

§ 180-57. Access and availability of public services.

A. Access and traffic control.

- (1) The principal entrance to the site of a planned residential development (PRD) shall connect directly to an arterial or collector street, as defined by this chapter. In every planned residential development (PRD), a secondary means of access shall be provided that may connect to a local street.
- (2) The projected traffic volumes associated with the proposed planned residential development (PRD) shall be capable of being accommodated by the adjacent street network. The developer shall demonstrate, by submission of a traffic impact study, as defined herein, that the projected traffic from the planned residential development (PRD) shall not materially increase congestion and impair safety on adjacent public streets.
- (3) Ingress and egress to and from the site shall be designed to comply with the minimum requirements of Chapter 163, Subdivision and Land Development, of the Borough Code. Private streets within the planned residential development (PRD) site shall be constructed to Borough specifications for public streets. Internal access driveways serving the dwelling units shall not be considered private streets and shall not be subject to Borough construction specifications.

B. Public water and sewer service. All dwelling units and other principal structures in a planned residential development (PRD) shall be connected to a public water supply and public sanitary sewer service.

C. Sidewalks and streetlighting.

- (1) The developer shall provide sidewalks on at least one side of every street, whether public or private, within the planned residential development (PRD) site. Sidewalks shall be constructed in accordance with the Borough construction specifications in Chapter 163, Subdivision and Land Development, of the Borough Code.
- (2) The developer shall provide streetlights at all public street intersections and at other locations deemed necessary by the Borough Engineer for public safety. Streetlights shall be installed in accordance with the requirements specified in Chapter 163, Subdivision and Land Development, of the Borough Code.

D. Storm drainage.

- (1) The developer shall provide a storm drainage system within a planned residential development (PRD) that shall be of sufficient size and design to collect, carry off and dispose of all predictable surface water runoff within the planned residential development (PRD) and shall be so constructed to conform with the statutes, ordinances and regulations of the Commonwealth of Pennsylvania and the stormwater management regulations contained in Chapter 163, Subdivision and Land Development, of the Borough Code.
- (2) All stormwater management facilities shall be owned and maintained by the homeowners' association or similar organization created to own and maintain the common open space within the planned residential development (PRD). The homeowners' association documents shall contain provisions assigning the maintenance schedule that is reviewed and approved by the Borough Engineer.