDENTIAL

Blocks within a nonresidential development may vary from the requirements of Section 804.1 when required by the nature of the use and subject to incorporating adequate design provisions for traffic and pedestrian circulation, off-street parking and loading zones.

Section 805 Residential Lots

805.1 All subdivisions and land development for residential use shall be in conformance with the applicable minimum lot sizes, lot widths and yard requirements as set forth in the Zoning Ordinance.

805.2 All lots shall have direct access to an existing or proposed public street.

805.3 The lot depth shall not be greater than three (3) times its width.

- 805.4 Side lines of lots shall be at right angles to straight streets and on radial lines on curved streets. Pointed or very irregular shaped lots shall be avoided.
- 805.5 Double frontage lots shall be avoided but may be permitted when required to provide a separation of a residential development from arterial streets or to overcome specific disadvantages of topography or other natural features of the site.
- 805.6 Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern from the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.

Section 806

STREETS - GENERAL REQUIREMENTS

- 806.1 Proposed streets shall be properly related to the road and highway plans of the city, county and state. Streets shall be designed to provide adequate vehicular access to all lots or parcels and with regard for topographic conditions, projected volumes of traffic, and further subdivision possibilities in the area.
- 806.2 The street system of a proposed subdivision or land development shall be designed to create a hierarchy of street functions which includes collector and local streets.
- 806.3 The street system of a proposed subdivision or land development shall be designed so as to minimize street intersections and pedestrian-vehicular conflict points.
- 806.4 Proposed local streets shall be designed so as to discourage through traffic and excessive speeds. However, consideration to provision for the extension and continuation of arterial and collector streets into and from adjoining properties.
- 806.5 All streets shall be properly integrated with the existing and proposed system of streets and dedicated rights-of-way.
- 806.6 All streets shall be properly related to specific traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.
- 806.7 Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by

topography or other physical conditions, or unless such extension is not necessary or desirable for the coordination of the layout of the subdivision or land development with the existing layout or the most advantageous future development on adjacent tracts.

- 806.8 All streets shall be designed and improved in accordance with the governing design standards of this Ordinance in relationship to the appropriate street classification.
- 806.9 Private streets, i.e. streets not offered for dedication, may be approved if they meet the governing design standards of this Ordinance.

Section 807 STREET NAMES AND SIGNS

- 807.1 Street Names. Continuations of existing streets shall be known by the same name. Names for new streets shall not duplicate or closely resemble names of existing streets within the City.
- 807.2 Street Signs. Street name signs shall be installed at all new street intersections. The design and construction of said signs shall be in accordance with the Design and Construction Standards as set forth in Exhibit A of this Ordinance.
- 807.3. Traffic Control Signs. Traffic control signs, designed to regulate the speed of traffic or to convey any other pertinent traffic or physical characteristic of the street to motorists shall be installed at appropriate locations.

Section 808 STREET RIGHT-OF-WAY WIDTHS

Street right-of-way widths in a proposed subdivision or land development shall conform to the following minimum standards:

Limited Access Highway	PennDOT specifications based upon projected average daily traffic and speed limit
Arterial Street	80 feet
Collector Street	60 feet
Local Street	50 feet
Service Street or Alley	30 feet
Turnaround of Cul-De-Sac	100 feet

Section 809STREET CARTWAY WIDTHS

Street cartway widths, measured from curb to curb, shall conform to the following minimum standards.

Limited Access Highway	PennDOT specifications based upon projected average daily traffic and speed limit
Arterial Street	60 feet
Collector Street	40 feet
Local Street	34 feet
Service Street or Alley	20 feet
Turnaround of Cul-De-Sac	80 feet

Section 810HORIZONTAL VISIBILITY

When street centerlines are deflected more than five (5) degrees over a linear distance of five hundred (500) feet or less, connection shall be made by horizontal curves.

Streets shall be so laid out that there will be unobstructed sight distances along centerlines thereof measured from a point five (5) feet above the proposed gradeline, to permit horizontal visibility as follows:

Arterial Street	- six hundred (600) feet
Collector Streets	- three hundred (300) feet
Local Streets	- one hundred fifty (150) feet

Section 811STREET GRADES

The centerline grades shall be related to the classification of a street and shall not exceed the following:

Arterial Streets	- six (6) percent
Collector Streets	- seven (7) percent
Local Streets	- eleven (11) percent

There shall be a minimum centerline grade of seventy-five hundredths (0.75%) percent on all streets.

Section 812VERTICAL CURVES

Vertical curves shall be used at changes of grade

exceeding one (1%) percent. Vertical curves shall be designed to produce the following minimum sight distances: "

Arterial Street	- five hundred (500) feet
Collector Street	- three hundred (300) feet
Local Street	- one hundred fifty (150) feet

SECTION 813 STREET INTERSECTIONS

813.1 Multiple intersections involving the junction of more than two streets are prohibited.

813.2 Two streets intersecting a third street from opposite sides shall either intersect with a common centerline or their centerlines shall be offset according to the following distances:

- (a) The two streets shall be separated by a distance of one hundred fifty (150) feet between centerlines measured along the centerline of the street being intersected when all three streets involved are local streets.
- (b) The two streets shall be separated by a distance of four hundred (400) feet between centerlines measured along the centerline of the street being intersected when one or more of the streets involved is a collector street.
- (c) The two streets shall be separated by a distance of one thousand (1000) feet between centerlines measured along the centerline of the street being intersected when one or more of the streets involved is an arterial street.

813.3 Streets shall intersect as nearly as possible at right angles, but in no instance shall two streets intersect with an angle of intersection of less than sixty (60) degrees as measured from their centerlines. When a local street intersects with collector or arterial streets, the angle of intersection at the street centerlines shall in no case be less than seventy-five (75) degrees.

813.4 Street curb intersections shall be rounded by a tangential arc with a minimum radius of:

- (a) twenty (20) feet for intersections involving only local streets;
- (b) thirty (30) feet for all intersections involving a collector street;

- (c) forty (40) feet for all intersections involving an arterial street

The right-of-way radii at intersections shall be substantially concentric with the edge of the cartway.

813.5 Intersections shall be approached on all sides by leveling areas. Such levelling areas shall have a minimum length of seventy-five (75) feet, measured from the intersection of the centerlines, within which no grade shall exceed a maximum of four (4) percent.

813.6 Where appropriate, additional traffic lanes to facilitate vehicular turning movements at existing or proposed street intersections within or bordering subdivision or land development plans may be required.

Section 814 SIGHT DISTANCE AT STREET INTERSECTIONS

Clear sight triangles shall be provided at all street intersections. Within such triangles, no object between two and one-half (2-1/2) feet and twelve (12) feet in height, and no other object including but not necessarily limited to earth embankment and/or vegetation that would obscure the vision of the motorist, shall be permitted. Such triangles shall be established from a distance of:

- (a) Seventy-five (75) feet from the point of intersection of the centerlines of two streets where both are local streets.
- (b) One hundred (100) feet from the point of intersection of the centerlines of two streets where one is a collector street.
- (c) One hundred fifty (150) feet from the point of intersection of the centerlines of two streets where one is an arterial street.

Wherever a portion of the line of such triangles occur within the proposed building setback line, such portion shall be shown on the final plan of the subdivision, and shall be considered a building setback line.

Section 815 CUL-DE-SAC STREETS

815.1 A cul-de-sac street will not be approved when a through street is more advantageous.

815.2 Cul-de-sac streets, permanently designed as such, shall

not exceed eight hundred (800) feet in length and shall furnish access to not more than 13 dwelling units.

815.3 Cull-de-sac streets shall terminate in a circular right-of-way with a minimum diameter of 100 feet, and 80 feet diameter to the outer pavement edge or curb line.

815.4 Any street which is terminated, with planned future access to an adjoining property or because of authorized stage development, shall be provided with a temporary, all-weather turning circle. The turning circle shall be completely within the boundaries of the subdivision and/or land development, and the use of the turn around shall be guaranteed to the public until such time as the street is extended.

SECTION 816

DRIVEWAYS

Driveways to individual lots or to a land development shall be located in accordance with the following minimum distances as measured from the centerline of a driveway to the centerline of the nearest intersecting street by street classification.

<u>Type</u>	<u>Arterial</u>	<u>Collector</u>	<u>Local</u>
Residential	150	75	50
Nonresidential	200	150	100

Access shall be provided to the street of lesser classification when there is more than one street classification involved. Driveways shall not interfere with the normal traffic movement or be inconsistent with the design, maintenance, and drainage of the street. Driveway location shall be delineated on all land development plans; however, subdivision plans may delineate locations or include a notice of conformity to this specification.

SECTION 817

DESIGN, CONSTRUCTION AND PAVING STANDARDS

The classification of any street, if not identified within the Comprehensive Plan, shall be determined by the Planning Commission in accordance with applicable definitions contained within this Ordinance.

817.1 Subbase Specifications

The subbase for all streets, unless otherwise specified shall contain six (6") inches of stone subbase placed upon a prepared and compacted subgrade. The required

six (6") inches of stone subbase shall be comprised of two (2") inches of 2B stone and four (4") inches of 3A stone. The construction of the subbase for all streets shall be in accordance with PennDOT Specifications as contained in Section 350 of the 1987 edition of Publication 408, and any subsequent revisions or amendments thereto.

817.2 Slope

All streets shall have a minimum slope of two (2%) percent as measured from the centerline of the street to the edge of each side of the cartway.

817.3 Local Streets

The minimum pavement structure for a Local Street shall be as follows:

One and one-half (1.5") inches of ID-2A Wearing Course
upon
Four and one-half (4.5") inches of B.C.B.C.

Applicable construction and design standards of PennDOT, as contained within Section 400 of the 1987 edition of Publication 408, and any subsequent revisions or amendments thereto shall apply.

817.4 Collector Streets

The minimum pavement structure for a Collector Street shall be as follows:

One and one-half (1.5") inches of ID-2A Wearing Course
upon
Five (5") inches of B.C.B.C.

All applicable construction and design standards of PennDOT, as contained within Section 400 of the 1987 edition of Publication 408, and any subsequent revisions or amendments thereto shall apply.

817.5 Arterial Streets

The pavement structure for an Arterial Street or Highway shall be governed by PennDOT publication No. 242, Roadway Management Manual.

SECTION 818 REQUIRED IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY

818.1 Scope of Improvements

The area beyond the extent of the cartway shall contain the following improvements for all new streets and/or the extension of existing street:

- (a) Granite Curbing
- (b) Sidewalks
- (c) Treelawns (seeded or sodded)
- (d) Rainwater Conductors
- (e) Street Trees
- (f) Street Lights

The above items shall conform with the applicable provisions contained within the Design and Construction Standards as set forth in Exhibit A of this Ordinance.

818.2 Street Trees

Street Trees shall at the time of planting have a minimum caliber ranging between two (2") inches to three (3") inches with a minimum height ranging between twelve (12') feet to fifteen (15') feet. Such trees shall be planted along both sides of a street with minimum spacing distance of not less than twenty-five (25') feet nor greater than forty (40') feet apart. No tree shall be planted within ten (10') feet of a fire hydrant or within thirty-five (35') feet from a street intersection. Street trees shall be of a deciduous variety and may include any of the following types:

- Sweetgum
- Thornless Honeylocust
- Littleleaf Linden
- Red Maple
- Crimson King Maple
- European Mountain Ash
- Bradford Pear

818.3 Street Lights

Street lights shall be installed in accordance with the applicable design standards of the Pennsylvania Power and Light Company. Street lights shall be installed at all street intersections and other such locations as directed by the Planning Commission with due consideration from the recommendations of the City Engineer.

SECTION 819 SANITARY SERVICE DISPOSAL

819.1 All subdivisions and land developments shall be serviced by central sanitary sewage disposal systems which shall

be connected to City's public sanitary sewer system.

819.2 A Planning Module and an Official Plan supplement or revision as required by Chapter 71 and Chapter 73 of Department of Environmental Resources Regulations shall all be submitted by the developer as part of the subdivision/land development review process as warranted. Preliminary or final approval of a subdivision or land development shall not be granted until such time as the Planning Module is approved by Department of Environmental Resources. There has been a determination by Department of Environmental Resources that the submission of a Planning Module is not required.

819.3 Sanitary sewerage systems shall be located and/or designed to minimize flood damage and minimize or eliminate infiltration of flood waters into the system or discharges from the system into flood waters.

819.4 All sanitary sewers shall be designed and constructed to provide adequate capacity for the ultimate flow of the subject development plus additional flow as may be projected to be generated by adjacent properties.

819.5 The design criteria for sanitary sewerage systems within a major subdivision or major land development shall be based upon a comprehensive study prepared by a registered professional engineer. Said comprehensive study shall be submitted to the City Engineer for his review, comment and recommendation to the Planning Commission relative to the adequacy of the system for the proposed development.

819.6 All individual lateral connections shall be installed to the curb or right-of-way line at the time of initial installation of the system.

SECTION 820

WATER SUPPLY AND DISTRIBUTION

820.1 All subdivisions and/or land developments shall have a water supply and distribution system capable of providing domestic water use and fire protection to service the proposed development. The developer shall be required to connect said water supply and distribution system to the Pennsylvania Gas and Water Company public water supply and distribution system.

820.2 All major subdivisions and/or land developments which result in the construction of a new street or the extension of an existing street shall require the installation of fire hydrants, constructed and installed in accordance with the governing design specification of the Pennsylvania Gas and Water Company. The location and spacing distance between fire hydrants shall be

based upon existing conditions, the intensity of the development and the recommendation of the City's Fire Chief.

SECTION 821

EROSION AND SEDIMENTATION CONTROL

All proposed subdivisions and land developments which include construction, grading, excavation or any form of earth moving activities shall provide for both temporary and permanent erosion and sedimentation facilities in conformance with the April 1990 edition of the EROSION AND SEDIMENTATION POLLUTION CONTROL PROGRAM MANUAL, as published by the Bureau of Soils and Water Conservation, Pennsylvania Department of Environmental Resources. All erosion and sedimentation control plans shall be submitted along with any required fee to the Luzerne County Conservation District for their review and approval. No construction, including but not limited to grading, excavation and/or any forms of earth moving activities, shall be undertaken until written approval of an Erosion and Sedimentation Control Plan is approved by the Luzerne County Conservation District.

- 821.1** All earth moving activities shall be conducted in such a way as to prevent accelerated erosion and the resulting sedimentation.
- 821.2** No changes shall be made in the contour of the land; no grading, excavating, removal or destruction to the topsoil, trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been reviewed and approved by the Luzerne County Soil and Water Conservation District, or there has been a determination by the Luzerne County Soil and Water Conservation District that such a plan is not necessary.
- 821.3** The soil erosion and sedimentation control plan and measures used to control erosion and sedimentation shall meet the standards and specifications set forth in the Pennsylvania Department of Environmental Resources Soil Erosion and Sedimentation Control Manual and Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Resources.
- 821.4** The following measures are deemed effective in minimizing erosion and sedimentation, and shall be included in control plans as applicable:
- (a) **Stripping**: Stripping of vegetation, regarding, or other development shall be done in such a way that will prevent all but minor erosion.

- (b) Natural Features: Development plans shall preserve salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
- (c) Natural Vegetation: Whenever feasible, natural vegetation shall be retained, protected, and supplemented.
- (d) Disturbed Areas: The disturbed area and the duration of exposure shall be kept to a practical minimum.
- (e) Stabilization: Disturbed soils shall be stabilized as quickly as practicable.
- (f) Temporary Vegetation and Mulching: Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
- (g) Permanent Vegetation and Measures: The permanent final vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development.
- (h) Accommodation of Increased Runoff: Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water runoff shall be structurally retarded.
- (i) Containment of Sedimentation: Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps, or similar measures.

821.5 Where the earth moving activity affects twenty-five (25) acres or more, the soil erosion and sedimentation control plan must be submitted to the County Conservation District, together with an application for an earth moving permit. An earth moving permit must be granted by the Pennsylvania Department of Environmental Resources prior to preliminary approval of a subdivision or land development.

821.6 The Planning Commission in its consideration of all proposed subdivisions and land developments shall condition its approval upon the execution and implementation of an erosion and sedimentation control plan which meets the governing standards of the Luzerne County Soil and Water Conservation District, based upon written verification by said agency in approval of a submitted plan.

SECTION 822

STORM WATER DRAINAGE

- 822.1 The Storm Water Drainage Plan for any subdivision or land development shall meet the Department of Environmental Resources requirements for an Erosion and Sedimentation Control Plan.
- 822.2 Storm Drainage Systems and facilities shall be constructed in accordance with The Design and Construction Standards as set forth in Exhibit A of this Ordinance. Storm drainage systems and facilities shall be provided in order to provide for the following:
- A. Permit unimpeded flow of natural water courses except as modified by storm water detention facilities.
 - B. Insure adequate drainage of all low points along the line of streets.
 - C. Intercept storm water runoff along streets at intervals related to the extent and grade of the area drained.
 - D. Take surface water from the bottom of vertical grades, lead water from springs and avoid excessive use of cross-gutters at street intersections and elsewhere.
 - E. Prevent overloading of drainage systems and water courses downstream as a result of increased runoff caused by the proposed development.
- 822.3 A site drainage plan for the proposed subdivision or land development shall be prepared which illustrates the following information:
- A. Mapping of the water shed area or areas in which the proposed subdivision or land development is located.
 - B. Calculations of runoff for all points of runoff concentration.
 - C. Complete drainage systems, facilities and easements for the subdivision or land development. All existing drainage features which are to be incorporated in the design shall be so identified. If the subdivision or land development is to be constructed in stages, a general drainage plan for the entire subdivision or land development shall be presented with the first stage and appropriate development stages for the drainage systems shall be indicated.

D. Pre-development and post-development peak flows.

822.4 Storm drainage facilities required by this Ordinance shall be designed to provide protection from storms with a frequency of ten (10) years. The acceptable methods of computation for calculating storm water runoff shall be those contained in the following publications:

- A. Technical Release 55, URBAN HYDROLOGY FOR SMALL WATERSHEDS, as published by the Soil Conservation Service of the United States Department of Agriculture.
- B. RECOMMENDED HYDROLOGIC PROCEDURES FOR COMPUTING URBAN RUNOFF FROM SMALL WATERSHEDS IN PENNSYLVANIA, as published by Bureau of Dams and Waterway Management, Pennsylvania Department of Environmental Resources.

The applicant shall confer with the City Engineer prior to the selection of a specific method for the computation and calculation of storm water runoff. Complete detailed drainage calculations, prepared and certified by a registered professional engineer, shall be submitted to the City Engineer for his review and comment to the Planning Commission.

822.5 All lots or sites within a subdivision or land development shall be laid out and graded to prevent cross-lot drainage away from proposed building areas. Natural drainage courses shall be maintained.

822.6 Drainage easements may be incorporated into lots or established separately and apart therefrom. To minimize sheet flow of storm water across lots located along the lower side of roads or streets, and to divert flow away from building areas, the cross section of the street as constructed shall provide for parallel ditches, swales or curbing on the lower side which shall discharge only at drainage easements.

822.7 The existing points of natural drainage discharge onto adjacent property shall not be altered nor shall the rate of water runoff be increased as a result of development, unless design measures are incorporated to prevent damage and appropriate drainage easement is obtained from the affected adjoining land owner.

822.8 No storm water runoff or natural drainage water shall be so diverted as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands, without complete approval of provisions being made by

the developer for properly handling such conditions, including water runoff impoundments, if necessary.

- 822.9** Storm drainage facilities shall be designed not only to handle the anticipated peak discharge from the property being subdivided development, but also the runoff that will occur from the property at a higher elevation in the same watershed.
- 822.10** Where a subdivision or land development is traversed by a watercourse, a drainage easement shall be provided conforming substantially to the line of such watercourse of such width as will be adequate to preserve the unimpaired flow of natural drainage. Such drainage easement shall be at least one-hundred (100') feet from any recognized high water mark of any water course of body of water.
- 822.11** Drainage structures that are located on State highway rights-of-way shall be approved by the Pennsylvania Department of Transportation, and a letter from that office indicating such approval shall be directed to the Planning Commission.
- 822.12** All streets shall be so designed to provide for the discharge of surface water from their right-of-way. The slope of the drain on proposed streets shall be one-quarter (1/4) inch per foot away from the centerline.
- 822.13** All proposed surface drainage structures shall be indicated on the Preliminary Plan. Drainage plans shall include all appropriate designs, details, and dimensions necessary to clearly explain proposed construction materials and elevations.
- 822.14** Whenever storm sewers are required by the Planning Commission, such storm sewer system shall be separate from the sanitary sewer system. Storm sewer facilities shall be provided where the Planning Commission, with the advice of the City Engineer, determines that surface drainage facilities are inadequate to prevent excessive erosion and lot or road maintenance problems.
- 822.15** Drainage easements shall be provided as follows:
- A. Drainage easements shall be provided adjacent to street rights-of-way, streams, side property lines and rear property lines as required by the Planning Commission.
 - B. Drainage easements shall be minimum width of:

1. ten (10') feet adjacent to a street right-of-way plus the width of any required pipe or other necessary improvements;
2. fifteen (15') feet when following side and rear lot lines. Such easements shall to the fullest extent possible, either immediately adjoin or be centered on such lot lines; or
3. one hundred (100') feet from any recognized boundary of a 100-Year Flood Plain or a recognized high-water mark of any water course or body of water.

SECTION 823

ACCOMMODATION OF UPSTREAM DRAINAGE AREAS

A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The City Engineer shall give approval to the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum runoff rate calculated by the applicant and reviewed by the City Engineer. The calculation of this runoff rate shall take into account any land use and development regulations including runoff controls in effect in the tributary areas.

SECTION 824

EFFECT OF DOWNSTREAM DRAINAGE AREAS

No stormwater runoff or natural drainage shall be so diverted as to overload existing drainage systems, or create potential flooding or the need for additional drainage structures on other private properties or public lands, without approved provisions being made by the developer for properly handling such conditions. The Planning Commission may withhold approval of the subdivision until provisions have been made for the improvement of said potential conditions. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility.

SECTION 825

STORM WATER DETENTION

- 825.1 Areas of extremely poor drainage should be discouraged by the Planning Commission.

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825.2 Detention facilities shall be used whenever increased runoff from the land development would overload drainage systems or cause significant increases in flood levels in any watercourses downstream. This will be determined by comparing the increase in runoff caused by the land development with the existing runoff rates and capacity of downstream drainage systems and watercourses.

825.3 Whenever detention facilities are required, facilities will be designed to provide that the peak runoff rate at all points of discharge from the site, when developed, will not exceed the peak runoff rate at each of those points prior to development unless existing or planned detention facilities located elsewhere in the same drainage basin will provide that the peak runoff rate from the drainage basin after the site is developed will not exceed the peak runoff rate prior to development.

825.4 Where detention facilities are included as part of the storm drainage system, the following provisions will apply:

- a, Detention ponds shall be designed so that they return to normal conditions within approximately twelve (12) hours after the termination of the storm, unless the City Engineer finds that downstream conditions may warrant other design criteria for stormwater release.
- b. The developer shall demonstrate that such ponds are designed, protected and/or located to assure that public safety is maximized and health problems are prevented.
- c. The developer shall verify that the operation of the detention facilities will not aggravate potential downstream peaking conditions.
- d. Emergency overflow facilities shall be provided for detention facilities to handle runoff in excess of design flows.
- e. If the lands of the proposed land development will remain in common ownership, the developer shall provide written assurances to the municipality that the detention ponds will be properly maintained.
- f. If the lands of the proposed land development will be conveyed to two or more separate owners, the developer shall provide written assurances to the municipality that the detention ponds will be properly maintained, or dedicate the land on which the detention ponds are located to the municipality which shall then be responsible for maintaining the detention ponds.

SECTION 826 IMPROVEMENT SPECIFICATIONS OF DRAINAGE FACILITIES

826.1 Inlets shall be designed and/or located to prevent hazardous conditions for vehicles, bicycles or pedestrians. Inlets shall be provided so that surface water is not carried across or around any intersection, nor for a distance of more than 600 feet in the gutter. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point.

826.2 In addition to the Design and Construction Standards as set forth in Exhibit A of this Ordinance, the City Engineer shall add additional specifications for:

- a. spacing and type of inlets and manholes
- b. minimum pipe sizes
- c. materials and construction methods.

SECTION 827 NONRESIDENTIAL SUBDIVISION/LAND DEVELOPMENT

827.1 Land zoned for nonresidential purposes shall provide a subdivision or land development plan designed with respect to such use. A nonresidential subdivision or land development shall also be subject to receiving appropriate zoning approval, based upon the submission of a site plan, zoning application and any other appropriate information. Zoning approval may proceed simultaneously with subdivision/land development approval.

827.2 In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions or land developments, the applicant shall demonstrate to the satisfaction of the Commission that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

- A. Street right-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
- B. Special requirements may be imposed by the local government with respect to street, curb, gutter, and sidewalk design and construction.

- C. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.
- D. Special requirements may be imposed by the Planning Commission with respect to the installation of public utilities, including water, sewer, and storm water drainage.
- E. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development, and provisions for a permanently landscaped buffer strip when necessary.
- F. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

ARTICLE 9

FLOOD PLAIN MANAGEMENT

SECTION 900

INTENT AND SCOPE OF REGULATIONS

The intent of the regulations set forth in this Article is to:

- A. Promote the general welfare, health, and safety of the community.
- B. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- C. Minimize danger to public health by protecting water supply and nature drainage.
- D. Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing excessive development in areas subject to flooding.
- E. Supplement all other applicable procedures relative to the proposed use and/or development of property which is defined as a "subdivision" or a "land development" under Article 2 of this Ordinance.

SECTION 901

SPECIAL DEFINITIONS

The definitions of terms provided herein shall apply to the enforcement and administration of the regulations contained within this Article.

901.01 Base Flood

A flood having a one percent chance of being equalled or exceeded in any given year and also referred to as a 100 Year Flood.

901.02 Basement

The lowest level or story of a building which has its floor subgrade (below ground level) on all sides.

901.03 Construction

The construction, reconstruction, renovation, repair, extension, expansion, alteration, or relocation of a building or structure, including the placement of manufactured homes.

structures and their contents.

901.13 Floodway

The designated area of a Flood Plain required to carry and discharge flood waters of a given magnitude. For the purposes of this Ordinance, the Floodway shall be capable of accommodating a flood of the One Hundred (100) Year magnitude.

901.14 Freeboard

A margin of safety, expressed in feet above the flood elevation of a One Hundred Year Flood.

901.15 Lowest Floor

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the Building Regulations City of Wilkes-Barre, File of Council No. 32 of 1976, as amended.

901.16 Manufactured Home

A transportable, single-family dwelling intended for permanent occupancy, office, or place of assembly, contained in one or more sections, built on a permanent chassis, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used with or without a permanent foundation. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.

901.17 Manufactured Home Park

A parcel of land under single ownership, which has been planned and improved for the placement of two or more manufactured homes for non-transient use.

901.18 Obstruction

Any structure or assembly of materials including fill above or below the surface of land or water, and any activity which might impede, retard or change flood flows.

Article is considered reasonable for regulatory purposes and is based upon acceptable engineering methods of study. Larger floods may occur. Flood heights may be increased by man-made or natural causes such as ice jams and bridge openings restricted by debris. This Article does not imply that areas outside the various One Hundred (100) Year Flood District(s), or that land uses permitted within such district(s) will be free from flooding or flood damages.

The provisions and regulations contained within this Article shall not create liability on the part of the City of Wilkes-Barre or any officer or employee thereof for any flood damages that result from reliance on this Article or of any decision lawfully made thereunder.

SECTION 905 PRELIMINARY PLAN

In addition to the provisions contained in Article 4 of this Ordinance, the following information and requirements shall apply.

- A. The delineation of the boundaries of the One Hundred (100) Year Flood Plain, and any applicable Floodway shall be clearly illustrated upon the plan.
- B. The base flood elevations upon the site and the existing and proposed topographical contours at intervals of two (2) feet shall be provided and clearly illustrated upon the plan.
- C. The proposed use and development of the site shall be fully defined and overlaid upon the delineated flood boundaries and clearly illustrated upon the plan.
- D. Written agreement with the developer that fully acknowledges any approval of the proposed subdivision and/or land development shall be conditioned upon the inclusion of deed restrictions which shall provide:
 1. that all development, uses, structures, and buildings are designed and constructed to be elevated or floodproofed in accordance with the applicable regulations of the Building Regulations of the City of Wilkes-Barre, File of Council No. 32 of 1976, as amended;
 2. any portion of the site which is located within a delineated floodway shall remain as undisturbed open space;
 3. any other provisions which the Planning Commission deems necessary to insure the public health, safety and welfare of the general public.

Inspector of the City of Wilkes-Barre.

- E. Fill shall only be permitted to be used to the extent which it does not adversely affect adjacent properties.

907.3 Building sites for structures and/or buildings for nonresidential uses shall not be permitted in any Floodway District. Building sites for structures and/or buildings for nonresidential uses may be permitted within a Flood Fringe District or a Special Flood District, if the building sites and the lowest floor of any structure, including basements, are elevated to a height of not less than one and one-half (1-1/2) feet above the elevation of the One Hundred (100) Year Flood or if the proposed structures and/or buildings are floodproofed to preclude the infiltration of any flood waters.

907.4 If the Planning Commission determines that only a portion of the entire site can be safely developed, it shall have the discretion to limit development to that portion and shall require that the plan be resubmitted in a manner consistent with its determination.

907.5 If an applicant for a proposed subdivision and/or land development does not intend to construct structures and/or buildings upon any or all sites or lots within the proposed subdivision and/or land development, the Planning Commission shall require the imposition of deed restrictions to insure all applicable floodproofing requirements of the City of Wilkes-Barre shall be met. Such deed restrictions shall be included in every deed and noted upon the recorded plan, prior to final approval and the recording of the plan.

SECTION 908 STREETS

In addition to compliance with all applicable provisions under Article 8 of this Ordinance, the finished elevation of proposed streets shall not be below elevation of the One Hundred (100) Year Flood. Profiles, cross-sections and elevations of streets shall be required for verification of compliance with the requirement. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

SECTION 909 SANITARY SEWER FACILITIES

In addition to compliance with all applicable provisions under Article 8 of this Ordinance, all new and/or replacement sanitary sewer facilities located within a One Hundred (100) Year Flood Plain shall be located, designed and constructed to minimize or

3. The easement, at the discretion of the Planning Commission, may include defined points to allow municipal access along and into the watercourse for periodic maintenance and debris removal.

The easement shall prohibit any type of development, including but not limited to excavation and placement of fill, or any other form of alteration of the land which could adversely affect the flow and/or drainage of water.

912.2 Accommodation of Upstream Drainage

A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The City Engineer shall give approval to the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum runoff rate calculated by the applicant and reviewed by the City Engineer. The calculation of this runoff rate shall take into account any land use and development regulations including runoff controls in effect in the tributary areas.

912.3 Effect of Downstream Drainage Areas

No stormwater runoff or natural drainage shall be so diverted as to overload existing drainage systems, or create potential flooding or the need for additional drainage structures on other private properties or public lands, without approved provisions being made by the developer for properly handling such conditions. The Planning Commission shall withhold approval of the subdivision until provisions have been made for the improvement of said potential conditions. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility.

912.4 Use of Detention Facilities

The proposed use of any type of detention facility shall be subject to verification that design and construction of any such facility shall not result in adversely affecting any downstream areas which are included within a One Hundred (100) Year Flood Plain or result in adversely affecting potential downstream peaking conditions.

SECTION 913 EROSION AND SEDIMENTATION CONTROL

Any proposed subdivision and/or land development shall be

CITY OF WILKES-BARRE
DESIGN AND CONSTRUCTION STANDARDS

**Prepared By: The Department of Technical Services
Bureau of Engineering**

August 1980

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Item No.

Sheet No.

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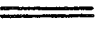

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CONVENTIONAL SYMBOLS

	Exist	New
1. Water Line	-W—	
2. Gas Line	-G—	
3. Electric Conduit	-E—	
4. Sanitary Sewer	-San→	
5. Combined Sewer	-Com→	
6. Storm Sewer	-S→	
7. Telephone Conduit	-T—	
8. Steam Line	-St→	
9. Utility Poles	⊗	
10. Fire Hydrant		
11. Inlet		
12. Water Valve or Gate Box.....		
13. Gas Valve or Gate Box		
14. Tree		
15. Manhole	○	
16. Centerline	-C--	
17. Baseline	-B--	
18. Right of Way	-ROW-	
19. Property Line	-P—	
20. Survey Monument		
21. Sewer Profile		
22. Treelawn		
23. Street Name Sign		
24. Sidewalks requiring Demolition and Replacement		
25. Sidewalks and Driveways		
26. Curb		

P.P. & L.
503 New Market St.
Wilkes-Barre, Pa. 18702
Attn: George Stozenski
823-4181

Pa. Gas & Water Co.
39 Public Square
Wilkes-Barre, Pa. 18711
Gas and Water Division:
Attn: Mr. Peter Sarmonis, P.E.
829-8600

Bell Telephone
39 Public Square
Wilkes-Barre, Pa. 18711
Attn: W.J. Egleberger
826-4251

Steam Heat
135 North Washington St.
Wilkes-Barre, Pa. 18702
Attn: Dan Sweeney
822-5463

Teleservice
151 South Main St.
Wilkes-Barre, Pa. 18702
Attn: Ed Ganc
825-8508

Penn D.O.T.
Post Office Box 111
Scranton, Pa. 18501
Attn: Mr. Charles Mattei, P.E., District Engineer
961-4061

Wyoming Valley Sanitary Authority
1000 Wilkes-Barre St.
Wilkes-Barre Pa. 18702
Attn: Mr. Charles Spellman, Executive Director
825-3416

Western Union
Polish Union Building
59 North Main St.
Wilkes-Barre, Pa. 18701
Attn: Frank Fuller
(W-B Technician)
1-800-932-0749

scale NONE	CITY OF WILKES-BARRE	UTILITIES	date 3-15-78
drawn by V.N.W			dwng. no. 01.01
checked by <i>[Signature]</i>			sheet no.
approved by <i>[Signature]</i>			2

36"

24"

PROJECT TITLE

Contract Number

Department of Technical Services
Bureau of Engineering
City of Wilkes-Barre, Pennsylvania

Approved by ordinance the lines, widths, grades
and all other structures and improvement in
the designated project areas.

Approved by the City Engineer
Date _____

Design Firm

Front Sheet

36"

24"

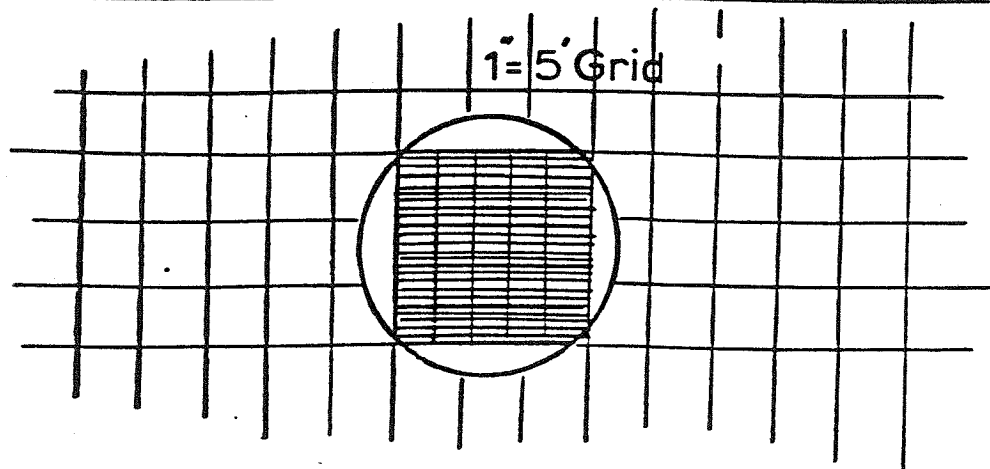
1 1/2"

1 1/2"

Plan Sheet

SCALE	NONE	CITY OF WILKES-BARRE	PLAN SIZE	DATE	8/13/80
DRAWN BY	V. N. W.			DWNG. NO.	01.01
CHECKED BY	R. J. B.			SHEET NO.	3
APPROVED BY	R. J. B.				

STANDARD 36"x24" (Or as requested)



See Attachment for further requirements

scale NONE	CITY OF WILKES-BARRE	CROSS-SECTIONS	date 4-18-78
drawn by V.N.W.			dwng. no. 01.01
checked by			sheet no. 4
approved by			

SECTION: 7 FINAL DESIGN CROSS SECTIONS

Cross sections shall accurately depict the existing relief and man-made features as sections perpendicularly transverse to the respective stations on a survey centerline, a base line or construction centerline and shall show the proposed cross sectional outline of the new facility complete with all its functional elements.

Cross sections shall be plotted on the standard 22" x 36" sheets along the length of the sheet, the stations increasing from the bottom to the top of the sheet. Usually, only one column of cross sections is placed on a sheet; however, when the right-of-way is narrow it is possible sometimes to place two columns on a sheet. In this case plotting progresses from left to right as well as from bottom to top.

The standard scale for plotting cross sections is 5 feet to the inch horizontally and vertically. When the roadway section is too large to be plotted on one sheet at this scale, then and only then is it permissible to use a scale of 10 feet to the inch. Where the 10 feet to the inch scale is used it must be clearly identified.

Attention shall be given to properly centering the sections on the cross section sheet. For the usual two-lane construction and new multi-lane construction, sections are normally centered on the sheet using the heavy vertical grid line at the centerline of the sheet as the centerline or base line.

In cases where additional lanes are to be constructed adjacent to existing lanes, centering of the section will depend upon the location of the centerline and the side on which the new construction is to be placed. One of the heavy vertical grid lines is selected as survey centerline so that the complete ultimate section will be approximately centered on the sheet.

The appropriate match lines with referenced sheet numbers shall be provided on additional cross section sheets, where an interchange with match cross sections cannot be placed on a single sheet.

As many sections shall be placed on each sheet as practicable to provide a reasonable amount of latitude for possible grade changes. Prior to any plotting, the soil profile should be checked for possible unsuitable material which may cause overlapping of the plotted sections.

A heavy horizontal grid line is selected as an elevation datum line on an even five-foot elevation (10-foot as required) for each section. Sections shall be spaced with due regard to plotting the proposed template to avoid overlapping adjacent sections.

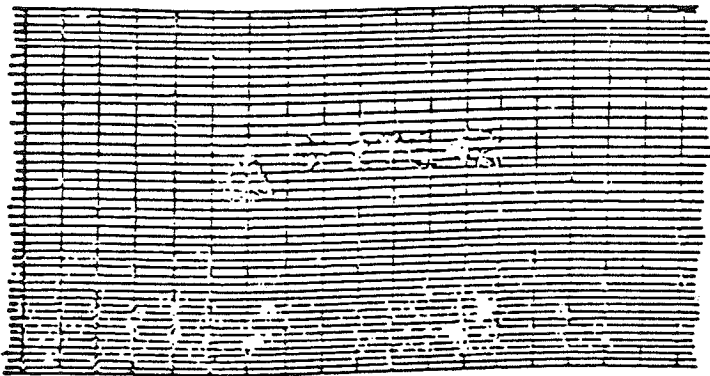
After the cross section field books have been reduced and checked the existing ground line, walls, structures, underground conduit, overhead utility lines, etc., shall be plotted in pencil, checked and the points representing the existing ground line connected with a thin ink line.

Cross sections are generally taken at 50 foot intervals, however, additional sections may be taken in order to clarify the existing conditions. Half sections shall be taken for private drives to insure proper correlation on the profile. All cross sections entered in the field books shall be shown.

After all existing relief and man-made structures have been plotted and checked the proposed cross section shall be drawn.

Generally, just the location, elevation and description of an item shall be shown on the cross sections. All necessary computations of quantities shall be shown on computation sheets which shall be submitted with the plans. The following information shall be shown on the sections:

1. Proposed grade line elevation. Plot elevation as a point and enclose with an ink triangle on manually plotted sections.
Table G - 276.42 in ink.



2. Earthwork templates. Show in ink.



A deck of keypunched cards which contain the original ground cross section data as specified in Design Manual Part I, Chapter 5, will be furnished.

All other proposed structures, descriptions, data, etc., listed below shall be drawn or lettered with a dark pencil except where noted otherwise.

3. Outline of proposed drainage structures such as inlets, end-walls, manholes, pipes, catch basins, etc., with flow line elevations. For each of these items include only a plus station, location left or right and a description.

Example:

Sta. 10+08 36' Lt.
1 ea. Type 4' Inlet
Invert Elev. 601.38

Show invert elevations for all inlets, and for transverse pipes where they cross the centerline. Show invert elevations for all parallel pipes. On a single run of pipe, with a straight grade, it is not required to show more than two pluses and two elevations. Indicate with an arrow the direction of flow for all pipes. For pipes indicate size only - no length, no Class 4 Exc., etc., shall be shown.

4. Limits of structures by stationing.
5. Superelevation data shall be indicated as follows: $S = + \underline{\hspace{1cm}}$, with reference to the profile grade and should be shown in the area of the roadway template.
6. Beginning and ending stations for superelevation transition and full superelevation.
7. At the beginning of runoff show this note: Station End Normal Crown, Begin Adverse Crown Removal Lt. or (Rt.). Where the lane is on the outside of the curve and is on the same rate of slope as the inside lane (normal crown), show this note: Station End Adverse Crown Removal.
8. Datum elevation and station of each cross section near the right-hand border of the sheet in ink.
9. Equalities.
10. Areas for and stations of ditch excavation, channel change benching, etc.

11. Areas for Cut and Fill, Stamp or ink format; data in dark pencil. (Manually plotted sections only).

PRELIMINARY	
C.-	F.-
FINAL	
C.-	F.-
T.C.-	T.F.-

12. Begin and End Stations of parallel benches.
13. Subsurface conduits (including utilities) - indicate size and elevation.
14. Mine voids and shafts.
15. Private and Commercial Drives.
16. Areas requiring rock embankment shall be hatched (in ink). If no rock is available on the project include an item for Foreign Borrow Excavation - Rock in the Grading Section on the TYPICAL SECTION SHEET.
17. Boundaries of unsuitable material shown. Show cross-hatched with 45° lines and label as "Unsuitable Material".
18. Floor elevations of buildings.
19. Cribbing plotted to agree with the cribbing profile sheet.

The general location of sections plotted on the sheet, if other than mainline sections, shall be indicated in bold print on the right side of each sheet.

Each sheet shall be clearly identified by completing the identification block in the upper right-hand corner and shall be numbered consecutively.

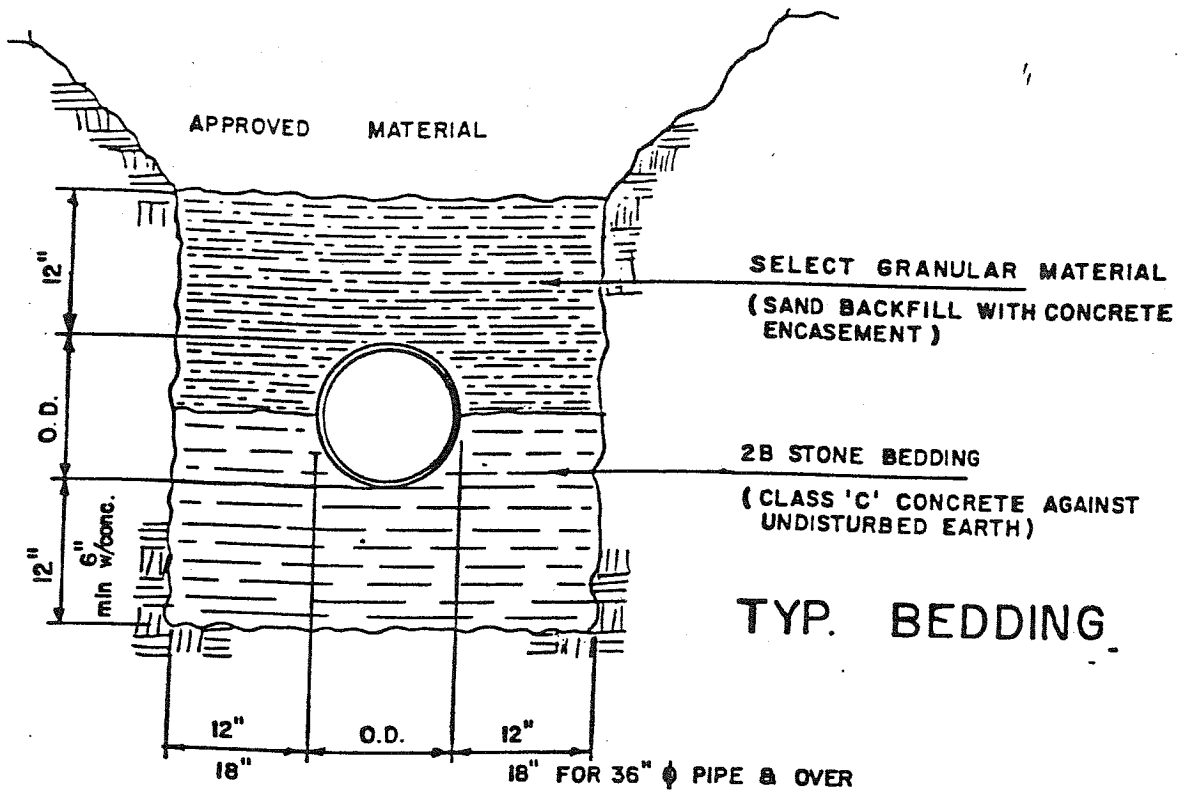
- 5.06.2 The utilities, upon receipt of these updated highway drawings, shall develop their relocation engineering sufficiently to permit the preparation of these drawings to show the proposed alignment of the facility as it will be adjusted or relocated to accommodate the highway construction project.

Since normal project development would have required the staking of the project prior to the Initial Utility Design Meeting there should be adequate staking to permit the utilities to complete their engineering. Additional staking, if required, may be requested from the District Utility Relocation Unit. Requests for such staking shall be expedited by the District Utility Relocation Unit through proper District personnel.

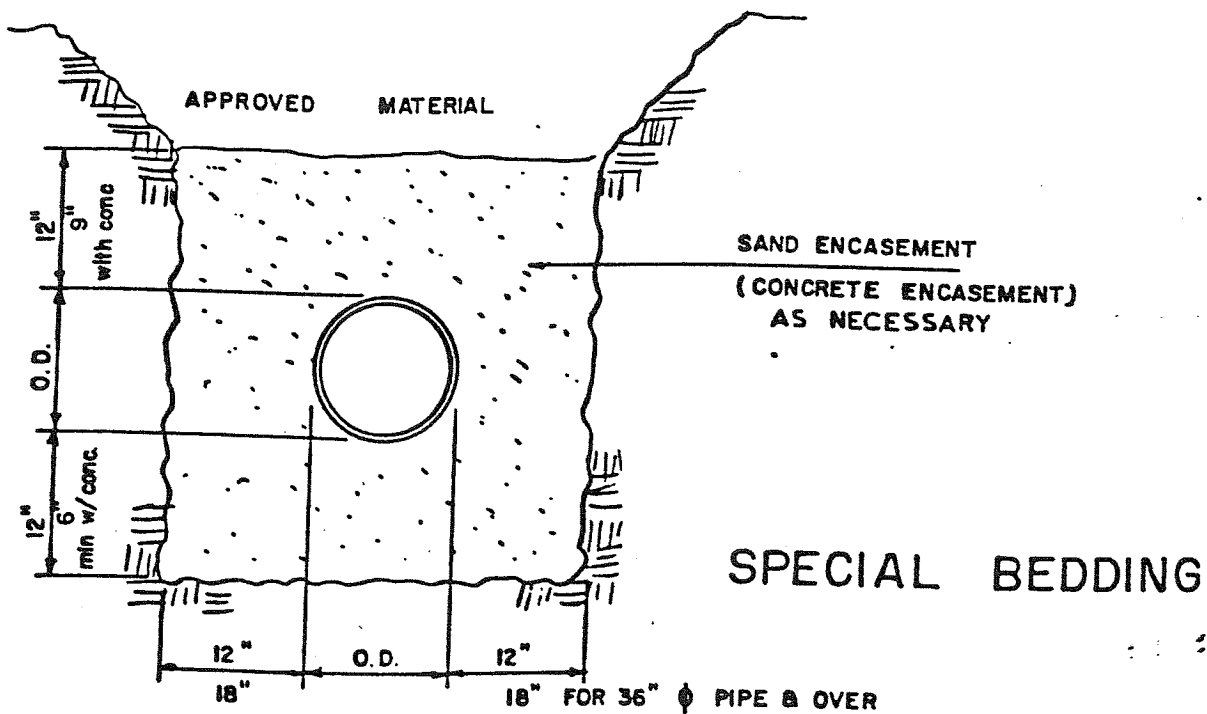
The utilities are to prepare the highway drawings to provide the information listed below and shall return two (2) completed sets of these marked prints and supporting data to the District Utility Relocation Unit or, if so directed, one set to the District and one set to the designer.

- A. The prints are to be marked to show the new alignment of the entire relocation, whether or not the existing facility is located, or the new facility is to be installed, within or outside of a public right of way.
- B. The proposed alignment of facilities are to be identified by use of the plan symbols shown in Section 5.22.

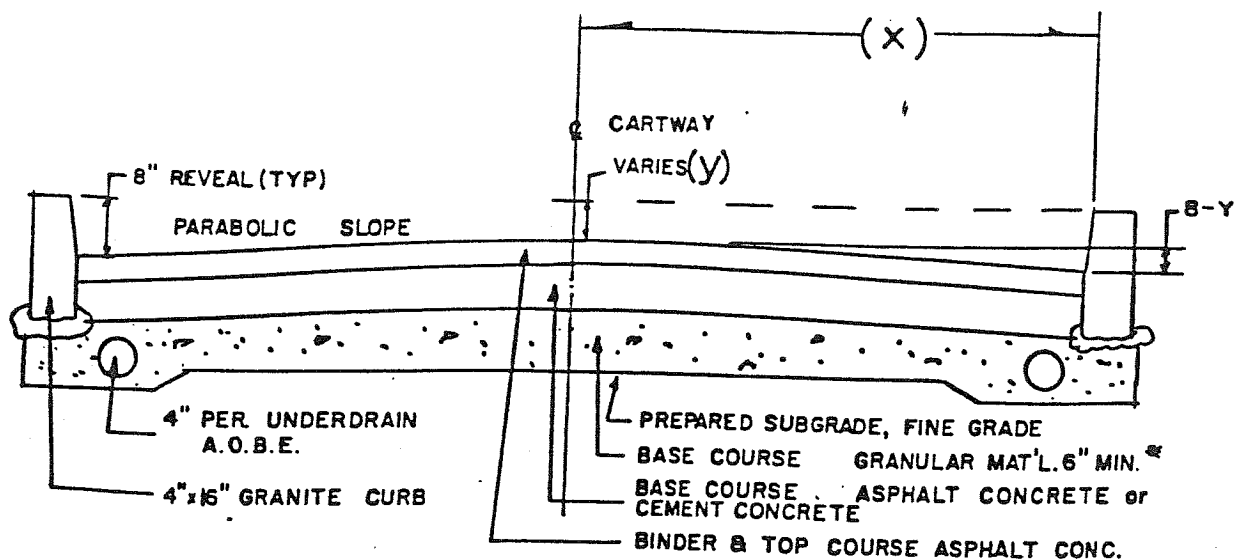
The proposed location of poles, manholes, valves, etc. need not be shown on this submission.
- C. Existing facilities, within the area to be acquired by the Department for highway purposes, that are to be removed or abandoned or are to remain in place shall be so indicated.
- D. The alignment of relocated facilities are to be referenced to highway center line by stationing and offset distances; points on the alignment where it changes direction or crosses property lines should also be referenced.
- E. Show cross-sectional views (profiles) of all underground highway crossings and the elevation of all aerial crossings.
- F. Provide sufficient existing right of way data to allow a determination of the type of right of way (width or center line) to be shown on the highway plan.
- G. The Department prefers that utilities use color coding to identify its facilities (Red: existing facilities, Green: new relocations) but will accept symbols, providing all locations are easily identifiable and all plan sheets show a legend of such symbols.



NOTE: All backfill to be properly compacted with approved mechanical means to 98% dry weight density.
Concrete to be used by order of engineer.

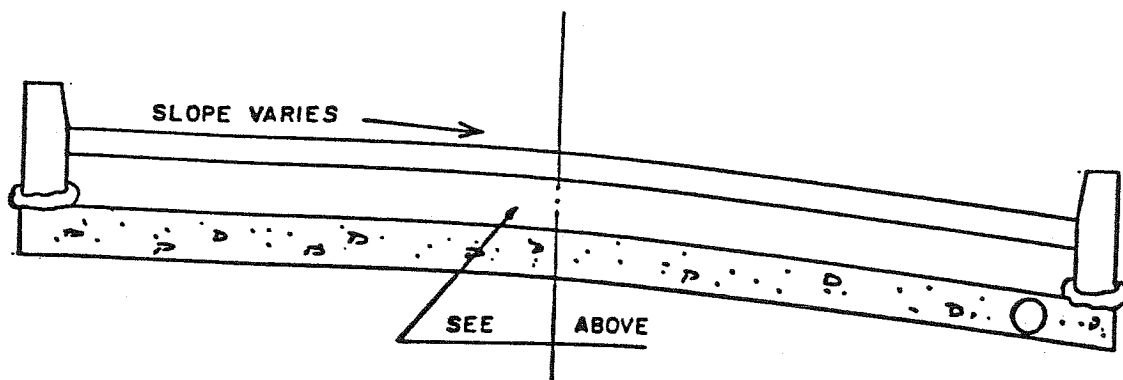


SCALE: NONE	CITY OF WILKES-BARRE	PIPE TRENCH	DATE: 3-15-78
DRAWN BY: V.E.A.			DRAWING NO. 02.04
CHECKED BY: <i>[Signature]</i>			SHEET NO. 1
APPROVED: <i>[Signature]</i>			



* TO BE 2-B STONE WHERE USED WITH UNDERDRAIN

SYMETRICAL PARABOLIC CROSS-SLOPE



ASYMETRICAL CROSS - SLOPE

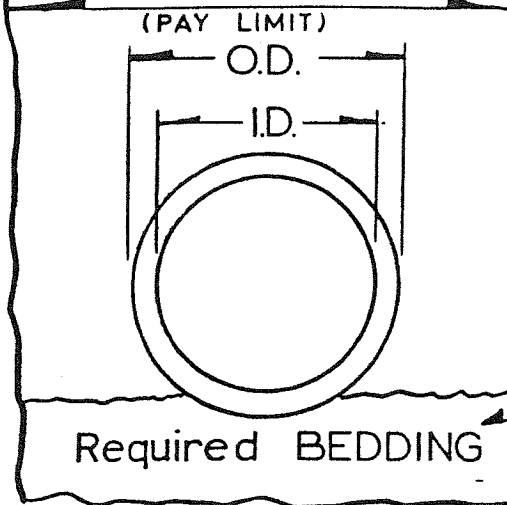
NOTES:

FORMULA FOR PARABOLIC CROSS SLOPES IS $D=C(x)^2$ WHERE D IS DEPTH BELOW CROWN. X IS DISTANCE FROM C (F1) AND C IS A CONSTANT DETERMINED WHEN $D=(B-Y)$ AND $X = 1/2$ CARTWAY WIDTH. (Y) IS CALCULATED BY USING A CONSTANT SLOPE FROM CURB TO CROWN.

REVISIONS: V.N.W. 2-22-78

SCALE: NONE	CITY OF WILKES-BARRE	STREET SECTION	DATE: 3-15-78
DRAWN BY: V.E.A.			DWNG. NO. 03.05
CHECKED BY: G.K.I.			SHEET NO. 1
APPROVED BY: [Signature]			

SEE TABLE BELOW FOR WIDTH

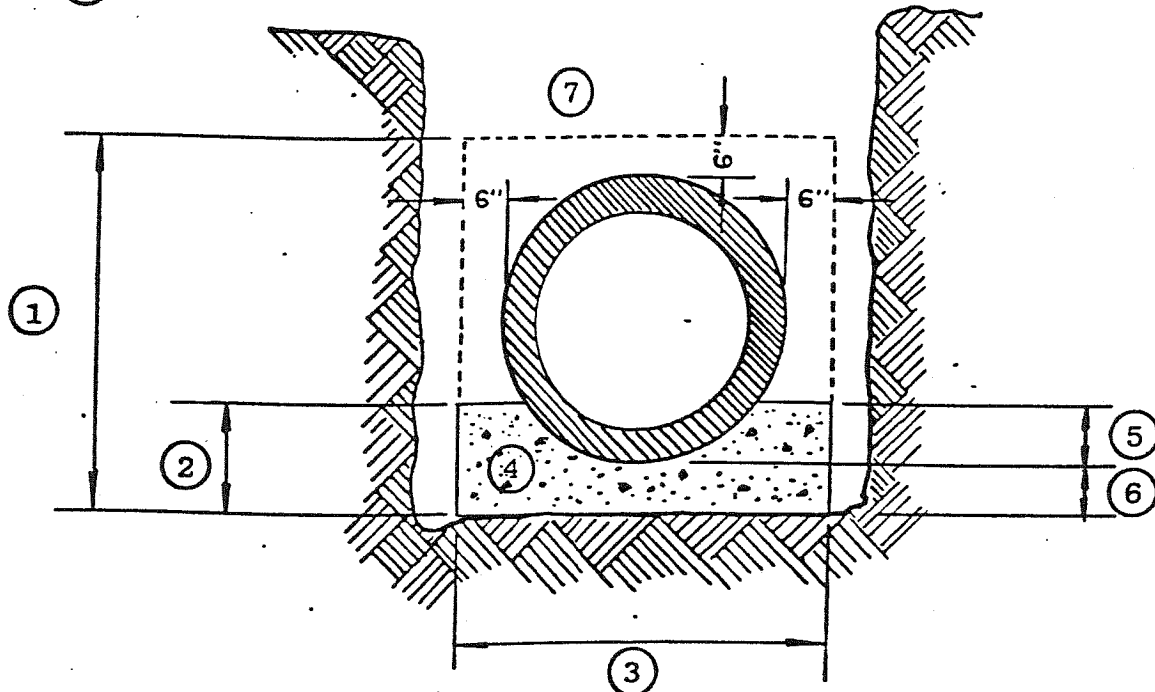


see Penn.DOT
RC-30

inside diameter	type of pipe	width of trench(ft.)	O.D of pipe(ft.)	inside diameter	type of pipe	width of trench(ft.)	O.D. of pipe(ft.)
12"	CM RC	3.03 3.67	1.08 1.33	60"	CM RC	7.58 9.50	5.08 6.00
15"	CM RC	3.33 4.00	1.33 1.63	66"	CM RC	8.08 10.17	5.58 6.58
18"	CM RC	3.58 4.33	1.58 1.92	72"	CM RC	8.58 10.83	6.08 7.17
24"	CM RC	4.08 5.00	2.08 2.50	84"	CM RC	9.50 12.17	7.08 8.33
30"	CM RC	4.58 5.67	2.53 3.08				
36"	CM RC	5.08 6.33	3.03 3.67				
42"	CM RC	5.58 7.00	3.58 4.25				
48"	CM RC	6.08 7.67	4.08 4.83				
54"	CM RC	7.03 8.83	4.58 5.42				
* RC-Reinforced Concrete CM-Corrugated Metal							

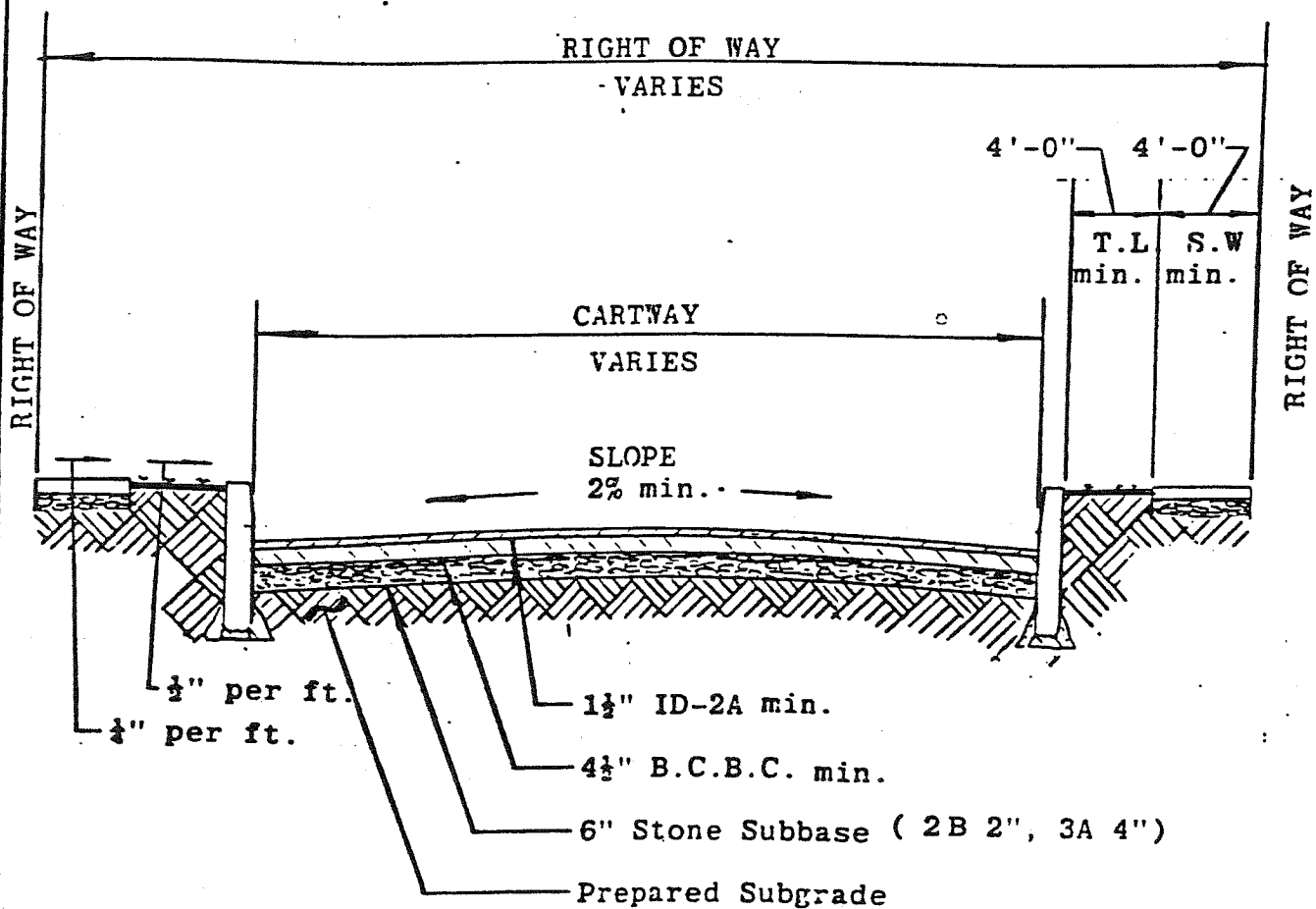
NO SCALE	CITY OF WILKES-BARRE	TRENCH WIDTH	date 3-15-78
drawn by V.N.W			dwng. no. 02.04
checked by <i>WJ</i>			sheet no.
approved by <i>WJ</i>			2

- ① Limit for Payment for Encasement.
- ② Limit for Payment for Cradle.
- ③ Limit of Payment for Cradle and Encasement.
- ④ 3,300 P.S.I. Concrete Cradle (Expansion Joints 25' O.C.)
- ⑤ $\frac{1}{4}$ Outside Diameter
- ⑥ (a) Inside Diameter; Less than or Equal to 24" use 6".
(b) Inside Diameter; Greater than 24" use 12".
- ⑦ 3,300 P.S.I. Concrete Encasement (Expansion Joints 25' O.C.)

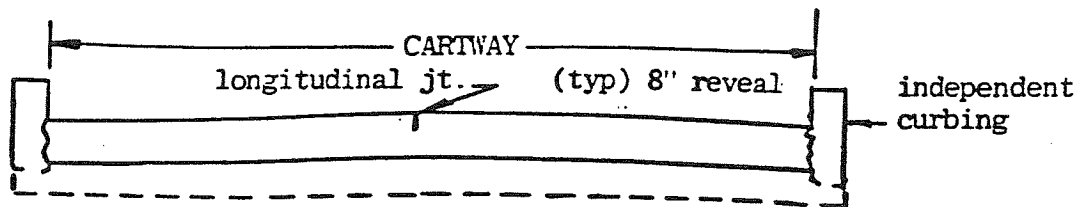


Note: Compensation for Concrete Cradle and/or Encasement to be included in price bid for various classifications of sewer pipes when required to conform to the various strength requirements specified in the specifications. Separate payment for Cradle and/or Encasement will only be made where the Contractor is directed by the Engineer to provide additional support.

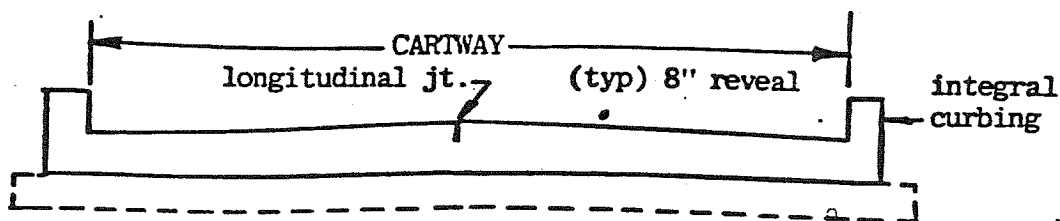
SCALE NONE	CITY OF WILKES-BARRE	CONCRETE AND CRADLE ENCASEMENT	DATE 10-31-80
DRAWN BY V.N.W.			DWNG. NO. 02.04
CHECKED BY VEA			SHEET NO. 3
APPROVED BY RLB			



SCALE	NONE	CITY OF WILKES BARRE	BITUMINOUS PAVEMENT	DATE	3-17-82
DRAWN BY	V.N.W			DRWG. NO.	4.00
CHECKED BY	<i>QLO</i>			SHEET NO	1
APPROVED BY	<i>QLO</i>				



PORTLAND CEMENT CONCRETE
 BASE COARSE, an aggregate and fine as specified as type A
 which shall extend 6" each side of the placed
 concrete.
 SUBBASE. (existing earth)



MATERIAL; same as above

notes

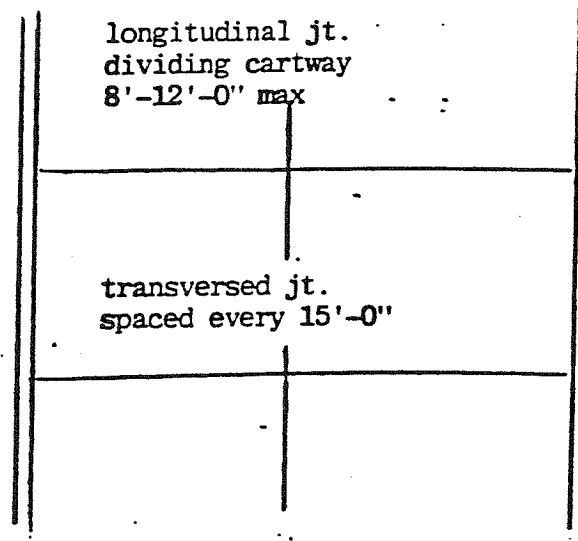
PORTLAND CEMENT CONCRETE
 4000 psi, 6% air entrained to within $\pm 1\%$
 with a slump of 3" max.
 CURING shall be done by a white membrane
 compound spread 150 sq.ft. to the gallon.

DESIGN THICKNESSES

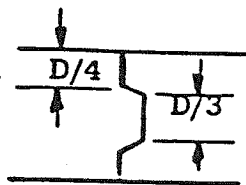
for concrete varies from
 5-6" for residential
 6-8" for minor to major arteries
 9" for heavy commercial usage

for base coarse varies from
 3" for low volume traffic
 6" for heavy volume traffic

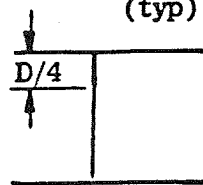
SCALE None	CITY OF WILKES BARRE	CROSS SECTION	DATE 8/21/80
DRAWN BY R.J.C.			DRAWING NO. 05.05
CHECKED BY RLB			SHEET NO. 1
APPROVED BY RLB			



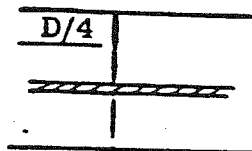
longitudinal jt.
keyed constructed



butt constructed
(typ) saw cut and sealed



transversed jt.
butt constructed



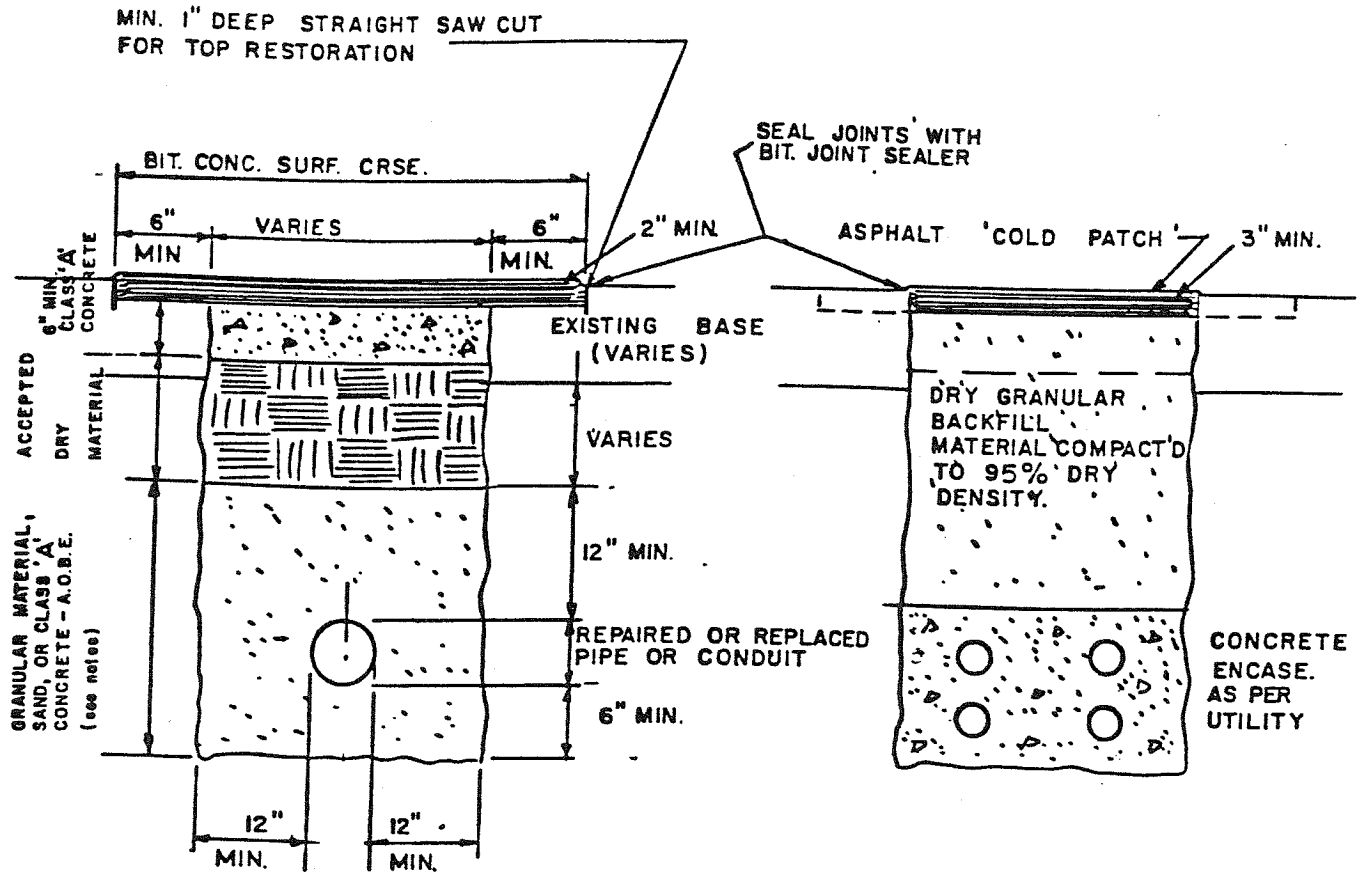
saw cut 1/8"-1/4" wide
and treated w/ASTM D3405
sealant material

dowel bar necessary only
where heavy traffic exists

SCALE None	CITY OF WILKES BARRE	JOINTS	DATE:
DRAWN BY RJC			8/21/80
CHECKED BY <i>RJB</i>			DRAWING NO 05.05
APPROVED BY <i>RJB</i>			SHEET NO: 2

TYPE 2B MODIFIED SUBBASE MT'L
IN ALL EXCAVATIONS INVOLVING
RUPTURED WATER AND STEAM LINES.

TEMPORARY RESTORATION DURING
WINTER MONTHS (below) TO BE
RE-EXCAVATED WHEN WEATHER
PERMITS AND PERMANENT INSTALLED.



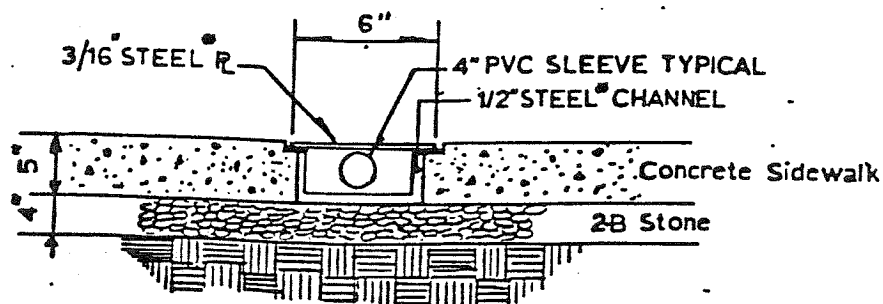
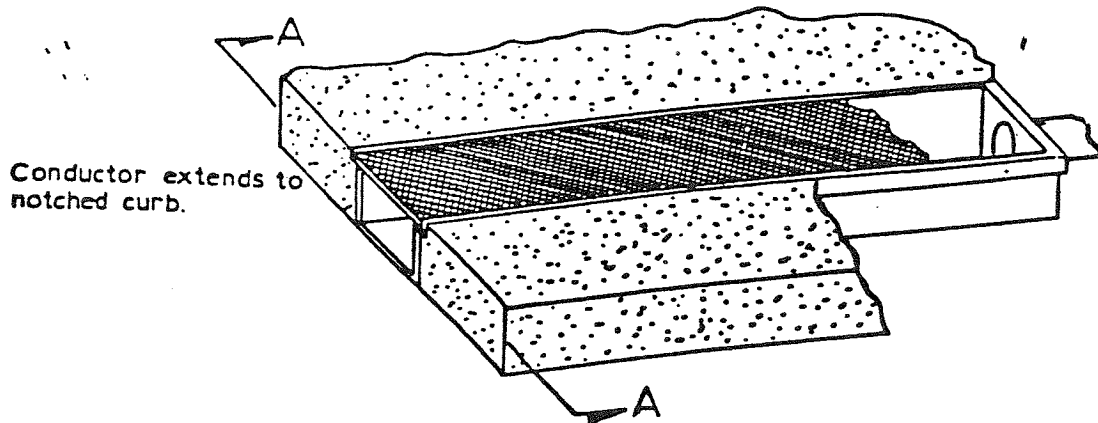
PERMANENT

TEMPORARY

NOTES:

1. DEPENDING ON TYPE OF PIPE/CONDUIT, TYPE OF BEDDING. VARIES IN ACCORDANCE WITH OWNER'S POLICY.
2. EXCAVATED MATERIAL TO BE USED ONLY PURSUANT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS, CITY OF WILKES-BARRE.
3. MOISTURE CONTENT NOT TO EXCEED 2% ABOVE OPTIMUM AS PER PENN D.O.T. SECTION 210.3(c).
4. COMPACTION SHALL BE ACCOMPLISHED IN NOT MORE THAN 6" LAYERS WITH APPROVED MECHANICAL MEANS, BEING PARTICULARLY CAREFULL TO TIGHTEN BEDDING MATERIAL AROUND SURFACE OF UTILITY.
5. TEMPORARY RESTORATION SHALL INCLUDE PERIODIC UP KEEP UNTIL SUCH TIME IT CAN BE PERMANENTLY REPLACED.
6. SEE PAVE CUT ORDINANCE OF THE CITY OF WILKES-BARRE.

SCALE: NONE	CITY OF WILKES-BARRE	PAVE CUT RESTORATION	DATE: 3-15-78
DRAWN BY: V.E.A.			DRAWING NO. 03.01
CHECKED BY: <i>[Signature]</i>			SHEET NO. 1
APPROVED BY: <i>[Signature]</i>			



SECTION A-A

- Notch Curb before installation.
- 4" dia. hole at boxed end.
- Connect existing RWC which will discharge into street provide removable terminal plug not cemented at all other locations.
- Length of Metal Plate (varies) A.O.B.E.

Suggested Manufacturers

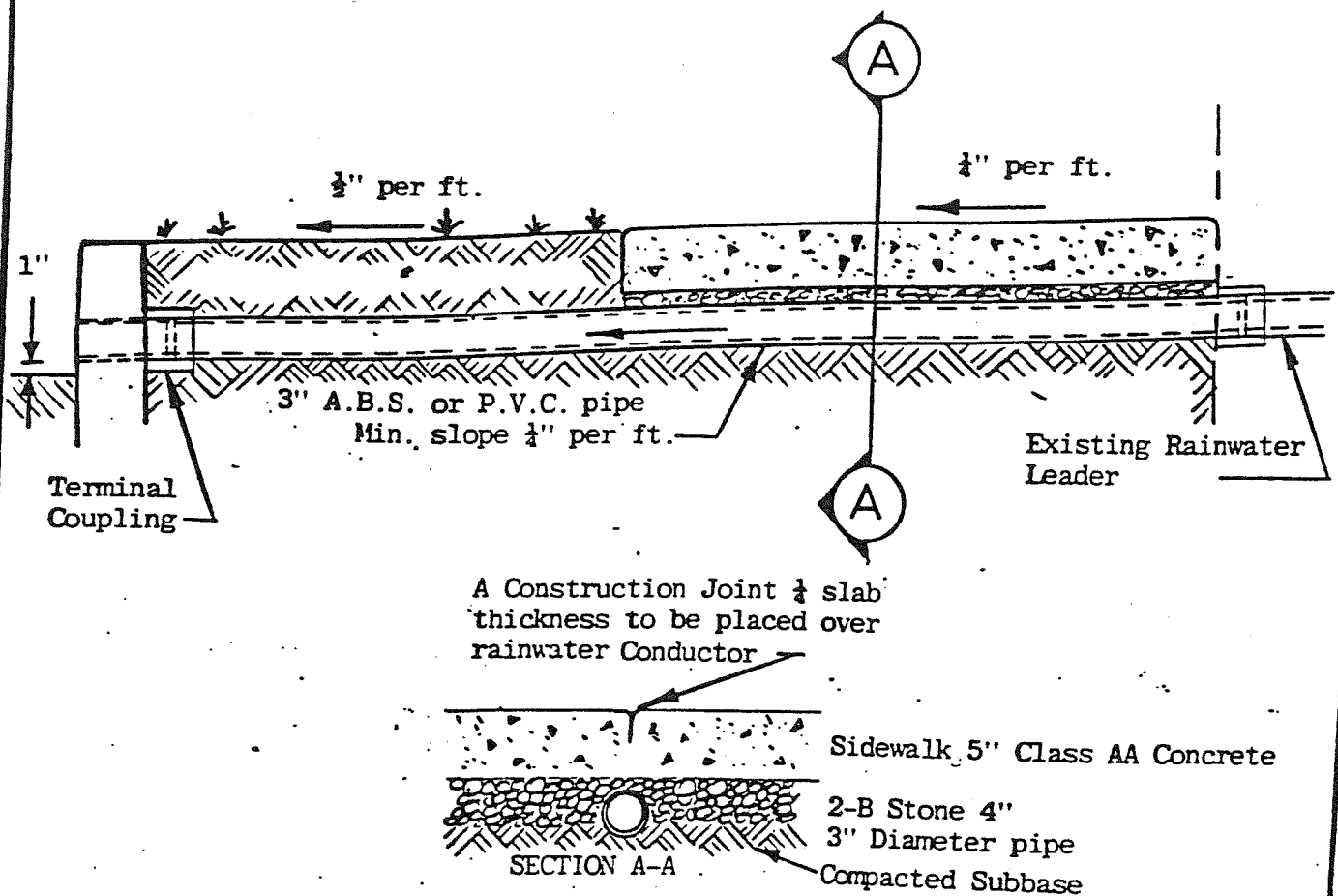
- McKinley Type GB
- Neenah Type M (solid cover)
- Miles Gutter Box (made to any specifications)

• Material A.O.B.E.

- Cast Iron
- Steel
- Aluminum

Revision V.N.W. 4-10-79 **QIB**

Scale	NONE	CITY OF WILKES-BARRE	RAINWATER CONDUCT. METAL	Date	4-10-79
Drawn By	V.N.W.			Dwng. No.	0607
Checked By				Sheet No.	2 of 2
Approved By					



NOTE:

1. Curb hole to be minimum diameter required to allow passage of pipe.
2. Connect all existing rainwater leaders and provide removable terminal plug (not cemented) at all other locations.
3. If possible rainwater conductor shall be perpendicular with sidewalk.
4. A construction Joint $\frac{1}{4}$ slab thickness will be struck over center of conductor.
5. Rainwater conductor shall not be provided under driveway.
6. No double connections from different properties.
7. At no time should pipe pitch back toward property.
8. Pipe to be flush with face of curb.

SCALE NONE	CITY OF WILKES-BARRE	RAINWATER CONDUCTOR	DATE 7/29/80
DRAWN BY V.N.W.			DWNG. NO. 06.07
CHECKED BY <i>RLB</i>			SHEET NO.
APPROVED BY <i>RLB</i>			1 of 2

MANHOLE FRAME & TRANSITION PAVE
TO BE SLIGHTLY HIGHER THAN
FINISHED ROAD

MORTAR FRAME TO TOP
OF MANHOLE.

CONC. RISER WHERE M.H. DEPTH
ALLOWS

RUBBER GASKET JOINT
WITH CEMENT GROUT OR
MASTIC ALL AROUND
INSIDE AND OUT.

PRECAST REINF. CONC.
MANHOLE SECTIONS

PRECAST REINF. CONC.
BASE SECTION

MORTAR GROUT
ALL AROUND

"B"

PIPE SLEEVE SEAL

5 @ 12" O.C. BOTHWAYS

6" 2B STONE

ALLEGHENY 109/110

ADJUST TO GRADE AS REQ'D WITH
BRICK COURSES (6" MAX.)
OR PRECAST CONC. RINGS

29 1/2"

30"

18"

16" MAX.

5" (typical)

STEPS TO BE ALUM. ALLOY 6061
STD. DESIGN 10243 (ALLEGHANY)
OR APPROVED EQUAL.

4 HOOPS AT

16" c/c

4 VERT. AT

16" c/c

SEE DETAIL A-A

48"

36"

"B"

MAINTAIN EDGES 1/2" ABOVE
OF PIPE

8 min. concrete base
3300 psi

POUR CONCRETE FLOW CHANNEL
TO FIT CURVATURE OF PIPES.

NOTE:

1. FOR DETAIL A-A SEE DWG NO. 06.12 , SHEET 4 .
2. FOR SECTION B-B SEE DWG . NO. 06.12 , SHEET 4

SCALE: 3/8" = 1'

DRAWN BY: V.E.A.

CHECKED BY:

APPROVED BY:

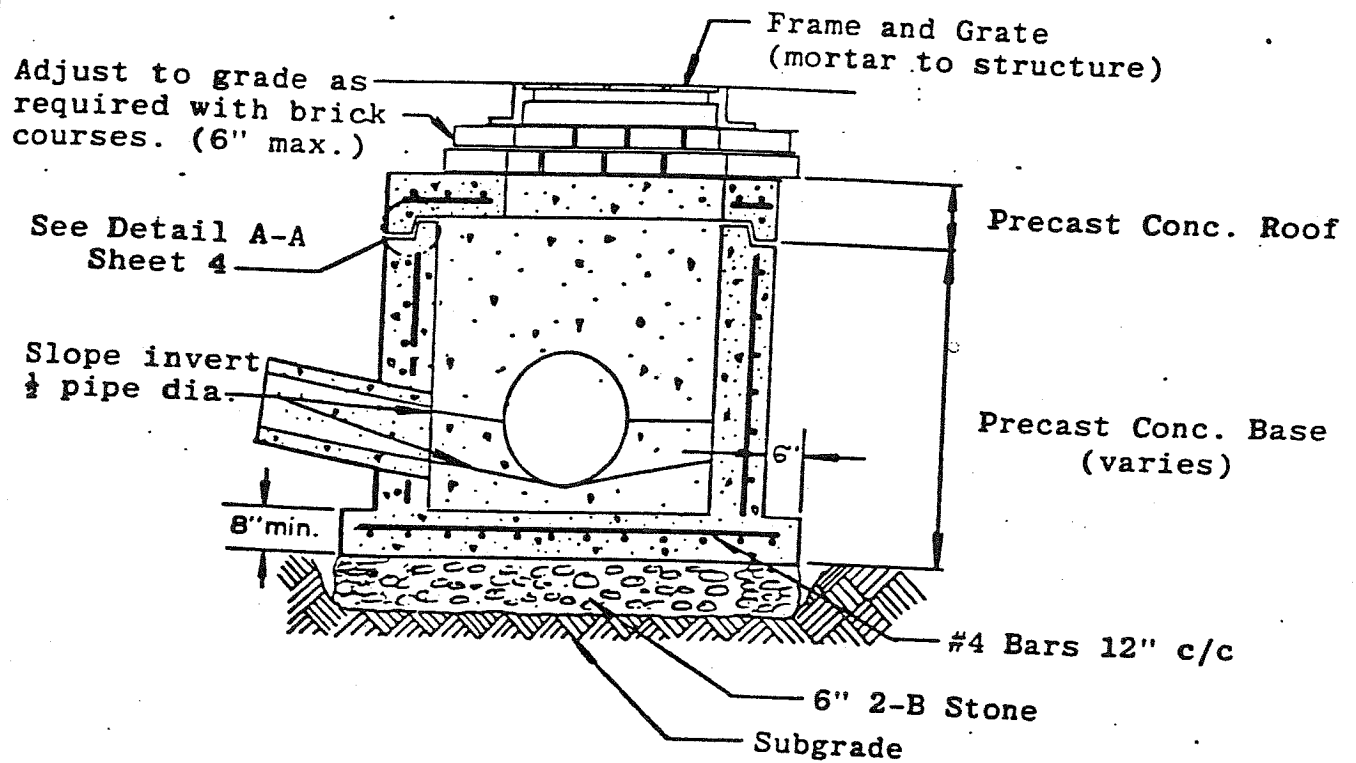
CITY OF
WILKES-BARRE

PRECAST
MANHOLE

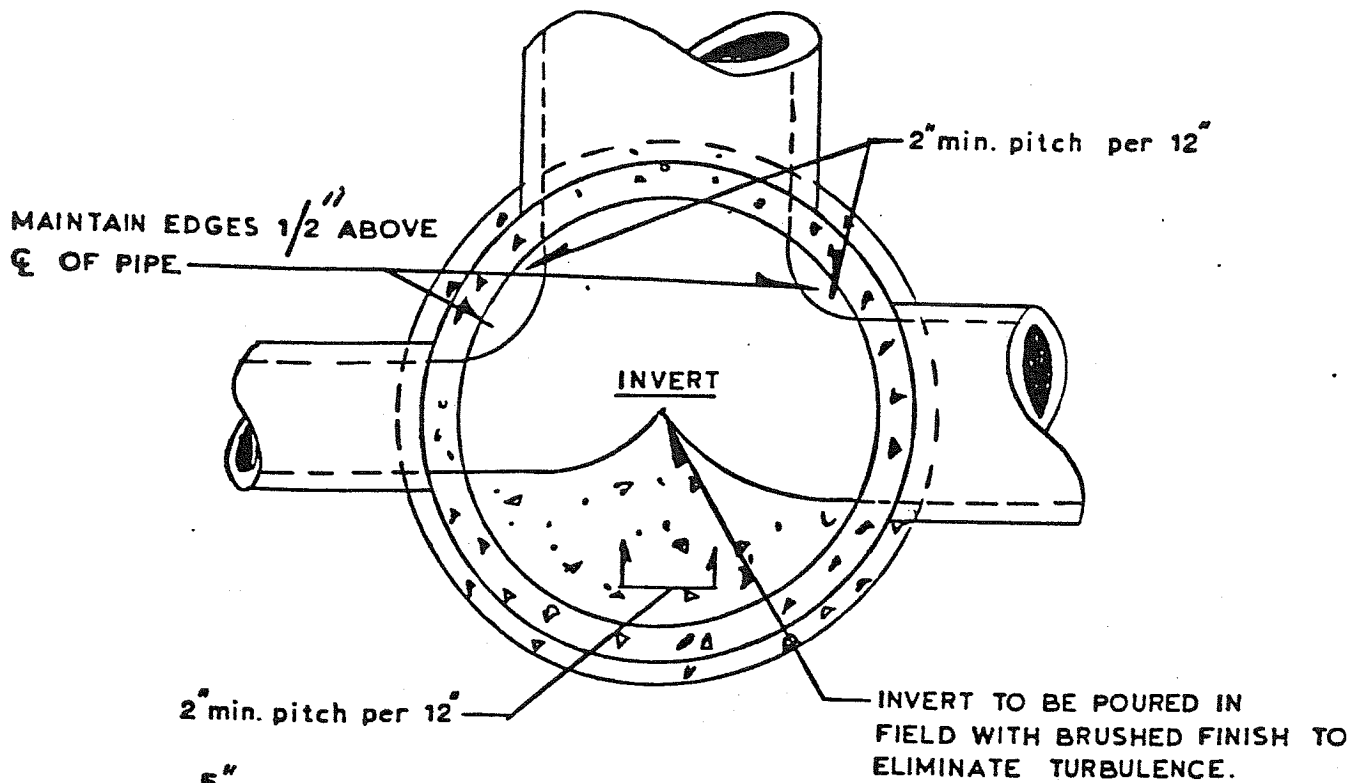
DATE: 2-5-87

DRAWN NO:
06.12

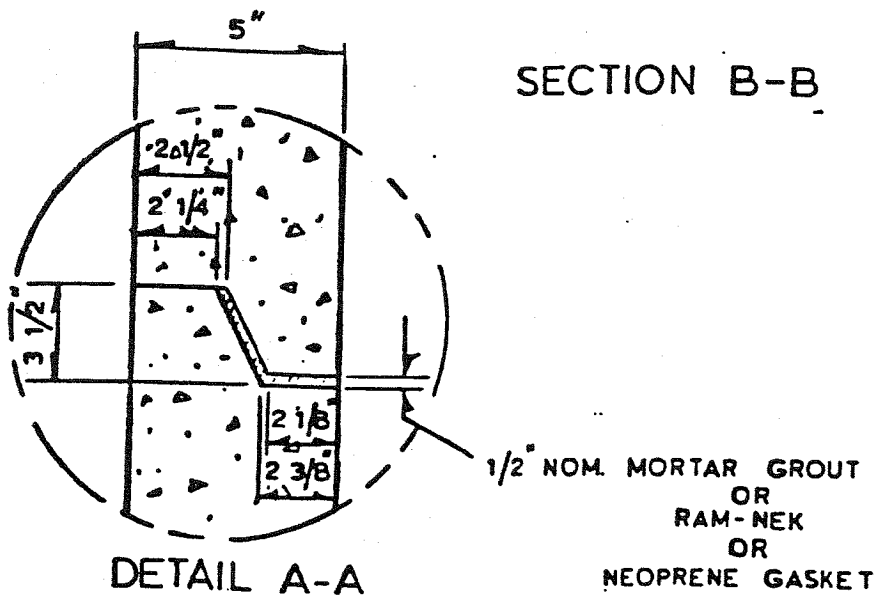
SHEET NO.
1



SCALE	NONE	CITY OF WILKES BARRE	PRECAST SHALLOW MANHOLE	DATE	10-31-80
DRAWN BY	V.N.W.			DWNG. NO.	06.12
CHECKED BY	RJB			SHEET NO.	3
APPROVED BY	RJB				

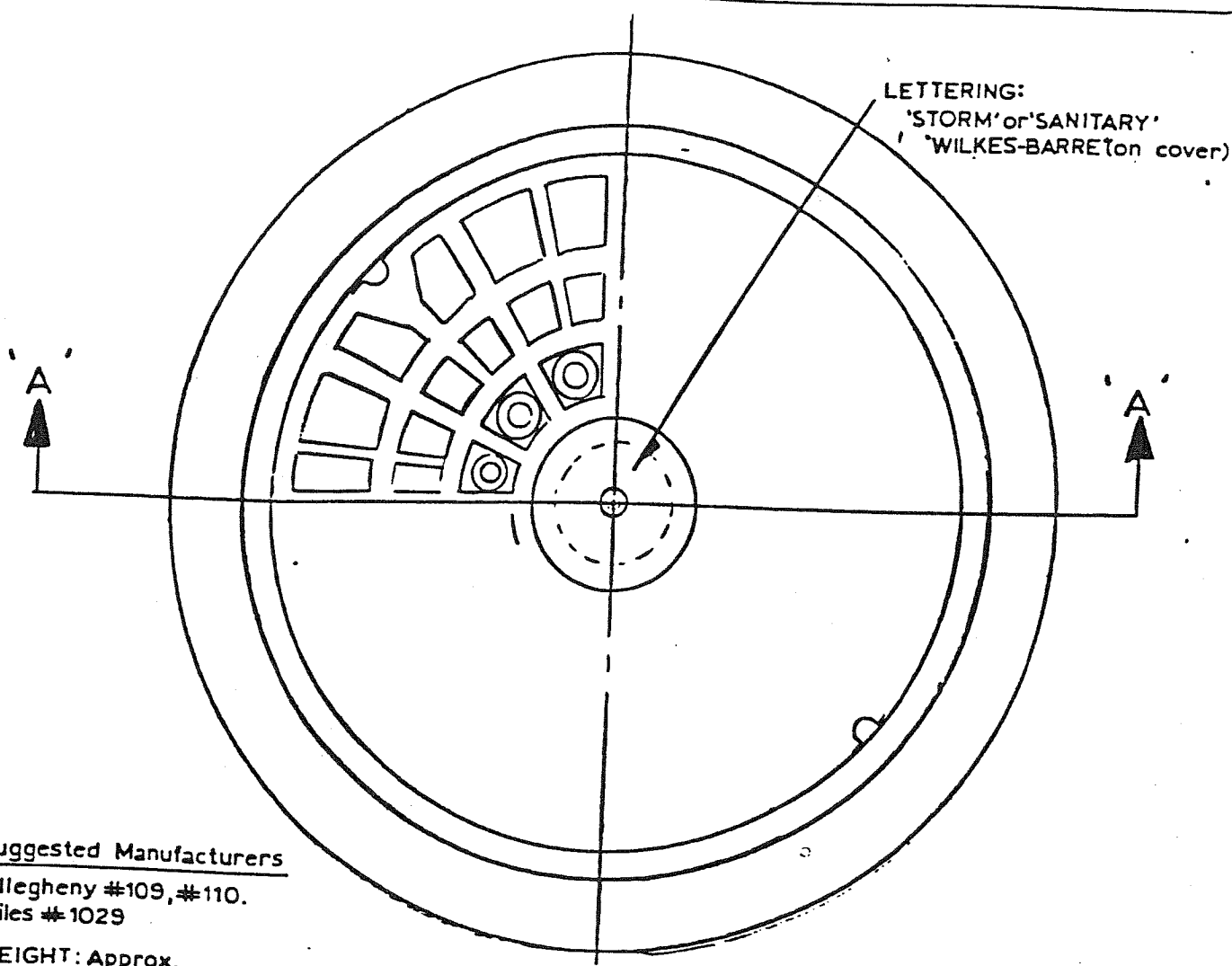


SECTION B-B SEE: 06.12 SHEET 1



DETAIL A-A

scale NONE	CITY OF WILKES-BARRE	MANHOLE DETAILS	date 3-15-78
drawn by V.N.W			dwng. no. 06.12
checked by <i>RW</i>			sheet no. 4
approved by <i>AW</i>			



Suggested Manufacturers

Allegheny #109, #110.
Miles #1029

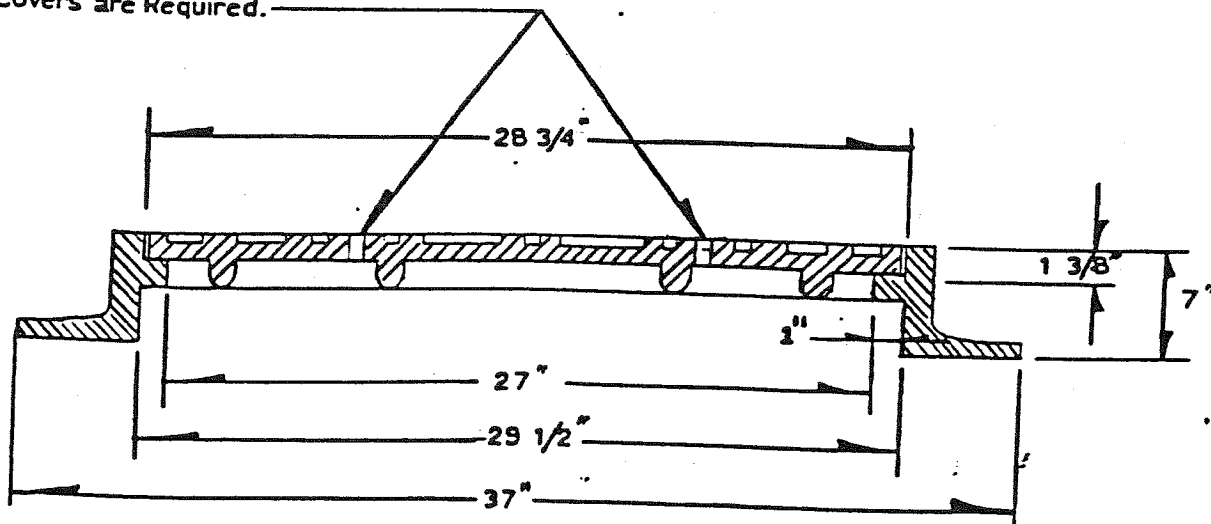
WEIGHT: Approx.

Cover 250 lb.
Frame 250 lb.

All Castings Machined.

Ventilated Covers are Required.

PLAN



SECTION A-A

Revised: 4-5-79 V.N.W.

Scale	NONE
drawn by	V.N.W.
checked by	RW
approved by	R.W.

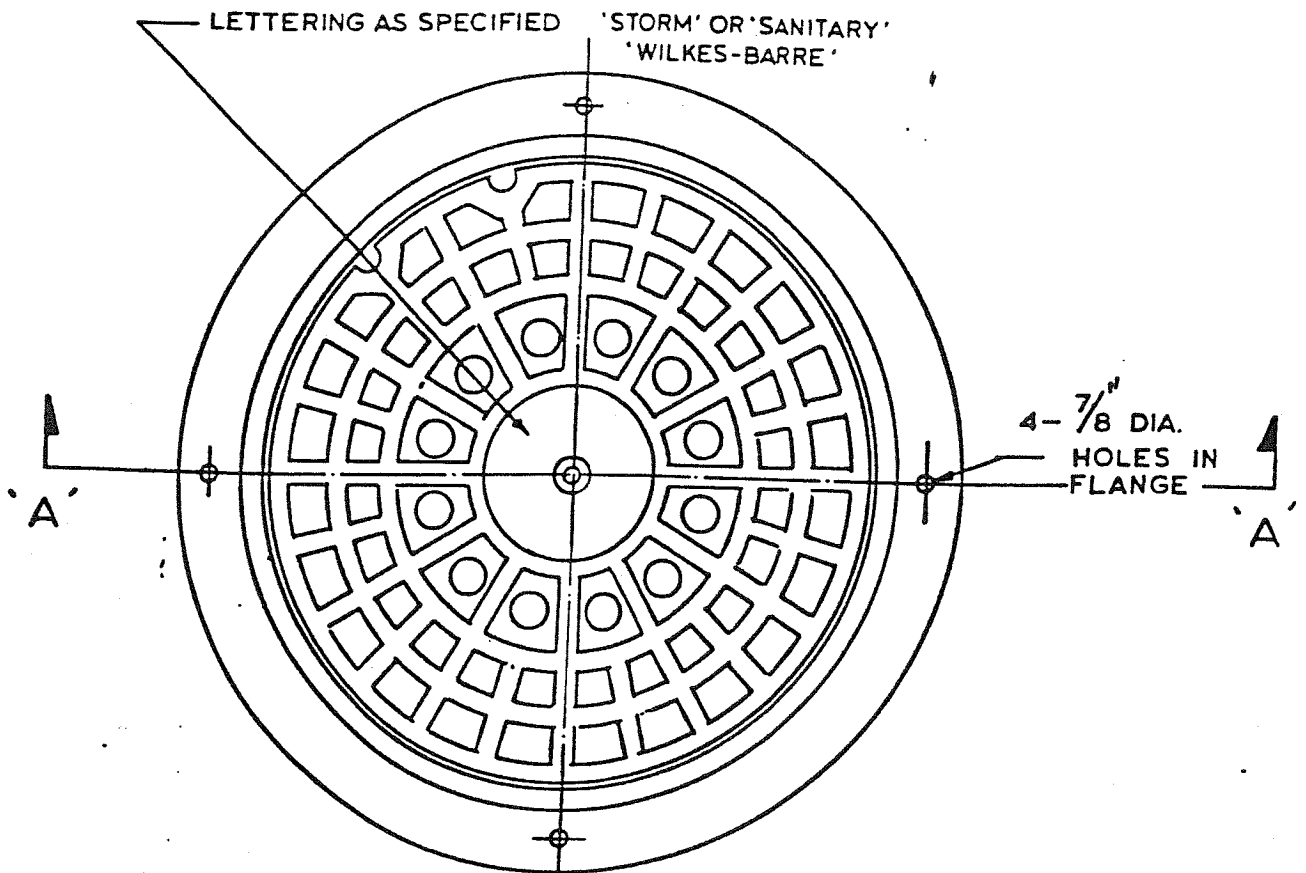
CITY OF
WILKES - BARRE

MANHOLE COVER

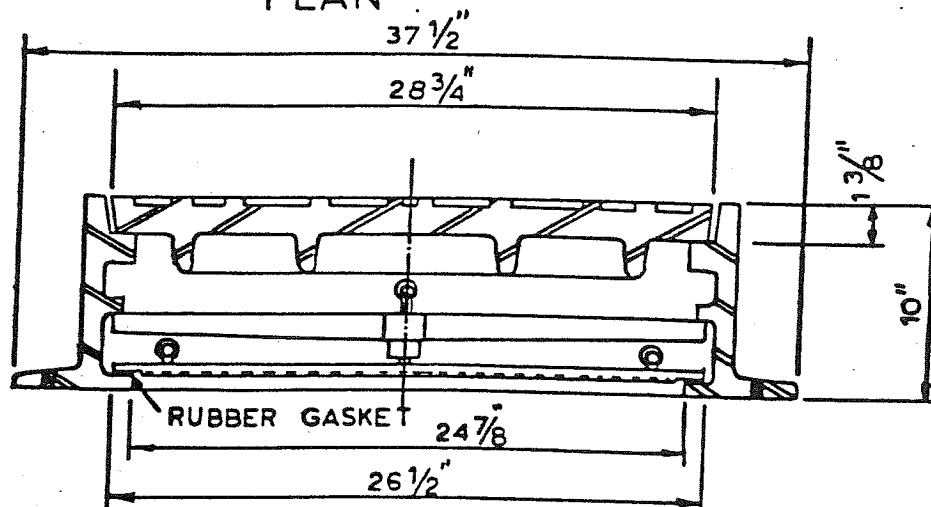
date 3-15-78

dwng. no.
06.12.

sheet no.
5



PLAN



ALLEGANY = FRAME - 299
COVER - 110
SEAL - 300

SECTION A-A

REVISIONS:

SCALE: NONE
DRAWN BY: V.E.A.
CHECKED BY: <i>EW</i>
APPROVED BY: <i>RAL</i>

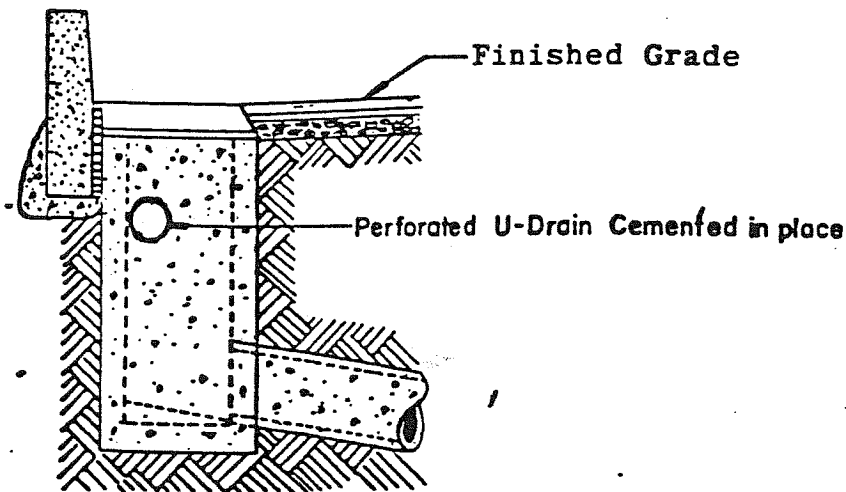
CITY OF
WILKES-BARRE

MANHOLE COVER
WATER TIGHT

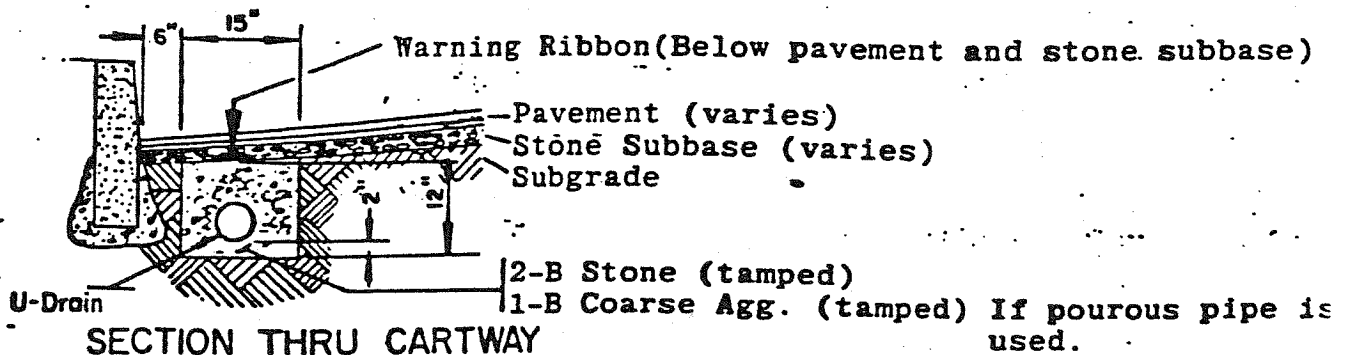
DATE: 3-15-78

DRAWING NO.
06-12

SHEET NO.
6



SECTION AT INLET



SECTION THRU CARTWAY

- NOTE: 1. Type and extent of Underdrain ordered in field by Engineer.
 2. Pourous Pipe Underdrain may be used with Engineers approval.
 3. U-Drain to be 4" perforated Coil drain pipe.
 4. Green warning ribbon to be placed over U-Drain.

REVISED 1-4-85

SCALE NONE

DRAWN BY V.N.W.

CHECKED BY RLB

APPROVED BY RLB

CITY OF
WILKES-BARRE

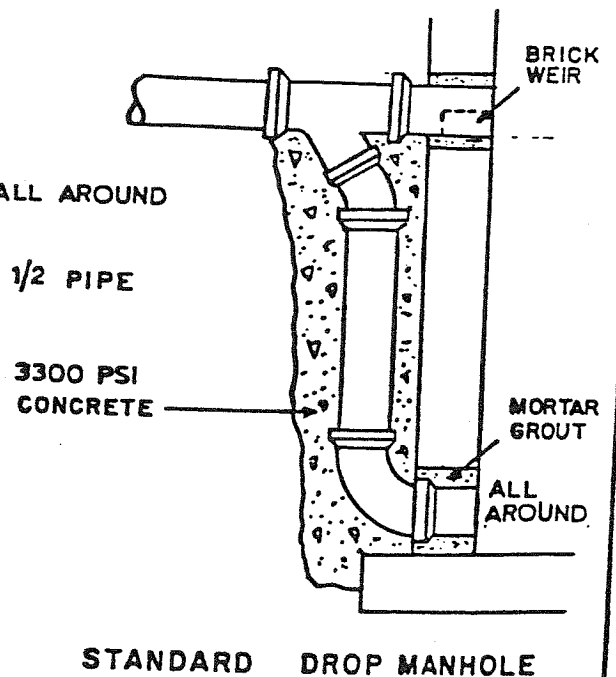
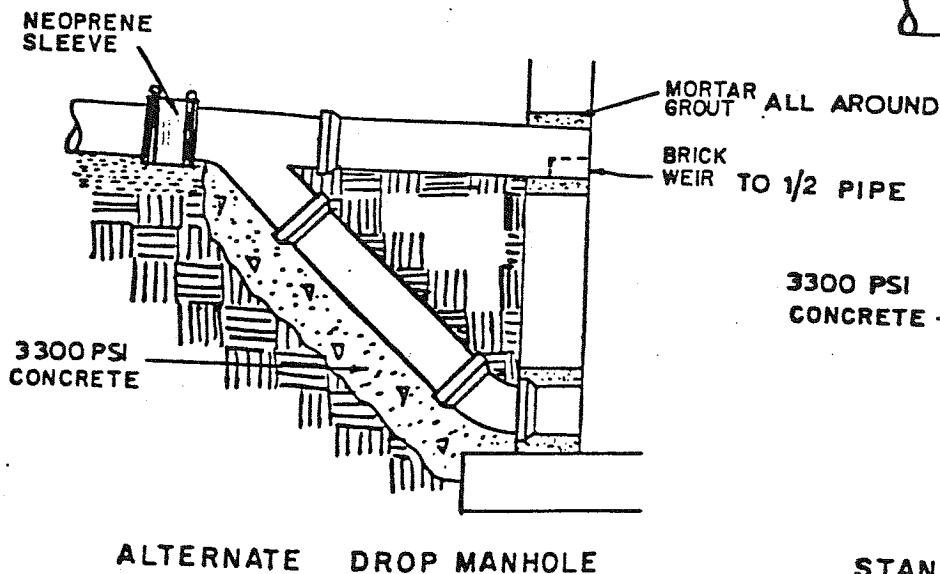
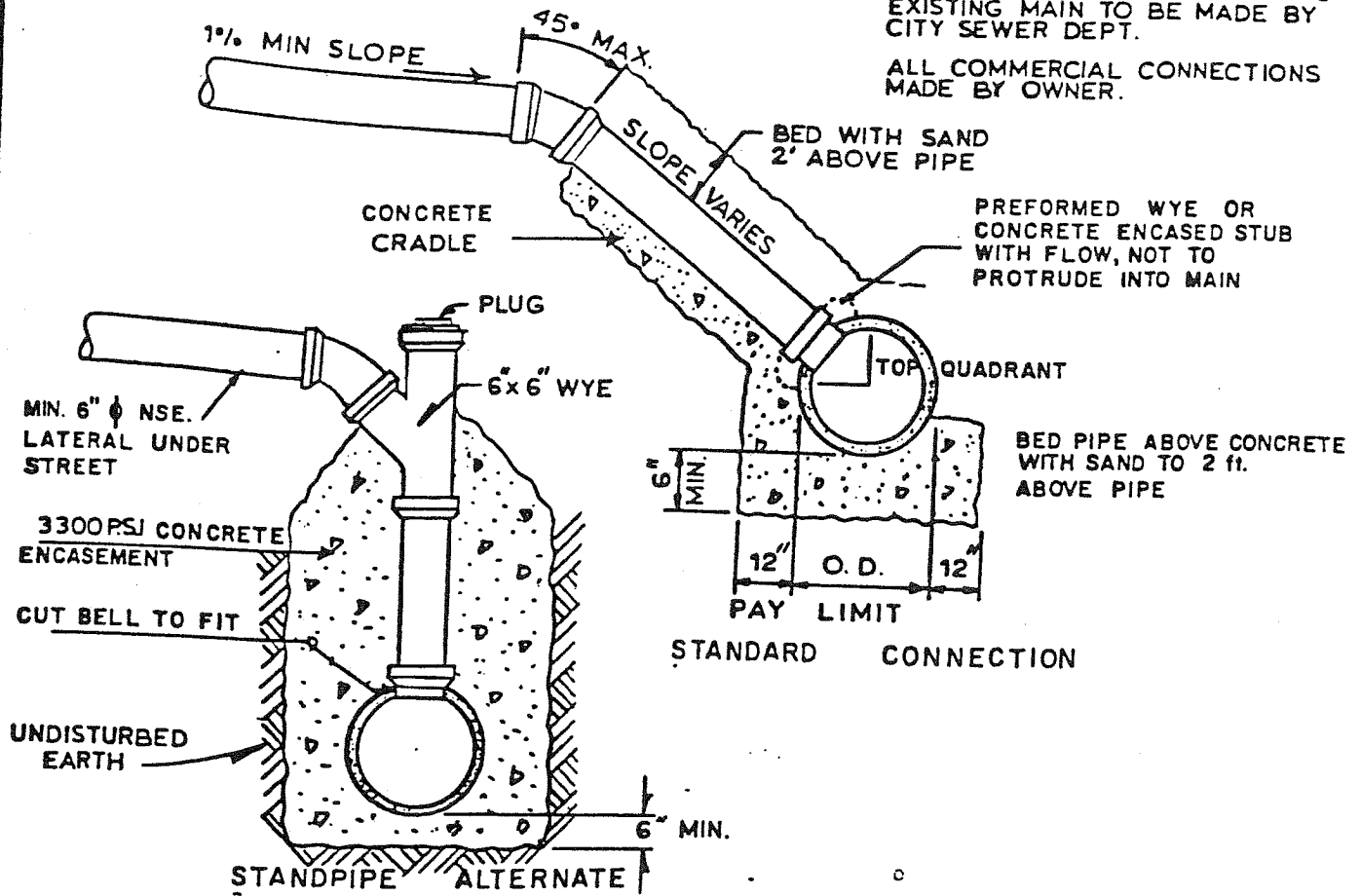
UNDERDRAIN

DATE 10-29-80

DWNG. NO. 06.11

SHEET NO

NOTES: ALL DOMESTIC CONNECTIONS TO EXISTING MAIN TO BE MADE BY CITY SEWER DEPT.
ALL COMMERCIAL CONNECTIONS MADE BY OWNER.



REVISIONS: V.N.W. 2-21-78

SCALE: NONE

DRAWN BY: V.E.A.

CHECKED BY: *APP*

APPROVED BY: *Q&J*

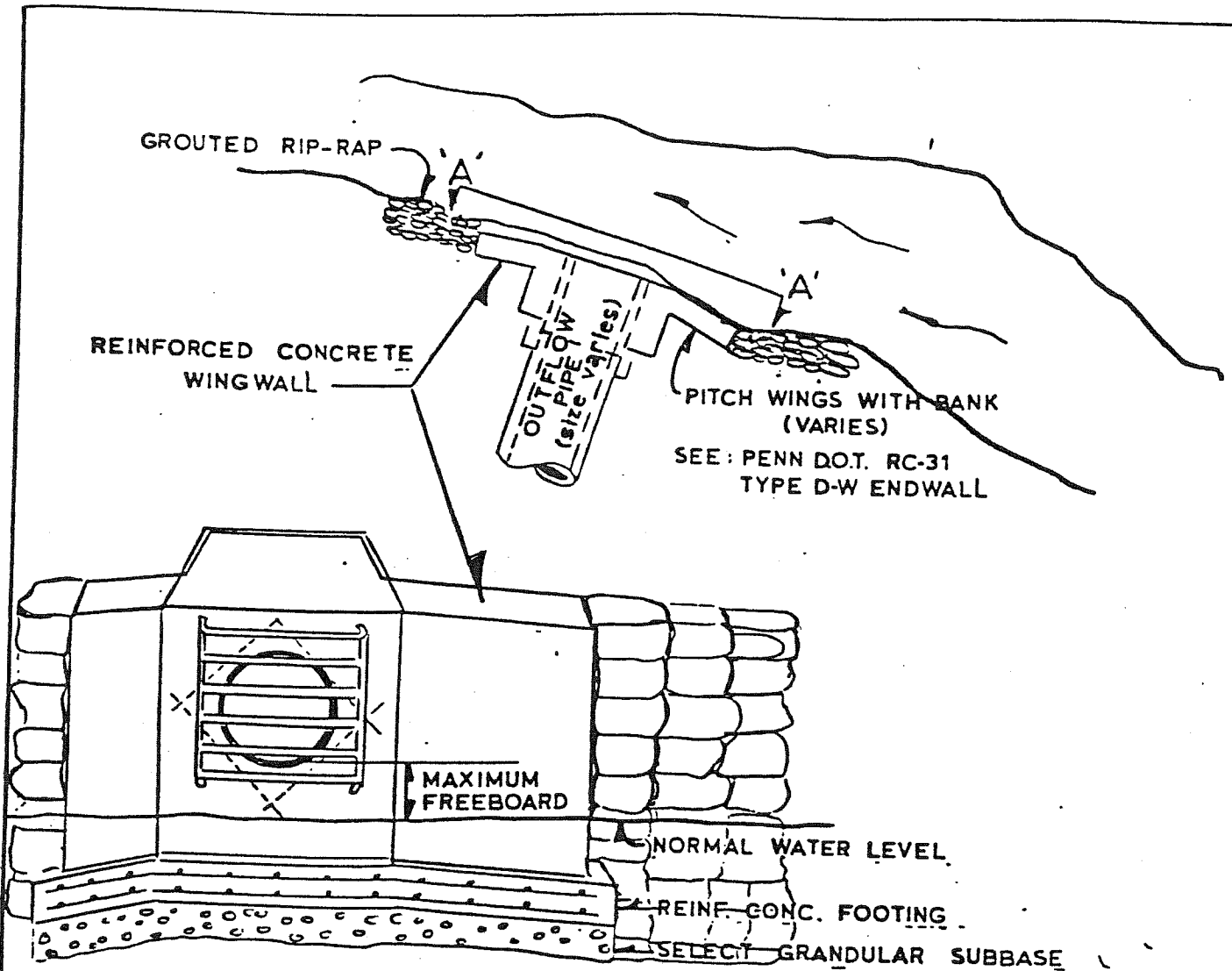
CITY OF
WILKES-BARRE

DROP MANHOLE
LATERAL CONNECTION

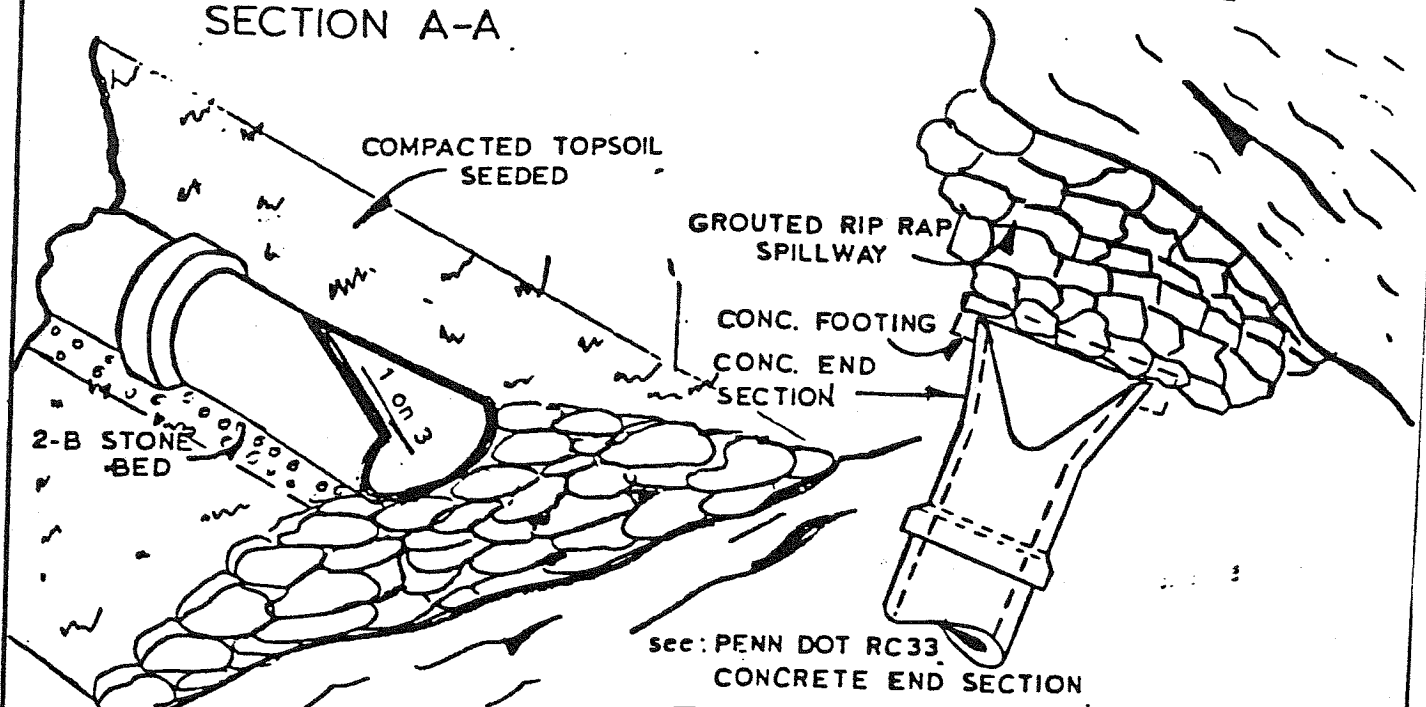
DATE:
3-15-78

DRAWING NO.
06.12

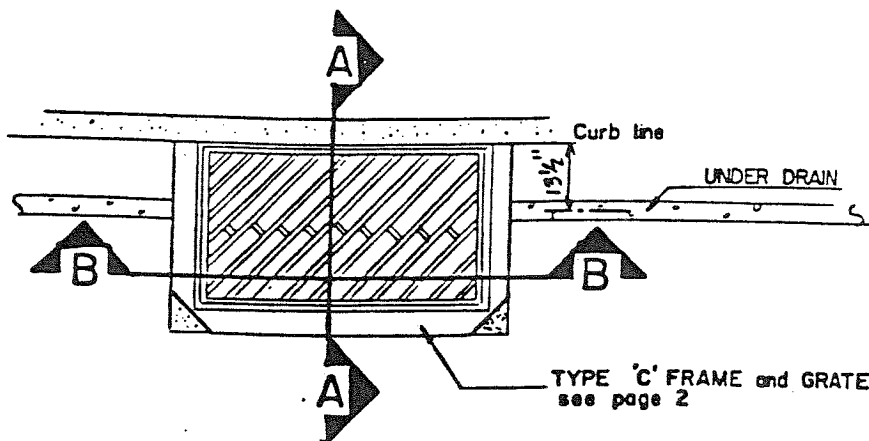
SHEET NO.
7



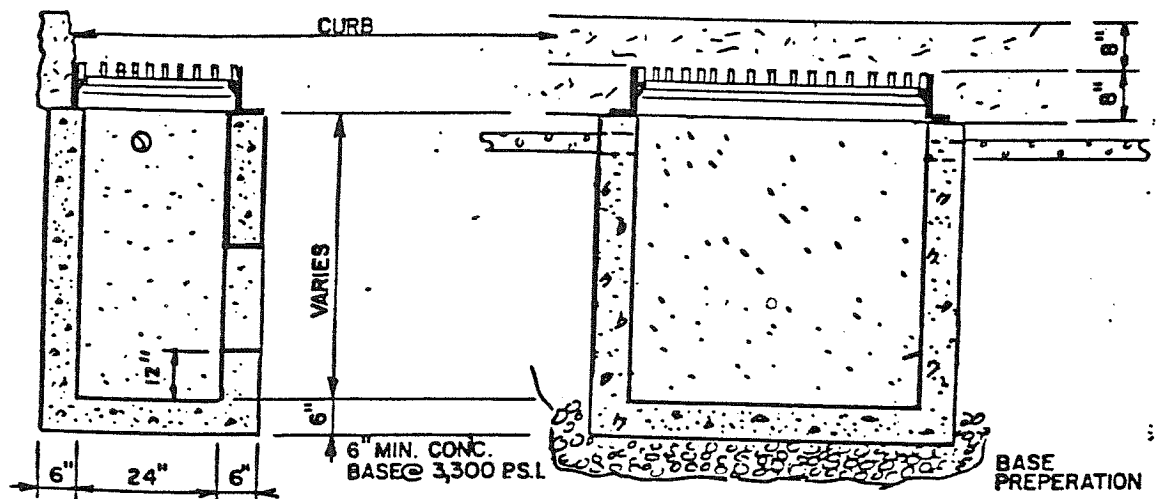
SECTION A-A



scale NONE	CITY OF WILKES-BARRE	OUTFALL TREATMENT	date 3-20-78
drawn by V.N.W			dwno no. 06.16
checked by <i>RYK</i>			sheet no. 1
approved by <i>[Signature]</i>			



PLAN DETAIL TYPE 'M' INLET w/ TYPE 'C' FRAME



SECTION A-A
SHOWN AS PRE-CAST
CONCRETE CONSTRUCTION

SECTION B-B

NOTES:

1. BASE PREPARATION TO BE A MINIMUM OF 6" OF 2A SUBBASE MATERIAL COMPACTED.
2. INLET GRATE TO BE DEPRESSED 1" AT BACK FROM NEW SURFACE.
3. COAT ALL SURFACES WITH ANTI-SPALLING COMPOUND.
4. MORTAR GROUT INLET FRAME TO BASIN.
5. A BRICK LEVELING COURSE (6" max.) MAY BE USED WITH PRE CAST INLETS.
6. PRE- CAST INLET BOX REINFORCEMENT AS PER PENN. D.O.T. SPECIFICATION.
7. CONCRETE BLOCK CONSTRUCTION NOT ALLOWED, PRE-CAST CONCRETE OR BRICK ARE ONLY APPROVED CONSTRUCTION MATERIALS. CAST IN PLACE ALLOWED, IN SPECIAL CIRCUMSTANCES, IF APPROVED BY CITY ENGINEER.

REVISED 10-27-80 VEA 10-28-81 VEA 4-9-85 VEA

Scale: NONE
 Drawn by: V.E.A.
 Checked by: RLB
 Approved by: RLB

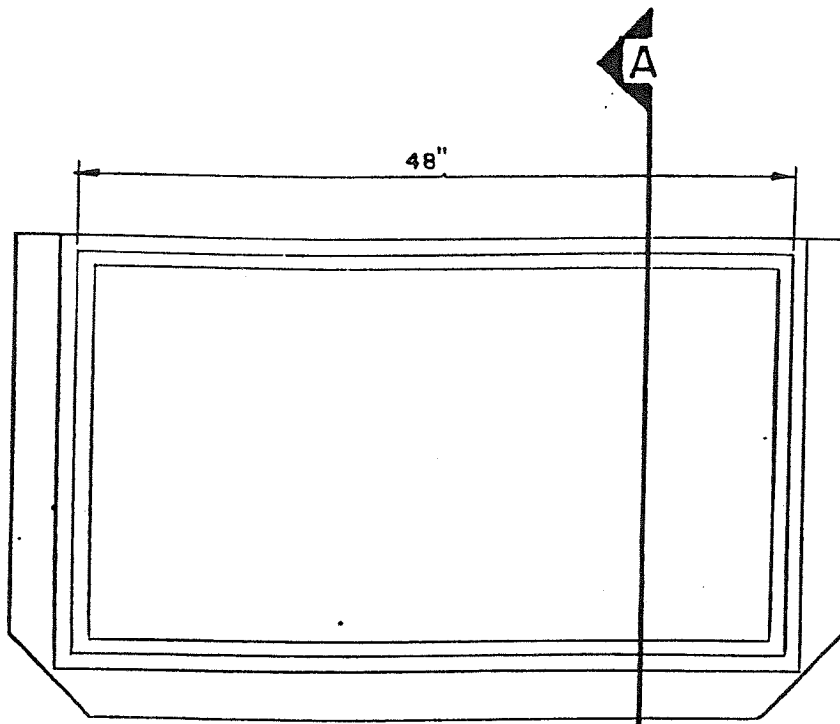
CITY OF
WILKES-BARRE

CATCH BASIN

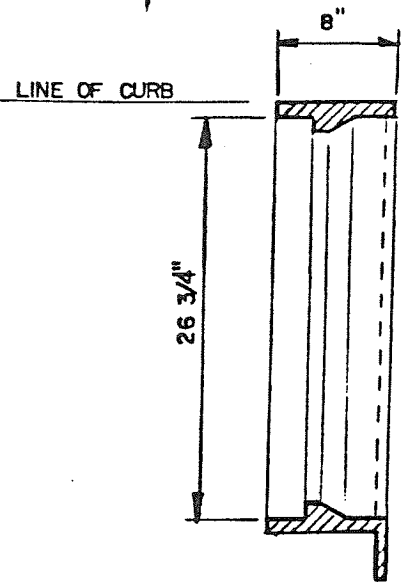
Date: 3-15-78

Drawing No. 06.22

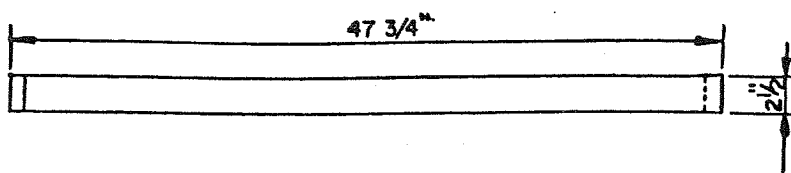
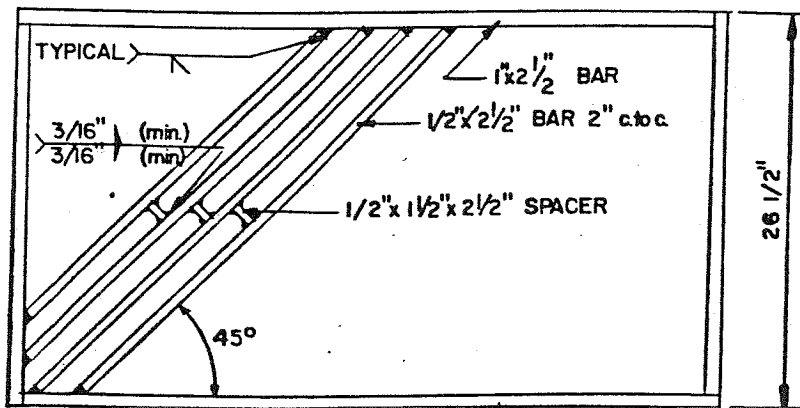
Sheet No. 1



PENN D.O.T. TYPE 'C' FRAME
(FERROUS CAST MATERIAL)



SECTION A



STRUCTURAL STEEL GRATE

NOTES:

CAST GRATE MAY BE USED IF
STEEL TYPE IS UNAVAILABLE

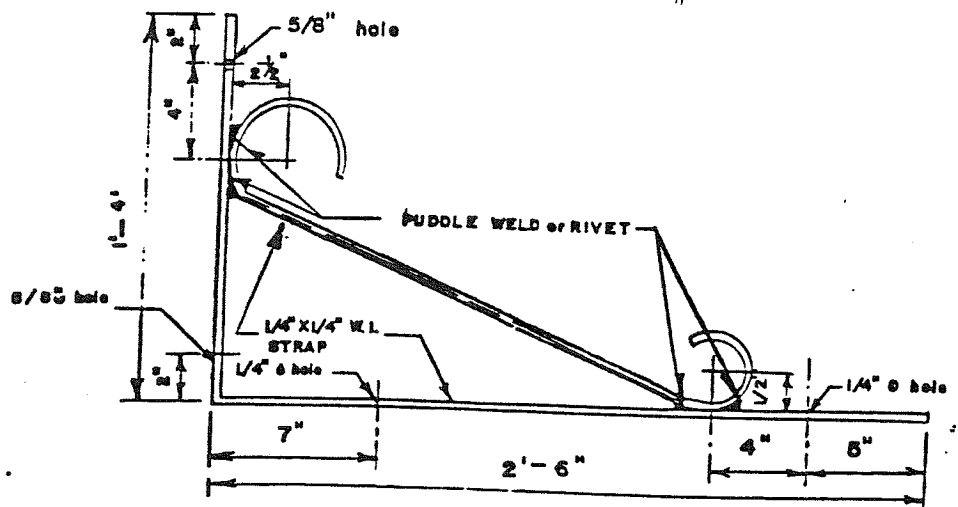
REVISED: 10-28-80 VEA

Scale: NONE
Drawn by: V.N.W.
Checked by: *Q20*
Approved by: *PRR*

CITY OF
WILKES-BARRE

CATCH BASIN
CASTING

Date: 3-15-78
Drawing No. 06.22
Sheet No. 2



GENERAL NOTES:

(1) SCOTCHLITE SILVER REFLECTIVE SHEETING BOTH SIDES OF SIGN OR 3M ENGINEER GRADE.

(2) ALL NUTS & BOLTS ARE TO BE RUST RESISTIVE.

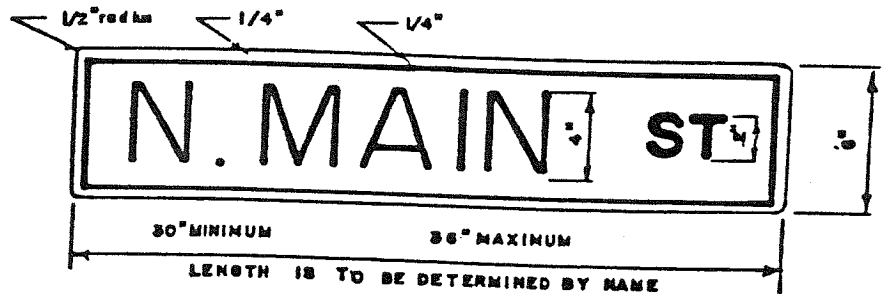
(3) ALL LETTERS ARE TO BE BLACK, SERIES 'C' BOTH SIDES OF SIGN.

(4) WING BRACKETS ARE TO BE AS MANUFACTURED BY HALL SIGNS, P.O. BOX 513-300 W. 3rd. STREET BLOOMINGTON, INDIANA 47401 OR ENGINEERS EQUAL.

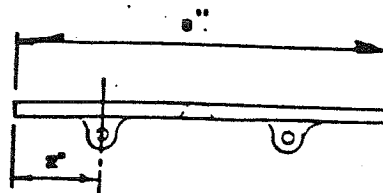
(5) SIGN SUPPORT BRACKET TO BE PAINTED BLACK.

SIGN SUPPORT BRACKET

SILVER REFLECTIVE SHEETING BOTH SIDES
.060 GAGE ANODIZED ALUMINUM BLANK



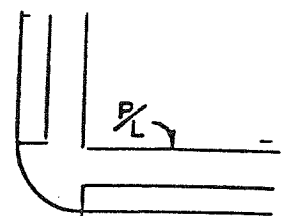
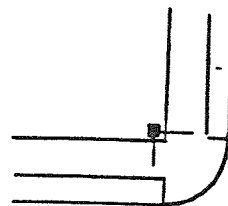
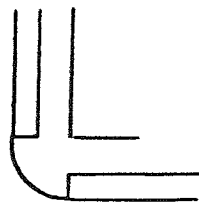
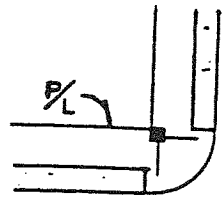
NAME SIGN



NO. 4 WING BRACKET

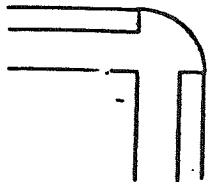
REVISIONS: V.N.W 2-24-78

Scale	NONE	CITY OF WILKES-BARRE	STREET NAME SIGN	date	3-15-78
drawn by	V.E.A.			dwg. no.	09.01
checked by	V.E.A.			sheet no.	1
approved by	JRU				

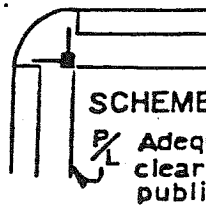


PRIMARY ROUTE

PRIMARY ROUTE

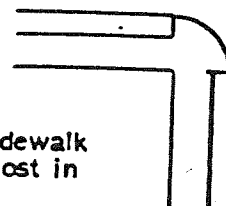


SECONDARY ROUTE

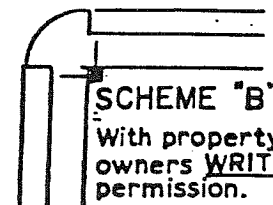


SCHEME "A"

Adequate sidewalk clearance, post in public row.



SECONDARY ROUTE



SCHEME "B"

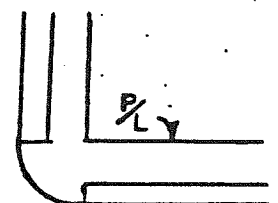
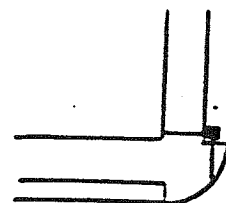
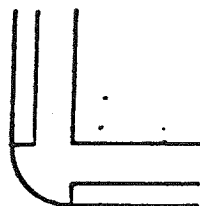
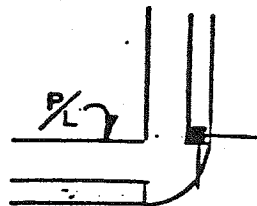
With property owners WRITTE permission.

ORDER OF DESIRABILITY

SCHEME

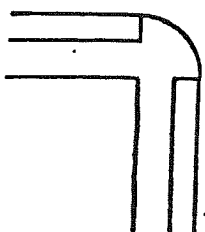
||
||
||

A
B
C
D

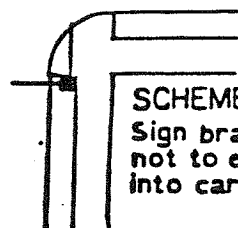


PRIMARY ROUTE

PRIMARY ROUTE

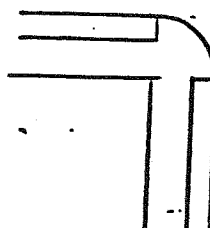


SECONDARY ROUTE

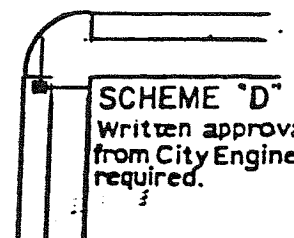


SCHEME "C"

Sign bracket not to extend into cartway.



SECONDARY ROUTE



SCHEME "D"

Written approval from City Engineer required.

Revision 2-2-79 V.N.W. RLB

Scale NONE

drawn by V.N.W.

checked by V.E.A.

approved by XTO

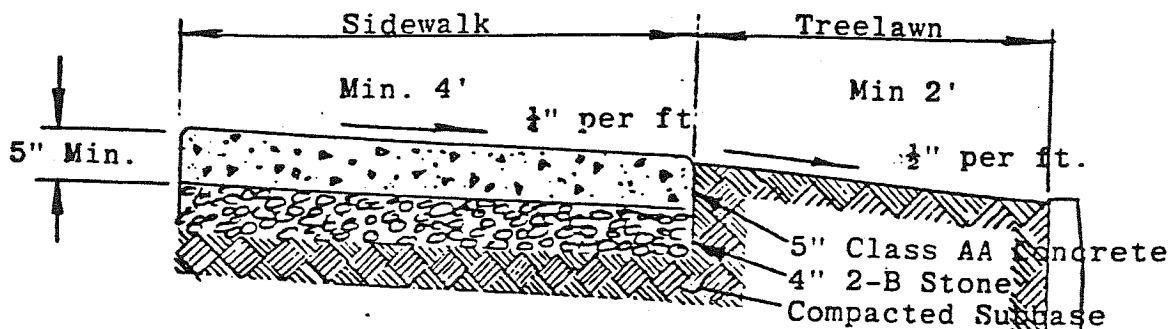
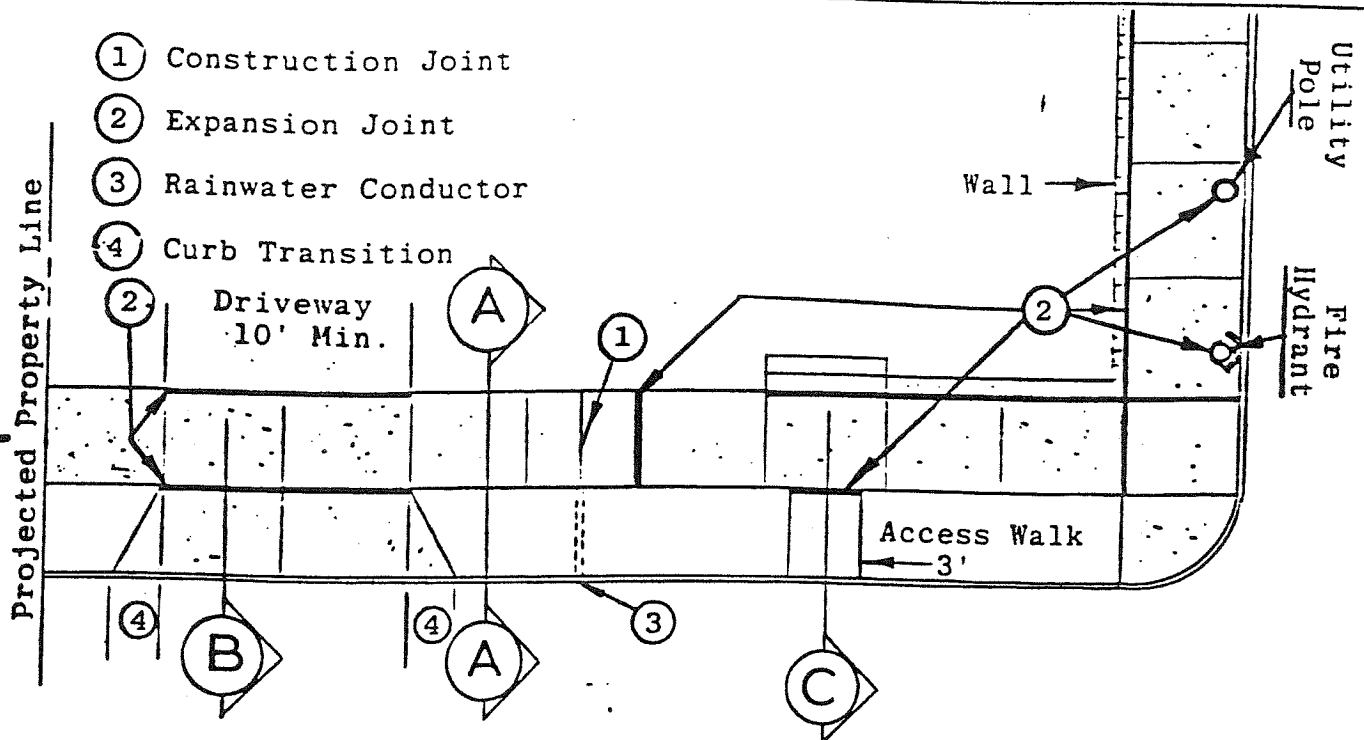
CITY OF
WILKES-BARRE

STREET NAME
POST PLACEMENT

date 3-15-78

drng. no. 09.01

sheet no.



Concrete:

- Penn D.O.T. Class AA
- 3750 p.s.i. @ 28 days
- 6% Air Entrained + 1%
- Slump; 4" Max.
- Thickness; Walks; 5" Min.
- Thickness; Driveways; 6" Min.
- Finish; Broom
- Edge; 1/4" Radius

Construction Joints:

- Depth; 1/4 Slab Thickness
- Spacing; 5' Max.
- Edge; 1/4" Radius

Provide over rainwater conductors and at Property Lines.

Expansion Joints:

- 1/4" Asphalt Filler
- Around all appurtenances, poles, grates, radius tangents, etc.
- Wherever new concrete butts against existing structures, walls, steps, driveways, foundations, sidewalks, etc.

Driveways:

- Driveway apron transition not to extend past projected Property Line.
- 2' Curb Transition to be used under all conditions.

SCALE NONE

DRAWN BY V.N.W

CHECKED BY *[Signature]*

APPROVED BY *[Signature]*

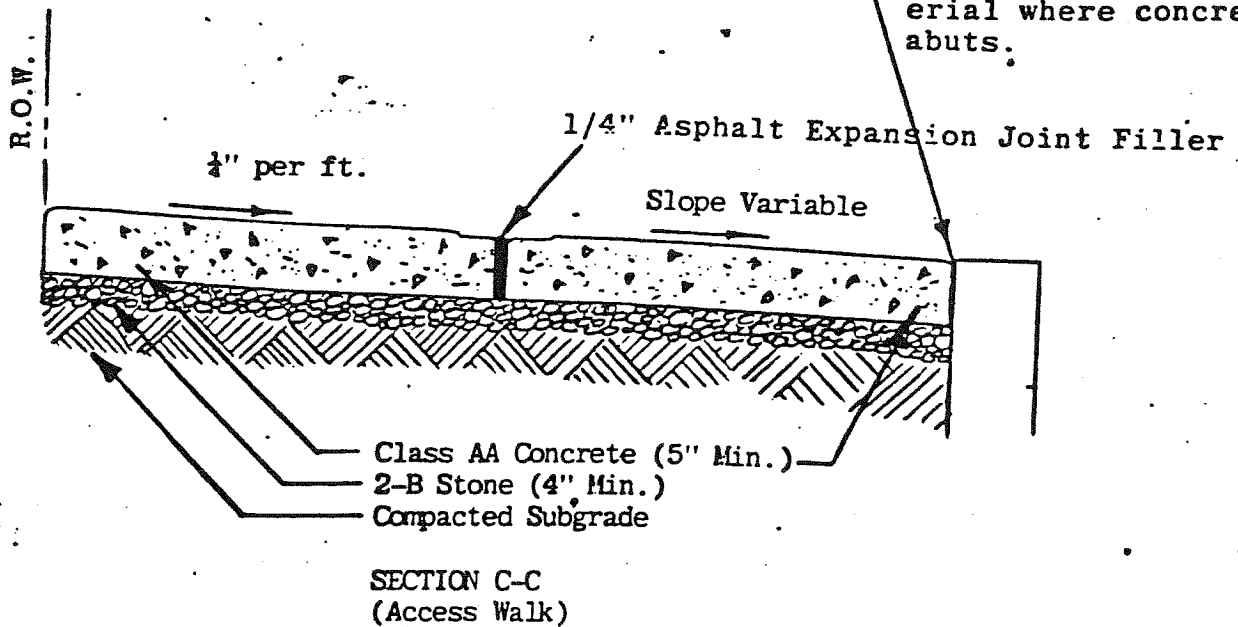
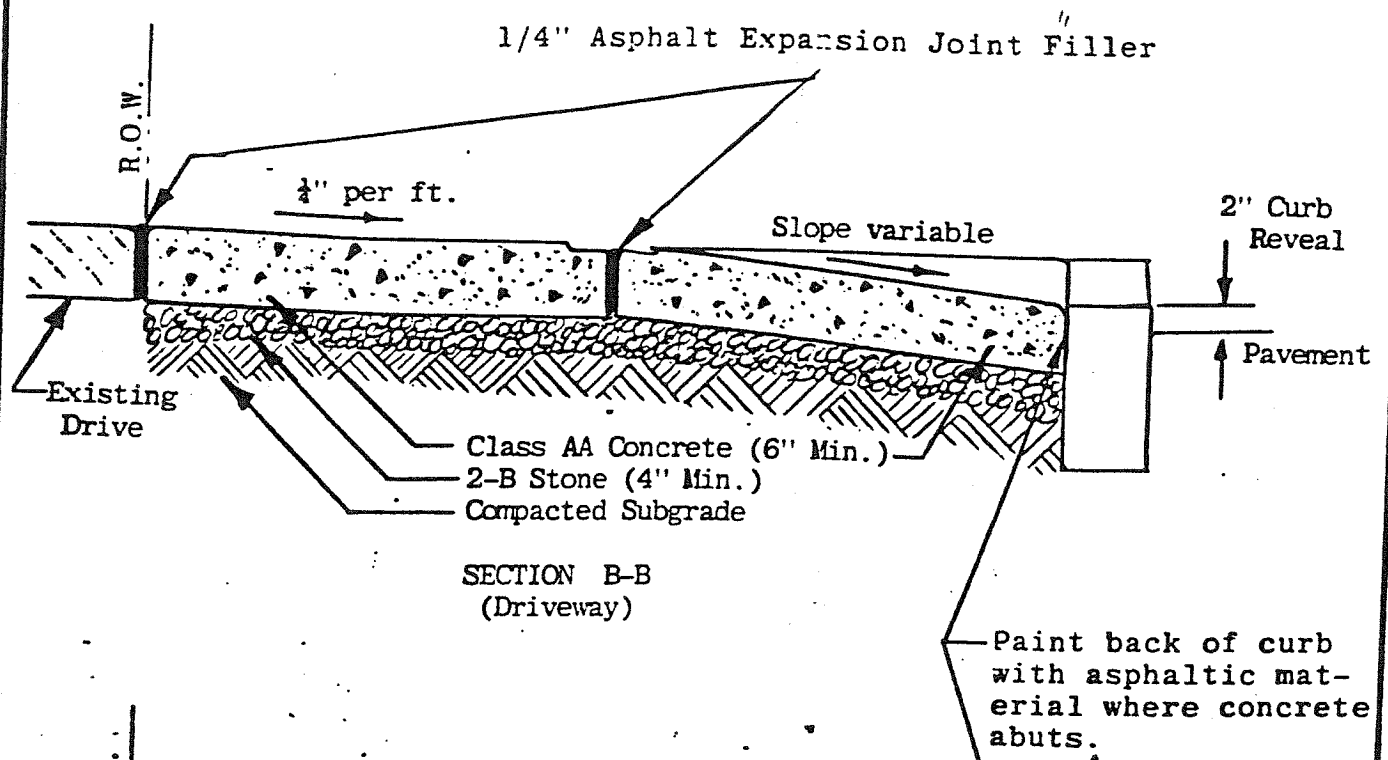
CITY OF
WILKES-BARRE

SIDEWALKS

DATE 12-8-81

DWNG. NO.
10.10

SHEET NO.
1 of 3

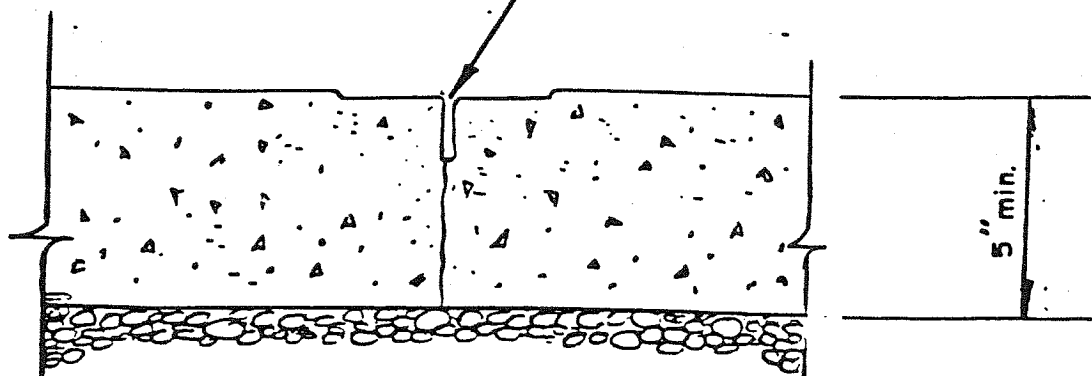


Note: Access walk must be at least 10' from driveway.
Fiber expansion joint filler not allowed.

Revised 10-29-81 VEA

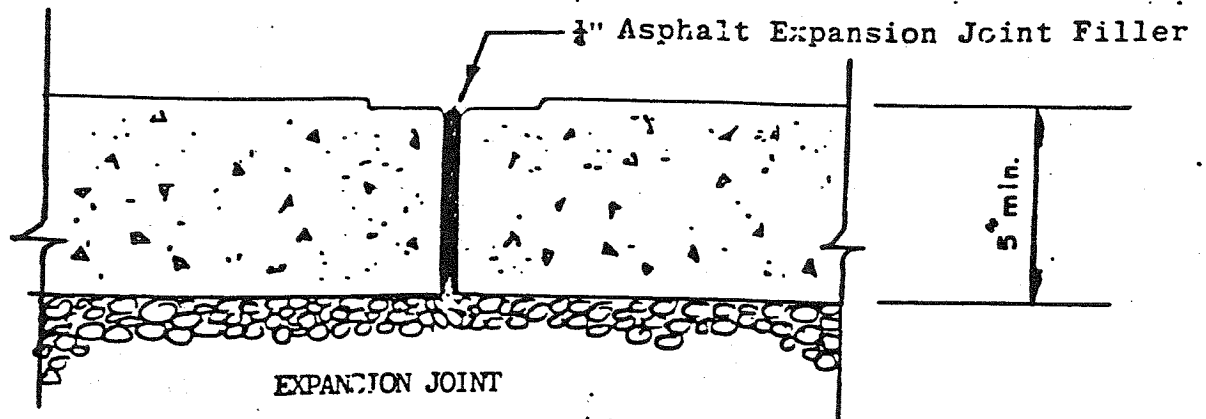
SCALE NONE	CITY OF WILKES-BARRE	SIDEWALKS	DATE 7/28/80
DRAWN BY V.N.W.			DRAWING NO. 1010
CHECKED BY RLB			SHEET NO. 2 of 3
APPROVED BY RLB			

Handtooled Construction Joint



CONSTRUCTION JOINT

Note: $\frac{1}{4}$ " radius edge, depth of joint $\frac{1}{4}$ slab thickness.



EXPANSION JOINT

Note: Hold filler $\frac{1}{4}$ " from top of joint, $\frac{1}{4}$ " radius edge, remove excess concrete from joint.

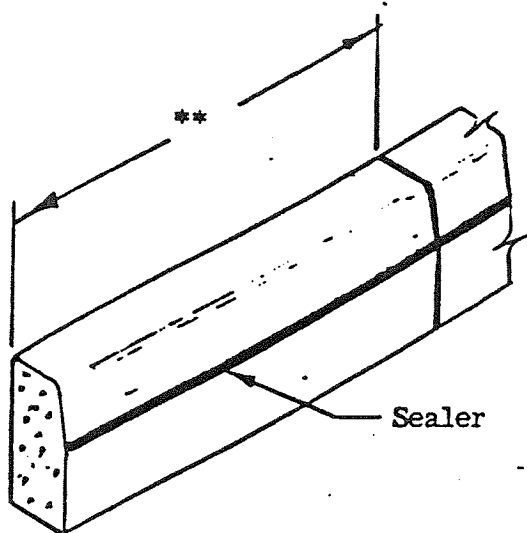
Fiber expansion joint filler not allowed.

Revised: 10-29-81 VEA

scale	NONE	CITY OF WILKES-BARRE	SIDEWALK JOINTS	date	7/25/80
drawn by	V.N.W.			dwng. no.	10.10
checked by	R.S.B.			sheet no.	3 of 3
approved by	[Signature]				

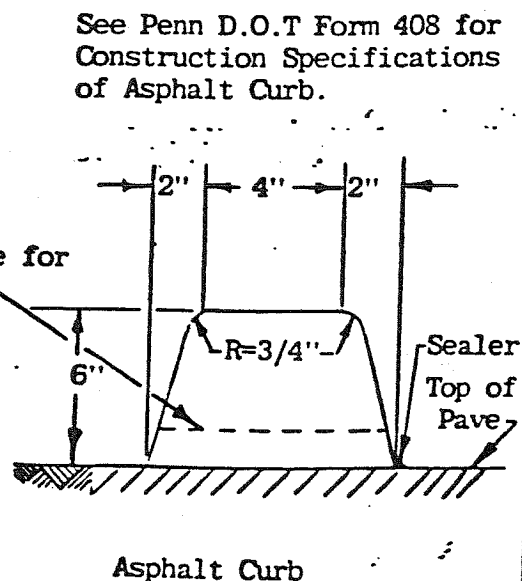
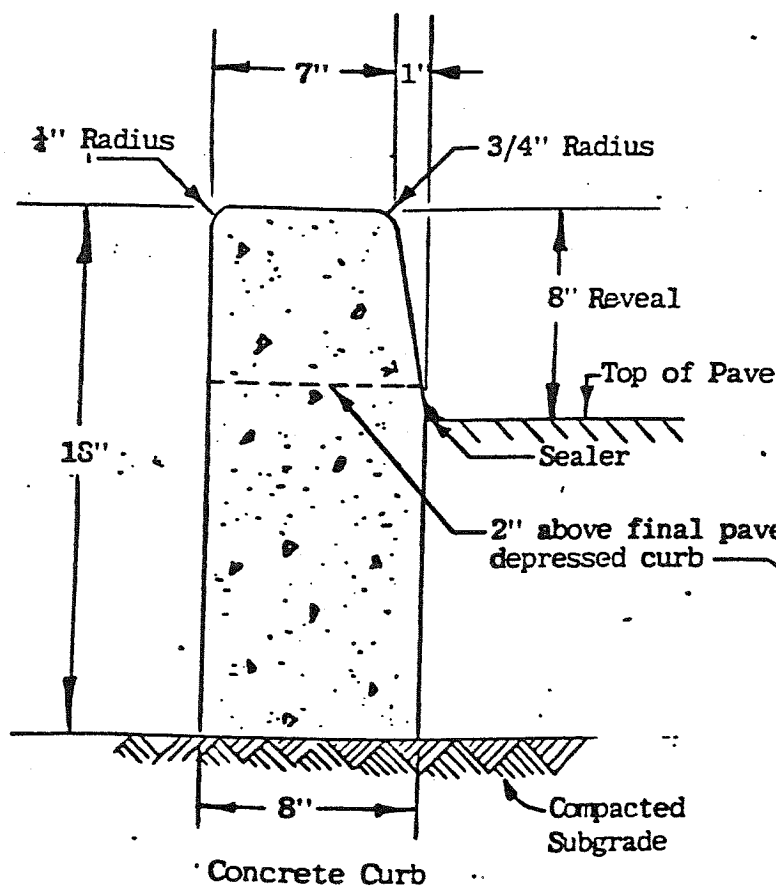
SCALE None	CITY OF WILKES-BARRE	CURBING GRANITE AND STONE	DATE 8/5/80
DRAWN BY V.N.W.			DWG. NO. 10.20
CHECKED BY RJB			SHEET NO.
APPROVED BY RJB			1 of 2

Construction Notes:



1. Paint backside of new curb with asphalt material where sidewalk abuts.
2. 3/4" Premolded expansion joint material shall be cut to conform to the cross-sectional area and placed at structures and at the end of a days work.
3. All loose earth in trench to be tamped prior to the installation of curb.
4. Backfilling should not begin until curb has cured.
5. Hot bituminous sealant to be poured where new curb meets roadway.

For further information and details refer to Penn D.O.T. Form 408 sec. 630 and R.C. 64



SCALE	NONE	CITY OF WILKES-BARRE	CURBING CONCRETE AND ASPHALT	DATE	8/7/80
DRAWN BY	V.N.W.			DWNG. NO.	1020
CHECKED BY	RJB			SHEET NO.	2 of 2
APPROVED BY	RJB				

GENERAL NOTES

Sod shall be cut in rectangular sections measuring 12" to 24" wide and 2' to 6' long. Thickness shall be approx. 3/4". All sod shall be placed within 48 hrs. after being cut. Site preparation shall include 4" topsoil. Lime and fertilizer shall be applied to all areas to be sodded. Sod shall not be placed when temp. is below 32F. Sod shall be saturated with water after placing.

Sod area shall be excavated or filled to establish a rough grade elevation 4" below finished grade. Subgrade material shall be compacted and tamped thoroughly before placing top soil. If so directed, a light roller, weighing not more than sixty-five pound per foot width, shall be used to complete firming.

scale NONE	CITY OF WILKES-BARRE	SOD	date 3-15-78
drawn by V.N.W.			dwng. no. 11.01
checked by			sheet no.
approved by <i>[Signature]</i>			2

SEEDING

This work shall consist of furnishing and placing, seed and soil supplements within reasonably close conformity to the lines, grades, and locations as designated on the plans or in accordance with the specifications in the Penn-DOT form 408 section 804 & 805. All seed shall conform to the Penna. Seed Act of 1965, act number 187, and regulations of the Penna. Dept. of Agriculture, Bureau of Plant Industry.

SEEDING DATES

Formula A & C - Anytime except September and October.

Formula B & D - Spring - March 1 to June 1; Fall - Aug. 1 to Oct. 1

Formula E - Anytime

Formula and Species	% by Weight	Minimum %		Max. %	Seeding Rate Per 1000 Sq. Yd.
		Purity	Germination		Pounds
Formula A Crownvetch (<i>Coronilla varia</i> , var. Penngift)	100	99	70*	0.10	4.0
Formula B Ryegrass, Perennial (<i>Lolium perenne</i> var. Pennfine or Manhattan) Fescue, Pennlawn Red (<i>Festuca rubra</i> var. Pennlawn) Bluegrass, Kentucky (<i>Poa pratensis</i>) (A combination of certified Bluegrass varieties, any one variety not to be more than 25% of the total.)	20 30 50	95 98 90	90 85 80	0.15 0.25 0.20	21.0
Formula C Crownvetch (<i>Coronilla varia</i> , var. Penngift) Ryegrass, Annual (<i>Lolium multiflorum</i>)	45 55	99 95	70* 90	0.10 0.15	9.0
Formula D Fescue, Kentucky 31, Tall (<i>Festuca arundinacea</i> var. Kentucky 31) Fescue, Pennlawn Red (<i>Festuca rubra</i> var. Pennlawn)	80 20	98 98	85 85	0.25 0.25	21.0
Formula E Ryegrass, Annual (<i>Lolium multiflorum</i>)	100	95	90	0.15	10.0

* Minimum 35% normal sprouts and a minimum 35% hardseed.

scale NONE	CITY OF WILKES-BARRE	SEEDING	date 3-15-78
drawn by V.N.W.			dwg. no. 11.01
checked by <i>[Signature]</i>			sheet no.
approved by <i>[Signature]</i>			

Planting Season:

Spring: March
April
May

Fall: September
October
November

Unfavorable Soil Conditions:

Hole to be twice the diameter of the ball.

Notes:...

- After digging hole, lightly tamp 12" of planting bed mix, place ball of tree and fill in and around with same mixture, tamping firmly.
- Water thoroughly.
- Peel back burlap wrapping before filling final layer of planting bed mix.

Pruning:

Immediately after planting, top should be pruned back so there is favorable balance of root over top. Minimum of 1/3 of potential leaf-bearing surface removed.

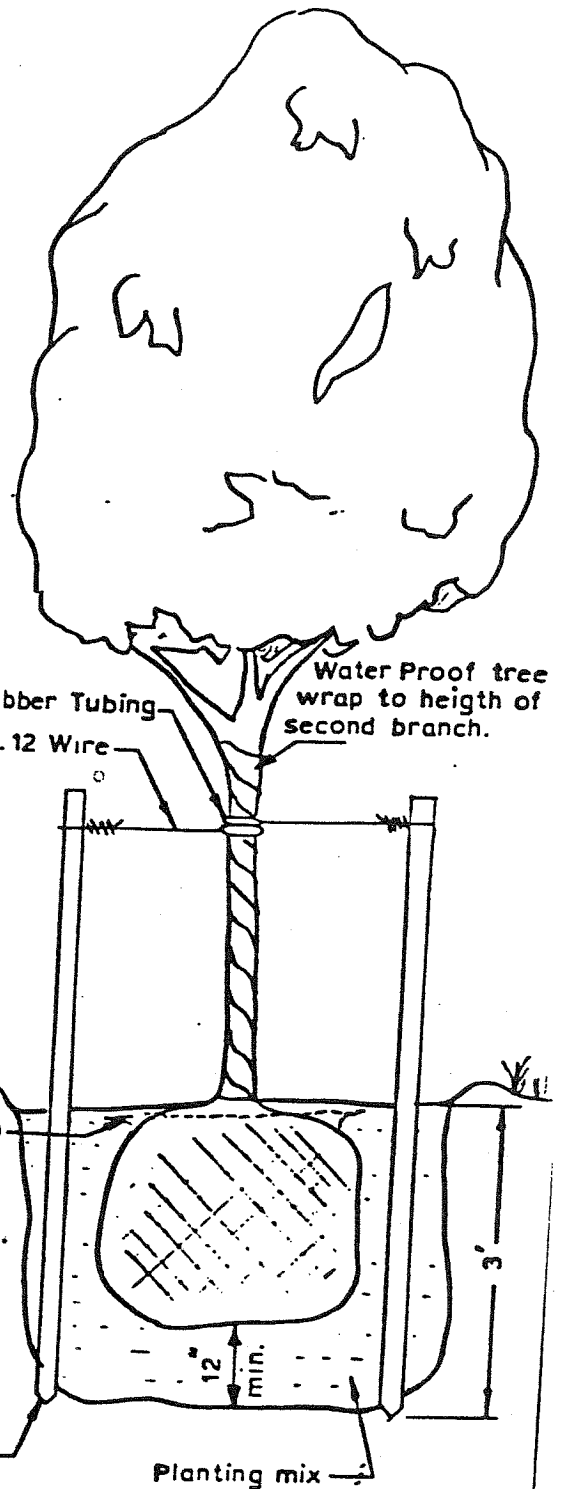
Planting mix to be saucered

PLANTING BED MIX
3 parts topsoil
1 part peat humus
1 part cow manure

FERTILIZER
10-6-4
1-1/2 lbs per inch of trunk diameter

BALL DIAMETER - 28" min.
" **DEPTH - 20" min.**
BURLAP WRAPPED

1 1/2" x 1 1/2" square
wood stake 10' long



REVISED: 6/80 R.L.B.

Scale NONE

Drawn By V.N.W.

Checked by

Approved by RLB

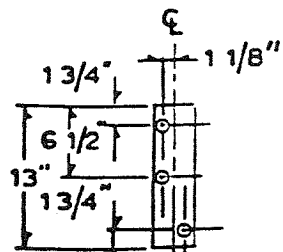
CITY OF
WILKES-BARRE

TREES

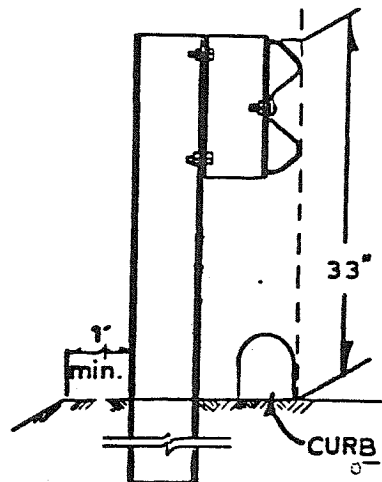
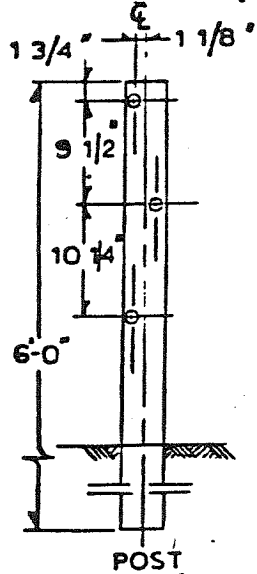
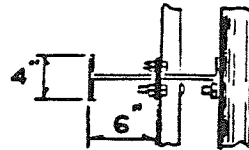
Date 3/15/78

Drwg. No. 11.01

Sheet No. 4



OFFSET BRACKET



W6x85 POST DETAILS

NOTES:

1. All materials shall conform to the requirements of Form 408.
2. Post spacing 12'-6" max.
3. For Terminal Section see RC 52(sheet 4 of 4).
4. For other details refer to PENN D.O.T. Standards for Roadway Construction. RC 52(sheets 1 of 4, 2 of 4, 4 of 4)

scale NONE

drawn by V.N.W

checked by A.P.P.

APPROVED BY

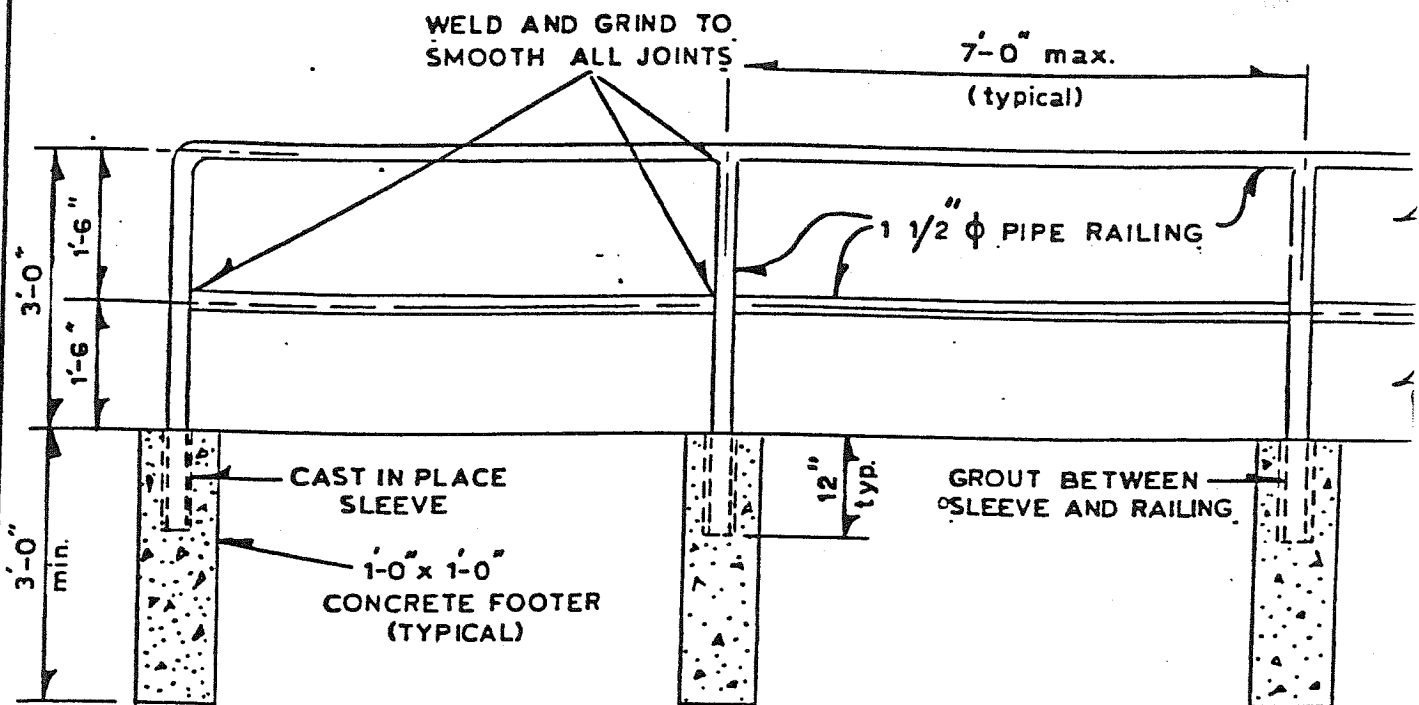
CITY OF
WILKES-BARRE

GUARD RAIL

date 3-15-78

dwng. no.
11.20

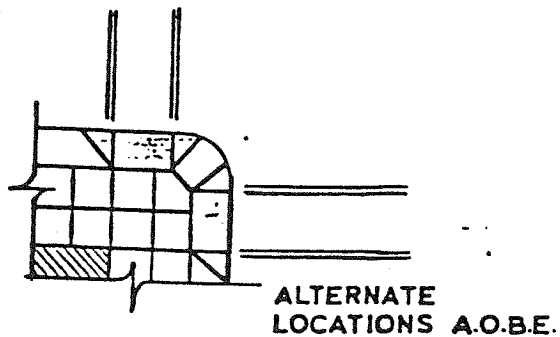
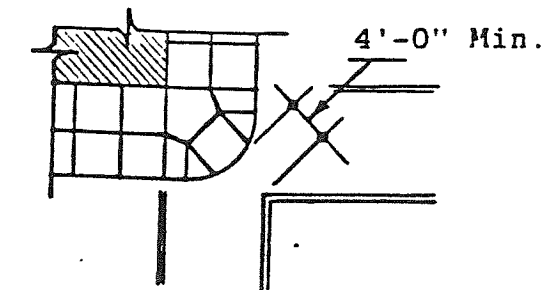
sheet no.



NOTE:

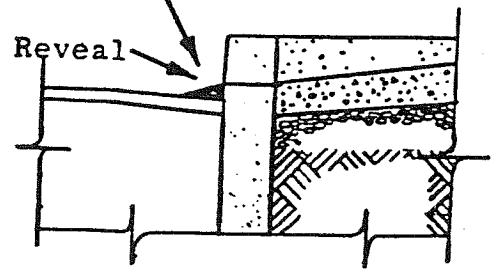
1. RAILING SHALL BE 1 1/2" ϕ STANDARD STEEL PIPE.
2. RAILING SHALL BE PAINTED ONE SHOP COAT OF FABRICATORS STANDARD PRIMER AND ONE FINISHED COAT OF RED PAINT.

scale	NONE	CITY OF WILKES - BARRE	HAND RAIL	date	3-15-78
drawn by	V.N.W			dwng. no.	11.30
checked by	AJP			sheet no.	1
approved by	[Signature]				



Provide asphalt ramp to curb

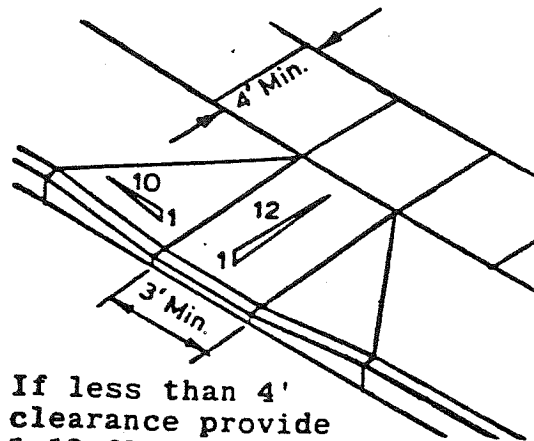
3" Reveal



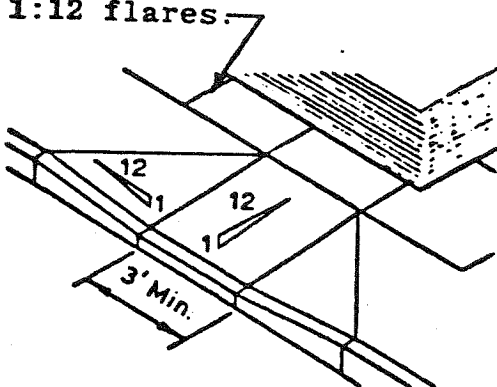
TYPICAL CROSS-SECTION

NOTES

1. Ramp not to outlet onto catch basin grate.
2. Ramp not necessary where nearby driveway can be used effectively.
3. Ramp not to be installed where sidewalk grade is greater than 10% and/or where a hazard is created.
4. Ramp must have heavy broom finish perpendicular to slope.
5. All slopes shown are maximum.



If less than 4' clearance provide 1:12 flares.



SCALE NONE

DRAWN BY V.N.W.

CHECKED BY *RSB*

APPROVED BY *RSB*

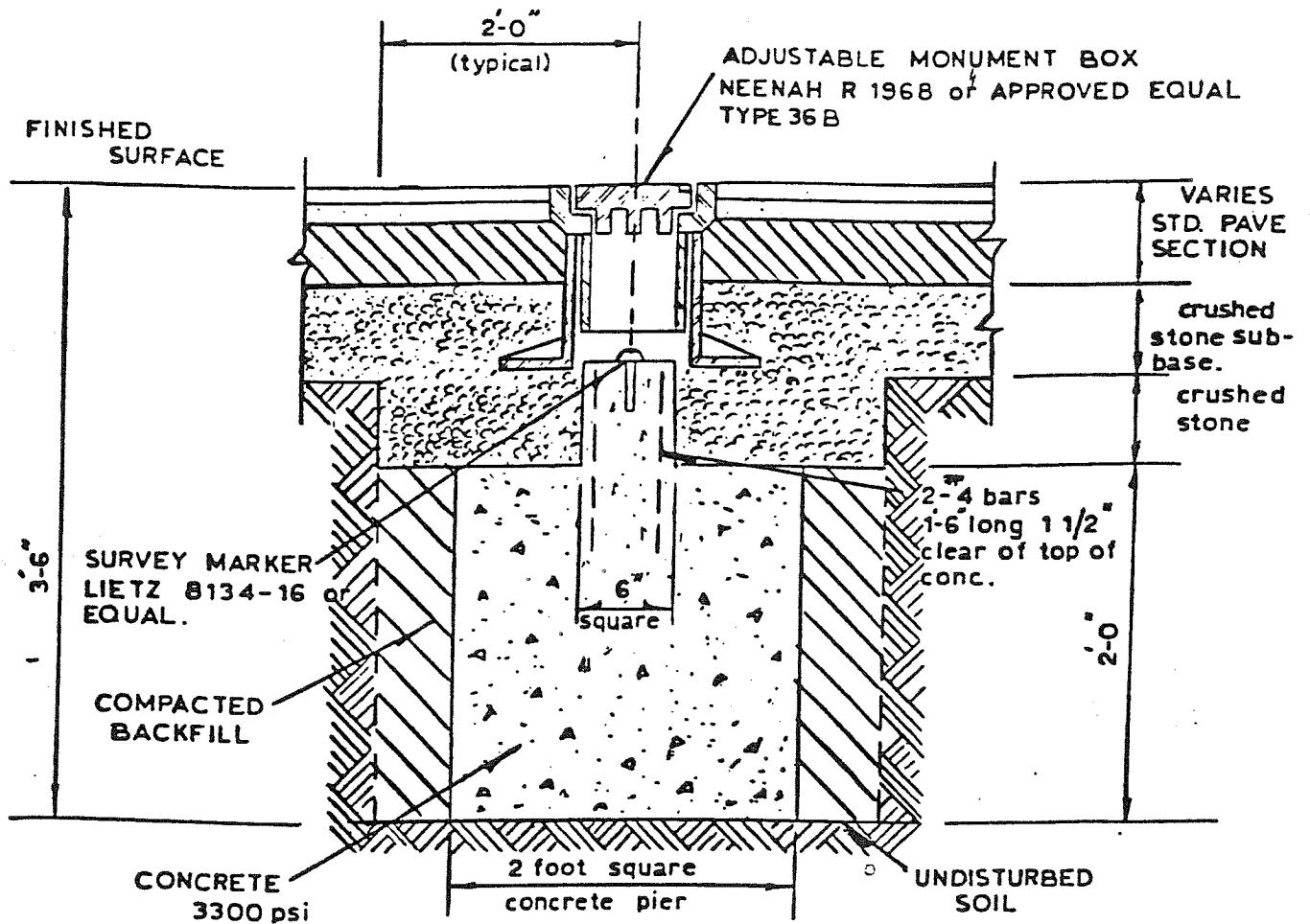
CITY OF
WILKES-BARRE

BARRIER-FREE
PEDESTRIAN
RAMP

DATE 3-4-81

DRWG. NO. 11.02

SHEET NO. 1



CROSS-SECTIONAL VIEW

NOTES:

1. MONUMENT TO BE PLACED AT ALL \angle INTERSECTIONS, \angle ANGLE POINTS AND CURVE P.I.'s - IF P.I.'s ARE INACCESSIBLE, MONUMENTS SHALL THEN BE PLACED AT CURVE P.C's AND P.T's. MONUMENTS TO BE INSTALLED A.O.B.E.

Scale NONE

drawn by V.N.W.

checked by A.J.P.

approved by R.H.O.

CITY OF
WILKES-BARRE

SURVEY
MONUMENT

date 3-15-78

dwng. no.
1141

sheet no.

1

PROJECT TITLE

CITY
LOGO

LEE NAMEY

Mayor

CITY COUNCIL

Al Boris, Chairman
Joseph Sholtis, Vice-Chairman
Phillip McCabe
Thomas McGroarty

Eric Redick
Harry Miller
James McCarthy
Mercedes Leighton,
Controller

2'

3/4" MARINE PLYWOOD

Note: Colors:

1. Top section of sign.
Orange background and Brown Letters
2. Bottom section of sign.
Brown background and Orange Letters

LEGEND

2 1/4"

1"

4' Depth

Revised 4/81 V.N.W.

SCALE 3/4"=1'

DRAWN BY V.N.W.

CHECKED BY *Q2B*

APPROVED BY *Q2B*

CITY OF
WILKES-BARRE

PROJECT
SIGN

DATE 8-27-80

DRAWING NO.
11.50

SHEET NO.
1