

ARTICLE VI - IMPROVEMENT SPECIFICATIONS

SECTION 6:00 GENERAL REQUIREMENTS

- 6:001 The applicant shall construct all streets, together with all other physical improvements, including grading, paving, curbs, gutters, sidewalks, street lights, fire hydrants, water mains, street signs, street trees, stormwater management or drainage facilities, sanitary sewers, landscaping, traffic control devices, open space and restricted areas, and erosion and sediment control measures in conformance with the Final Plan as approved, the applicable provisions of the most current PennDOT Specifications, Form 408, and in accordance with all Township and other applicable regulations.
- 6:002 As a condition of approval of a Final Plan by the Township Board of Supervisors, the applicant shall enter into a Development Agreement covering the improvements shown on the Plan and required by these regulations. The Development Agreement shall conform to the requirement of Article VII - Improvements Guarantees.
- 6:003 All improvements installed by the applicant shall be constructed in accordance with the applicable design specifications of the Township or, where none apply, the most current PennDOT Specifications, Form 408. Where required improvements are located in areas under the jurisdiction of another governmental agency (i.e., State roadway), the applicable design standards of the applicable agency shall prevail.

SECTION 6:10 GENERAL PROCEDURES

- 6:101 The Township Engineer or duly assigned representative shall be notified prior to the start of any construction and/or excavation, including removal of topsoil, grubbing of shrubs, bushes, trees and vegetation of any kind, or the performance of any work in a street, right-of-way, utility easement, storm drainage easement or waterway in an approved subdivision or land development within Rockland Township.
- 6:102 A preconstruction conference is required for all subdivision and land development proposing any improvements specified in Section 6:001 or for any other construction or earthmoving activities as deemed necessary by the Township Engineer. The developer and his representatives and the contractor(s) who will be performing the work are to attend along with the Township Engineer, Berks County Conservation District and any other appropriate individuals involved with the project.
- 6:103 Proof of all required permits, certifications and approvals shall be provided at the preconstruction meeting, as well as, compliance with the

utility notification requirement of Act No. 172/287. Construction may not commence until all permits and approvals are obtained.

6:104 Work being performed on any and all existing public highways, streets, rights-of-way and easements, shall require a Street Occupancy Permit from the proper authority, and all required safety protection, including flag persons, signing, barricades, flashing warning devices and other required devices. All safety protection methods and devices and procedures shall be in accordance with Pennsylvania Department of Transportation Publication 203, Work Zone Traffic Control, and shall be furnished and maintained solely by the applicant.

6:105 Inspections Required

A. The construction or installation of all improvements shall at all times be subject to inspection by representatives of the Township in accordance with applicable codes and standards in effect at the time. If such inspection reveals that work is not in accordance with approved plans and specifications, that construction is not being done in a workmanlike manner, or that erosion or sediment controls are failing to prevent accelerated erosion or water-borne sediment from leaving the site of construction, said representative is empowered to require corrections to be made and order the suspension of subdivision approval, and to issue a cease and desist order which may include any or all of the following sanctions:

1. That no lot in the subdivision shall be conveyed or placed under agreement of sale;
2. That all construction on any lots for which a building permit has been issued shall cease; and/or
3. That no further building permits for any lots shall be issued.

B. The cease and desist order shall be terminated upon determination by the Township that the said defects or deviations from plan requirements have been corrected.

C. It shall be the responsibility of the applicant, developer, builder, or contractor to notify the Township Engineer or other duly authorized person a minimum of two working days in advance of the commencement of any construction or installation of any facility or utility required by this Ordinance or by the approved subdivision or land development plan, in order that provisions may be made for inspection by the Township.

D. In addition to the advance notice required in Subsection C above, it shall be the responsibility of the applicant, developer, builder, or contractor to call, at a minimum, for the following specific inspections by notifying the Township Engineer or other duly authorized person a minimum of one working day in advance of the time anticipated for the required inspection:

1. Key trench for stormwater retention or detention basins, following excavation but prior to the placement of any backfill.
2. Footings for structures, following excavation but prior to the commencement of any further construction work on the structure.
3. All pipe work, including pipe spillways and anti-seep collars in stormwater retention or detention basins, storm drains, and utilities before pipes are covered by backfill.
4. Excavation of underground stormwater management facilities and rain gardens.
5. Installation of stone and geotextile for underground stormwater facilities prior to backfill and planting soil for rain gardens.
6. Street subgrade when completed, but before the start of installation of curbs or base course.
7. Curbs and/or sidewalks, when crushed stone or gravel base is in place, and during the subsequent concrete pours.
8. Crushed aggregate base course, during its installation.
9. Bituminous surface binder course, during its installation.
10. Bituminous surface wearing course, during its installation.
11. Final inspection.
12. Any other inspection deemed necessary by the Township Engineer.

SECTION 6:20 REQUIRED IMPROVEMENTS

The following improvements, as shown on the approved plans, shall be provided by the applicant:

6:201 Streets

- A. In General. The construction of streets in Rockland Township shall be done in conformity with the specifications, regulations and provisions set forth in this Ordinance, together with the Road and Street Ordinance (Appendix C) as may from time to time be in effect.
- B. Street Grading. All proposed streets shall be graded at their full right-of-way width, unless additional grading width is specified by the Township.
- C. Cartway Paving. All proposed streets shall be paved to full cartway width (as shown on the Final Plan) in accordance with Township requirements.
- D. Existing Streets. Improvements to existing Township streets directly abutting the subject tract involved with the proposed subdivision or land development shall be made when deemed necessary by the Board of Supervisors upon recommendation by the Township Engineer and Planning Commission for safety, drainage or other stated purposes. These improvements may include, but are not limited to, clearing, and grading of right-of-way, shoulder construction, installation of drainage facilities, road widening, resurfacing, reconstruction and sealing.

6:202 Curbs

- A. Curbs and storm sewers shall be installed along both sides of all proposed streets within a subdivision or land development.
- B. Curbs shall be the standard straight (vertical) type and installed in conformance with the applicable portions of PennDOT Specifications, Publication 408, current edition.
- C. Curbing shall be a minimum eighteen (18) inches in height and installed on a minimum four (4) inch layer of crushed aggregate (PennDOT #2B) stone bed. Expansion joints shall be every thirty (30) feet, at structures and at the end of each day's work. Contraction joints shall be saw cut every ten (10) feet at a minimum of two (2) inches in depth. Concrete shall be air-

entrained and shall have a minimum compressive strength of 4,000 psi at 28 days.

- D. A depressed curb for driveway entrances is required. The curb shall be depressed by rounding the edge from the top of the curb to a lip two (2) inches above the gutter line. The bottom line of the curb shall be maintained.
- E. All areas adjacent to curbs shall be sealed with AC-20.
- F. All curbs shall be designed and constructed in accordance with the provisions of the Americans with Disabilities Act, as appropriate.
- G. Where the requirement for curbs is deemed undesirable by the Planning Commission and ultimately waived by the Board of Supervisors, the applicant shall provide a graded and stabilized shoulder of at least five (5) feet in width on both sides of the street. The stabilized shoulder shall be designed and constructed in accordance with the Township Road and Street Ordinance No. 87-1 or most current version (Appendix C). Provisions for stormwater runoff drainage (i.e., grass swales) shall be incorporated into the overall drainage plan for the street system under this requirement.

6:203 Sidewalk

- A. Sidewalks shall be installed along both sides of all proposed streets within a subdivision or land development.
- B. Sidewalks shall be located a minimum of three (3) feet from the curblines or edge of cartway, but shall not extend beyond the right-of-way line of public streets.
- C. Sidewalk shall be four (4) feet wide, four (4) inches thick and placed upon a minimum four (4) inch layer of (PennDOT #2B) crushed aggregate stone bedding. Expansion joints shall be every 20 feet with contraction joints cut every four (4) feet and a minimum of one (1) inch in depth. Additional expansion materials shall be placed between any curb and driveway aprons and in the sidewalk at the driveway limits. All sidewalks shall receive a broom finish.
- D. Driveways over sidewalks shall be at least six (6) inches thick and welded wire fabric, 6"x6" by 10 gauge shall be installed in all driveway apron/sidewalk areas (or a suitable alternative as approved by the Township Engineer). Concrete shall be air-

entrained and shall have a minimum compressive strength of 4,000 psi at 28 days. The sloped portion of the driveway on all new construction shall terminate at the closest edge of sidewalk and at the 2 inch curb lip above the gutter line.

- E. All sidewalks shall be designed and constructed in accordance with the provisions of the Americans with Disabilities Act.

6:204 Storm Sewers

Storm sewers and related drainage facilities shall be installed consistent with acceptable design principles and the Rockland Township Stormwater Management Ordinance No. 2008-3, as amended.

6:205 Sanitary Sewage Disposal

- A. Sanitary sewage, disposal systems shall be provided consistent with the design standards and requirements contained in Section 5:60 of these regulations.
- B. Whenever an applicant proposes that individual on-site sanitary sewage disposal systems shall be utilized within the subdivision or land development, the applicant shall either install such facilities or shall require (by deed restriction or otherwise), as a condition of the sale of each lot or parcel within the subdivision, that such facilities shall be installed by the purchaser of such lot or parcel at the time that a principal building is constructed and in accordance with these regulations.
- C. In all other cases, the applicant shall provide a complete community or public sanitary sewage disposal system. The design and installation shall be subject to the approval of the Township Engineer. The design and installation of such community distribution system shall be subject to the approval of the Pennsylvania Department of Environmental Protection and such system shall be further subject to satisfactory provision for the maintenance thereof.

6:206 Water Supply

- A. Water supply system(s) shall be provided consistent with the standards and recommendations contained in Section 5:70 of these regulations.
- B. When a public or community water system is proposed, the design and installation of the system is subject to the review and approval

of the engineer of the appropriate water utility company and/or the Township Engineer, PADEP and any other outside agencies involved with the project. The operation, maintenance and ownership (as applicable for community systems) of the proposed water supply system shall be addressed to the satisfaction of the Township Engineer, all appointed Township consultants and the Township Solicitor.

6:207 Fire Hydrants

All subdivisions and land developments proposing public or community water systems shall be served by fire hydrants. The design and installation of the fire hydrants shall be as specified by the Insurance Services Office of Pennsylvania, the adopted building & fire codes of the Township and shall comply with local Fire Company standards.

6:208 Street Monuments

- A. Permanent reference monuments shall be located along street right-of-way lines at the following locations:
 - 1. At least one (1) monument at each street intersection.
 - 2. At changes in direction of street lines excluding arcs at intersections.
 - 3. At each end of each curved street line excluding arcs at intersections.
 - 4. At such other places along the line of streets as may be determined by the Township Engineer to be necessary so that any street may be readily defined in the future.
- B. With the approval of the Township Engineer the applicant may install monuments on only one side of the street provided that enough monuments are set to permit a surveyor to stakeout accurately any building lot shown on the plan.
- C. All monuments shall be placed by a Registered Professional Surveyor so that the center of the monument shall coincide exactly with the point of intersection of the lines being monumented.
- D. Reference monuments shall be constructed of concrete, 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;

pre-cast monuments shall be marked on the top with an identifiable inscription and a drill hole.

- E. Reference monuments shall be placed so that the top of the monument is flush with the surrounding grade.

6:209 Lot Corner Monuments

All lot corners shall be permanently located by monuments as specified under Section 6:208.D. It is recommended that all lot corners are placed prior to development or sale of the parcels.

6:210 Street Signs

Street name signs shall be installed at all street intersections. The design and placement of such signs shall be subject to approval by the Township. All necessary traffic control signs, including but not limited to no parking and snow emergency route signs, shall be installed and be of the type existing in the neighborhood, shall meet PennDOT safety standards, and shall be subject to approval by the Township Board of Supervisors. Street name signs and traffic control signs shall be erected before the issuance of any certificates of occupancy on that street.

6:211 Street Lights

- A. Street lights shall be installed along all proposed streets or along existing streets abutting the development, where deemed necessary by the Board of Supervisors and upon recommendation by the Township Planning Commission.
- B. Shielding Requirements. A fully shielded fixture, where all light emitted is projected below a horizontal plane running through the lowest part of the fixture (equivalent to a total cutoff angle of less than 90 degrees), is required for all street light proposals.
- C. The specifications and type of street lights shall be subject to review and approval by the Planning Commission. The architectural style of the lights shall be consistent with the nature of the development and the zoning district in which the activity is proposed.
- D. The Township shall be responsible for any costs associated with the streetlighting upon dedication of the street to the municipality. The Township may invoice the residents of the development or homeowner's association (if applicable) at their discretion for the reimbursement of the charges incurred.

6:212 Landscaping

Plant materials specifications, maintenance and guarantee. The following standards shall apply to all plant materials or transplanted trees as required under this Ordinance.

A. Plant Specifications

1. All plants shall meet the minimum standards for health, form, and root condition as outlined in the American Association of Nurserymen (AAN) Standards.
2. Proposed plant materials shall meet or exceed the minimum planting size requirement for the intended landscape use. Use of plantings selected from the Plant Material List (Appendix A) is required.

B. Maintenance

1. Required plant material shall be maintained for the life of the project to achieve the required visual effect of the buffer or screen. It shall be the ultimate responsibility of successive property owners to ensure that the required plantings are properly maintained.
2. Safety. All sight triangles shall remain clear, and any plant material that could endanger safety such as unstable limbs shall be removed and the plant material replaced if necessary. It shall be the responsibility of the property owner to maintain all plantings and architectural elements to ensure a safe environment.
3. Maintenance guidelines for the plantings are encouraged to be published by the planting plan designer, to be used by grounds maintenance personnel, to insure that the design's buffering and screening concepts are continued.

C. Landscape Financial Security

1. Any tree or shrub that dies within 18 months of planting shall be replaced by the current land owner or developer. Substitutions for certain species of plants may be made only when approved by the Township Engineer.

2. The developer or landowner shall deposit with the Township a sum of money equal to the amount necessary to cover the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of 18 months.