

---

ARTICLE 1349  
Improvement Construction Requirements

1349.01 Monuments

1349.02 Required Improvements

1349.03 Required Improvements  
Outside City

---

1349.01 MONUMENTS

Monuments shall be placed at all block corners, angle points, points of curves in streets, and at such intermediate points as shall be necessary to re-establish the ground survey of the tract or blocks included in the tract. the monuments shall be of the permanent type and shall be constructed of concrete at least six inches square on the top, at least thirty-six inches long and containing an embedded brass plate on the top.

1349.02 REQUIRED IMPROVEMENTS

a.) Specifications—The specifications for development shall be as follows:

1. Public water per plans per applicable DEP regulations and approved by the City Engineer.
2. Public sanitary sewer per plans per applicable DEP regulations and approved by the City Engineer.
3. Arterial Streets:
  - a. 80 ft. r.o.w., two 24 ft. pavements and, if required by the plan, 4 ft. sidewalk per plans approved by City Engineer.
  - b. If the street is a state or federal highway as determined by the State Department of Highways, the applicable state or federal requirements will be followed.
4. Collector Streets: 60 ft. r.o.w., 36 ft. pavement and, if required by the plan, 4 ft. sidewalk per plan as approved by City Engineer.
5. Minor Streets:
  - a. One Family Detached Dwelling Development: 50 ft. r.o.w., 30 ft. pavement and, if required by the plan, 4 ft. sidewalk per plan as approved by the City Engineer.

- b. Other than One Family Detached Dwelling Development: 60 ft. r.o.w., 36 ft. pavement and, if required by the plan, 4 ft. sidewalk per plan as approved by the City Engineer.
- 6. Marginal Access Streets:
  - a. One-way 40 ft. r.o.w., 18 ft. pavement and, if required by the plan, 4 ft. sidewalk plan as approved by City Engineer.
- 7. Streets along development boundaries, and streets connecting development with existing improved street system: Sections as approved by City Engineer.
- 8. Grading and center line gradients: Per plans and profiles approved by City Engineer.
- 9. Storm sewer system and other drainage improvements: Per plans approved by City Engineer.
- 10. Curb: per City standards.
- 11. Pavement: per City standards.
- 12. Sidewalks: per City standards.
- 13. Street Name Signs: at all intersections.

b.) Other Improvements—The City Council may require any other improvements construction requirements that are in keeping with the health, safety, morals and general welfare of the citizens of the City.

c.) Guidelines: Where these regulations are considered too restrictive, or, in some instances, inapplicable, alternate designs may be considered. The developer is referred to the following publications:

“Guidelines for Residential Subdivision Street Design” -  
Institute of Transportation Engineers, Washington, D.C.,  
ITE Publication No. RP-011C 1993.

“Residential Streets”, 2<sup>nd</sup> Edition, American Society of  
Civil Engineer 1990.

“Residential Street Designs and Traffic Control”,  
Institute of Transportation Engineers, Washington, DC,  
1989.

1349.03 REQUIRED IMPROVEMENTS OUTSIDE CITY

Improvements outside the City Limits shall be provided in accordance with the standards and specifications of the municipality in which the subdivision is located and shall be installed where and when specified by the legislative body of that municipality.