

CLARION COUNTY  
STREET SPECIFICATIONS

A. Responsibility for Inspection

Responsibility for Inspection and supervision of said improvement shall rest with the developer and a certified professional engineer retained by the developer. A sealed certified report prepared by a certified engineer retained by the developer shall be submitted with the final plan to the Clarion County Planning Commission. The report shall certify that the installation of the new streets meets the minimum requirements of the Clarion County Subdivision Regulations of new streets and any additional specifications of the municipality in which the subdivision is located.

This does not preclude the Clarion County Planning Commission or the municipality in which the subdivision is located from retaining the right to inspect and supervise the installation of new streets if so desired. Notification of the intent to install the improvement shall be given to the municipality and Clarion County Planning Commission by the developer or agent prior to starting work on the improvement so the municipality can exercise its option.

B. Plans and Compliance

No person shall construct, open or dedicate any road or any drainage facilities in connection therewith, for public use or travel in Clarion County, without first submitting plans thereof to the Township Supervisors, Borough Council and the Clarion County Planning Commission for their approval. Four (4) copies of such plans shall be prepared in accordance with such rules or regulations as may be prescribed by the Clarion County Subdivision and Land Development Ordinance and additional requirements of the Township Supervisors or Borough Council. Plans submitted for review and approval by the Clarion County Planning Commission shall be accompanied by a certified report as prescribed in this Ordinance or the municipal specifications. Said plans shall show the profiles, course, structure of such roads, the capacity of any drainage facilities and the method of drainage of the adjacent or contiguous territory. Also, said plans shall show any other details that may be required by the Township Supervisors or Borough Council or the Commission. Construction shall be in strict accordance with the preliminary plan so approved.

Prior to final plan approval where new streets are to be constructed, the streets shall be installed and a certified report, prepared by a registered professional engineer as outlined in Section A shall be submitted.

C. Nature of Approval

Approval of a preliminary plan by the Clarion County Planning Commission and the Township Supervisors or Borough Council shall not constitute approval of the final plan or of roads or other improvements therein, but is rather an expression of

CLARION COUNTY  
STREET SPECIFICATIONS

approval of layout submitted on the preliminary plan as a guide to the preparation of the final plan, which final plan shall be submitted for the approval of the Township Supervisors or Borough Council and Clarion County Planning Commission, in that order upon fulfillment of the requirements of these Regulations.

D. Excavating and Grading

Streets shall be excavated and graded as indicated on the approved plans. This shall include excavation of the street to the lines, grades and limits indicated on the drawings or as may be revised by the Commission, Township Supervisors or Borough Council to meet conditions encountered during construction and excavation for intersecting roadways, stream channels and culverts within the approved right-of-way limits; and shall also include the widening of cuts, flattening and rounding of slopes outside the right-of-way as called for on approved plans, removal of top soil and excavating of ditches and the construction of fill. Inspection shall be performed and approval granted by the Township Supervisors or Borough Council prior to further work.

E. Drainage Structures

All drainage structures shown on the approved plans shall be installed to State standards and to the satisfaction of the Commission, and Township Supervisors or Borough Council. Culverts may be corrugated pipe, plain concrete or reinforced concrete pipe as specified on the approved plan and shall be constructed according to the Pennsylvania Department of Transportation. Head walls shall be installed properly and inspected by the Township Supervisors or Borough Council.

F. Backfilling

After the pipe is laid and inspected, the trench shall be backfilled to a height not exceeding the outside diameter of the pipe with a suitable material installed in four-inch layers and thoroughly compacted to the satisfaction of the Township Supervisors or Borough Council.

G. Preparation of Sub-Grade

After the drains have been constructed, the sub-grade shall be formed by shaping the graded roadway surface to the approved profile. The surface shall be brought to a firm, thoroughly compacted condition for the width of the base course by rolling with an approved ten-ton power roller, to the satisfaction of the Township Supervisors or Borough Council. Any soft or unsuitable material shall be removed and replaced with suitable material.

CLARION COUNTY  
STREET SPECIFICATIONS

H. Installation of Cartway

1. Combination base course and surface course (gravel road) is not acceptable for non-residential development or subdivisions over ten (10) lots without municipal approval.

- a. Description: This work shall consist of furnishing and placing selected material upon prepared sub-base of six-inch course aggregate installed and compacted.
- b. Sub-Base Course: The first course shall conform to State standards for No. 4 aggregate and shall be graded gravel, crushed gravel, crushed stone or crushed slag meeting the approval of the Township Supervisors or Borough Council. This shall be rolled and compacted.
- c. Combination Surface (Selected material Surface Course): Material shall be identified as 2 RC aggregate. It shall be made from stone, slag or gravel and meet the following gradation:

Passing 1-1/2" Sieve	100%
Passing #4 Sieve	15-60%
Passing #100 Sieve	0-20%

The aggregate shall be uniformly spread upon the graded areas, without segregation of course and fine material, in loose layers not exceeding five (5) inches in depth and compacted with a 10-ton roller meeting the compaction requirements of the Commonwealth of Pennsylvania, Department of Transportation.

The surface shall be crowned or sloped as indicated, and the final compacted depth shall comply with the depth shown on the drawings.

Satisfactory compaction will be determined by the stability of the material under the specified compaction equipment; if the material used does not contain sufficient fines to lock properly under the roller, additional fines of the same material or limestone fines shall be added as necessary to secure the desired compaction and stability.

2. CP-2 Surface Course (2-1/2" compact depth)

- a. Description - Selected material for the cartway shall consist of one five- (5) inch layer of coarse aggregate and one, five- (5) inch top course of No. 2-A aggregate installed and compacted. Where

CLARION COUNTY  
STREET SPECIFICATIONS

special sub-grade conditions warrant, the coarse aggregate course may be eliminated by written approval of the Township Supervisors or Borough Council.

- b. Coarse Aggregate - the first course shall conform to State standards for No. 4 aggregate and shall be graded gravel, crushed gravel, crushed stone, or crushed slag, meeting the approval of the Township Supervisors or Borough Council. This shall be choked and rolled.
- c. Top Course - The top course shall consist of approved, granulated slag or graded gravel equivalent to State standards for No. 2-A aggregate, spread and compacted into a five- (5) inch layer. The depth after final compaction shall be as indicated on the approved plans and the surface shall be brought to such crown as specified.
- d. CP-a Surface Course - This is a standard CP-2 surface course with initial primer and a No. 2-B stone dragged and rolled as applied; then three successive layers of No. 1-B stone and road oil applied to build up the appropriate oil-and-chip surface.

3. Bituminous Surfacing

- a. Base - Base Course shall consist of two, five- (5) inch layers of No. 4 slag or graded gravel installed according to State standards for crushed aggregate base courses described above.
- b. Bituminous Surface Course: This surface will be the State applied ID-2 bituminous concrete surfacing applied to meet State standards. If the base course has deteriorated prior to installation of surfacing, it shall be brought to a suitable condition prior to laying the surface.

I. Private Streets or Roads

- 1. Private streets may be permitted only when they serve not more than ten (10) separate lots and have no other feasible access to a public road.
- 2. The right-of-way width of a private street shall be forty (40) feet as determined by the Planning Commission, if the lots served by the private street have a potential for further subdivision, the easement shall be at least forty (40) feet.
- 3. Private streets shall be constructed to a mud-free and permanently passable condition.

CLARION COUNTY  
STREET SPECIFICATIONS

4. The following shall be agreed to by the developer and shall be incorporated as conditions for final approval. Such agreements shall be placed in writing on the final plat, or attached thereto, and shall be a part of the property deed for each lot.
  - a. Each lot owner having rights to use the private street shall be equally responsible for the maintenance of the private street and such maintenance responsibilities shall be listed in a Maintenance Agreement.
  - b. The Maintenance Agreement shall run with the land, and upon any future conveyance of the property, the agreement shall be incorporated in and made part of the conveyance binding upon the parties thereto, their successors and assignees.
  - c. The local municipality shall not be obligated to accept any responsibility for the maintenance nor upkeep of any private street.
5. There shall be no further subdivision of the subject lots until such time as streets built to applicable public standards are available to serve the lots.
6. There shall be a statement describing the disposition and ultimate ownership of the private street.