

CLEARFIELD COUNTY



SUBDIVISION & LAND DEVELOPMENT ORDINANCE 1995

ENACTED: SEPTEMBER 5, 1995

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THE CLEARFIELD COUNTY BOARD OF COMMISSIONERS**

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*CLEARFIELD COUNTY SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE*

**CLEARFIELD COUNTY SUBDIVISION
AND LAND DEVELOPMENT ORDINANCE**

ORDINANCE NUMBER 95-2

AN ORDINANCE OF THE COUNTY OF CLEARFIELD DEFINING AND REGULATING THE SUBDIVISION OF LAND AND THE DEVELOPMENT THEREOF; ESTABLISHING PROCEDURES FOR THE CONSIDERATION OF MINOR AND MAJOR SUBDIVISIONS AND LAND DEVELOPMENTS; REQUIRING THE PREPARATION OF SKETCH, PRELIMINARY, FINAL AND AS-BUILT PLANS; REQUIRING CERTAIN IMPROVEMENTS TO BE MADE OR GUARANTEED TO BE MADE BY THE SUBDIVIDER OR DEVELOPER AND ESTABLISHING DESIGN STANDARDS FOR IMPROVEMENTS; REGULATING SALE OF LOTS, ERECTION OF STRUCTURES, LAYING OUT, CONSTRUCTION, OPENING AND DEDICATION OF STREETS, SEWERS, OTHER FACILITIES AND PUBLIC IMPROVEMENTS; PROVIDING FOR THE ADMINISTRATION OF THIS ORDINANCE; AND PRESCRIBING PENALTIES FOR VIOLATION.

PREAMBLE STATEMENT

PURPOSE, OVERALL GOAL, POLICIES, RECOMMENDATIONS AND BENEFITS

WHEREAS, The Board of County Commissioners of Clearfield County, Pennsylvania desires to adopt rules and regulations establishing minimum standards for the subdivision and development of land in the County; and

WHEREAS, The County of Clearfield has, through a comprehensive planning process, including the official adoption of the Clearfield County Comprehensive Plan (1991) Update^{*}, recognized certain land use Policies and Recommendations which are more fully described as the following:

^{*} The Clearfield County Comprehensive Plan (1991) Update was accepted and endorsed by the Clearfield County Planning Commission on October 15, 1991. The Comprehensive Plan was subsequently adopted by the Clearfield County Commissioners on December 10, 1991

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A. The Clearfield County Comprehensive Plan (1991) Update*, recognizes as its first Goal of the Clearfield County Planning Program is “TO ENSURE THE ORDERLY AND EFFICIENT DEVELOPMENT OF CLEARFIELD COUNTY THROUGH CAREFUL LAND USE PLANNING.”

B. The Clearfield County Commissioners, as part of the adopted Clearfield County Comprehensive Plan (1991) Update* recognized certain land use policies which are as follows:

A Policy for Development

The majority of future residential, commercial, industrial, transportation, and public facilities development in Clearfield County should be encouraged to occur within our existing urban communities. These communities are the major growth areas of the future and are now providing a level of services that make them attractive for people and are capable, in varying degrees, of absorbing growth. Expansion of additional services can be done at the same time will not overburden, or put excessive pressure on, lands which should remain in a less developed state; e.g., agricultural lands. At the same time, rural communities and villages could accept a limited amount of growth compatible with their local environments.

C. The adopted Clearfield County Comprehensive Plan (1991) Update also recognized that there are certain features of Clearfield County that must be considered which either pose Developmental Limitations or are Sensitive Areas. These Policies related to Development Limitations and the Sensitive Areas are as follows:

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1. Development Limitations

a. *Recommendations for Floodplains*

Floodplains should be either maintained in their developed state or be put to uses compatible with floodplain environment. Such uses include agriculture, parks and other non-structural recreational uses, and wildlife areas. The development, which already exists in the floodplains, should be encouraged to take the necessary precautions against damage and loss through floodproofing and participation in the Federal Flood Insurance Program.

b. *Recommendation for Soil Resources*

The limitations of the soil are a major factor in determining the use of the land. Development should not take place in areas where the soils present severe engineering or environmental restrictions; likewise, areas that have soils suitable for non-development uses such as agriculture, forested, floodplains, should remain as non-developed areas.

c. *Recommendation for Sloping Land*

Lands with slopes of seventeen (17) percent or greater have had limited development in the past. Future uses, such as sensitively designed residential development, should maintain the sloping lands for their scenic, watershed, recreational, forested and mineral repository roles.

d. *Recommendation for Mine Subsidence Areas*

Due to the potential severity of mine subsidence, development should not be encouraged in those areas where known abandoned deep mines exist.

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However, as an alternative to prohibiting all development in areas of underground mines or requiring extensive engineering tests, another approach to this problem is the recognition of this Development Limitation by local government agencies, landowners, developers, and prospective lot purchasers.

2. Sensitive Areas

a. *Recommendation for Agricultural Land*

The best protection for keeping agricultural land is to preserve and enhance the agricultural economy. Development to accommodate population, commercial and industrial growth should take place on non-agricultural lands (not on prime agricultural Class I & II soils) whenever and wherever possible. Alternate uses of agricultural land could be recreational, forested or vacant; other uses could destroy this irreplaceable source.

WHEREAS, it is the intent of the Clearfield County Commissioners that in addition to the above, it is further the Purpose of the Ordinance that the adoption of these rules and regulations which establish minimum standards for subdividing and development of land within the County will be of benefit to the lessee or purchaser of land, to the sub-divider or developer, and to the municipality in which the development is located. These benefits include the following:

A. Benefits to the Lessee or Purchaser

1. Accurate descriptions of the land to be leased or sold;
2. Assurance that soils are satisfactory for home sites and sewage disposal, and that adequate steps will be taken to prevent soil erosion and sedimentation.

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3. Assurances that lots will either abut a public road or have access via a right-of-way agreement, which also sets forth responsibility for maintenance;
4. Assurances that the sources of public water are identified, and that suitable easements are provided to reach the land;
5. Assurances that roads will be adequate to provide fire and ambulance protection, and that fire hydrants will be provided in large developments;
6. A minimum of hidden expenses by placing the burden of providing necessary facilities on the developer, or by clearly stating on the plan who is responsible for such facilities; and

B. Benefits to the Sub-divider or Developer

1. Accurate description of the soils and the limitations of the soil on the land to be subdivided;
2. Assistance in the design of the development in the form of recommendations by experienced staff;
3. For the transfer of all costs of the development to the purchases through the purchase price;
4. For the establishment of clear responsibility for right-of-way maintenance, easements and ease of permit issuance, thereby reducing the potential for expensive and lengthy litigation when such issues are not considered;
5. For reduction of disputes over land ownership by requiring accurate survey;
6. For compliance by all landowners to protect the value of property; and

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C. Benefits to the Municipality

1. Informing the municipality of the needs of proposed future developments;
2. Assuring that the road construction criteria are clearly established and obtaining the acknowledgement of the developer of his responsibility;
3. Assuring adequate rights-of-ways and setbacks;
4. Preventing the imposition of major development costs upon the municipality;
5. Assuring that emergency equipment can reach all lots;
6. Reducing or eliminating the possibility of floods, mine subsidence, erosion, pollution, lack of adequate water and water pressure;
7. Protecting remaining resources from destruction;
8. Planning developments in a coordinated manner to avoid the creation of future problems.

WHEREAS, the Board of Clearfield County Commissioners concurs with and supports the official position of the Clearfield County Comprehensive (1991) Plan as set forth herein as the Overall Goal; Policies; Recommendations; and further concur with the Benefits to the Lessee or Purchaser, the Benefits to the Sub-divider or Developer and the Benefits to the Municipality; and

WHEREAS, the Clearfield County Subdivision and land Development Ordinance is intended to cause subdivisions and land developments to conform with or to provide for such Goals, Policies, Recommendations and Benefits*;

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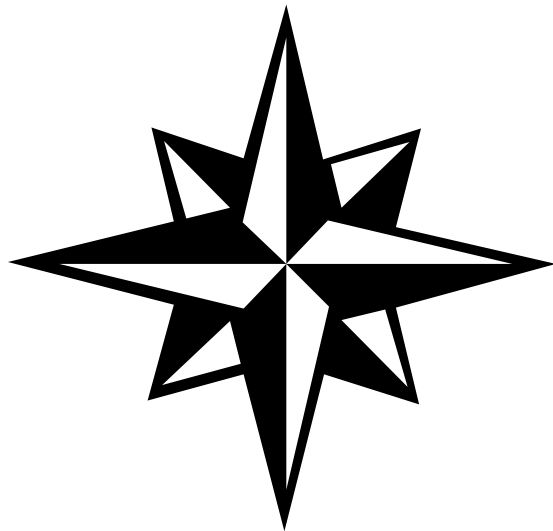
NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of
County Commissioners of Clearfield County, Pennsylvania, and it is enacted and ordained
as follows: *

* The above referenced Goals, Policies, Recommendations and Benefits, as well as the various standards and requirements found elsewhere in this Ordinance, are not intended to be interpreted as a development or consumer guarantee. However, they are intended to serve as guidelines and minimum requirements for use by the Commission, local government agencies and other interested groups and individuals.

HISTORY

Unless otherwise noted, these provisions were enacted by Clearfield County Ordinance 95-2 enacted September 5, 1995, effective January 1, 1996

ARTICLE I



GENERAL PROVISIONS

ARTICLE I

GENERAL PROVISIONS

Section 101 Short Title

This ordinance shall be known as the “Clearfield County Subdivision and Land Development Ordinance.”

Section 102 Purpose

This Ordinance is adopted for the following purposes:

- 102.1 To assure sites suitable for building purposes and human habitation
- 102.2 To provide for the harmonious, orderly, efficient and integrated development of the County.
- 102.3 To assure new development will be coordinated with existing County development.
- 102.4 To provide for adequate easements and rights-of-way for drainage and utilities.
- 102.5 To make provisions, as needed, for the reservation of land as it may be needed for public grounds.
- 102.6 To accommodate prospective traffic, facilitate fire protection and make such provisions as are necessary for public safety and convenience.
- 102.7 To make provisions for appropriate standards for streets, storm drainage, sanitary sewers, water facilities, curbs, gutters and such other improvements as shall be considered needed by the County.
- 102.8 To promote the sound layout and design for subdivisions and land development.
- 102.9 To allow for new and flexible standards of design, where appropriate.
- 102.10 To secure equitable handling of all subdivision plans by providing uniform procedures and standards.
- 102.11 To implement the Comprehensive Plan.

Section 103 Authority

The County of Clearfield is vested by law with jurisdiction and control of the subdivision of land within its boundaries in accordance with Article V of the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, Number 247, as reenacted and amended (“Municipalities Planning Code or MPC”). The power to regulate and approve subdivisions and land developments is conferred on the Clearfield County Planning Commission and the Clearfield County Planning Department.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

Section 104 Jurisdiction

- 104.1 In accordance with Section 502 of Article V of the MPC, this Ordinance and any amendments shall be limited to land in those municipalities within Clearfield County which have no subdivision and land development ordinance in effect at the time the Ordinance or amendment is introduced before the governing body of Clearfield County, and until the municipal subdivision and land development ordinance is in effect and a certified copy of such ordinance is filed with the Clearfield County Planning Department.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- 104.2** Plans for subdivisions within the County shall be submitted to, and approved by, the County before they are recorded. Such approval is in addition to, and does not supercede, those required by other ordinances, resolutions, or regulations of the County or local municipalities.

104.3 Land Development Control

- A. Land development, as herein defined, must comply with the regulations contained herein. Such compliance shall include, but not be limited to, the filing of preliminary and final plats, the dedication and improvements of rights-of-way, streets and roads, and the payment of fees and charges as established by Resolution of Clearfield County.
- B. Land development plans shall indicate the location of each structure and clearly define each unit and shall indicate public easement, common areas, and improvements, all easements appurtenant to each unit, and improvements to public rights-of-way. Developments are subject to the zoning regulations as they apply to use and density requirements, setbacks, parking and other features, and shall be indicated on the land development plans.

Section 105 Municipal Responsibility and Liability

The provisions within this Ordinance are designed to fulfill the purposes cited in Section 102. The degree of protection sought by the conditions and requirements of this Ordinance for the present and future residents and landowners in the County is considered reasonable for regulatory purposes. This Ordinance does not imply that compliance with minimum requirements for subdivision and land developments will be free from inconveniences, conflicts, dangers or damages. Therefore, this Ordinance shall not create liability on the part of the individual members of the Board of County Commissioners, The Clearfield County Planning Commission or any officer, appointee or employee of the County for any damages that may result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

Section 106 Responsibility for those municipalities who have their own Subdivision and Land Development Ordinance

In accordance with the provisions of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, and as subsequently amended, applications for subdivision and/or land developments located within a city, borough, or township having adopted a subdivision and land development ordinance or subdivision ordinance shall, upon receipt by the municipality, be forwarded to the **Director** for review and report. Such municipalities shall not approve applications until the Commission report is received or until the expiration of thirty (30) days from the date the application was forwarded to the Commission.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

Section 107 Municipal Adoption of this Ordinance by reference

This Ordinance may be adopted by any local municipality by reference, in accordance with Section 502 of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, and as subsequently amended. In addition, The Clearfield County Planning Commission may be designated as the official administrative agency for the review and approval of plans for such municipality by separate ordinance, contingent upon formal notice of such action by the municipality to the Clearfield County Planning Commission and the Commission's acceptance of such designation in writing.

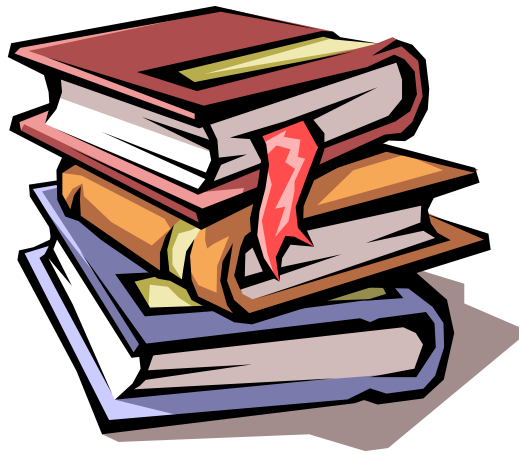
Section 108 Effective Date and Repealer

This Ordinance shall become effective January 1, 1996 and shall remain in effect until modified or rescinded by the Board of County Commissioners. This Ordinance shall supercede and replace all other conflicting regulations issued by the County previous to the approval date of this Ordinance.

Section 109 Copies

Copies of the County of Clearfield Subdivision and Land Development Ordinance shall be made available to the general public at the Office of County Planning at a fee adequate to compensate the County for the cost of reproduction.

ARTICLE II



DEFINITIONS

ARTICLE II

DEFINITIONS

Section 201 General Interpretations

Unless otherwise expressly stated, the following terms shall, for the purpose of this Ordinance, have the meaning indicated: words in the singular include the plural, and words in the plural include the singular. The male includes the female and neuter genders. The word “person” includes a corporation, unincorporated association and a partnership as well as an individual or any other legal entity. The words “shall” and “will” are mandatory; the word “may” is permissive. An “agency” shall be construed to include its successors or assigns. Words not defined in the Article or the Pennsylvania Planning Code shall have their normal meanings.

Section 202 Meaning of Words

ADT - Average daily traffic volumes on a road.

Access Drive – A private drive providing pedestrian and vehicular access between a public or private street and a parking area within a land development and any driveway servicing two or more units of occupancy on a single lot of contiguous lots. *See also Street.*

Acre – A measure of land area containing 43,560 square feet.

Agricultural Land – Land used exclusively for the cultivation of the soil, the production of crops or livestock, or the science of forestry; also, land diverted from agricultural use by an active Federal Farm Program, provided the diverted land has a conservation cover of grass, legume, trees, or wildlife shrubs. Agricultural land may include, to a minor degree, farmsteads inhabited by the cultivator of the land, housing for farm employees, and land used for preparation of agricultural products by the cultivator of the land.

Alley – A publicly or privately owned right-of-way primarily for service access to the back and sides of properties.

Applicant – A landowner or developer, as hereinafter defined, who has filed an application for the development including his heirs, successors and assigns.

Application for Development – Every application, whether preliminary, tentative or final, required to be filed and approved prior to the start of construction or development including, but not limited to, an application for a building permit, for the approval of a subdivision plat or plan, or for the approval of a land development plan.

Assemblage – The merger of separate properties into a single tract of land. Not considered a subdivision or land development. *See Consolidation.*

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 of development.

Building or Setback Line – The line within a property defining the required minimum distance between any building and the adjacent right-of-way and/or property lines.

Cartway or Roadway – The improved surface, paved or unpaved, of a street or alley designated for vehicular traffic including travel lanes and parking areas, but not including shoulders, curbs, sidewalks or swales.

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 street center lines. *See Appendix 25*

Clearfield County Comprehensive Plan – The Clearfield County Comprehensive Plan (1991) Update, and any amendments or updates thereto.

Clearfield County Office – The office of Planning for the County of Clearfield.

Clearfield County Planning Commission File Number (CCPC File Number) – The reference number by which initial applications and subsequent additions are cataloged at the Clearfield County Planning Commission.

Commission – The Clearfield County Planning Commission.

Common Open Space – A parcel or parcels of land or any area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development site, not including streets, off-street parking area, and area set aside for public facilities. *Also see Open Spaces*

Community Water Supply – A utility operated by a municipality or a company regulated by the Public Utility Commission, which supplies potable, domestic water for use by more than one household, business, or institution.

Comprehensive Plan – The official public document prepared in accordance with the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended by Act 170 of 1988, and as subsequently amended, consisting of maps, charts, and textual material that constitutes a policy guide to decisions about the physical and social development of a municipality.

Condominium – Ownership in common with others of a parcel of land and certain parts of a building thereon which would normally be used by all the occupants, together with individual ownership in fee of a particular unit or apartment in such building or on such parcel of land and may include dwellings, offices and other types of space in commercial and industrial buildings or on real property.

Consolidation – The removal of lot lines between contiguous parcels. *See Assemblage.*

Corner Lot – A lot, located at the intersection of two (2) or more existing or proposed street rights-of-way. *See Lot, Corner*

County – The County of Clearfield, Pennsylvania.

County Engineer – A professional engineer licensed as such in Pennsylvania, duly appointed as the Engineer of the County of Clearfield.

County Planning Commission – The Planning Commission of the County of Clearfield.

County Solicitor – A professional attorney licensed as such in Pennsylvania, duly appointed as such in Pennsylvania, duly appointed as the Solicitor of the County of Clearfield.

Cul-de-sac – A street intersecting another street at one end and terminating at the other in a vehicular turn-around. *Also see Appendix 21.*

Cut – An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.

Dedication – The deliberate appropriation of land by its owner for general public use.

Deed – A written instrument whereby an estate in real property is conveyed.

Deed Restriction – A restriction upon the use of a property placed in a deed.

Department of Environmental Protection (DEP) – The Pennsylvania Department of Environmental Protection, its bureaus, divisions, departments and/or agencies, as may from time to time be established, or such Department or Departments as may in the future succeed it.

Designated Floodplain Areas – A relatively flat or low land area adjoining a river, stream, or watercourse, which is subject to partial or complete inundation in a 100-year flood. *Also See Floodplain and Floodway.*

Detention Basin (Pond) – An area in which surface water runoff is temporarily stored pending its release at a controlled rate.

Developer – Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made, a subdivision of land or a land development. *See Applicant.*

Development – Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, the placement of Manufactured Housing, streets and other paving, utilities, mining, dredging, filing, grading, excavation, or drilling operations, and the subdivision of land.

Development Plan – The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The Phrase “provisions of the development plan” when used in this Ordinance shall mean the written and graphic materials referred to in this definition.

Double-Frontage lot – *See Lot, Double Frontage*

Drainage – The removal of surface water or groundwater from land by drains, grading or other means, and includes control of runoff to minimize erosion and sedimentation during and after construction or development.

Drainage Facility – Any ditch, gutter, culvert, storm sewer or other structure designed, intended or constructed for the purpose of carrying, diverting or controlling surface water or groundwater.

Drainage Right-of-Way – The lands required for the installation of storm water sewers or drainage ditches, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

Driveway – A private vehicular passageway providing access between a street and a private parking area or private garage.

Dwelling Unit – Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

Dwelling Unit Density – The number of dwelling units or units of occupancy per acre, exclusive of street rights-of-way.

Easement – A right granted for limited use of private land for public and quasi-public purposes including such things as utilities and drainage.

Egress – An exit.

Elevation – (1) A vertical distance above or below a fixed reference level; (2) a fully dimensioned drawing of the front, rear, or side of a building showing features such as windows, doors, and relationship of grade to floor level.

A. **Floor Elevation** – The elevation of the lowest level of a particular building, including the basement.

B. **Road Grade** – The rate of rise and fall of a road’s surface, measured along the profile of the centerline of the cartway.

Engineer – A professional engineer licensed as such in the Commonwealth of Pennsylvania.

Erosion – The removal of surface materials by the action of natural elements.

Erosion and Sediment Control Plan – A plan showing all present and proposed grades and facilities for storm water, drainage, erosion and sediment controls, and which is in accordance with Section 1011 of this Ordinance.

Excavation – Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

Exception – Permission to depart from the design standards in the Ordinance.
See Modification of Regulation

Existing Grade or Elevation – The vertical location above some elevation point of the ground surface prior to excavating or filling.

Exit Ramp, Entrance Ramp – Access lanes leading to and from a limited access highway.

Extended Property Lot Line- A line, radial or perpendicular to the street centerline, at each end of the frontage, extending from the right-of-way line to the curb line.

Facilities – Buildings and other structures that involve new land development, or result in a change to existing use of land.

Factory-Built House – *See Manufactured Housing*

Farmland – *See Agriculture Land*

Fill – Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make fill.

Final Plan - *See Plan, Final*

Financial Security – **Financial security shall be in the form of a bond from a bonding institution authorized to conduct business in the Commonwealth of Pennsylvania. Federal or Commonwealth chartered institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security.** *Also see Performance Guarantee and Article V.*

Fire Lane – A way cleared of obstacles and vegetation at all times so as to allow ingress and egress for vehicles during a fire emergency.

Flag Lot – A lot that has an L-shaped or flag configuration with one side abutting a public road. Such configuration typically has a large lot width along the rear property line. *See Appendix 27*

Floodplain – The area of inundation which functions as a storage or holding area for floodwater to a width required to contain a base flood of which there is a one percent (1%) chance of occurring in any given year. The floodplain also contains both the floodway and the flood fringe. The floodway is the channel of a watercourse and the adjoining land area, which are required to carry and discharge the base flood. The flood fringe is the adjoining area, which may be covered by water of the base flood. The location of a floodplain shall be established in accordance with Section 813, and may include an area of greater magnitude than the base flood if a greater flood hazard area is designated by a municipal ordinance.

Flood-Proofing – Any combination of structural and/or nonstructural provisions, additions, changes, or adjustments to structures or contents which are designed or adapted primarily to reduce or eliminate flood damage to those structures or contents.

Floodway – The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of the one hundred (100) year magnitude.

Forestry – The management of forests and timberlands when practiced in accordance with accepted silvicultural principles through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

Frontage – That side of a lot abutting on a street; the front lot line.

Future Access Strip – A right-of-way reserved for the future improvement of a street.

Grading and Drainage Plan – A plan showing all existing ground features and proposed grading, including existing and proposed surface and subsurface drainage facilities, described by grades, contours, and topography.

Half-Street – A street of less than the required right-of-way and/or cartway width, such as a street built from the shoulder edge to the eventual centerline. *See also Street.*

Historic Feature – Any building, site, structure, object, district or area that:

- A. Is listed on the National Register of Historical Places; or
- B. Has received a Determination of Eligibility for the National Register from the National Park Service; or
- C. Which is listed on any officially adopted municipal register or inventory of historic features.

Horizon Year – The anticipated opening year of a development, assuming full buildout and occupancy.

Impact Fee – A fee imposed on a development to help finance the cost of improvements or services.

Impoundment – A body of water, such as a pond, confined by a dam, dike, floodgate, or other barrier.

Improvements – Those physical additions and changes to the land that may be necessary to produce useable and desirable lots.

Influence Area – An area which contains 80% or more of the trips that will be attracted to a development site.

Ingress – Access or entry.

Interchange – A grade-separated, bridged system of access to and from highways where vehicles may move from one roadway to another without crossing streams of traffic.

Interior Lot – *See Lot, Interior.*

Intersection – The location where two or more roadways cross at grade without a bridge.

Interstate Highway System – (I-80) A countrywide, federally supported network of controlled and limited access highway.

Land Development – Any of the following activities:

- A. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 1. A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 2. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominium, building groups or other features;
- B. A subdivision of land.
- C. “Land development” does not include development which involves:
 1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;

2. The addition of any accessory building, including farm building, on a lot or lots subordinate to any existing principal building; or
3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, amusement park is defined as a tract or area used principally as a location for permanent amusement structure or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

Landlocked – A lot or parcel of land without direct access to a public road.

Landowner or Owner – 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 person having a proprietary interest in land.

Landscape Architect – A landscape architect registered by the Commonwealth of Pennsylvania.

Lease – A contractual agreement for the use of lands, structures, buildings, or parts thereof for a fixed time and consideration.

Level-of-Service – A measure of the effect of traffic on the capacity of a road.

Local Municipality – For the purpose of this Ordinance, the term local municipality shall mean the borough, township, or city wherein the subdivision under consideration is located. This meaning also includes any municipal authority or private agency which may be asked to accept improvements required by this Ordinance.

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

Lot Area – The total area contained within the property lines of the individual parcels of land as shown on a subdivision plan, excluding space within any street right-of-ways, but including the area of any easement.

Lot, Corner – A lot abutting upon two (2) or more streets at their intersection, the front of which shall be considered to be the frontage of least dimension on a street, except that where any two (2) frontages shall each exceed one hundred fifty (150) feet in length, either frontage may be designed as the “front” of the lot.

Lot Depth – The average distance measured from the front lot line to the rear lot line.

Lot, Double Frontage – An interior lot which abuts streets in both the front and rear.

Lot Frontage – The length of the front lot line measured at the street right-of-way line.

Lot, Interior – A lot having side lot lines which do not abut on a street.

Lot, Minimum Width – The distance between the side lot lines measured at the building setback line.

Lot, Non-Conforming – A lot of record at the time of the adoption of this Ordinance, which by reason of area or dimension, does not conform to the requirements of this Ordinance.

Lot of Record – A lot described in a deed or shown on a plan of lots which has been recorded in the office of the Recorder of Deeds of Clearfield County, Pennsylvania.

Lot, Reverse Frontage – A lot extending between and having frontage on an arterial street and a local access street, and with vehicular access solely from the latter.

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 at the minimum required building setback line.

Maintenance Guarantee – Any security, other than cash, which may be accepted by the County of Clearfield for the maintenance of any improvements required by this Ordinance.

Major Subdivision – Any subdivision not classified as a minor subdivision.

Manufactured Housing – A transportable, factory-built, single-family dwelling intended for permanent occupancy, contained in one (1) unit or in two (2) or more units designed to be joined into one (1) integral unit capable of again being separated from repeated towing, 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 without a permanent foundation. These structures meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401), commonly known as the HUD (U.S. Department of Housing and Urban Development) Code.

Marker – A wood or metal stake placed to designate the boundary and corners of lots in the subdivision of land for the purpose of reference in land and property survey and to facilitate the sale of lots. *See Section 1002.1B*

Mediation – **A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating in a written agreement which the parties themselves create and consider acceptable.**

Mile – A linear measure equal to 5,280 feet, 1,760 yards, or 1.6 kilometers.

Minor Subdivision – The subdivision of land into not more than ten (10) parcels, including the residual located on an existing improved street that does not involve: Installation of improvements as required by this Ordinance; extension of utilities; frontage on any arterial or collector street; adverse effect to adjoining properties; and conflict with Clearfield County’s Comprehensive Plan, any portion of this Ordinance or other State, County or Municipal ordinance, laws or regulations.

Mobile Home Lot – A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single manufactured housing.

Mobile Home Pad – The part of a mobile home lot which is being reserved for the placement of the manufactured housing.

Mobile Home Park – A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of manufactured housing. *See Article XI*

Modification – Permission to depart from the requirements of an ordinance with respect to the submission of required documents. Approved by County Board of Commissioners. *See Section 1407*

Monument – A concrete, stone, or other permanent object placed to designate boundary lines, corners of property, and rights-of-ways of streets and utilities, for the purpose of reference in land and property survey. *See Section 1002.1A*

Municipal Authority – A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the “Municipalities Authority Act of 1945”.

Municipal Engineer – A professional engineer licensed as such in the Commonwealth of Pennsylvania and appointed by the local government as the “Municipal Engineer”.

Municipal Governing Body – The Council in cities and boroughs, the Board of Commissioners in townships of the first class, the Board of Supervisors in townships of the second class, or any other similar body with the final decision-making, budgeting, and appointing authority of a general purpose unit of government.

Municipal Planning Commission – The planning agency appointed by the municipal governing body.

Municipalities Planning Code – Act of Assembly of July 31, 1968, P.L. 805, as amended. Commonly referred to as the “MPC” or Act 247.

Municipality – Any city, borough, township, or other similar general purpose unit of government, excluding County government.

Non-Site Traffic – Vehicle trips passing within the study area as defined in the traffic impact study that do not enter or exit the site and are generally the result of through traffic and traffic generated by other developments.

Official Map – An ordinance adopted and amended from time-to-time pursuant to *Article IV* of the Pennsylvania Municipalities Planning Code by the Clearfield County Board of Commissioners or a municipal governing body, as appropriate containing a drawing or drawings that show the precise location of future road right-of-ways or lands to be publicly acquired either through purchase or dedication, and which is used to facilitate the proper placement of structures in relation to future property lines.

One Hundred Year Flood – A flood that, on the average, is likely to occur once every one hundred (100) years. *See Floodplain.*

Open Space – Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space. *Also see Common Open Space.*

Parcel – A contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.

Peak Hour – The hour during which the heaviest volume of traffic occurs on a road.

Pedestrian Way – A right-of-Way, publicly or privately owned, intended for human movement by walking.

Percolation Test – *See Soil Percolation Test.*

Performance Guarantee – Any security which may be in lieu of a requirement that certain improvements be made before the County and/or local municipality approves a final subdivision or land development plan, including cash, performance bonds, escrow agreements, letters of credit and other similar collateral or surety agreements. *See Financial Security.*

Person – An individual, partnership, corporation, or other legally recognized entity.

Plan – A drawing, together with supplementary data, that describes property.

- A. **Plan, Final** – A complete and exact subdivision plan prepared for official recording as required by statute and this Ordinance.
- B. **Plan, Preliminary** – The preliminary drawing indicating the proposed layout of the subdivision to be submitted to the County of Clearfield for consideration, as required by this Ordinance.
- C. **Plan, Record** – A Final Plan which contains the original endorsement of the municipality and the Commission, which is intended to be recorded with the Clearfield County Recorder of Deeds.
- D. **Plan, Sketch** – An informal plan not necessarily to scale indicating salient existing features of a tract and its surroundings and general layout of the proposed subdivision.

Plan, Soil Erosion and Sedimentation Control – A plan for controlling erosion and sediment during construction which shall provide all steps, including scheduling, to assure erosion and sediment control during all phases of construction, including final stabilization. *See Section 1011.*

Planning Code – The Pennsylvania Municipalities Code, Act 247 of 1968, as amended by Act 170 of 1988 and such other amendments to same as may be adopted from time to time.

Planning Commission – The Clearfield County Planning Office.

Plat – The map or plan of a subdivision or land development, whether preliminary or final.

Public Grounds – Includes:

- 1) **Parks, playgrounds, trails, paths and other recreational areas and other public areas.**
- 2) **Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities.**
- 3) **Publicly owned and operated scenic and historic sites.**

Public Hearing – A formal meeting held pursuant to public notice by the County of Clearfield or the Clearfield County Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Ordinance.

Public Meeting – A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the “Sunshine Act”, 53 P.S. SS271 et seq.

Public Notice – Notice as required under the provisions of the Pennsylvania Municipalities Code.

Regulatory Flood Elevation – The 100-year flood elevation plus a freeboard safety factor or one-and-one-half (1 ½) feet.

Renewable Energy Source – Any method, process or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant, including, but not limited to, biomass conversion, geothermal energy, solar and wind energy and hydroelectric energy and excluding those sources of energy used in the fission and fusion processes.

Reserve Strip – A narrow parcel of ground having inadequate area for building purposes separating a street or a proposed street from other adjacent properties.

Restrictive Covenant – *See Deed Restriction.*

Re-Subdivision – Any subdivision or transfer of land, laid out on a plan which has been approved by the County of Clearfield which changes or proposes to change property lines and/or public right-of-way not in strict accordance with the approved plan. *See Subdivision Replat.*

Retention Basin – A reservoir designed to retain storm water runoff with its primary release of water being through the infiltration of said water into the ground.

Reverse Frontage Lot – A lot extending between, and having frontage on an arterial street and a minor street, and with vehicular access solely from the latter.

Right-of-Way – Land dedicated for use as a public street, alley or crosswalk, which may also be used by sewer, water, storm sewer, electric, gas, telephone and cable system.

Runoff – The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

Secretary – The Secretary of the Clearfield County Planning Commission.

Sedimentation – The process by which mineral or organic matter is accumulated or deposited by moving wind, water, or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as “sediment.

Septic Tank – A watertight tank in which raw sewage is broken down into solid liquid, and gaseous phases to facilitate further treatment and final disposal.

Setback (Building Setback Line) – The line within a property defining the required minimum distance between any structure and the ultimate adjacent right-of-way, and the line defining side and rear yards where required. *See Section 805.*

Sewage Disposal System, On-Site - A system of piping tanks or other facilities serving a lot and collecting and disposing of sewage in whole or in part into the soil.

Sewage Disposal System, Public – A sanitary sewage collection method in which sewage is carried from the site by a system of pipes to a central treatment and disposal plant.

Shared Trips – Vehicle trips entering and exiting the site which were using the facility on the adjacent streets and therefore did not generate new trips on the road.

Shoulder – The portion of a roadway (cartway) between the curb or gutter and the travel way intended for emergency and parking use.

Sight Distance – The length of road visible to the driver of a vehicle at any given point in the road when viewing is unobstructed by traffic.

Slope – The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon.

Soil Percolation Test – A field test conducted to determine the absorption capacity of soil to a specified depth in a given location for the purpose of determining suitability of soil for on-site sewage disposal.

Soil Survey Report – The most recent edition of the Soil Survey of Clearfield County, Pennsylvania, published by the U.S. Department of Agriculture, Soil Conservation Service.

Staff – The staff of the Clearfield County Planning Commission.

Storm Water Management Facilities – Those controls and measures (e.g., storm sewers, berms, terraces, bridges, dams, basins, infiltration systems, swales, watercourses, and floodplains) used to implement a storm water management program.

Street – Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways or strips of land used or intended to be used by vehicular traffic or pedestrians whether public or private, and including the entire right-of-way. Particular types of streets are further defined as follows:

- A. ***Principal Arterial or Expressway*** – This class of highway facility is devoted entirely to the task of moving large volumes of traffic and performs little or no land service function. It is generally characterized by some degree of access control. Normally, classification should be reserved for multi-lane, divided roads with few, if any, grade intersections.
- B. ***Minor Arterial*** – Arterials bring traffic to and from the expressway and serve major movements of traffic within or through the areas not served by expressways. They serve primarily to move traffic, but also perform a secondary function of land service.
- C. ***Collector*** – This class of road serves the internal traffic movement within the municipality and connects developed areas with the arterial system. They do not accommodate long, through trips and are not continuous for any appreciable length. The collector system is intended to simultaneously supply abutting property with the same degree of land service as a minor street and accommodate local internal traffic movement.
- D. ***Commercial*** – Commercial roads service areas whose predominate use is commercial. In function, design and specification, they will be considered as a collector street.
- E. ***Local and Minor*** – The minor streets' sole function is to provide access to immediately adjacent land.
- F. ***Industrial*** – Industrial roads are primarily designed to serve industrial and manufacturing development. These roads will be designed to accommodate extensive truck traffic of all types.

G. **Rural Residential Lane** – A street serving a very low-density area (minimum 2 acre zoning.) The maximum ADT level limits the number of single-family homes on this road to twenty (20). Lanes shall be designed as a two-lane street.

Street Centerline – An imaginary line which passes through the middle of the right-of-way and the cartway simultaneously, or which is in the center of the right-of-way in cases where the cartway is not centered in the right-of way.

Street Line – The right-of-way of any given street.

Structure - Anything constructed or erected, the use of which requires a fixed location on the ground or an attachment to something having a fixed location on the ground, including, in addition to buildings, billboards, carports, porches, swimming pools, and other building features, but not including sidewalks, drives, fences and porches without a roof or enclosed sides.

Subdivision – The division or re-division of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other division 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 (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Subdivision-Consolidation – The combining of individual recorded lots to form a single tract in single ownership. Not considered a subdivision or land development. *See Assemblage; Consolidation*

Subdivision-Major – *See Major Subdivision*

Subdivision-Minor – *See Minor Subdivision*

Subdivision-Replat – The change of a lot line between two (2) abutting existing parcels not intended to create a new parcel and where such lot line change is in full compliance with this Ordinance, any local zoning ordinance and related ordinances, rules and regulations of the County. A replat which involves the creation of new lots or involves more than two (2) lots shall be treated as a major or minor subdivision.

Substantially Completed – Where, in the judgment of the County Engineer or local municipal engineer, at least ninety percent [90%] (based on the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance of the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

Surface Drainage Plan – A plan showing all present and proposed grades and facilities for storm water drains.

Surveyor – A professional surveyor, licensed as such in the Commonwealth of Pennsylvania.

Swale – A low-lying stretch of land characterized as a depression used to carry surface water run-off.

Temporary Turn-Around – A temporary circular turn-around at the end of a road which terminates at or near the subdivision boundary bordering undeveloped land.

Topsoil – Surface soils and subsurface soils which normally are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Topsoil is usually found in the uppermost soil layer called the A Horizon.

Tract – *See Lot*

Travel Trailer – A portable, vehicular structure built on a chassis designed as a temporary dwelling for travel, recreation, vacation, and other short-term use.

Trip – A single or one-directional vehicle movement.

Undeveloped Land – Any lot, tract, or parcel of land which has not been graded or in any other manner prepared for the construction of a building or other improvement.

Unit – A part of the property, structure or building designed or intended for any type of independent use, which has direct exit to a public street or way, or to an easement or right-of-way leading to a public street or way, and includes a proportionate undivided interest in the common elements, which is assigned to the property, structure or building.

Unit of Occupancy – An allocation of space within a building or structure that is independent of other such space and that constitutes a separate use. This shall include both fee simple ownership and leaseholds.

Utility Lateral – A utility line between a main line, located in a utility easement or street right-of-way, and the building which the line serves.

Utility Plan – A plan to show all existing and proposed fire hydrants, water and sewer lines, storm sewer lines, gas and electric lines, and street lighting.

Vehicular Capacity – The maximum number of vehicles that can be expected to pass over a given section of roadway or on a specified lane.

Waiver – Permission to depart from the requirements of an ordinance with respect to the submission of required documents. *See Modification*

Water Facility – Any water works water supply works, water distribution system or part thereof, designed, intended, or constructed to provide or distribute potable water.

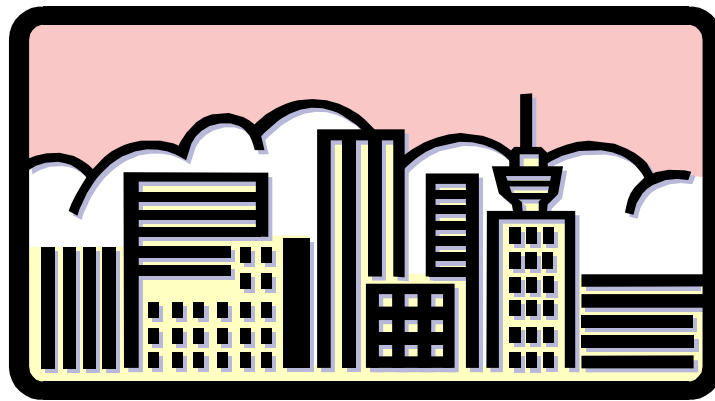
Water Survey – An inventory of the source, quantity, yield, and use of groundwater and surface-water resources within the County.

Watercourse – A permanent stream, river, brook, creek, or a channel, drain, or ditch for water, whether natural or man-made.

Watershed – All land and water within the confines of a drainage basin.

Wetlands – Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances to support, a prevalence of vegetation typically adapted for life in saturate soil conditions, including swamps, marches, bogs, and similar areas.

ARTICLE III



PROCEDURES – MAJOR
SUBDIVISION & LAND
DEVELOPMENT

ARTICLE III

PROCEDURES – MAJOR SUBDIVISIONS AND LAND DEVELOPMENT

Section 301 Pre-Application Investigation

- 301.1** Developers are urged to discuss possible development sites with the Planning Commission or the Planning Office Staff prior to submission of the Preliminary Plan. The purpose of the pre-application meeting is to afford the developer an opportunity to avail himself of the advice and assistance of these offices. A second purpose is to determine if the proposed development is in general accordance with this Ordinance. The developer is encouraged to further discuss his proposal with the local municipality, the local sewage enforcement officer, Pennsylvania Department of Transportation (Penn DOT) or utility companies as may be appropriate.
- 301.2** A sketch plan may be prepared and presented for review and discussion at the same time. Sketch plans should generally include those items listed under Plan Requirements, Article VII, Section 701 of this Ordinance.
- 301.3** Such discussion and/or sketch plan review will be considered as confidential between the developer and the Planning Office. Submission of a sketch plan shall not constitute formal filing of a plan.

Section 302 Preliminary Plan Application

- 302.1** The Preliminary Plan and all information and procedures relating thereto shall, in all respects, be in compliance with the applicable provisions of this Ordinance when submitted to the County. It is the responsibility of the developer to coordinate his plans pursuant to the provisions of this Ordinance with all private and public service agencies and utility companies.
- 302.2** Six (6) copies of the Preliminary Plan and all required exhibits shall be received during regular office hours of the Planning Office and must be received during regular business hours and at least two (2) weeks prior to the Planning Commission meeting.
- 302.3** Information to be filed with the Preliminary Plans shall generally include those items listed under Plan Requirements, Article VII, Section 702 of this Ordinance, and shall be prepared in accordance with, and submitted with the number of copies, as specified herein.
- 302.4** In cases where the subdivision fronts on an existing or proposed State Highway, or has proposed streets entering on such highways, the developer shall submit the plans to Penn DOT for review and permit(s) if required.

- 302.5** The developer shall deliver the six (6) copies of the Preliminary Plan, with all attachments to the local municipality for its review and (if elected) written comments. No later than one (1) week prior to the meeting of the Planning Commission at which the Preliminary Plan is to be considered, the developer shall deliver to the Planning Department: 1) five (5) of the six (6) copies of the Preliminary Plan with the local municipality's confirmation of review endorsed thereon (one copy shall be retained by the municipality); and 2) a review letter with any comments, objections and/or suggestions from the local municipality to the Planning Commission. Also see Article VIII, Design Standards.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

Section 303 Approval of Preliminary Plan

- 303.1** Upon the Planning Office Staff review (and Penn DOT review, if required) and submission to the local municipality for review and comment, or after thirty (30) days, whichever comes first, the six (6) copies of the Preliminary Plan and other exhibits required for approval will be submitted to the Planning Commission. The Planning Commission will review the Preliminary Plan to determine its conformity to the design standards and requirements contained in this Ordinance and take in into consideration the recommendations of the Clearfield County Planning Office Staff, the local municipality, the utility companies and Penn DOT (if required).
- 303.2** Before acting on the Preliminary Plan, the Planning Commission may arrange for a public hearing thereon. Adequate public notice shall be given.
- 303.3** The Planning Commission shall take final action on the Preliminary Plan within ninety (90) days of the Plan being submitted to the Planning Office. The Planning Commission shall render its decision during a public meeting. Within fifteen (15) days after the public meeting, the Planning Commission shall notify the developer, in writing, of the action taken at the public meeting, and specifying what revisions or additions, if any, will be required prior to the approval of the Final Plan. A copy of the Planning Commission's action shall be sent to the local community.
- 303.4** Any revisions of the Preliminary Plan required, as prerequisites to approval, will be noted on two (2) copies of the Preliminary Plan. One (1) copy of the conditionally approved Preliminary Plan will be returned to the developer and one (1) copy will be retained by the Planning Commission.
- 303.5** Approval of the Preliminary Plan is necessary precedent to approval of the final plan.

Section 304 Final Plan Application

- 304.1** After the developer has received official notification that the Preliminary Plan has been approved and what changes, if any, must be made if the Plan is to proceed to consideration as a Final Plan, the developer has five (5) years in which to submit a Final Plan. If the developer does not do so within the five (5) year period, the approval of the Preliminary Plan shall become null and void unless an extension of time is requested by the developer in writing and is granted in writing by the Commission before the expiration date.
- 304.2** The information and number of plans to be filed with the Final Plan application shall include those items listed under Plan Requirements, Article VII, Section 703 of this Ordinance, and the submission shall be prepared in accordance with that Article and in the number of copies specified therein. The Final Plan shall be filed at the Clearfield County Planning Office during regular business hours and at least two (2) weeks prior to the Planning Commission meeting.

See Section 304.9 regarding local municipality written review and comments on the Final Plan.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- 304.3** Assurance of completion where required shall be submitted in accordance with Article V.
- 304.4** The original and six (6) copies of the Final Plan and all other exhibits required for approval shall be filed with the Clearfield County Planning Office. A copy of typical exhibits is found in the Appendix.
- 304.5** When an extension of time is granted for the submission of a Final Plan, the Planning Commission shall do one (1) of two (2) things when the Final Plan is submitted: (1) make a finding that the conditions on which its approval of the Preliminary Plan were based have not changed substantially, or (2) require changes in the Plan, prior to final approval, that will reflect any substantial changes on the site of the subdivision or in its surrounding that have taken place since the grant of preliminary approval.
- 304.6** It is not necessary for the whole Plan that received preliminary approval to be submitted as a Final Plan. The Final Plan may be submitted in sections, each covering a portion of the entire proposed subdivision shown on the Preliminary Plan. In the case where development is projected over a period of years, the Planning Commission may authorize submission of final plats by section or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.
- 304.7** The developer must provide sewerage and water system plans for the entire development site of the Preliminary Plan regardless of the number of sections or stages to be initially developed. In addition to the sewerage plan, the developer must submit the appropriate sewage facilities planning modules, components and waivers.

- 304.8** The developer shall investigate the existence of wetlands and flood plains and shall cause such existence to be shown on the plan. When necessary, the developer will be responsible to provide a wetland delineation by a qualified “engineer”.
- 304.9** The developer shall deliver the six (6) copies of the Final Plan, with all attachments to the local municipality for its review and (if elected) written comments. No less than one (1) week prior to the meeting of the Planning Commission at which the Final Plan is to be considered, the developer shall deliver to the Planning Department 1) five (5) of the six (6) copies of the Preliminary Plan with the local municipality’s confirmation of review endorsed thereon (one copy shall be retained by the municipality); and 2) a review letter with any comments, objections and/or suggestions from the local municipality to the Planning Commission. Also see Article VIII, Design Standards.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

Section 305 Approval of Final Plan

- 305.1** If the Planning Commission finds that the Final Plan and Preliminary Plan, where required, are in conformance with this Ordinance, it shall sign the Final Plan. One (1) copy of the Final Plan will be retained by the Planning Office Staff for the Commission’s records.
- 305.2** If the Planning Commission finds that the Preliminary Plan, where required, and/or the Final Plan is not in conformance with this Ordinance, it shall not sign the Final Plan, and shall notify the developer as to the section(s) of this Ordinance that is not being complied with.
- 305.3** The developer may wish to seek a modification of certain regulations where, owing to special conditions, a literal enforcement of this Ordinance would result in unnecessary hardship to the developer. All requests for modification shall then be reviewed by the Planning Commission and reviewed and considered by the County Board of Commissioners in accordance with Section 1407 of this Ordinance.
- 305.4** The Planning Commission shall take final action on the Final Plan within ninety (90) days of the Plan being submitted to the Planning Office. The Planning Commission shall render its decision during a public meeting. The decision of the Planning Commission shall be communicated to the developer in writing no later than fifteen (15) days following the date the decision was made.
- 305.5** No final plan shall receive approval by the Planning Commission unless the developer shall have filed with local municipal financial security in the amount of 100% of the municipal engineer’s estimate for such improvements, or shall have completed all required improvements listed in Article IX or as local municipality may require in the public interest.

- 305.6** Upon completion of the improvements in accordance with the specifications of this Ordinance or those of the local municipality, the developer shall take steps to dedicate the improvements and have the same accepted by the local municipality.
- 305.7** The developer shall provide copies of the Department of Environmental Protection approved modules, components and waivers for proposed sewage facilities and permits or letters of approval. From the Pennsylvania Department of Transportation, the developer shall provide driveway openings or highway (rights-of-way) occupancy permits or letters of approval.

Section 306 Recording of Plan

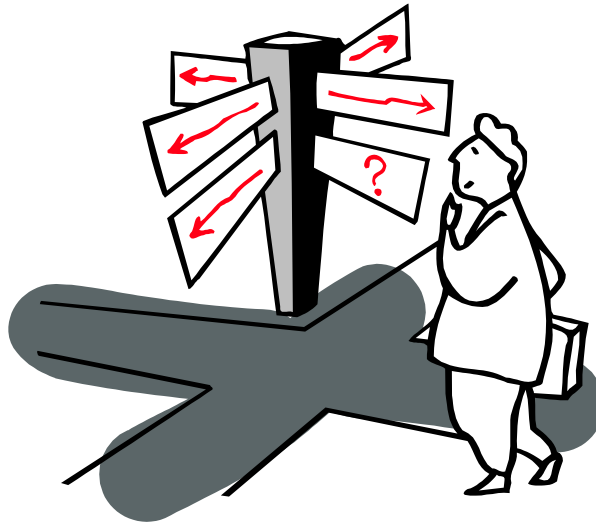
- 306.1** After completion of all procedures and upon approval of the Final Plan, the Plan shall then be immediately recorded with the County Recorder of Deeds. In no case shall the Final Plan be recorded after ninety (90) days from the date of the Final Plan approval by the Planning Commission. For plans that have not been recorded within (90) days, the chairman and secretary of the Clearfield County Planning Commission may reinstate their names provided that no major changes have been made. Reapproval thereafter may be granted by the Planning Commission provided no changes have been made to the Final Plan.

Within ten (10) days after the recording of the Final Plan, a copy of the receipt of the County Recorder of Deeds confirming the recording shall be filed with the Clearfield County Planning Department.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- 306.2** The Final Plan shall be recorded with the County Recorder of Deeds before proceedings with the sale of lots, issuance of building permits or the construction of buildings.
- 306.3** Recording the Final Plan after approval shall have the effect of an irrevocable offer to dedicate all streets and other public ways to public use, and to dedicate or reserve all park reservations, and school sites and other public service areas as hereafter provided. Approval shall not impose any duty upon the County or the local municipality concerning maintenance or improvement of any such dedicated streets, parks, areas or portions of same until the proper authorities of the local municipality shall have made actual appropriation of the same by ordinance or resolution, or by entry, use or improvement.
- 306.4** The developer may place a notation on the Final Plan to the effect that there is no offer of dedication to the public of certain designated public areas, or streets or alleys, in which event the title to such areas shall remain with the owner, and the local municipality shall assume no responsibility for improvement or maintenance thereof, which fact shall also be noted on the Final Plan.

ARTICLE IV



PROCEDURES MINOR SUBDIVISION AND SUBDIVISION REPLATS

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

ARTICLE IV

PROCEDURES – MINOR SUBDIVISION AND SUBDIVISION REPLATS

Section 401 Pre-Application Investigation

- 401.1 The applicable provisions of the pre-application procedure for major subdivisions may be followed, but is not required.

Section 402 Preliminary Plan Application and Approval

- 402.1 A preliminary Plan is not required, but may be submitted, at the developer's option.

Section 403 Final Plan Application and Approval

- 403.1 **All applicable provisions of the Final Plan application and approval procedures (Article III) shall be followed, as shall the provisions of Article VII, Plan Requirements. All applications shall be complete. The Developer shall deliver a copy of the Minor Subdivision Plan to the local municipality for its review and (if elected) written comments. The Developer shall file with the Planning Commission at least one (1) week prior to the meeting of the Planning Commission at which it is to be considered: 1) a copy of the Plan delivered with the local municipality's confirmation of review endorsed thereon; and 2) a review letter with any comments, objections and/or suggestions from the local municipality to the Planning Commission.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

Section 404 Recording of the Plan

- 404.1 Minor subdivisions and replats shall be recorded in the same manner and with the same responsibilities as other subdivisions. *See Section 306.*

ARTICLE V



ASSURANCES OF COMPLETION

ARTICLE V

ASSURANCES OF COMPLETION

Section 500.1 General – The purpose of these regulations is to provide sound subdivision and land development standards for those municipalities within Clearfield County which lack such regulations themselves. Therefore, the assurances for completion, as set forth in this Article, are intended for the protection of the local municipality or authority who will be the parties to accept the public improvements required by this Ordinance. For the purpose of this Ordinance, the term local municipality also means any municipal authority or private agency which may be asked to accept improvements required by this Ordinance. *(See DEFINITIONS)*

Section 500.2 Coordination – It is the intention of this Ordinance **that required assurances be provided in such amounts** and forms as are acceptable to the local municipality, consistent with this Ordinance and the provisions of the Pennsylvania Municipalities Planning Code.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

Section 501 Improvements

501.1 The developer shall, for all major subdivisions, agree to complete all improvements in accordance with Section 509 of the MPC and such other requirements as the County or local municipality may set in the public interest as a prerequisite to approval of the Final Plan.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

501.2 No plan shall receive final plan approval unless the developer shall have completed all improvements as required by these regulations or shall have filed with the local municipality appropriate financial security guaranteeing the completion of such improvements.

501.3 The Planning Commission shall require the local municipality to check final construction plans for the correctness and to inspect the construction of improvements. The local municipality shall be further requested to submit its findings in writing to the County Planning Office. In the event the local municipality does not approve the final construction plans, it shall specify how such plans do not meet applicable specifications, citing the specific deficiencies by reference to said specifications. Likewise, if the local municipality does not approve construction of the improvements, it shall specify their deficiencies. These requirements are made to insure the County the ability to communicate any plan or construction deficiencies to the developer in accordance with the provisions of this Ordinance and the Pennsylvania Municipalities Planning Code.

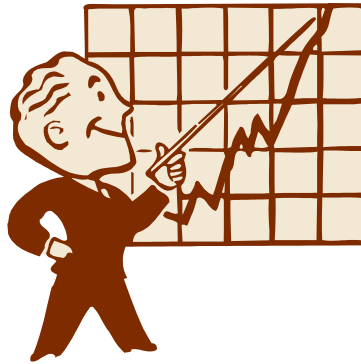
501.4 Upon completion of the improvements in accordance with the specifications of this Ordinance and/or the local municipality, and upon final inspection of the improvements by the local municipal engineer, the developer shall take the final steps to dedicate the improvements and have the same accepted by the local municipality.

501.5 Improvements shall include, but not necessarily be limited to, the following:

- A. Monuments or markers.
- B. Grading, streets, curbs and walks, as required.
- C. Sanitary sewers.
- D. Water service, including fire hydrants.
- E. Storm drainage, as required.
- F. Erosion and sedimentation control measures, as required.
- G. Street lighting, where required.

501.6 Where grading conditions or other circumstances prohibit the placing of lot markers or street monuments at the time of submission of final plat, a cash deposit shall be made with the local municipality in an amount sufficient to cover the installation at a future date. Should installation of the above monuments and markers not be completed within three (3) months after completion date of subdivision by the subdivider, the local municipality shall cause such installation to be completed and pay for same from said cash deposits.

ARTICLE VI



DEVELOPMENT STANDARDS

ARTICLE VI

DEVELOPMENT STANDARDS

Section 601 General Standards

- 601.1** It is the policy of the Commission that these regulations shall state minimum standards for development.
- 601.2** The following requirements and guiding principles for land subdivision shall be observed by all developers, and the Commission shall consider the suitability as to location of any proposed subdivision with respect to the following:
- A. Any development in areas considered by the Commission as habitable yet subject to periodic or occasional inundation shall comply with the regulations and standards as established under Section 809 of this Ordinance and any other Federal, State or local municipal law, rule and regulation, including, but not limited to, the Floodplain Management Act.
 - B. The Subdivision Plan shall conform to the official map and Comprehensive Plan of the Local Municipality if either have been adopted and as the same shall have been amended from time to time.
 - C. No subdivision showing reserve strips controlling access of public ways will be approved.
 - D. The following regulations and/or legislation must also be complied with:
 - 1. Pennsylvania Sewage Facilities Act.
 - 2. Pennsylvania Storm Water Management Act.
 - 3. Local Land Use Control Ordinances and other local ordinances pertaining to land use or development.
 - 4. Regulations of the Pennsylvania Department of Transportation relating, but not limited to, driveway and street openings.
 - 5. Wetland regulations and restrictions.
 - 6. Fire protection.
 - E. Land which is subject to flooding, subsidence or underground fires either shall be made safe for the purpose for which such land is proposed to be used, or that such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace.

ARTICLE VII



PLAN REQUIREMENTS

ARTICLE VII

PLAN REQUIREMENTS

Section 701 Sketch Plan

- 701.1** A subdivision sketch plan may be submitted by the developer or property owner as a basis for informal and confidential discussion with the Staff of the Planning Office.
- 701.2** Data furnished in a sketch plan shall be at the discretion of the developer. The sketch plan need not be to scale and the precise dimensions are not required. It is suggested that the following items be included in the sketch plan presentation:
- Proposed subdivision name, identifying title and the words "Sketch Plan"
 - Subdivision boundary
 - North arrow
 - Streets on and adjacent to the tract
 - General topography and physical features
 - Proposed general street layout
 - Proposed general lot layout
 - Proposed easements
 - Information relative to and the location of water and sanitary sewer lines in and adjacent to the proposed subdivision
 - Surrounding property and the names of owners
 - Name, address and telephone number of the Surveyor, and, if needed, Engineer
 - Existing Zoning District in which the subdivision is located (if applicable)

Section 702 Preliminary Plan

- 702.1** A Preliminary Plan is required for major subdivisions. Copies may be either black on white or blue on white diazo prints. Six (6) copies shall be submitted to the Planning Office. (Original need not be submitted)
- 702.2** The Preliminary Plan shall be drawn at a scale of fifty (50) up to two hundred (200) feet to the inch in increments of fifty (50) depending upon the size of the overall development and the individual lots therein. In unusual circumstances, other scales may be acceptable. If the Preliminary Plan is drawn in two or more sections, it shall be accompanied by a key map showing the location of the various sections.
- 702.3** Sheet size for Preliminary Plans shall not be less than eighteen by twenty-four (18x24) inches in size and not more than twenty-four by thirty-six (24x36) inches in size for all subdivisions. In unusual circumstances, other sheet sizes may be acceptable.

- 702.4** The following information shall be shown on, or included with, all Preliminary Plans when they are submitted to the Commission:
- A. Proposed subdivision name, identifying title and the words “Preliminary Plan.”
 - B. Name and address of the owner of the tract or of his agent, if any, and of the developer.
 - C. Date, north arrow and graphic scale.
 - D. Total acreage of the tract, number of lots, proposed land use, remaining acreage of any unsubdivided land. For subdivisions of land up to twenty-five (25) acres in size must include survey of entire parcel on plot plan.
 - E. Zoning district (if applicable).
 - F. Tract boundaries which shall show distances and bearings.
 - G. A key map, for the purpose of locating the site in the County, showing the relation of the tract to adjoining property and streets, roads, bodies of water, and municipal boundaries within two thousand (2,000) feet of said property.
 - H. Contours at vertical intervals of twenty (20) feet. Location of Bench Marks.
 - I. The names of all owners of any immediately adjacent unplatted land; the names of all platted subdivisions immediately adjacent to the development, and the locations and dimensions of any streets or easements terminating adjacent to the development.
 - J. The location and dimensions of all existing streets, roads, railroads, public sewers, aqueducts, water mains and feeder lines, on-lot sewage systems, private and public wells, fire hydrants, gas, electric, communications and oil transmission lines, streams, intermittent drainage ways, swales, floodplains, and wetlands and other significant features within the property proposed to be subdivided, or within one hundred (100) feet of said property.
 - K. The location of all buildings and approximate location of all tree masses within the property.
 - L. A description of the existing vegetative cover.
 - M. A full plan of the development, showing the location of all proposed streets, roads, alleys, utility easements, parks, playgrounds, pedestrian ways, and other public areas, sewer and water facilities; proposed lot lines and approximate dimensions of lots; lot numbers and/or block numbers in consecutive order; and all streets and other areas designed for appurtenant facilities, public use, or future public use, together with the conditions of such dedications or reservations.

- N. Planning Module Components, waivers or other appropriate Department of Environmental Protection forms or documents for Act 537 on-lot sewage disposal system, if applicable. Status of any required DER sewer system or water system permits (as applicable), including permits or approvals for system or water line extension.
- O. Preliminary designs of sewerage and water plans. These designs may be submitted on separate sheets.
- P. Typical cross-section and centerline profiles for each proposed street shall be shown on the Preliminary Plan (see Article VIII). These profiles may be submitted as separate sheets.
- Q. Preliminary designs of any bridges or culverts which may be required. These designs may be submitted as separate sheets.
- R. Name, address and telephone number of Engineer/Surveyor.
- S. Reference to the County Tax Map and parcel number.
- T. Pennsylvania One Call System, “Stop, call before you dig” logo.
- U. **Location of all private access rights-of-way with a citation to the grant or means by which the easement was acquired, e.g. deed book reference. See Sections 802 and 810.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- V. **For subdivisions proposing one or more lots of ten (10) acres or greater proposing on-lot sewage where the local municipality has enacted an ordinance exempting such lots from sewage planning, identification of all structures, facilities, streams, springs, drainage ways, swales and other significant features within a two hundred (200’) radius from any proposed on-lot system(s).**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

702.5 The following certificates, where applicable, shall appear on the Preliminary Plan:

- A. Certificate for the approval of the County of Clearfield Planning Commission. *See Appendix 5*
- B. **Certificate for confirmation that the Plan has been reviewed by the local municipality and whether or not the local municipality has submitted written comments to the Planning Commission. See Section 302.5**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

702.6 Where the Preliminary Plan submitted covers only a part of the subdividers entire holding, a sketch plan of the prospective future street system of the unsubmitted part shall be furnished; the street system of the submitted part will be considered in the light of adjustments and connections with future streets in the part not submitted.

Section 703 Final Plan

703.1 A Final Plan is required for all subdivision. Six (6) prints shall be submitted.

703.2 Sheet size for Final Plans shall be not less than eighteen by twenty-four (18x24) inches and not more than twenty-four by thirty-six (24x36) in size for all subdivisions. In unusual circumstances, other sheet sizes may be acceptable.

703.3 If the Final Plan is drawn in two (2) or more sections, it shall be accompanied by a key map showing the location of the several sections.

703.4 The Final Plan shall be drawn at the scale as required of Preliminary Plans unless otherwise approved by the Clearfield County Planning Office.

703.5 The following information shall be included on Final Plans where applicable:

- A. Block and lot numbers (in consecutive order). **All residual parcels shall be identified as “residual lot” and not assigned a number.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- B. Lot lines and tract boundaries with accurate bearings and distances. Distances to be to the nearest hundredths of a foot; bearings to the nearest minute. Survey closure shall be one:ten thousand (1:10,000) or better. **However, Clearfield County Planning Commission may waive the requirement that a residual lot five (5) acres or greater which is to be retained (and not sold) be surveyed where the Clearfield County Planning Commission determines that requiring such a survey would do an undue hardship.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- C. Exact acreage of entire subdivision and each individual lot. Acreage to be to the nearest hundredth acre exclusive of rights-of-way, or other public area. For subdivisions of land up to twenty-five (25) acres in size must include survey of entire parcel on plot plan.
- D. Accurate bearings and distances to the nearest established street corners or official monuments where practicable. Reference corners shall be accurately described on the Plan.
- E. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.

- F. Complete curve data for all curves included in the Plan, including radius, delta angle, tangent and arc length.
- G. **Location of all existing public streets, roads, alleys and right(s)-of way(s).**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- H. **Street names (utilizing official 911 address names), cartway widths and right-of-way widths.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- I. Location and material of all permanent existing and proposed monuments and lot markers.
- J. Easements for utilities and any limitations on such easements.
- K. Accurate dimensions of existing public land and of any property to be dedicated or reserved for public, semi-public or community use; and all areas to which title is reserved by owner.
- L. Source of title to the land of the subdivision and to all adjoining lots, as shown by the books of the County Recorder of Deeds and names of the owners of all adjoining unsubdivided land. Include dates when outtake parcels were recorded.
- M. **Any other information required by these regulations. The location and dimensions of all existing streets, roads, railroads, public sewers, aqueducts, water mains, and feeder lines, on-lot sewage systems, private and public wells, fire hydrants, gas, electric, communication and oil transmission lines, streams, intermittent drainage ways, swales, flood plains and wetlands and other significant features within the property proposed to be subdivided or within ten (10) feet of said property.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- N. Location of all buildings and approximate location of tree masses within property.
- O. Culverts.
- P. A key map for the purpose of locating the site in the County, showing the relation of the tract to adjoining property and streets, roads, bodies of water, and municipal boundaries within two thousand (2,000) feet of said property.

- Q. Names and addresses of owners and developers shall be put on the plan.
- R. Pennsylvania One Call System, Inc. “Stop, call before you dig” logo.
- S. **Date, north arrow and graphic scale.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- T. **Zoning district (if applicable).**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- U. **Location of all private access rights-of-way with a citation to the grant or means by which the easement was acquired, e.g. deed book reference. See Sections 802 and 810.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- V. **Location of water source, on-lot perk holes, slope and indication if utilities are above or below ground.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- W. **Flood plain boundaries if applicable. See also Section 813.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- X. **Suggested deed description(s).**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- Y. **Proposed subdivision name, identifying title and the words “final plan”.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- Z. **For subdivisions proposing one or more lots of ten (10) acres or greater proposing on-lot sewage where the local municipality has enacted an ordinance exempting such lots from sewage planning, identification of all structures, facilities, streams, springs, drainage ways, swales and other significant features within a two hundred (200') foot radius from any proposed on-lot system(s).**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

703.6 The following certificates, where applicable, shall be shown on the Final Plan:

- A. Certification, with seal, by a registered land surveyor to the effect that the survey and plan are correct.
- B. Certificate for approval by the County of Clearfield Planning Commission.
- C. A statement, duly acknowledged before a Notary Public, with seal, and signed by owner(s) of the property, to the effect that the subdivision shown on the Final Plan is the act and deed of the owner, that he/she is the owner of the property shown on the survey and plan, and that he/she desires the same to be subdivided and recorded as shown. Said statement to include an offer of dedicating of public roads, easements or other improvements as needed.
- D. A certificate to provide for the recording of the Subdivision Plan.
- E. A Highway Occupancy Permit Notice when so required by Section 508(6) of the Pennsylvania Municipalities Code.
- F. A certificate to advise of date plan must be recorded by.
- G. **Certificate for confirmation that the Plan has been reviewed by the local municipality and whether or not the local municipality has submitted written comments to the Planning Commission.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- H. **Suggested deed description(s).**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

NOTE: Approved forms of some of these required certificates are set forth in the Appendix of this Ordinance.

703.7 The following information, in addition to that shown on the Final Plans, shall be submitted to the Planning Commission for Final Plan review, when applicable.

- A. Approval of sanitary sewerage service and water service by the local municipal engineer. Include DEP Sewage Facilities Planning Modules, components and waivers where applicable.
- B. Draft of any proposal covenants to run with land. (Six [6] copies.)
- C. Tentative timetable for the proposed sequence of development for the subdivision, if required. (Two [2] copies.)
- D. A letter from the appropriate postmaster and the Coordinator of the Clearfield County Emergency Operation Center stating the proposed names (except in the case of the extension of existing or proposed streets) do not duplicate the names of streets now in use. If a “911” system is in use in Clearfield County, the administering body of that system will also be asked, by the developer, to comment upon the proposed street names.
- E. When wetlands exist on property proposed to be subdivided, the following note shall be recorded on the plan: **NOTE:** Wetlands exist on Lot(s) No. ____. Wetlands are protected under Pennsylvania Code Chapter 105. Caution should be exercised to ensure that any development proposed for Lot(s) No. ____ does not disturb the wetlands.
- F. Final profiles, cross sections and specifications for street improvements, and sanitary and storm sewerage, and water distribution systems shall be shown on one (1) or more separate sheets. (Two [2] copies.)
- G. Letter from the appropriate utility companies stating that they will provide the subdivision with service.
- H. Letter from the local municipality stating that they have **received and reviewed the plan with any comments, objections or suggestions.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

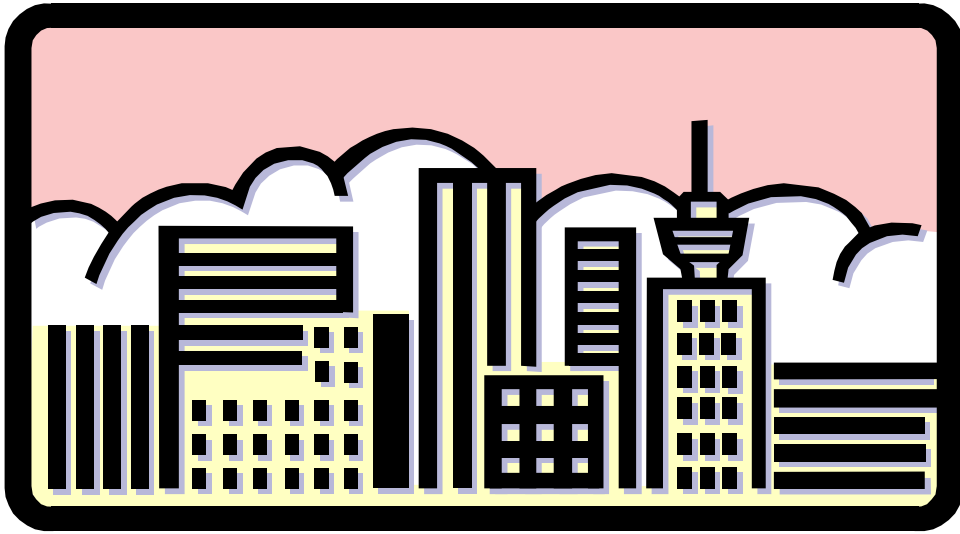
- I. **Title information, including copies of deeds and other documents of record confirming that all parcels of the proposed subdivision shall have adequate, enforceable and permanent access to a public road. See Sections 802 and 810.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- J. **A completed checklist in a form provided or specified by the Planning Department confirming completion or submission of all requirements necessary for Planning Commission approval.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

ARTICLE VIII



DESIGN STANDARDS

ARTICLE VIII

DESIGN STANDARDS

Section 801 General

The design standards set forth by these regulations are intended to insure proper development in those municipalities of Clearfield County which lack their own Subdivision and Land Development Standards. If a municipality has adopted the necessary standards and desires to use them in lieu of those set forth in this Article, they may do so by official action certified in writing by the municipalities governing body and sent to the Clearfield County Planning Commission.

- 801.1** The following land subdivision principles, standards and requirements shall be applied by the Clearfield County Planning Commission in evaluating the plans for proposed subdivisions and shall be considered minimum requirements, except as provided for above.
- 801.2** In reviewing subdivision plans, the Planning Commission may consider the adequacy of existing or proposed community facilities to serve the additional dwelling units proposed by the subdivision. A reservation of land for community facilities may be requested when appropriate.
- 801.3** The subdividing of land shall be done in a manner that will not have the effect of debarring adjacent property owners from access to the streets and ways of allotment. The County may require dedicated, improved, or undedicated parcels to be provided for future access to adjacent land.
- 801.4** Land which is unsuitable for development because of hazards of life, safety, health, or property, shall not be subdivided or developed until such hazards have been eliminated or unless adequate safeguards against such hazards are provided for in the Subdivision and Land Development Plan. Land included as having unsuitable characteristics would be the following:
- A. Land subject to flooding or which has a high ground water table.
 - B. Land which, if developed, will create or aggravate a flooding condition upon other land.
 - C. Land subject to subsidence.
 - D. Land subject to underground fires.
 - E. Land containing significant areas of slopes greater than twenty percent (20%)
 - F. Land which because of physical environment or means of access is considered hazardous by the County of Clearfield.
 - G. Land which is or subject to ground pollution or contamination.

801.5 Proposed subdivisions of land developments shall be coordinated with existing nearby neighborhoods so that the community as a whole may develop harmoniously.

801.6 Proposed land uses shall conform to the local municipal Zoning Ordinance as applicable.

Section 802 Streets

802.1 Minimum street right-of-way widths, shoulder widths and cartway widths shall be as required by the local municipality and approved by the Municipal Engineer.

802.2 In cases where a new subdivision is planned to join the street system on an existing subdivision, the above minimum requirements shall apply except where the existing streets and rights-of-way are larger than required. In this event, the Planning Commission may require that the new streets and rights-of-way be as large as those in the existing subdivision. Any street or way that is planned, though not already established, shall be continued at not less than its width as planned.

802.3 Provisions for additional street width (right-of-way) may be required by the County in specific cases for:

- A. Public safety and convenience.
- B. Parking in commercial and industrial areas and in areas of high-density residential development.
- C. Widening existing streets (rights-of-way) where the width does not meet with requirements of these regulations.

802.4 General design criteria for streets shall be in accordance with specifications as set forth by the local municipality and approved by the Municipal Engineer.

802.5 Dead end streets (cul-de-sacs) may be permitted when it is clear that through traffic is not essential to the street system in that district, and under existing conditions. A dead end street must be constructed in accordance with minimum standards as outlined in the Pennsylvania Department of Transportation Form 408 Specifications. (Latest issue.)

802.6 Street intersections shall comply with the following requirements:

- A. All curbs at intersections shall be rounded by a minimum radius as defined in the Pennsylvania Department of Transportation Form 408 Specifications. (Latest issue.)

- B. When fences, hedges or other plantings, structures, or walls on any lot corner would create a traffic hazard by limiting clear vision across a corner lot from a height of three (3) feet above the finished paved area, at the centerline of the right-of-way, such structure and/or vegetation shall be removed in conjunction with grading the right-of-way to provide a sight line of one hundred fifty (150) feet along the centerline of a collector, commercial, arterial or industrial street from the centerline intersections, and one hundred twenty (120) feet at minor street intersections. When an arterial, commercial, industrial or collector and a minor street intersect, each shall retain its respective footage requirements along the centerline to form the sight triangle. No building or structure shall be permitted in this sight triangle. Sight triangles shall be shown on the plan.
- C. Where the grade of any street at the approach to an intersection exceeds two percent (2%), a leveling area shall be provided, if possible, with a transitional grade not to exceed one percent (1%) for a minimum distance of fifty (50) feet from the nearest right-of-way line of the intersection.
- D. Intersections of more than two (2) streets shall be avoided.
- E. Minimum street intersection angles shall be sixty (60) degrees. Right angle intersections shall be used whenever possible.
- F. Intersecting streets shall be separated by three hundred fifty (350) feet or more, measured between centerlines along the centerline of the intersected street.

802.7 Horizontal curves shall be in accordance with Pennsylvania Department of Transportation From 408 Specifications (Latest Issue).

802.8 Vertical curves shall be in accordance with Pennsylvania Department of Transportation From 408 Specifications (Latest Issue).

802.9 In general, minor and collector streets shall not adjoin into the same side of arterial streets at intervals of less than five hundred (500) feet.

802.10 Half streets shall be prohibited. If circumstances render this impractical, adequate provisions for the concurrent dedication of the remaining half of the street must be furnished by the developer. Where there exists a half street in an adjoining subdivision, the remaining half shall be provided in the proposed development.

The use of reserve strips is prohibited.

802.11 The provisions for the extension and continuation of major streets into and from adjoining areas is required. Where a subdivision abuts or contains an existing or proposed major street, the Planning Commission may require reverse frontage lots or such treatments as will provide protection for abutting properties, reduction in the number of intersections with the major traffic streets, and separation of local and through traffic.

- 802.12** When the subdivision adjoins unsubdivided acreage, new streets or reserved rights-of-way shall be provided through to the boundary lines of the development.
- 802.13** Proposed streets shall be properly related to the official map of the local municipality (if applicable), and shall be logically related to the topography so as to produce usable lots and reasonable grades.
- 802.14** Where a subdivision borders on, or contains a railroad right-of-way, an arterial highway right-of-way, or a stream, ravine, steep hill, or swamp, the County may require a street approximately parallel to and on each side of such right-of-way or other obstruction at a distance suitable for the appropriate use of the intervening land. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations, and for non-residential uses of land, where permitted.
- 802.15** If the lots in a development are large enough for re-subdivision, or if a portion of the tract is not subdivided, suitable access and street openings for such re-subdivision shall be provided. The width of such access and/or street opening shall be determined by the local municipality and approved by the Municipal Engineer.

Section 803 Curbs and Sidewalk

- 803.1** Curbs and sidewalk shall be provided and designed as required by the local municipality and approved by that Municipal Engineer.

Section 804 Blocks

- 804.1** Blocks shall be designed to ensure proper fire safety.
- 804.2** In general, all blocks in a subdivision shall have a maximum length of fifteen hundred (1,500) feet. Blocks subdivided into lots shall be approximately two (2) lot depths in width, except lots along a major thoroughfare, which front on an interior street. Block lengths shall not be less than five hundred thirty (530) feet.
- 804.3** In commercial areas, the block layout shall conform, with due consideration to site conditions, to the best possible layout to serve the buying public, to permit good traffic circulation and the parking of cars, to make delivery and pickup efficient, and to reinforce the best design of the units in the commercial areas.
- 804.4** The block layout in industrial areas shall be governed by most efficient arrangement of space for present use and future expansion, with due regard for worker and customer access parking. Of special interest will be in accommodation of truck traffic.

Section 805 Lots and Building Lines

- 805.1** The depth-to-width ratio of usable lot length shall be a maximum of two (2) to one (1). Lots greater than one (1) acre and less than four (4) acres in size may increase their depth to width ratio to three (3) to one (1). Lots greater than four (4) acres may increase their depth-to-width ratio to four (4) to one (1). In unusual circumstances other lot configurations may be considered.

- 805.2 Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement across which there shall be no right of access may be required by the Planning Commission along the line of lots abutting such a traffic artery or other disadvantageous use.
- 805.3 Side lines of lots, so far as practical, shall be at right angles or radial to street lines.
- 805.4 Corner lots shall be increased in size whenever necessary so as to conform to the local municipality's Zoning Ordinance or County Land Development Standards so that any structure to be placed thereon shall conform to minimum building setback line requirements.
- 805.5 Lots abutting local streets shall front upon the streets which parallel the long dimension of the block, if possible.
- 805.6 All lots shall abut their frontage on a publicly dedicated street or on a street that has received the legal status as such. Lots abutting on a private street or easement shall not be approved unless specifically permitted by the County Planning Commission by special resolution. If permitted, the use of private streets must be approved, in writing, by the governing body of the local municipality. All streets, public or private, must meet the design and construction standards set forth by this Ordinance.
- 805.7 If zoning ordinances are not applicable in the municipalities and land development standards do not apply, lot size and width shall be controlled by the following minimums, which are designed to prevent unsanitary conditions and hazards to public health.

- A. **Central Water and Sewer – No minimum – However, lot must comply with the following setbacks:**
 - Front – thirty (30) feet;**
 - Side(s) – ten (10) feet; and**
 - Back – twenty five (25) feet**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- B. **Water on the Lot and Central Sewer or Central Water and Sewer on the Lot – No Minimum – However, lot must comply with the following setbacks:**
 - Front – thirty (30) feet;**
 - Side(s) – ten (10) feet; and**
 - Back – twenty five (25) feet**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- C. **Water and Sewer on the Lot –One (1) Acre – Also, lot must comply with the following setbacks:**
Front – thirty (30) feet;
Side(s) – ten (10) feet; and
Back – twenty five (25) feet

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

The Planning Commission may approve a subdivision of less than one (1) acre where there is both water and sewer on the lot if 1) all required DEP isolations distances can be met; and 2) that the subdivision, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

805.8 The lot size, width, depth, shape, orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

805.9 Flag Lots – Flag lots will only be permitted to lots in excess of one (1) acre in an area served by municipal water and sewage service; and five (5) acres or more in areas without water and sewage service. Such lots shall have a minimum width on existing roads of at least sixteen (16) feet. Resubdivision of flag lots shall not be permitted and must be marked on plat as such.

Section 806 Lot Grading for Subdivisions and Land Developments

806.1 Blocks and lots shall be graded to provide proper drainage away from buildings and to prevent the collection of storm water in pools. Minimum two percent (2%) slopes away from structures shall be required.

806.2 Lot grading shall be of such design as to carry surface water to the nearest practical street, storm drain, or natural watercourse. Where drainage swales are used to deliver surface waters away from buildings, their grade shall not be less than one percent (1%) nor more than four percent (4%). The swales shall be sodded, planted or lined as required. A Grading and Draining Plan shall be required for all subdivisions and land developments, except minor subdivisions.

806.3 No final grading shall be permitted with a cut face steeper in slope than two (2) horizontal to one (1) vertical, except under one or more of the following conditions:

- A. The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than two (2) horizontal to one (1) vertical, and a written statement of a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, to that effect is submitted to the local municipal engineer and approved by the same. The statement shall state that the site has been inspected and that the deviation from the slope specified herein before will not result in injury to persons or damage to property.
- B. A concrete or stone masonry wall constructed according to sound engineering standards for which plans are submitted to the local municipal engineer for review and written approval is provided.

806.4 No final grading shall be permitted which creates any exposed surface steeper in slope than two (2) horizontal to one (1) vertical except under one or more of the following conditions:

- A. The fill is located so that the settlement, sliding, or erosion will not result in property damage or be hazardous to adjoining property, streets, alley, or buildings.
- B. A written statement from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, certifying that he has inspected the site and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the local municipal engineer.
- C. A wall is constructed to support the face of the fill.

806.5 The top or bottom edge of slopes shall be a minimum of three (3) feet from property right-of-way lines of street or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. All property lines, where walls or slopes are steeper than one (1) horizontal to one (1) vertical and five (5) feet or more in height shall be protected by a protective fence no less than three (3) feet in height approved by the local municipal engineer.

Section 807 Open Space, Lot Siting, Planting and Beautification for Subdivision and Land Developments

807.1 In order to promote the highest environmental quality possible, the degree to which the applicant of a subdivision or land development plan has preserved existing salient natural features and land forms intrinsic to the site, shall be assessed. Terms of approval of a plat may be subject to the manner in which the layout or design of the plan has preserved existing natural features, such as, but not limited to, trees, wooded areas and watercourse.

807.2 Open Space – Where the applicant is offering for dedication, or is required by ordinance to establish a reservation of open space, or preserve an area of scenic or historic importance, a “limit of work”, which will confine excavation, earth moving procedures and other changes to the landscape, may be required to ensure preservation and prevent despoliation of the character of the area in open space.

- 807.3 Tree Preservation** – Whenever possible, trees shall not be removed unless they are located within the proposed street right-of-way, within the proposed building area, well area, sewage facility area, or within utility locations and equipment access areas. In areas where trees are retained, the original grade level shall be maintained, if possible, so as not to disturb the trees.
- 807.4 Topsoil Preservation** – All of the topsoil from areas where cuts and fills have been made should be stockpiled and redistributed uniformly after grading. All area of the site shall be stabilized by seeding or planting on slopes of less than ten percent (10%) and shall be stabilized by sodding on slopes ten percent (10%) or more and planted in ground cover on slopes twenty percent (20%) or greater.
- 807.5 Landscaping** – For all multi-family, apartment, office, commercial, and industrial subdivisions or land developments, a landscaping plan shall be provided and shall include sufficient plantings for the required open space, planting strips, screenings, formal gardens, shade trees, and natural barriers.
- 807.6 Buffer Planting Requirements** – Buffer yard as may be required.
- 807.7 Preserved Landscaping** – When there is a conscientious effort to preserve the existing natural integrity and character of a site and where such preservation effectuates areas of woodland and trees comparable to required planting improvements (i.e., landscaping and buffer screening), the plan may be received in lieu of additional landscaping requirements.
- 807.8 Trees** – The planting of trees within the street right-of-way line shall not be permitted. The planting of any trees within the private property of each residential lot shall be at the discretion of the property owner or developer.

Section 808 Easements

- 808.1** Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, a drainage easement may be required that conforms substantially with the water line of such watercourse, drainage way, channel, or stream and of such width as will be adequate to preserve the unimpeded flow of natural drainage, or for the purpose of widening, deepening, relocating, improving or protecting such drainage facilities.
- 808.2** Where desirable or necessary, adequate easements or dedications for public service utilities shall be provided for sewer, water, electric power, gas lines, storm drainage and similar services; and no structure or obstruction of any kind shall be placed or allowed to be placed where it will interfere in any way with such easements.
- 808.3** Utility easements, where required, shall have a minimum width of fifteen (15) feet and be placed at the side or rear of lots whenever possible.
- 808.4** Aerial easements, if required, shall commence at a point fifteen (15) feet or more above ground.

Section 809 Public Areas

- 809.1** The developer shall consider reserved areas for public use where required, or where topography may preclude use for proper development. Reserve areas however, which shall make any area unprofitable for regular or special assessments or which may revert to untended nuisance areas will not be approved.
- 809.2** The Planning Commission may require that areas for parks and playgrounds (of a size not to exceed ten percent [10%] of the land area to be subdivided) be dedicated to the County for recreation purposes (*See Section 812*).

Section 810 Street Names

- 810.1** The developer may choose his street names subject to the review of the County, the local municipality, the Post Office and the 9-1-1 System. No street, other than an extension, may be given a name identical or similar to another street in the local municipality or nearby areas.

Section 811 Stormwater Drainage

- 811.1** All drainage facilities and plans shall comply with the Pennsylvania Stormwater Management Act and such County and/or local municipal regulations that may be applicable.
- 811.2** Lots shall be laid out and graded to provide positive drainage away from buildings. The County may require a Grading and Drainage Plan for individual lots indicating a buildable area within each lot, complying with the setback requirements, for which positive drainage is assured.
- 811.3** No person, corporation, or other entity shall block, impede the flow of, alter, construct any structure, or deposit any material or thing, or commit any act which will affect normal or flood flow in any communal stream or watercourse without having obtained prior approval from the County or Department of Environmental Protection, whichever is applicable.
- 811.4** Where a subdivision or land development is traversed by a natural watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage. (*See also Section 808*).
- 811.5** The subdivider or developer, and each person, corporation, or other entity which makes any surface changes shall be required to:
- A. Design all storm drainage facilities and plan to be in conformity with the Pennsylvania Stormwater Management Act.
 - B. Collect on-site surface runoff and dispose of it to the point of discharge into the common natural watercourse of the drainage areas.
 - C. Design drainage facilities to handle runoff from upstream areas, assuming full development of those areas, based upon the Comprehensive Plan for the County or local municipality.

- D. Design, construct, and/or install such drainage structures and facilities as are necessary to prevent erosion damage to the subdivision or land development, adjacent property and downstream property. Such structures and facilities shall satisfactorily convey such surface waters to the nearest practical street, storm drain, detention pond, or natural watercourse.
- 811.6** Storm sewers, culverts, and related installations shall be provided to permit unimpeded flow of natural watercourses, to drain all low points along streets, and to intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area drained.
- 811.7** Storm sewers, as required, shall be placed in front of the curb or curb line when located in a street right-of-way. When located in undedicated land, they shall be placed within an easement not less than fifteen (15) feet wide, as approved by the local municipal engineer, who may require additional width of easement as circumstances warrant.
- 811.8** Street drainage will not be permitted to cross intersections or the crown of the road.
- A. Maximum spacing of street inlets shall not exceed six hundred (600) feet.
 - B. All street inlets shall be Penn DOT Type C or M. Inlet tops shall be cast in place in reinforced concrete or precast concrete.
 - C. All culvert ends shall be provided with either reinforced concrete headwalls or pipe end sections.
 - D. Minimum pipe size shall be fifteen (15) inch diameter.
 - E. When material for storm drain systems is not specified, Penn DOT specifications will govern.
- 811.9** All springs and sump pump discharges shall be collected so as not to flow in the streets.
- 811.10** Stormwater roof drains shall not discharge water directly over a sidewalk.
- 811.11** Stabilized outlets shall be provided for footer drains, floor drains and downspouts.
- 811.12** The Soils Cover Complex Method of the Soil Conservation Service of the U.S. Department of Agriculture shall be used as the primary means of estimating stormwater runoff.
- 811.13** The Rational Method may be used for analysis of storm sewer systems and for stormwater management facilities in minor subdivisions.
- 811.14** Where the estimated runoff based upon the above methods is doubtful, several recognized methods should be studied and compared.

811.15 The minimum design criteria shall be a ten (10) year storm. Higher frequency conditions shall be used in sensitive areas where an overflow would endanger public or private property.

811.16 Runoff calculations must include complete hydrologic and hydraulic design and analysis of all control facilities.

811.17 Control Facilities

- A. Permanent control measures/facilities shall be designed to assure that the maximum rate of storm water runoff is not greater after development than prior to development for a ten (10) year storm frequency. More stringent criteria may be required in sensitive areas where stormwater problems presently exist.
- B. Control Facilities shall be designed to meet, as a minimum, the design standards and specifications of the “Erosion and Sedimentation Control Handbook for Counties.”
 - 1. Detention ponds may be waived by the County of Clearfield on the recommendations of the local municipal engineer at sites in close proximity to the major streams. This is to facilitate drainage prior to stream flooding.
 - 2. In areas underlain with limestone geology, ponds shall be limited to the detention (dry) type unless the developer can show a special need for a retention pond, in which case it shall have a lining. Detention ponds shall be prohibited in areas known to have sinkholes unless the pond is lined. If a sinkhole develops in a pond or channel before acceptance by the local municipality, a lining shall be required.
 - 3. Any ponds with slopes steeper than three (3) to one (1) shall be fenced with a six (6) foot fence with a type subject to the approval of the local municipality.
- C. A maintenance program for control facilities must be included as part of the Grading and Drainage Plan.
 - 1. Maintenance during development activities of a project shall be the responsibility of the contractor, developer, and owner.
 - 2. Arrangement for maintenance of permanent control facilities after completion of development activities shall be made before approval of final plans is given by the County and local municipality.

In cases where permanent control facilities are owned by an entity, it shall be the responsibility of that entity to maintain control facilities (e.g., homeowner's association). In such cases, a legally binding agreement between the owner and the local municipality shall be made providing for maintenance of all permanent erosion control facilities, including the inspection by the local municipality.

Section 812 Contributions for Recreation Purposes

- 812.1** It is the policy of this County to provide recreational facilities for all the residents of the County pursuant to the County Recreation Plan and Local Municipal Plan (when applicable). New and additional facilities are required in direct proportion to increase in population. Developers causing increases in population by new residences must share in the cost of additional recreational facilities.
- 812.2** A contribution for recreation purposes, when proposed as a part of a subdivision plan or land development plan, to the local municipality shall be made at the rate of two hundred dollars (\$200) per dwelling unit, payable upon and as a condition of obtaining an occupancy permit pursuant to the ordinances of the local municipality.
- 812.3** All monies paid to the local municipality in this manner shall be kept in a capital reserve fund established as provided by law. Monies in such fund may be combined for investment purposes, if permitted by law, but shall be used only for the acquisition of land or capital improvements for open space and park and recreation purposes. All funds shall be used within three (3) years of payment.

Section 813 Floodplain Area Regulations

- 813.1 Purpose** – The specific purposes of those special provisions are:
 - A. To regulate the subdivision or development of land within any Designated Floodplain Area in order to promote the general health, welfare, and safety of the community.
 - B. To require that each subdivision lot or land development in flood-prone areas be provided with a safe building site with adequate access; and that public facilities which serve such uses to be designed and installed to preclude flood damage at the time of initial construction.
 - C. To prevent individuals from buying lands which are unsuitable for use because of flooding by prohibiting the improper subdivision or development of unprotected lands within the designated floodplain districts.
- 813.2 Abrogation and Greater Restrictions** – To the extent that this Section imposes greater requirements or more complete disclosure than any other provisions of this Ordinance, in any respect, or to the extent that the provisions of this Section are more restrictive than such other provisions, it shall control such other provisions of this Ordinance.

813.3 Disclaimer of Municipal Liability - The grant of a permit or approval of a plan for any proposed subdivision or land development to be located within any Designated Floodplain Area shall not constitute a representation, guarantee, or warranty of any kind by the County or the local municipality or by any official or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the County, the local municipality, their officials, employees, or agents.

813.4 Application Procedures and Requirements

A. Pre-Application Procedures

1. Prior to the preparation of any plans, it is suggested that prospective developers consult with the Pennsylvania Department of Environmental Protection and/or local municipal Sewage Enforcement Officer concerning soil suitability when on-site sewage disposal facilities are proposed.
2. Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the effect of geologic conditions on the proposed development. At the same time, a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the subdivision or development.

B. Preliminary Plan Requirements – The following information shall be required as part of the Preliminary Plan and shall be prepared by a registered engineer or surveyor.

1. Name of engineer, surveyor, or other qualified person responsible for providing the information required in this Section.
2. A map showing the location of the proposed subdivision or land development with respect to any Designated Floodplain Area, including information on, but not limited to, the one hundred (100) year flood elevations, boundaries of the Floodplain Area or areas, proposed lots and sites, fills, flood or erosion protective facilities, and areas subject to special deed restrictions.
3. Where the subdivision or land development lies partially or completely within any Designated Floodplain Area, or where the subdivision or land development borders on a Floodplain Area, the Preliminary Plan map shall include detailed information giving the location and elevation of proposed roads, public utilities and building sites. All such maps shall also show contours at intervals of five (5) feet or less (as required), and shall identify accurately the boundaries of the Floodplain Area.
4. Such information as is required by this Subdivision Ordinance.

C. **Final Plan Requirements** – The following information shall be required as part of the Final Plan and shall be prepared by a registered engineer or surveyor.

1. All information required for the submission of the Preliminary Plan incorporating any changes requested by the County.
2. A map showing the exact location and elevation of all proposed buildings, structures, roads and public utilities to be constructed within any Designated Floodplain Area. All such maps show contours at intervals of five (5) feet or less (as required) within the Floodplain Area and shall identify accurately the boundaries of the flood-prone areas.
3. Submission of the Final Plan shall also be accompanied by all required permits and related documentation from the Department of Environmental Protection, and any other Commonwealth agency, or local municipality where any alteration or relocation of a stream or watercourse is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified in advance of the proposed alteration or relocation. The Department of Community Affairs and the Federal Insurance Administration shall also be notified in advance of any such proposed activity, and proof of such notification shall be submitted in advance of the Planning Commission meeting at which such Plan is to be considered.

813.5 Design Standards and Improvements in Designated Floodplain Areas

A. General

1. Where not prohibited by this or any other laws and ordinances, land located in any Designated Floodplain Area may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with this and any other laws and ordinances regulating such development.
2. No subdivision or land development, or part thereof, shall be approved if the proposed development or improvements will individually or collectively increase the one hundred (100) year flood elevation more than one (1) foot at any point.
3. Building sites for residences or any other type of dwelling or accommodation shall not be permitted in any floodway area. Sites for these uses may be permitted outside the floodway area in a Floodplain Area if the lowest level (including basement) is elevated to the Regulatory Flood Elevation. If fill is used to raise the elevation of a site, the fill area shall extend laterally for a distance of at least fifteen (15) feet beyond the limits of the proposed structures and access shall meet the requirements of Section 813.5 (C) herein below.

4. Building sites for structures or other buildings other than for residential uses shall not be permitted in any floodway area. Sites for such structures or buildings outside the floodway in a Floodplain Area shall be protected as provided in Section 813.5 (A) 3 above. However, the County may allow the subdivision or development of areas or sites for commercial and industrial uses at any elevation below the Regulatory Flood Elevation if the developer otherwise protects the area to that height or assumes that the buildings or structures will be floodproofed to the Regulatory Flood Elevation.
5. If the County determines that only a part of a proposed plat can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.
6. When a developer does not intend to develop the plat himself and the County determines that additional controls are required to insure safe development, they may require the developer to improve appropriate deed restriction on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plat.

B. Drainage Facilities

1. Storm drainage facilities shall be designed to convey the flow of surface waters without damage to persons or property. The system shall insure drainage at all points along streets, and provide positive drainage away from buildings and on-site waste disposal sites.
2. Plans shall be subject to the approval of the County. The County may require a surface system to accommodate larger, less frequent floods. Drainage plans shall be consistent with local, county and regional drainage plans. The facilities shall be designed to prevent the discharge of excess runoff onto adjacent properties.

C. Streets and Driveways –The finished elevation of proposed streets and driveways shall not be more than one (1) foot below the Regulatory Flood Elevation. Profiles and elevations of streets and driveways to determine compliance with this requirement and as required by other provisions of this Subdivision Ordinance shall be submitted with the Final Plan. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

D. Sewer Facilities – All sanitary sewer systems located in any Designated Floodplain Area, whether public or private, shall be floodproofed up to the Regulatory Flood Elevation.

E. Water Facilities – All water systems located in any Designated Floodplain Area, whether public or private, shall be floodproofed up to the Regulatory Flood Elevation.

F. Other Utilities and Facilities - All other public or private utilities and facilities, including gas and electric, shall be elevated or floodproofed up to the Regulatory Flood Elevation.

ARTICLE IX



REQUIRED IMPROVEMENTS

ARTICLE IX

REQUIRED IMPROVEMENTS

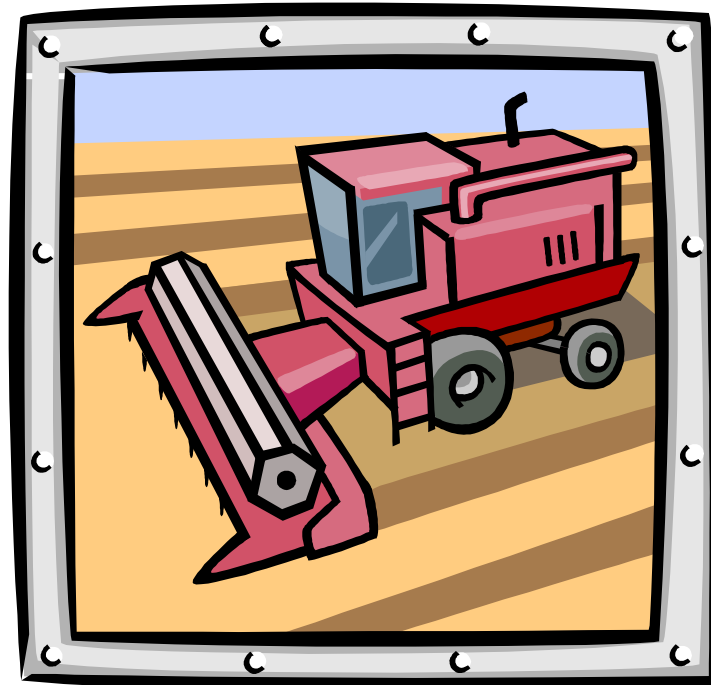
Section 901 General

- 901.1** The construction of subdivision improvement is the responsibility of the developer insomuch as it is his property being developed. Adequate streets, utilities and other improvements are essential elements in the creation and preservation of stable residential, commercial and industrial areas, and must be completed by the developer.
- 901.2** All of the following improvements, as required by the County pursuant to the authority granted in the Pennsylvania Planning Code, Act 247, as amended, shall be completed in accordance with the requirements established by this Ordinance prior to final approval of the Plan, except as otherwise provided herein.
- 901.3** Final Plan approval, except for minor subdivisions and replats, shall not be given prior to the completion and acceptance of all subdivision improvements or the posting of financial security for such improvements.
- 901.4** All the requirements in this Ordinance concerning street paving, curbing, and sidewalks shall be followed, except where the local municipality has adopted other criteria and has requested, in writing, by its governing body that these local standards be used.

Section 902 Improvements

- 902.1** Utility and street improvements shall be provided, where required, in each new subdivision as follows, except that improvements are not required in existing public streets which may be incorporated into, or adjacent to, the subdivision.
- A. Survey monumentation.
 - B. Water supply.
 - C. Sanitary sewage conveyance.
 - D. Storm sewers outside of public streets.
 - E. Streets, including required grading, subgrade, preparation underdrains, base and paving.
 - F. Subgrade drains where necessary.
 - G. Curbing on streets.
 - H. Sidewalks.
 - I. Seeding between the sidewalk and curb.
 - J. Required utilities, street lighting, street name signs and required grading.
 - K. Erosion control, as needed.

ARTICLE X



CONSTRUCTION REQUIREMENTS

ARTICLE X

CONSTRUCTION REQUIREMENTS

Section 1001 General

1001.1 The construction of improvements shall be in accordance with the requirements of this section. It is the intent of those regulations that these construction requirements shall be for the purpose of establishing a standard of quality and durability. If the local municipality has established construction standards, and if their governing body shall so require, in writing, they shall be used in lieu of ones set forth in the Article.

Section 1002 Monuments & Markers

1002.1 Survey monuments and markers shall be placed at all points as determined by the following criteria:

- A. Monuments shall be set at the intersection of all lines forming angles in the boundaries of major subdivisions and at all street angle points, and at the intersection of all street centerlines.
 - (1) Monuments shall be concrete with a 3/8" metal dowel in the center at the top. Monument size shall be no less than 6"x6"x30". Where double monuments are used, the top monument shall be as described in the preceding sentence; the bottom monument shall be concrete with a 3/8" metal dowel in the center at the top. A bottom monument shall be no less than 6"x6"x6" in size.
 - (2) Monuments shall be placed so that the center point shall coincide exactly with the intersection of lines to be marked.
 - (3) Monuments shall be placed so that they protrude approximately two (2) inches above grade in areas which are not paved, at grade if in a paved area not subject to vehicle traffic, and four (4) inches to eight (8) inches below grade if in a paved area subject to vehicle traffic. Monuments set in areas subject to traffic shall be protected with a cast iron frame and access cover of adequate design for truck traffic, or may have double monuments, one above the other, with the top monument flush with the pavement.
- B. Markers shall be set at all lot angles and corners, and at the beginning and end of all curves in lot and street lines. Curves for corner radii at intersection need not be marked if the intersection is monumented.
 - (1) Markers shall be ferrous metal pipe or rods, one-half (1/2) inch minimum diameter by eighteen (18) inches minimum length or may be standard manufactured steel survey markers of a similar length.
 - (2) Markers shall be driven into the ground so as to be approximately flush with the final grade.

Section 1003 Water Supply

- 1003.1** The developer shall contact the local municipality and/or public utility for the specifications of a water supply system. Prior to the approval of the Preliminary Plan, the developer shall provide documentation to the Planning Commission that arrangements for the provision of the water system are proceeding satisfactorily.
- 1003.2** Fire hydrants shall be provided concurrently with the water supply with locations and frequency as required by the local municipality or water service provider.
- 1003.3** If a development requires such additional water supply as to require changes to the local municipality's water distribution system, the developer will be requested to pay a share of the costs consistent with the provisions of Act 203 of 1990. It is the purpose of these regulations that developments which occur under this Ordinance shall pay their fair share toward needed improvements as set forth by Act 203 of 1990.
- 1003.4** ~~Notwithstanding local government mandatory connection ordinances, when a municipal or community water supply system is available within five hundred (500) feet, each lot within the subdivision or land development shall be served by such system. **(REPEALED 9/2.03)**~~

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- 1003.4** When the subdivision or land development is proposed to be served by individual water supply (on-lot well), a statement must accompany the application for the final plan that adequate quantity and quality of water is available to support the development. Such statement shall be made by a registered professional engineer with experience in such hydrological assessments. Such statements must consider the minimum standards of the Pennsylvania Department of Environmental Protection.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

Section 1004 Sanitary Sewage Conveyance

- 1004.1** Where required, the developer shall construct a sanitary sewer system and provide lateral connections for each lot in accordance with the specifications of the local municipality.
- 1004.2** The developer shall secure from the local municipality, prior to approval of the Preliminary Plan, a letter indicating the general design, location and preliminary approval of the proposed sanitary sewer collection system. Prior to the approval of the Final Plan, the developer shall supply documentation attesting to the installation of the sanitary sewer collection system and its approval/acceptance by the local municipality. The developer may also offer an acceptable financial surety in lieu of this arrangement.

- 1004.3** If a development generates such additional sanitary sewer flows as to require changes to the local municipality's sanitary sewer collection system, the developer will be requested to pay a share of the costs consistent with the provisions of Act 203 of 1990. It is the purpose of these regulations that developments which occur under this Ordinance shall pay their fair share toward needed improvements as set forth by Act 203 of 1990.
- 1004.4 Private Sewer Systems** – When a complete private sanitary sewer system using a treatment plant is to be provided, a statement shall be submitted to the County from the Pennsylvania Department of Environmental Protection certifying that a permit has been issued by the appropriate agency approving the proposed facilities. Adequate security for the maintenance of such plant shall be furnished to the County and local municipality.
- 1004.5 On-Lot Sewage Disposal** – In subdivisions where public sewers are not available and a complete private sanitary sewer system is not required, on-lot sewage disposal systems shall be provided. In such instances, the developer shall provide evidence that the planning module required for on-lot disposal by DEP has been approved. The developer must show compliance with Act 537 and other state, County or local law and/or regulation governing on-lot sewage disposal.
- 1004.6 Capped Sewer System** – Where the sanitary sewer system is not yet accessible, but is planned for extension to the subdivision or development, the subdivider shall install sewer lines, including lateral connections, in order to provide service to each lot. The sewer mains shall be suitable capped at the limits of the subdivision and laterals shall be capped at the street right-of-way line when not extended to houses or other structures. When laterals are extended to houses or other structures, the internal plumbing system shall be constructed to accommodate them as well as any septic system required.

Section 1005 Storm Sewers

- 1005.1** A drainage system adequate to serve the needs of the proposed natural waterways, and overland flow will be required in new subdivisions. The developer shall construct a storm sewer system and connect the drainage system with the existing local municipal storm sewer system if one exists.
- 1005.2** If a development generates such additional storm drainage sewer flows as to require changes to the local municipality's storm sewer collection system, the developer will be requested to pay a share of the costs consistent with the provisions of Act 203 of 1990. It is the purpose of these regulations that developments which occur under this Ordinance shall pay their fair share toward needed improvements as set forth by Act 203 of 1990.
- 1005.3** Bridges or culverts shall be designed to support and carry loads in accordance with Form 408 Specifications of the Pennsylvania Department of Transportation.
- 1005.4** Where open watercourses are planned, adequate safety, erosion control, drainage, protection of capacity and appearance measures shall be taken by the developer to insure proper, safe, healthful disposal of storm water. All open watercourses must be approved by the local municipal engineer.

- 1005.5** Minimum grade of drainage courses shall be designed to create a minimum cleaning effect (velocity of two [2] feet per second). Lesser grades may be permitted by the local municipal engineer where such required grades cannot be achieved.
- 1005.6** Storm sewers shall have a minimum diameter of fifteen (15) inches and a minimum grade of one-half (1/2) of one percent (1%). Lesser grades may be permitted when substantiated with calculations which prove that cleaning velocities will be maintained.
- 1005.7** Manholes shall normally be spaced at three hundred (300) feet maximum spacing where pipe sizes of twenty-four (24) inches or less are used, and not over four hundred (400) feet where larger sizes are installed. Inlets may, if approved by the local municipal engineer, be substituted for manholes.
- 1005.8** All phases of construction of open ditches, gutters, or storm sewers including width, depth, shapes, erosion control, minimum grade, size and area shall be in accordance with the requirements of these regulations and all storm drainage facilities shall be inspected and certified by the local municipal engineer.

Section 1006 Streets, Subgrade, Subdrains, Pavement, Curbs & Sidewalks

- 1006.1** Streets shall be graded, surfaced, curbed (if required), and improved to the grades and dimensions shown on plans, with profiles and typical cross-sections submitted by the developer and approved by the local municipal engineer.
- 1006.2** Side slopes shall be graded to blend with the natural lay of the land, or in accordance with cross sections approved by the local municipal engineer. Where fill material is necessary to establish uniform grades, compacting shall be required in accordance with Pennsylvania Department of Transportation Form 408 Specifications for embankment. Slopes of two (2) horizontal feet to one (1) vertical foot beyond the right-of-way line in cut or fill, shall ordinarily be required.
- 1006.3** Subgrade and drainage shall be provided, shaped and compacted in accordance with Form 408 Specifications of the Pennsylvania Department of Transportation.
- 1006.4** Subdrains shall be designed and installed per the Form 408 Specifications of the Pennsylvania Department of Transportation
- 1006.5** All pavement, base, subbase (where required), and sidewalk shall conform to the requirements of the Form 408 Specifications of the Pennsylvania Department of Transportation
- 1006.6** Areas between the sidewalk and curb (if required) shall be seeded as required by the local municipal engineer.

Section 1007 Utilities

Gas, electric and telephone utilities shall be located in subdivisions in accordance with utility company practice and in accordance with agreements with, or as approved by, the local municipal engineer.

Section 1008 Street Trees

Street trees of a deciduous hardwood type with a minimum caliper of one-and-one-half (1½) inches shall, when provided, be planted between the curb and the sidewalk (if required), provided the planting strip is a minimum of six (6) feet wide and located as near the center of the planting strip as possible, but as no instance shall a tree be planted closer than three (3) feet to the curb, sidewalk or any other utility above or below the grade. The tree species shall be subject to the approval of the local municipality.

Section 1009 Street Lighting

Street lighting shall be provided if required by the local municipality in accordance with their practice.

Section 1010 Existing Natural Area

In wooded areas, floodplains, wetlands, areas having slopes of seventeen percent (17%) or greater, or where other natural conditions exist in such a manner that development would be hazardous to the safety of life and property or would cause permanent ecologic instability, the local municipality may require that the developer preserve as much of the original natural conditions as is economically feasible and ecologically practicable and may limit the amount of grading and excavating to the minimum improvement standards included herein.

Section 1011 Erosion Control

- A. It shall be a requirement of all major subdivisions that the developer shall have a Soil Erosion and Sedimentation Control Plan and/or permit, prepared in accordance with current state law (Erosion and Sedimentation Control, Chapter 102, Pennsylvania Rules and Regulations, as amended), reviewed by the Clearfield County Conservation District. The **County Planning Commission** may also require a like plan for any minor subdivision. The Plan shall be fully implemented during the construction of the development.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

- B. The Clearfield County Conservation District, under a delegation agreement with the Department of Environmental Protection, requires any construction activity to have an Erosion & Sedimentation Control plan on site. If the construction activity is **one (1) acre or greater, an NPDES (National Pollutant Discharge Elimination System) Permit along with an Erosion & Sedimentation control plan and a filing fee must be submitted to the Clearfield County Conservation District before construction begins.**

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

ARTICLE XI



MOBILE HOME PARK REGULATIONS

ARTICLE XI

MOBILE HOME PARK REGULATIONS

Section 1101 Applicability

Mobile Home Parks shall be permitted in any Township or Borough which is regulated by the Clearfield County Subdivision and Land Development Regulations subject to local municipal zoning regulations. In any municipality which has a locally adopted ordinance which governs Mobile Home Parks with greater restrictions, the Ordinance whose standards are more strict shall apply.

- A. The standards set forth under this section are intended for those Mobile Home Parks where lots within the park are for rental or lease only.
- B. Where it is intended by the owner or developer to offer Mobile Home lots for sale, the development shall be treated as a regular subdivision and subject to the regulations concerning same.

Section 1102 Plan Requirements

- A. No person, firm or corporation proposing to open a Mobile Home Park in those municipalities which fall under the jurisdiction of the Commission shall proceed with any construction work on the proposed park until they have obtained from the Commission written approval of the preliminary plan of the proposed park, according to procedures herein outlined.
- B. Preliminary and final plans as required, shall comply in form and content to Article III of these regulations in so far as applicable and the standards set forth herein.
- C. **Storm Water Management Plan** – The owner shall prepare and submit for review and approval to the local municipality and Commission a storm water management plan. Such plan shall indicate the proposed storm water handling system, proposed water retention and release schedule to eliminate the effects of uncontrolled water runoff on adjacent properties. Such plan shall conform to any locally adopted storm water management plan and any other applicable regulations. The plan shall be referred to the Clearfield County Conservation District for review and comment prior to Plan approval.

Section 1103 Preliminary Plan

- A. **Pre-Application Procedure** – The Mobile Home Park developer shall meet with the Planning Office, prior to formal application, to discuss his plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of his purposes. The Planning Office shall inform the developer as to the general suitability of the plans and of any modifications required by these regulations, if deemed advisable.
- B. **Application** – The developer shall then prepare and submit a preliminary plan, together with improvement plans and other supplementary material, as required.

- C. **Commission Action** – The Planning Commission shall review the park plan as submitted and take action as required in Article III.

Section 1104 Final Plan Approval

- A. Upon completion of any modifications required by the Commission and/or upon completion of required improvements or the alternate posting of acceptable surety, the developer may apply for approval of final plans.
- B. **Commission Review** – The Commission shall review the final plan for conformance with the approved preliminary plans and all requirements of these rules and regulations. They shall require a written statement from the Township or Borough Secretary that appropriate bond has been posted or that required improvements have been installed, according to specifications. Within forty-five (45) days of receipt of complete information, the Commission shall approve or disapprove such plan, stating in writing its reasons for disapproval.
- C. **Filing** – Following approval, the developer shall file one (1) copy of the approved plan with the Clearfield County Recorder’s Office within ninety (90) days. Should the developer fail to file such plan within said period, the approval shall be null and void.

Section 1105 Design Requirements

- A. **Minimum Area of Tract or Park** – The minimum area of the Tract or Park shall be five (5) acres. The site shall be so located that soil conditions, groundwater level, drainage and topography shall not create hazards to the property, health or safety of the occupants or adjacent property owners.
- B. **Length of Residential Occupancy** – Parks shall be designed to serve the long-term placement of Manufactured Housing.
- C. **Individual Lots** – The planning and location of individual lots shall be guided by the following requirements:
 - 1. **Access** – Each lot shall be directly accessible from an approved internal street without the necessity of crossing any other space.
 - 2. **Size** – Each Mobile Home Lot shall have a minimum lot width of fifty (50) feet and a minimum of five thousand (5,000) square feet (0.115 acres) in area.
 - 3. **Yard Requirements**
 - a. Manufactured Housing shall be parked on each lot so that there will be a minimum of ten (10) feet between the Manufactured Housing, appurtenant structures, and any adjacent side or rear lot line.

- b. There shall be a minimum of twenty (20) feet between an individual Manufactured Housing, attached structure, and accessory structure, and the pavement of a park street or common parking area.
 - c. The setback from the right-of-way of any public street or highway shall be thirty-five (35) feet or comply with the local zoning ordinance (where applicable), whichever is more restrictive.
 - d. Manufactured Housing shall be located a minimum of twenty (20) feet from any common building or structure.
 - e. Secondary entranceways may utilize stoops, landings, patios, or awnings, which may extend a width of five (5) feet within the ten (10) foot yard requirements.
- 4. **Identification** – Each lot shall have a number placed on the lot in the form of a sign or directly on the Manufactured Housing. It shall be arranged in such a way so that it is visible from the road on which the Manufactured Housing or lot is fronting. Such lot numbering shall be approved by the County Emergency Management Department.
 - 5. **Skirting** – The plans shall specify that skirting shall be provided on all Manufactured Housing.
 - 6. **Drainage** – Drainage plans shall be submitted with the preliminary plan.

D. Mobile Home Stands

- 1. The location of each Mobile Home Stand shall be at such elevation, distance and angle in relation to the access street so that the removal of the Manufactured Home is practical.
- 2. The size of each Mobile Home Stand shall be suitable for the general market to be served by the individual park, be sufficient to fit the dimensions of Manufactured Housing anticipated, and sufficient to handle any appurtenant structures and appendages, including prefabricated “Florida rooms”, car ports and storage structures.
- 3. A one percent (1%) to five percent (5%) gradient longitudinal crown or cross gradient for surface drainage shall be provided.
- 4. Mobile Home Stands shall be concrete pads with subsurface drainage base and pad thickness as approved by the Municipal Engineer.

5. Each Mobile Home Stand shall provide adequate tie downs, able to withstand a wind pressure of fifteen (15) pounds per square foot on any exposed vertical surface. Both “over-the-top” and “frame tie downs” shall be required. The strapping for any “over-the-top” tie down shall be of four thousand seven hundred (4,700) tensile strength.

- E. **Internal Street System** – The internal street system in privately owned Mobile Home Parks shall be privately owned, constructed and maintained in accordance with the applicable sections set forth in Article VIII, Design Standards, and Article X, Construction Requirements, of the Clearfield County Subdivision and Land Development Regulations.

- F. **Street Widths at Access Points** – At points where general traffic enters or leaves the park, streets shall be thirty-five (35) feet in width within twenty (20) feet of the existing public street to permit free movement from or to the stream of traffic on the public street, and no parking shall be permitted which in any way interferes with such free movement.

- G. **Parking Spaces** – Car parking spaces, at a minimum size of ten (10) by twenty (20) feet, shall be provided in sufficient number to meet the needs of the occupants of the property and their guests, without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least two (2) parking spaces for each Mobile Home Lot, located in adjacent parking bays. If no on-street parking is permitted, then one (1) parking space for each four (4) lots shall be provided. Required car parking spaces shall be located for convenient access to the Mobile Home Stands.

- H. **Recreation** – For a proposed park of fifteen (15) acres or more, at least five percent (5%) shall be reserved or dedicated for recreation purposes with appropriate location, dimensions and topographic characteristics which, in the judgment of the Planning Commission, lend themselves to recreational uses.

Section 1106 Utility and Fire Requirements

- A. **General** – In accordance with the Rules and Regulations, Commonwealth of Pennsylvania, Department of Environmental Protection, provisions for all sewerage disposal and treatment of water supply and such other information required by the Department of Environmental Protection shall be shown on plans submitted to and approved by the Department of Environmental Protection.

- B. **Electric** – All electrical facilities shall be installed and inspected according to the standards set forth in the latest edition of the national Electrical Code and the local Power Company regulations. All electrical facilities shall be inspected as required by the Commonwealth Electric Inspection, Middle Department Inspection Agency, Atlantic-Inland, Inc., or other inspection companies acceptable and approved by the Commonwealth of Pennsylvania.

C. **Fire –**

1. **General** – For the safety and welfare of the residents and future residents of the Mobile Home Park, the following fire regulations shall be incorporated into the park. All fire safety plans shall be approved by the local designated fire chief of the municipality in which the park is located.
2. Fire Hydrants shall hereafter be required on any new Mobile Home park of ten (10) lots or more, where the extension of central water lines, whether public or private, are proposed for the Mobil Home Park development.
 - a. Hydrant size and type of all hydrants installed shall be of a standard size and type as specified by the municipality and the designated fire chief of the municipality in which the Mobile Home Park is proposed to be located.
 - b. Spacing – Hydrant spacing shall be adequate to serve all lots within the Mobile Home Park. Hydrants shall be arranged not more than one thousand (1,000) feet apart from one another. Where an existing hydrant is less than one thousand (1,000) feet from the park, the existing hydrant shall be deemed satisfactory and spacing can be determined and shown, taking the existing hydrant into consideration.
 - c. Location – Hydrants shall be located within dedicated easements.
 - d. Design – The proposed locations of fire hydrants shall be shown on the submitted plans. Any existing fire hydrants less than one thousand (1,000) feet from the proposed park shall be shown in the vicinity sketch with an exact distance in feet from the hydrant to the nearest lot line of the Mobile Home Park.
3. In areas where there are no central water line extensions proposed, the following standards for fire safety shall be incorporated into the park. The developer retains the option of installing either the tank or pond system.
 - a. The Tank System – An approved underground, static water tank of not less than three thousand (3,000) gallons suitably arranged for fire department drafting at a spacing of five hundred (500) feet. In addition:
 - i. The tank shall be designed to permit a discharge of no less than five hundred (500) gallons per minute.
 - ii. Each tank shall have two (2) combination vent pipe and dump valve openings above ground. The openings shall be twenty-four (24) inch square covered by either a removable type lid or a hinged type lid.

- iii. Each tank shall have an approved outlet above ground, no less than four and one-half (4 ½) inches in diameter. This outlet shall be encased in a hydrant for drafting, with at least two (2) two and one-half (2 ½) inch outlets or equal.
- b. The Pond System – A water pond shall be located in such a way as to serve all park lots. The pond shall be utilized by a “dry hydrant” type of outlet. The volume of water within the pond shall be sufficient, as determined by the fire chief of the municipality, to adequately serve all park lots.

In addition, a cyclone fence at a minimum height of six (6) feet with single strand barbed wire shall enclose the pond.

- D. **Exterior Lighting** – Adequate lights shall be provided to illuminate streets, driveways and walkways for the safe movement of vehicles and pedestrians at night. Lighting fixtures shall be no less than two-tenths (2/10) of a foot-candle power per pole. All exterior lighting shall be designed and installed in accordance with the standards of the Illuminating Engineering Society of America.

ARTICLE XII



RECREATIONAL VEHICLE PARK REGULATIONS

ARTICLE XII

RECREATIONAL VEHICLE PARK REGULATIONS

Section 1201 Applicability

For the purpose of this Article, recreation vehicles and recreational vehicle parks shall be defined as follows:

Recreational Vehicle – A vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park – A plot of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. No residential uses shall be permitted and mobile units shall not exceed three hundred fifty (350) square feet in floor area. Recreational Vehicle (RV) Parks shall be designed to serve the placement of Recreational Vehicles. No Recreation Vehicle shall be used as a permanent place of abode, dwelling or business.

The standards set forth under this section are intended for those Recreational Vehicle Parks where lots within the park are for rental, sale or lease and are to serve the short-term placement of Recreational Vehicles as outlined above.

Section 1202 Permits

In conjunction with the rules and regulations as herein specified, the Recreational Vehicle Park developer shall submit properly prepared plans and speculations to the Department of Environmental Protection. Such submission shall be in accordance with Title 25, *Rules and Regulations Park I; Department of Environmental Protection-Subpart D, Environmental Health and Safety, Article III – Recreational Facilities-Chapter 191 – Organized Camps and Campgrounds*, as amended. Prior to final approval of development plans by the Clearfield County Planning Commission, the developer shall forward a copy of such permit or evidence of same to the Clearfield County Planning Commission.

Section 1203 Plan Requirements

- A. Persons, firms, or corporations proposing to open a Recreational Vehicle Park in those municipalities which fall under the jurisdiction of the Clearfield County Subdivision and Land Development Ordinance shall not proceed with any construction work on the proposed park until they have obtained from the Clearfield County Planning Commission written approval of the preliminary plan of the proposed park, according to procedures herein outlined, and has received the necessary approval of the plans from the Pennsylvania Department of Environmental Protection as indicated in Section 1202.

- B. **Pre-Application Procedure** – The Recreational Vehicle Park developer shall meet with the Clearfield County Planning Office, prior to formal application, to discuss his plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of his proposal. The Clearfield County Planning Office shall inform the developer as to the general suitability of the plans and of any modifications required by these regulations, if deemed advisable.
- C. **Preliminary Plan** – The developer shall then prepare and submit a preliminary plan, together with improvement plans and other supplementary material, as required.

Where a Recreational Vehicle Park is proposed for construction in a series of stages, a preliminary plan for development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.

Preliminary plans, as required, shall comply in form and content as follows, insofar as applicable and the standard set forth herein:

Plan Preparation Requirements – All applications to the Clearfield County Planning Commission shall contain the following:

1. Name, mailing address, legal address and telephone number of applicant.
2. Interest of the applicant in the proposed travel park.
3. Location, address and legal description of the entire proposed travel park site.
4. Existing zoning of subject property and all adjacent properties.
5. Complete engineering plans and specifications of the proposed travel park showing:
 - a. The area and dimensions of the entire tract of land;
 - b. The land uses occupying the adjacent properties;
 - c. The number, size and location of the proposed vehicle sites and other parking areas;
 - d. The location, right-of-way, and surfaced roadway width, roadway design data and walkways;
 - e. The proposed interior vehicular and pedestrian circulation patterns;
 - f. The location of service buildings, sanitary stations and any other existing or proposed structures;
 - g. The location of water and sewer lines and riser pipes;

- h. Plans and specifications of all the water supply, sewage disposal and refuse facilities;
 - i. Plans and specifications of all buildings constructed or to be constructed within the travel park; and
 - j. The location and details of area lighting, electric and gas systems as related to all applicable codes and sound engineering practice.
 - k. The location of all drainage easements to comply with County drainage plans.
 - l. The location of prominent existing landscape features and proposed landscape features.
6. ***Soil Erosion and Sedimentation Control Plan*** – The owner shall submit to the Clearfield County Conservation District a soil erosion and sedimentation control plan. Such plan shall be prepared by a registered professional engineer and shall be as per Soil Conservation Service guidelines as may be applicable. Such plan shall be approved prior to commencement of site preparation and construction.
7. ***Storm Water Management Plan*** – The owner shall prepare and submit for review and approval to the local municipality and Commission a storm water management plan. Such plan shall indicate the proposed storm water handling system, proposed water retention and release schedule to eliminate the effects of uncontrolled water runoff on adjacent properties. Such plan shall conform to any locally adopted storm water management plan and any other applicable regulations. The plan shall be referred to the Clearfield County Conservation District for review and comment prior to plan approval.
- D. **Commission Action** – The Clearfield County Planning Commission shall review the preliminary park plan as submitted and, within ninety (90) days of submission, shall take formal action on the plan in writing; giving approval, conditional approval (giving conditions), or disapproval (giving reasons).
- E. **Nature of Approval** – Approval of a preliminary plan by the Clearfield County Planning Commission and the municipality shall not constitute approval of the final plan or of roads or other improvements therein, but is rather an expression of approval of the layout submitted on the preliminary plan as a guide to the preparation of the final plan. Such final plan shall be submitted for approval by the municipality and the Clearfield County Planning Commission, in that order, upon fulfillment of the requirements of these regulations.

- F. **Final Plan** – Upon completion of any modifications required by the Clearfield County Planning Commission and/or upon completion of required improvements or the alternate posting of acceptable surety, the developer may apply for approval of final plans.
- G. **Commission Review** – The Clearfield County Planning Commission shall review the final plan for conformance with the approved preliminary plans and all requirements of these rules and regulations. They shall require a written statement from the Township or Borough Secretary that appropriate bond has been posted or that required improvements have been installed, according to specifications. Within ninety (90) days of receipt of complete information, the Clearfield County Planning Commission shall approve or disapprove such plan, stating in writing its reasons for disapproval.

Section 1204 Design Requirements

- A. **Lot Area Requirements** – The planning and location of individual recreational vehicle lots shall be governed by the following minimum requirements:
 1. **Lot Area** – Recreational Vehicle lots shall have a minimum width of thirty (30) feet and shall not be less than one thousand, five hundred (1,500) square feet (0.034 acres) in total area. Such size is considered to accommodate parking for one (1) Recreational Vehicle, one (1) automobile parking space, an accessory structure and related outdoor facilities (grill, picnic tables, benches, etc.). Maximum density per acre, however, shall not exceed eighteen (18) units/gross acre.
 2. **Setback Requirements** – Front setback for Recreational Vehicle units shall be fifteen (15) feet from the front and side lot line of any internal road or street. However, structures, such as bathhouses, administration offices, recreation centers and other ancillary facilities of a permanent nature shall be set back from adjacent or access streets seventy-five (75) feet as measured from the centerline of such street. In no case shall a Recreational Vehicle be closer than fifteen (15) feet from another Recreational Vehicle.
- B. **Perimeter Requirements**
 1. When abutting residential districts, a setback buffer area shall be fifty (50) feet as measured from the park property line or zoning boundary line, whichever may be applicable. When abutting any other zoning district, the setback shall be twenty-five (25) feet as measured from the property line or zoning boundary line, as may be applicable.
 2. When abutting an existing dedicated public right-of-way, the setback shall be seventy-five (75) feet as measured from the street centerline, or twenty-five (25) feet from the existing right-of-way, whichever results in the greater setback.

3. In no case shall a Recreational Vehicle be closer than fifteen (15) feet from another Recreational Vehicle.

C. **Roadway Design Standards** – Recreational Vehicle Park roads shall be designed for the safe and convenient movement of recreational vehicles minimizing disturbance of the natural environment.

The internal street system shall be generally as outlined in Article VIII - Design Standards of the Clearfield County Subdivision and Land Development Regulations and specifically as follows:

1. **Collector Street** – Design as per Article VIII of the Clearfield County Subdivision and Land Development Regulations. All requirements for a public street shall be applicable. Such street shall serve as collector internal to the development and provide access to park lots, administrative and ancillary facilities. Such collector streets shall be improved as outlined in Articles VIII and X of the Subdivision and Land Development Ordinance.
2. **Minor Streets** - Design as per Article VIII of the Clearfield County Subdivision and Land Development Ordinance.

Minor streets shall be constructed of select material surfacing as per Section 677, Form 408 Penn DOT Highway Specifications or approved equal. Materials shall be identified as #2 R.C. aggregate. It shall be made from stone, slag or gravel and meet the following gradation:

| | | |
|----------------------|---|----------|
| Passing #1 – ½ sieve | - | 100% |
| Passing #4 sieve | - | 15 – 60% |
| Passing #100 sieve | - | 0 – 20% |

3. **Construction Requirements** – The aggregate shall be uniformly spread upon the graded areas, without segregation of coarse and fine material, in loose layers not exceeding five (5) inches in depth, and compacted with a 10-ton roller meeting the requirements of Section 108.05(c).a or 3.b, Form 408 Specifications – Commonwealth of Pennsylvania Department of Transportation.

The surfacing 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 properly lock under the roller, additional fines of the same material or limestone fines shall be added as necessary to secure the desired compaction and stability.

4. **Cul-de-sac Streets** – Shall be provided with a turnaround having an outside roadway diameter in accordance with Penn DOT Form 408 Specifications.
5. **Parking Spaces** – Car parking spaces, at a minimum size of ten (10) by twenty (20) feet, shall be provided in sufficient number to meet the needs of the occupants of the property and their guests, without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least one and one-half (1 ½) parking spaces for each recreational vehicle lot, and shall be on the recreational vehicle lot or in designated parking areas – no on-street parking shall be permitted for safety reasons.
6. **Recreation** – At least ten percent (10%) of the park area shall be reserved for active and passive recreation purposes with appropriate location, dimensions and topographic characteristics which lend themselves to recreational use. Such area shall exclude required buffer and setbacks.
7. **Ancillary Services** – The developer may include certain ancillary services such as laundromat, camp store, grocery store, office, bathhouse, caretaker’s residence, etc., provided that such uses shall be strictly for the use and convenience of those persons utilizing the recreational vehicle park and does not violate local zoning regulations.
8. **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 Clearfield County, without first submitting plans thereof to the municipality and the Clearfield County Planning Commission for their approval. Such plans shall be prepared by the Clearfield County Subdivision and Land Development Regulations and additional requirements of the municipality. Plans submitted for review and approval by the Clearfield County Planning Commission shall be accompanied by a certified report as prescribed in Article III.

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 municipality or the Clearfield County Planning Commission. Construction shall be in strict accordance with street specifications and the final plans approved.

Subsequent 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 1203, shall be submitted. Such street shall also be inspected by the municipality and notice of approval forwarded to the Clearfield County Planning Commission.

9. **Excavation 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 and the municipality to meet conditions encountered during construction, the 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 the top soil and excavating of ditches and the construction of fill. Inspection shall be performed and approval granted by the municipality prior to further work.

10. **Fire** –

a. **General** – For the safety and welfare of the occupants of the Recreational Vehicle Park, the following fire regulations shall be incorporated into the park. All fire safety plans shall be approved by the local designated fire chief of the municipality in which the park is located.

b. Fire hydrants shall hereafter be required in any new Recreational Vehicle Park where the extension of central water lines, whether public or private, are proposed for the Recreational Vehicle Park development.

i. Hydrant size and type of all hydrants installed shall be of a standard size and type as specified by the municipality and the designated fire chief of the municipality in which the Recreational Vehicle park is proposed to be located.

ii. *Spacing* – Hydrant spacing shall be adequate to serve all lots within the Recreational Vehicle Park. Hydrants shall be arranged not more than one thousand (1,000) feet apart from one another. When an existing hydrant is less than one thousand (1,000) feet from the park, the existing hydrant shall be deemed satisfactory and spacing can be determined and shown, taking the existing hydrant into consideration.

iii. *Location* – Hydrants shall be located within dedicated easements.

iv. *Design* – The proposed locations of fire hydrants shall be shown on the submitted plans. Any existing fire hydrants less than one thousand (1,000) feet from the proposed park shall be shown in the vicinity sketch with an exact distance in feet from the hydrant to the nearest lot line of the Recreational Vehicle Park.

- c. In areas where there are no central water line extensions proposed, the following standards for fire safety shall be incorporated into the park. The developer retains the option of installing either the tank or pond system.
 - i. *The Tank System* – An approved underground, static water tank of not less than three thousand (3,000) gallons suitably arranged for fire department drafting at a spacing of five hundred (500) feet. In addition:
 - (a) The tank shall be designed to permit a discharge of no less than five hundred (500) gallons per minute.
 - (b) Each tank shall have two (2) combination vent pipe and dump valve openings above ground. The openings shall be twenty-four (24) inch square, covered by either a removable type lid or a hinged type lid.
 - (c) Each tank shall have an approved outlet above ground, no less than four and one-half (4 ½) inches in diameter. This outlet shall be encased in a hydrant for drafting, with at least one, two and one-half (1, 2 ½) inch outlet.
 - ii. *The Pond System* – A water pond shall be located in such a way as to service all park lots. The pond shall be utilized by a “dry hydrant” type of outlet. The volume of water within the pond shall be sufficient, as determined by the the fire chief of the municipality, to adequately serve all park lots. In addition, a cyclone fence at a minimum height of six (6) feet, with single strand barbed wire shall enclose the pond.

ARTICLE XIII



LAND DEVELOPMENT STANDARDS AND REQUIREMENTS

ARTICLE XIII

LAND DEVELOPMENT STANDARDS AND REQUIREMENTS

Section 1301 Jurisdiction

Certain physical developments are classified as land developments in the Pennsylvania Municipalities Code, Act 247 and as such are subject to regulation. Land developments include, but are not limited to, mobile home parks, recreational vehicle parks, apartment complexes, and shopping centers. Of these examples, both mobile home parks and recreational vehicle parks are covered elsewhere in this Ordinance. Other types of land development will be governed by this Article. Land development is characterized by the fact that the development site is in a single ownership and the buildings and/or use areas are rented or leased to prospective users. There is no division of land typical or land subdivision actions, although buildings and/or use areas may be sold at the time of development or at some future time. It shall be unlawful for an applicant to construct land developments as defined herein until:

- 1301.1 The Final Site Plan has been approved by the Planning Commission and recorded as required by this Ordinance.
- 1301.2 A valid permit from the Pennsylvania Department of Environmental Protection, where applicable, has been approved for issue to the applicant.
- 1301.3 A valid Occupancy Permit has been secured from the local municipality or from the Pennsylvania Department of Transportation for highway right-of-way occupancy for the purpose of constructing access facilities.

Section 1302 Procedures

In processing a land development, the three-stage procedure established in this Ordinance for land subdivisions shall be used: Sketch Plan (not mandatory), Preliminary Site Plan, and Final Site Plan stages. The land development shall be processed, and submission requirements shall be the same as that required for subdivisions. The Final Site Plan shall be recorded in the County Recorder's Office.

This provision was enacted (or amended) by Clearfield County Ordinance 2003-2 enacted September 2, 2003 effective immediately, which modified and amended Clearfield County Ordinance 95-2.

Section 1303 Assurance for Completion and Maintenance of Improvements

Insofar as the land development involves the lease or rental of buildings and/or space on the site and site improvements (such as roads, parking areas and storm water drainage devices), which are to be privately maintained or maintained by a private (non-public) organization created by the developer – there is no need for municipal acceptance of the site improvements (roads, storm water drainage devices). However, in these instances, roads and stormwater drainage shall be designed and built to the standards established in this Ordinance, and the Planning Commission and local municipality shall ascertain that these improvements are, in fact, built to such standards. Where the developer does not intend to maintain the improvement and where a homeowner's association

or similar organization will not be organized for these responsibilities, the developer will submit a plan for maintenance for such facilities. This document will be legally enforceable, one clearly establishing maintenance responsibility. It must be approved by the County Planning Commission and the local municipality.

In lieu of a plat plan, the developer shall submit a Site Plan. Such Plan shall be at a scale of 1" to 10'. Where building development and parking lot development is in excess of twenty-five thousand (25,000) square feet, combined topographic data at two (2) foot contour intervals shall be required. Each site plan shall through one or more pages show:

- A. Existing site conditions (topography, as needed, drainage, tree clusters, buildings, utilities, roads and nearby properties).
- B. Proposed developments, including buildings (with frontal elevation), parking, vehicular and pedestrian access areas, storm drainage, landscaping, utility location and size.

Section 1304 Design Standards for Apartment Complexes and Shopping Centers

- 1304.1** Vehicular access connections to the surrounding existing road network shall be safe, shall have adequate site distances, and shall have the capacity to handle the projected traffic.
- 1304.2** For apartment complexes for the elderly, there shall be a minimum of one parking space per dwelling unit. For all other apartment complexes, there shall be a minimum of two (2) parking spaces per dwelling unit.
- 1304.3** For shopping centers, there shall be a minimum of two thousand five-hundred (2,500) square feet of off-street parking space for each one thousand (1,000) square feet of building area including storage areas but excluding basement areas.
- 1304.4** For apartment complexes, the maximum density in dwelling units per gross acre shall be 12.0.
- 1304.5** Service areas for the land development shall be planned and constructed such that they are not visible from adjacent uses.
- 1304.6** The site plan shall demonstrate building locations and areas for vehicular circulation.
- 1304.7** A parking and access plan shall be submitted along with estimated traffic flows. The developer shall demonstrate that the proposed parking/access layout is adequate for the proposed development. For retail developments of seventy thousand (70,000) square feet of building area or more, such plan must be prepared by an engineer.
- 1304.8** For all developments in excess of twenty five hundred (2,500) square feet in building size and forty-three thousand five hundred and sixty (43,560) square feet (1 acre) in parking lot size, a storm drainage plan shall be submitted. It shall follow the criteria for such plans set forth by this Ordinance and shall be reviewed by the Clearfield County Conservation District.

- 1304.9** A complete landscaping plan shall be submitted by all developers that includes a complete interior landscape plan in addition to a landscaped transition to adjoining properties. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axis, or provide shades.
- 1304.10** A complete interior pedestrian circulation plan shall be submitted by all developers indicating the safe and efficient movement of people within and through the site.
- 1304.11** Exterior lighting, when used, shall be of a design and size compatible with adjacent areas.
- 1304.12** The Planning Commission shall be provided with information on the availability of water that is in conformance with *Section 1003 - Water Supply*.

Section 1305 Signs

- 1305.1** Signs may advertise a business, office or other legitimate use. Such signs shall be on-premises signs and shall be erected on the site where such use is located.
- A. The computation of the area of a sign shall include incidental decorative trim and the framework in addition to the portion devoted to the message and lettering.
 - B. For projecting or freestanding double-faced signs, only one (1) display face shall be measured in computing the total sign area where the sign faces are parallel or where the interior angle formed by the faces is forty-five (45) degrees or less. Signs with sides forming an interior angle of more than forty-five (45) degrees shall not exceed the maximum area permitted for such signs for all sides combined.
 - C. The area measure of each freestanding sign shall include all separate components, which shall not exceed three (3) in number. Freestanding signs shall not exceed a height of seven (7) feet from the ground level to the top of the sign and shall not exceed a height of nine (9) feet to the top of the sign support.
 - D. Wall signs which are part of the architectural design of a building shall be restricted to an area not more than fifteen percent (15%) of the wall area, including windows and doors, of the wall upon which such sign is affixed or attached, and such signs shall not protrude above the structural wall of which it is a part. Where such sign consists of individual lettering or symbols attached to a building, wall or window, the area of the sign shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols.
- 1305.2** For all office, commercial, and consumer services uses, a sign or signs, may be erected in accordance with one (1) of the following:
- A. One (1) freestanding sign up to ten (10) square feet, plus one (1) of the following:
 - 1) One (1) wall sign mounted flush on wall up to eight (8) square feet; or

- 2) One (1) wall sign (when part of the architectural design of the building) consisting of individual letters or symbols not to exceed fifteen percent (15%) of wall areas; or
- 3) One (1) window sign consisting of individual letters or symbols not to exceed thirty percent (30%) of the total glass area of the building front.

or

- B. One (1) projecting sign not more than five (5) feet from the wall up to ten (10) square feet in size, plus one of the following:
 - 1) One (1) wall sign mounted flush on wall, up to eight (8) square feet; or
 - 2) One (1) wall sign (when part of the architectural design of the building) consisting of individual letters or symbols not to exceed fifteen percent (15%) of wall area; or
 - 3) One (1) window sign consisting of individual letters of symbols not to exceed thirty percent (30%) of the total glass area of the building front.

If a building fronts upon more than one (1) street, one (1) additional sign in conformity with either subsection (1), (2) or (3) above may be permitted on each street frontage.

1305.3 Directional Signs – Directional signs of three (3) square feet or less are permitted for traffic control purposes, provided such signs do not contain advertising copy.

1305.4 Temporary Signs – Exterior temporary signs, including all movable signs, such as those advertising a commercial sale, when located on the site where such use is conducted, may be permitted for a period not to exceed thirty (30) days in any one calendar year for any premises or commercial use.

- A. The size of such sign may not exceed twelve (12) square feet per side.
- B. Application for a temporary sign permit shall be made to the County Planning Office accompanied by the required permit fee and an escrow deposit to be set from time to time by resolution of the Board of Commissioners, as a guarantee that the temporary signs be promptly and completely removed at the end of the authorized period. If such signs are not promptly removed at the end of the authorized period, the County will then have them removed and forfeit the sum deposit to reimburse the expense incurred in removal.

1305.5 Prohibited Signs

- A. Flashing, rotating or revolving signs, with the exception of barber poles.
- B. Roof signs.

- C. Any sign suspended between poles and illuminated by a series of lights.
- D. Any sign erected on a tree or utility pole, or painted or drawn on a rock or other natural feature.
- E. Any banner sign or sign of any other type across a public street or on any private property, except for such signs which are approved by the Board of Commissioners to be of general benefit to the municipality or for public convenience, necessity or welfare.
- F. Any sign suspended between poles which is either a pennant which blows in the wind or a spinner which spins in the wind.
- G. Signs which contain, include, or are illuminated by any flashing intermittent, or moving light, except those giving public service information such as time, date, temperature, weather or similar information.

ARTICLE XIV



ADMINISTRATION AND MODIFICATION

ARTICLE XIV

ADMINISTRATION AND MODIFICATION

Section 1401 Amendments

The County Commissioners of the County of Clearfield may from time to time revise, modify and amend this Ordinance by appropriate action in accordance with the Pennsylvania Planning Code, Act 247, as amended.

Section 1402 Filing Fee

1402.1 The filing fee shall be as fixed by the Planning Commission by Resolution of the Board of the County Commissioners. Any additional costs of review, design, inspection or maintenance by County and Local Municipal Officials shall be borne by the applicant.

1402.2 The applicant shall reimburse the municipality for the reasonable and necessary expense incurred for the inspection of improvements. Such reimbursement shall be based upon a schedule established by Ordinance or Resolution. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the municipal engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the municipalities when fees are not reimbursed or otherwise imposed on applicants.

- A. In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within ten (10) working days of the date of billing, notify the municipality that such expenses are disputed as unreasonable or unnecessary, in which case the municipality shall not delay or disapprove a subdivision or land development application or any approval, or permit related to development due to the applicant's request over disputed engineer expenses.
- B. If, within twenty (20) days from the date of billing, the municipality and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and municipality 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.
- C. 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.

- D. In the event that the municipality and applicant cannot agree upon the 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 is no President Judge, then the senior active judge then sitting), shall appoint such engineer, who, in that case, 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.
- E. The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal or greater than the original bill. If the amount of payment required in the decision is less than the original bill by \$1,000 or more, the municipality shall pay the fee of the professional engineer, but otherwise the municipality and the applicant shall each pay one half (1/2) of the fee of the appointed professional engineer.

Section 1403 Records

The Commission shall maintain an accurate public record of all plans upon which it takes action and of its findings, decisions, and recommendations in relation thereto.

Section 1404 Appeals

In any case where the Planning Commission disapproves a subdivision plan, any person aggrieved thereby may, within thirty (30) days thereafter, appeal to the Court of Common Pleas of Clearfield County, Pennsylvania in accordance with Article X-A of the Pennsylvania Municipal Planning Code.

Section 1405 Validity

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance as a whole, or any individual part thereof.

Section 1406.1 Preventive Remedies

- A. In addition to other remedies, the County may institute and maintain appropriate actions by law or in 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 in 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 County 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 or preceding regulations of the County of Clearfield. This 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 such 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.

As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the County may require compliance with the condition that would have been applicable to the property at the time the applicant acquired an interest in such real property.

Section 1406.2 Enforcement Remedies

- A. Any person, partnership or corporation who or which has violated the provisions of this Subdivision and Land Development Ordinance enacted under the Pennsylvania Municipal Planning Code or prior enabling laws shall, upon being found liable therefore in a civil enforcement proceeding commenced by the County of Clearfield, pay a judgment of not more than five hundred dollars (\$500), plus all court costs, including reasonable attorney fees incurred by the County of Clearfield as a result thereof. No judgment shall commence or be imposed, levied or be payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the County of Clearfield 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 the ordinance to have believed that there was no such violation, in which event there shall be deemed to have only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

- B. 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.
- C. Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the municipality the right to commence any action for enforcement pursuant to this section.

Section 1407 Modification of Regulations

- 1407.1** The County Commissioners may grant a modification of the requirements of one (1) or more provisions of this Ordinance if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this Ordinance is observed.
- 1407.2** All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonable unreasonableness or hardship on which the request is based, the provision or provisions of the Ordinance involved, and the minimum modification necessary.
- 1407.3** The Planning Commission shall keep a written record of all action on all requests for modification.
- 1407.4** The Planning Commission may submit advisory comments on the request for modification. If the County Commissioners approve the request for modification, it shall authorize the minimum modification from this Ordinance that will afford relief. Approved modifications must be recorded on the plan.

Section 1408 Conflict

Whenever there is a difference between the minimum standards or dimensions specified herein and those contained in other regulations, resolutions or ordinances of the County, the highest standards shall govern.

Duly ORDAINED AND ENACTED the _____ day of _____ 2003,
by the Board of Commissioners of the County of Clearfield, Pennsylvania, in lawful session duly
assembled.

COUNTY BOARD OF COMMISIONERS

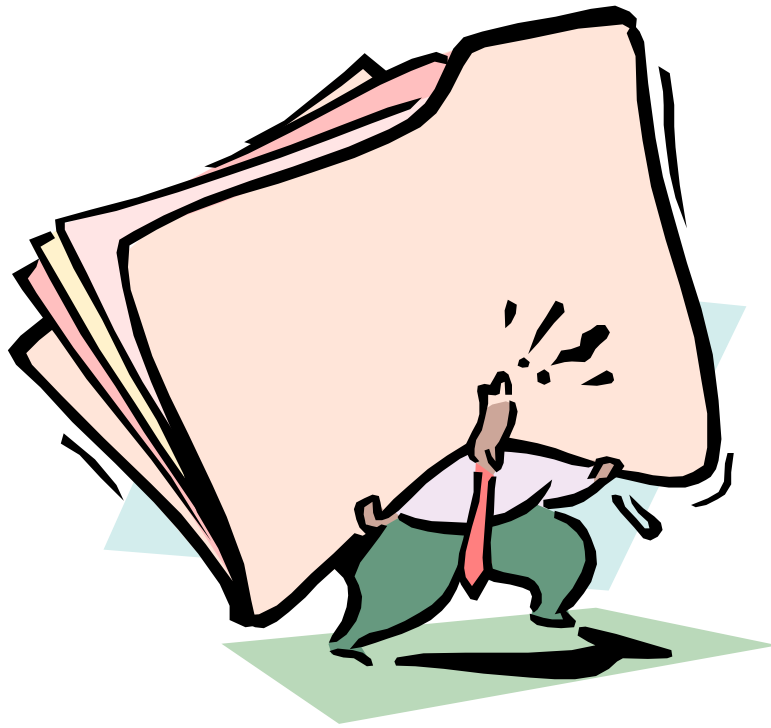
BY: _____
Chairman

BY: _____

BY: _____

Attest: _____
Chief Clerk

APPENDICES



APPENDIX I

APPLICATION FOR CONSIDERATION OF SUBDIVISION AND/OR LAND DEVELOPMENT PLAN

Top Section For Commission Use Only:

CCPC FILE No. _____

Date of Receipt of Plan _____

Date of Meeting _____

Date Plan Recorded at Recorder's Office _____

The undersigned hereby applies for approval/review under the Clearfield County Subdivision and Land Development Ordinance of 1995 for the { } Subdivision { } Land Development Plan submitted herewith and described below:

Review _____ In accordance with Section 301 of the Ordinance.

Review _____ In accordance with Section 106 of the Ordinance where a local municipal Subdivision and Land Development Ordinance is in effect.

1. **Plan Name:** _____

2. **Drawing No.:** _____ **Plan Date:** _____

3. **Project Location:** _____

4. **Municipality:** _____ **Tax Map Parcel:** _____

5. **Name of Property Owner(s):** _____

Address: _____ **Phone No.:** _____

6. **Project Description:**

Existing Land Use:

No. of Lots:

Proposed Land Use:

No. of Lots

Current Zoning:

7. **Total Acreage:** _____

8. **How Many Lots Have Been Subdivided Off the Parent Tract Since 1995?** _____

APPENDIX I (Continued)

9. Application Classification (Please Check One)

- Preliminary Plan*
- Final Plan*

(*Plans must be accompanied by completed Checklist from Surveyor)

- Revised Subdivision and/or Land Development Plan

10. Name of Applicant (if other than Owner): _____

Address: _____ Phone No.: _____

11. Firm Which Prepared the Plan: _____

Address: _____ Phone No.: _____

12. Person Responsible for Plan: _____

13. Type of Sewer: Proposed Public Existing Public
 Proposed On-Lot Existing On-Lot

14. Water Supply: Proposed Public Existing Public
 Proposed Well Existing Well
 Other (Please Specify) _____

15. Lineal Feet of New Street: _____

Identify All Street(s) Not Proposed for Dedication: _____

16. Acreage Proposed for Park or Other Public Use: _____

17. Amount of Filing Fee Enclosed: \$ _____ Check Cash Money Order

The undersigned hereby represents that I/We are the sole owner(s) of the property, and to the best of my knowledge and belief, all information listed above is true, and complete.

I further hereby agree by the signing of this document, to give my permission to the Clearfield County Planning Commission to enter upon my property for the purpose of reviewing the above stated subdivision.

Signature of Landowner

Date

APPENDIX 2

CERTIFICATION OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Clearfield County Subdivision and Land Development Ordinance.

Signed this _____ day of _____ 20 _____

Signature of Registered Surveyor Responsible for Plan

*

*** Surveyor Seal Required**

APPENDIX 3

STORM DRAINAGE PLAN CERTIFICATION

I hereby certify that, to the best of my knowledge, the storm drainage facilities shown and described hereon are designed in conformance with the Clearfield County Subdivision and Land Development Ordinance.

Signed this _____ day of _____ 20_____

Signature of Registered Surveyor Responsible for Plan

*

*** Surveyor Seal Required**

APPENDIX 4

**CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN,
AND OFFER OF DEDICATION**

INDIVIDUAL

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD**

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, deposes and says that he/she is the * _____ of the property shown on this plan, that he/she acknowledges the same to be his/her act and plan, that he/she desires the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

Signature of the Individual

**Signature of Notary Public (Or Other Officer Authorized
To Acknowledge Deeds)**

My Commission Expires _____, 20_____

**

* Identity of Ownership or Equitable Ownership

** Notary Seal Required

APPENDIX 4 (Continued)

**CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN,
AND OFFER OF DEDICATION**

CO-PARTNERSHIP

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD**

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____,
being of the firm of _____,

who being duly sworn according to law, deposes and says that the co-partnership is the _____ of the property shown on
(IDENTITY OF OWNERSHIP OR EQUITABLE OWNERSHIP)
this plan, that the plan thereof was made at its direction, that it acknowledges the same to be its act and plan and desires the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

Signature of the Individual

Signature of the Individual

**Signature of Notary Public (Or Other Officer Authorized
To Acknowledge Deeds)**

My Commission Expires _____, 20____
**

** Notary Seal Required

APPENDIX 4 (Continued)

**CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN,
AND OFFER OF DEDICATION**

CORPORATE

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CLEARFIELD**

On this, the _____ day of _____, 20____, before me, the undersigned
officer, personally appeared _____,

being _____ of _____
(TITLE) (NAME OF CORPORATION)

who being duly sworn according to law, deposes and says that the corporation is the

_____ of the property shown on this
(IDENTITY OF OWNERSHIP OR EQUITABLE OWNERSHIP)

plan, that he/she is authorized to execute said plan on behalf of the Corporation, that the plan is
the act and deed of the Corporation, that the Corporation desires the same to be recorded, and on
behalf of the Corporation further acknowledges that all streets and other property identified as
proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby
dedicated to the public use.

Signature of the Individual

**

Signature of Notary Public

My Commission Expires _____, 20____

** Corporate Seal

*** Signature and Seal of Notary Public (or Other Officer Authorized to Acknowledge Deeds)

APPENDIX 5

**CLEARFIELD COUNTY PLANNING COMMISSION'S
PRELIMINARY PLAN APPROVAL**

CERTIFICATE

At a meeting on the _____ day of _____ 20____,
the Clearfield County Planning Commission granted PRELMINARY PLAN APPROVAL of this
project, including the complete set of plans marked sheet(s) _____ through _____, which
form a part of the application dated _____ and was last revised
on _____ 20____, and bearing CCPC File No. _____.

This plan may not be recorded in the Clearfield County Recorder if Deeds, nor may any
construction be initiated.

Chairman

Vice-Chairman

APPENDIX 6

**CLEARFIELD COUNTY PLANNING COMMISSION'S
REVISED FINAL PLAN APPROVAL CERTIFICATE**

On the _____ day of _____ 20 ____, the
Clearfield County Planning Commission granted revised final plan approval for this plan, bearing
CCPC File No. _____.

Chairman

Vice-Chairman

APPENDIX 7

**CLEARFIELD COUNTY PLANNING COMMISSION'S
FINAL PLAN APPROVAL CERTIFICATE**

On the _____ day of _____ 20____,
the Clearfield County Planning Commission approved this project, including the complete set of
plans and information which are filed with the Commission as CCPC File No. _____,
based upon its conformity with the standards of the Clearfield County Subdivision and Land
Development Ordinance.

Chairman

Vice-Chairman

APPENDIX 8

**CLEARFIELD COUNTY PLANNING COMMISSION'S
REVIEW CERTIFICATE**

The Clearfield County Planning Department, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on the _____ day of _____ 20____, and copy of the review is on file at the office of the Planning Department as CCPC File No. _____. This certificate does not indicate approval or disapproval of the plan by the Clearfield County Planning Department, and does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations or laws of the local municipality, the Commonwealth, or the Federal Government.

Signature of Director

APPENDIX 9

RECORDER OF DEEDS CERTIFICATE

This certifies that the plan for _____,
and is on file with the Clearfield County Planning Commission as CCPC File No. _____,
was recorded in the office for Recording of Deeds, in and for Clearfield County, Pennsylvania in
Subdivision Plan Book _____, Page _____. Witness my hand and seal of
office this _____ day of _____ 20__.

RECORDER

APPENDIX 10

**MUNICIPAL PLAN NOTIFICATION
(Not Needed on Preliminary or Final Plan)**

The officials of _____, as
(NAME OF LOCAL MUNICIPALITY)

required by the Clearfield County Subdivision and Land Development Ordinance, received a copy of this plan for their information. This certification does not indicate approval or disapproval of the plan by the local municipality, and the local municipality does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations or laws of the local municipality, County, Commonwealth or Federal Government.

*

SIGNATURE

TITLE

DATE

* Signature and Title of the local Municipal Secretary or other local Municipal Official authorized by the local municipality, and whose name appears on the list of authorized municipal officials which can be obtained at the Commission's Office.

APPENDIX 11

IMPROVEMENT AGREEMENT

Plan Name: _____

Plan Location: _____

The undersigned developer hereby agrees to provide throughout his development, as shown on the plan of _____ dated _____ the following municipal improvements:

| <u>IMPROVEMENTS</u> | <u>UNITS</u> | <u>ESTIMATED CONSTRUCTION COST</u> |
|----------------------------|---------------------|---|
| Street Grading | | |
| Street Base | | |
| Street Paving | | |
| Curbs | | |
| Sidewalks | | |
| Storm Sewer Facilities | | |
| Water Supply Facilities | | |
| Fire Hydrants | | |
| Survey Monuments | | |
| Buffer Planting | | |
| Other (Specify) | | |

Total Estimated Cost \$ _____

Signature of Developer

APPENDIX 12

NOTICE OF THE COMPLETION AND APPROVAL OF IMPROVEMENTS

Date: _____

Clearfield County Planning Commission
650 Leonard Street, Suite 110
Clearfield, PA 16830

SUBJECT: Approval of Improvements

Ladies and Gentlemen:

The developer of the project known as _____
has completed the installation of the following improvements in accordance with the approved
plans:

- | | |
|------------------------------|---------------------------------|
| _____ Street Grading | _____ Sanitary Sewer Facilities |
| _____ Street Base | _____ Water Supply Facilities |
| _____ Street Paving | _____ Fire Hydrants |
| _____ Street Signs | _____ Survey Monuments |
| _____ Curbs | _____ Buffer Planting |
| _____ Sidewalks | _____ Other (Specify) |
| _____ Storm Sewer Facilities | |

Signature

Print Full Name

Title

Municipality/Authority

Address

Phone No.

APPENDIX 13

NOTICE OF ACCEPTANCE OF AN IMPROVEMENT GUARANTEE

Date: _____

Clearfield County Planning Commission
650 Leonard Street, Suite 110
Clearfield, PA 16830

SUBJECT: Acceptance of Improvement Guarantee

Ladies and Gentlemen:

The developer of the project known as _____
had provided an improvement guarantee in the form of a _____
for the sum of \$ _____ to assure the proper installation of the following
improvements:

- | | |
|------------------------------|---------------------------------|
| _____ Street Grading | _____ Sanitary Sewer Facilities |
| _____ Street Base | _____ Water Supply Facilities |
| _____ Street Paving | _____ Fire Hydrants |
| _____ Street Signs | _____ Survey Monuments |
| _____ Curbs | _____ Buffer Planting |
| _____ Sidewalks | _____ Other (Specify) |
| _____ Storm Sewer Facilities | |

This form of improvement guarantee was accepted by Resolution of the _____
_____ at a meeting on the _____ day of _____ 20_____.

Signature

Print Full Name

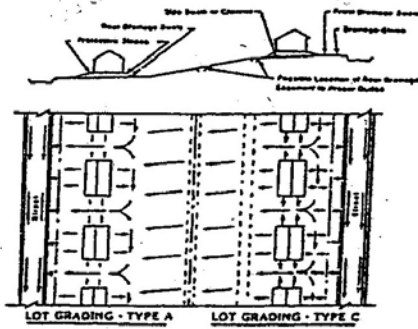
Title

Municipality/Authority

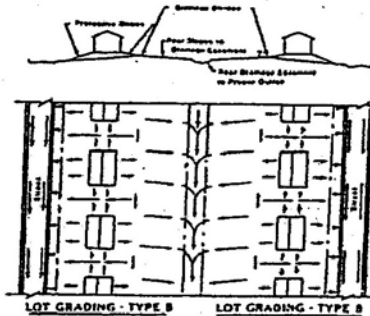
Address

Phone No.

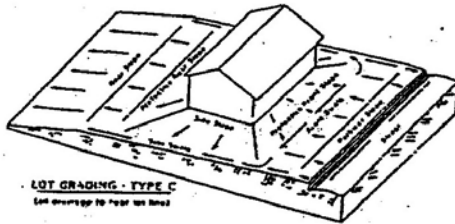
APPENDIX 14
LOT GRADING PLAN EXAMPLES



LOT GRADING - TYPE A LOT GRADING - TYPE C

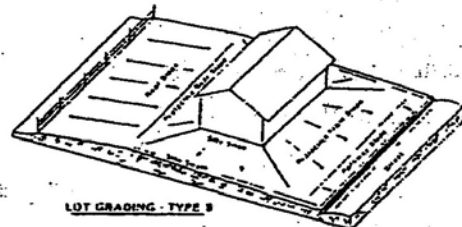


LOT GRADING - TYPE B LOT GRADING - TYPE D



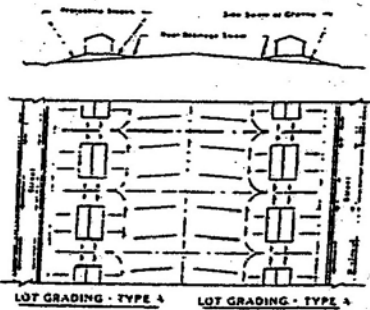
LOT GRADING - TYPE C
 (Lot drainage to rear lot line)

EXAMPLE: BLOCK GRADING TYPE 3
 Steep Cross - Slope

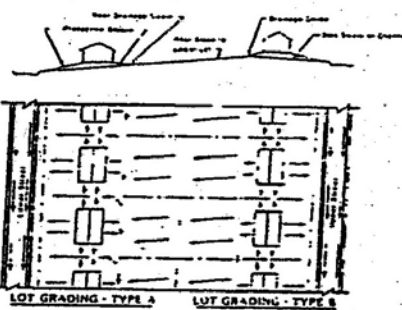


LOT GRADING - TYPE B

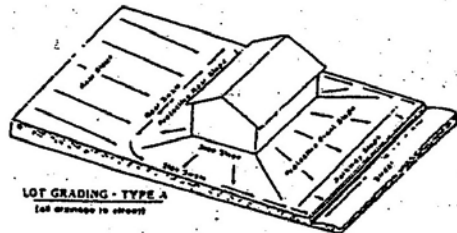
EXAMPLE: BLOCK GRADING TYPE 4
 Vents Along Rear Lot Line



LOT GRADING - TYPE 4 LOT GRADING - TYPE 4

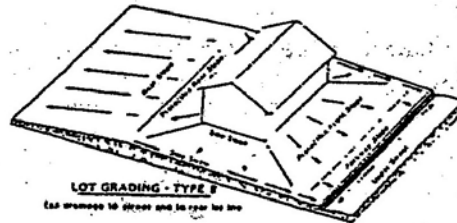


LOT GRADING - TYPE 4 LOT GRADING - TYPE B



LOT GRADING - TYPE A
 (Lot drainage to street)

EXAMPLE: BLOCK GRADING TYPE 1
 Ridge Along Rear Lot Line



LOT GRADING - TYPE B
 (Lot drainage to street and to rear lot line)

EXAMPLE: BLOCK GRADING TYPE 2
 Gully Cross Slope

Source: Iowa Department of Soil Conservation, Soil and Water Conservation in Urban Areas.

APPENDIX 15
RUNOFF CO-EFFICIENTS “C”FOR RATIONAL FORMULA

| Soil Group | A | | | B | | | C | | | D | | |
|------------------------------------|----------|------|-----|----------|------|-----|----------|------|-----|----------|------|-----|
| | 0-2% | 2-6% | 6%+ | 0.2% | 2-6% | 6%+ | 0.2% | 2-6% | 6%+ | 0-2% | 2-6% | 6%+ |
| Slope | | | | | | | | | | | | |
| Land Use | | | | | | | | | | | | |
| <i>Cultivated Land</i> | | | | | | | | | | | | |
| Winter Conditions | .14 | .23 | .34 | .21 | .32 | .41 | .27 | .37 | .48 | .34 | .45 | .56 |
| Summer Conditions | .10 | .16 | .22 | .14 | .20 | .28 | .19 | .26 | .33 | .23 | .29 | .38 |
| <i>Fallowed Fields</i> | | | | | | | | | | | | |
| Poor Conditions | .12 | .19 | .29 | .17 | .25 | .34 | .23 | .33 | .40 | .27 | .35 | .45 |
| Good Conditions | .08 | .13 | .16 | .11 | .15 | .21 | .14 | .19 | .26 | .18 | .23 | .31 |
| <i>Forest/Woodland</i> | .08 | .11 | .14 | .10 | .14 | .18 | .12 | .16 | .20 | .15 | .20 | .25 |
| <i>Grass Areas</i> | | | | | | | | | | | | |
| Poor Conditions | .10 | .16 | .20 | .14 | .19 | .26 | .18 | .22 | .30 | .21 | .25 | .35 |
| Average Conditions | .12 | .18 | .22 | .16 | .21 | .28 | .20 | .25 | .34 | .24 | .29 | .41 |
| Poor Conditions | .14 | .21 | .30 | .18 | .28 | .37 | .25 | .35 | .44 | .30 | .40 | .50 |
| <i>Impervious Areas</i> | .90 | .91 | .92 | .91 | .92 | .93 | .92 | .93 | .94 | .93 | .94 | .95 |
| <i>Weighted Residential</i> | | | | | | | | | | | | |
| Lot Size 1/8 Acre | .29 | .33 | .36 | .31 | .35 | .40 | .34 | .38 | .44 | .36 | .41 | .48 |
| Lot Size 1/4 Acre | .26 | .30 | .34 | .29 | .33 | .38 | .32 | .36 | .42 | .34 | .38 | .46 |
| Lot Size 1/3 Acre | .24 | .28 | .31 | .26 | .32 | .35 | .29 | .35 | .40 | .32 | .36 | .45 |
| Lot Size 1/2 Acre | .21 | .25 | .28 | .24 | .27 | .32 | .27 | .31 | .37 | .30 | .34 | .43 |
| Lot Size 1 Acre | .18 | .23 | .26 | .21 | .24 | .30 | .24 | .29 | .36 | .28 | .32 | .41 |

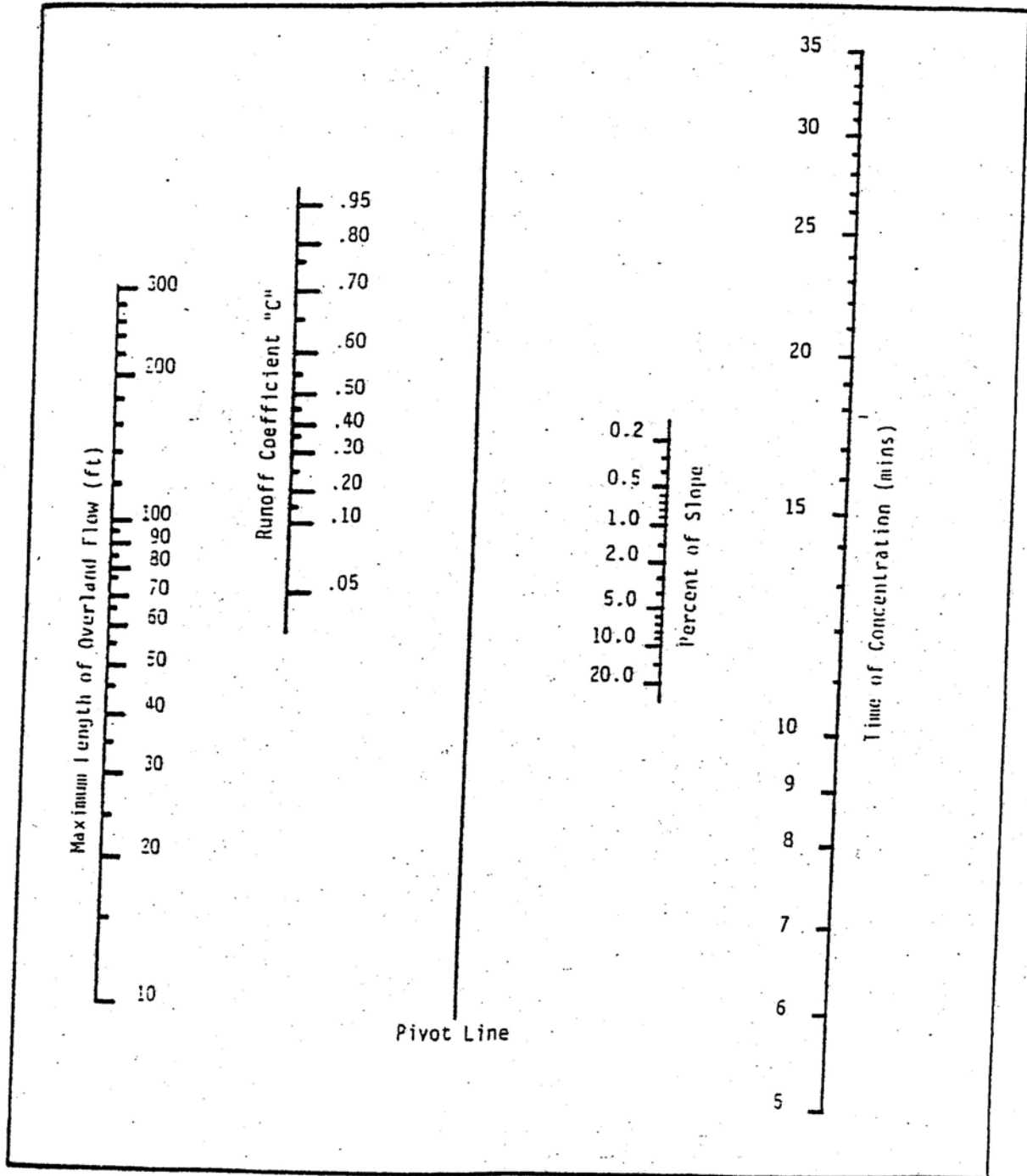
APPENDIX 16
RUNOFF CURVE NUMBERS “CN” FOR SCS METHOD

| Soil Group | A | | | B | | | C | | | D | | |
|------------------------------------|----------|------|-----|----------|------|-----|----------|------|-----|----------|------|-----|
| | 0-2% | 2-6% | 6%+ | 0.2% | 2-6% | 6%+ | 0.2% | 2-6% | 6%+ | 0-2% | 2-6% | 6%+ |
| Slope | | | | | | | | | | | | |
| Land Use | | | | | | | | | | | | |
| <i>Cultivated Land</i> | | | | | | | | | | | | |
| Winter Conditions | 48 | 60 | 75 | 62 | 73 | 82 | 68 | 78 | 90 | 77 | 88 | 95 |
| Summer Conditions | 35 | 54 | 58 | 48 | 55 | 65 | 57 | 65 | 73 | 64 | 69 | 79 |
| <i>Fallowed Fields</i> | | | | | | | | | | | | |
| Poor Conditions | 45 | 54 | 65 | 56 | 63 | 73 | 64 | 74 | 81 | 69 | 77 | 87 |
| Good Conditions | 30 | 44 | 48 | 43 | 48 | 55 | 48 | 54 | 63 | 56 | 60 | 68 |
| <i>Forest/Woodland</i> | | | | | | | | | | | | |
| | 30 | 40 | 43 | 42 | 46 | 50 | 45 | 50 | 53 | 50 | 56 | 61 |
| <i>Grass Areas</i> | | | | | | | | | | | | |
| Good Conditions | 35 | 51 | 53 | 48 | 54 | 63 | 56 | 59 | 73 | 62 | 63 | 79 |
| Average Conditions | 45 | 53 | 58 | 52 | 55 | 65 | 60 | 63 | 75 | 65 | 69 | 82 |
| Poor Conditions | 48 | 55 | 57 | 56 | 67 | 77 | 66 | 74 | 85 | 73 | 81 | 90 |
| <i>Impervious Areas</i> | | | | | | | | | | | | |
| | 96 | 97 | 98 | 96 | 97 | 98 | 96 | 97 | 98 | 96 | 97 | 98 |
| <i>Weighted Residential</i> | | | | | | | | | | | | |
| Lot Size 1/8 Acre | 71 | 75 | 78 | 74 | 76 | 82 | 78 | 80 | 87 | 81 | 83 | 90 |
| Lot Size 1/4 Acre | 62 | 67 | 71 | 66 | 69 | 76 | 67 | 69 | 76 | 75 | 78 | 88 |
| Lot Size 1/3 Acre | 69 | 65 | 69 | 64 | 66 | 74 | 65 | 66 | 75 | 75 | 77 | 87 |
| Lot Size 1/2 Acre | 57 | 63 | 68 | 62 | 64 | 73 | 63 | 65 | 73 | 72 | 76 | 86 |
| Lot Size 1 Acre | 55 | 62 | 67 | 61 | 63 | 72 | 61 | 64 | 72 | 71 | 75 | 85 |

APPENDIX 17

TIME OF CONCENTRATION NOMOGRAPH

(For Use with the Rational Method)



APPENDIX 18

VERIFICATION

(If no Improvement Construction Plan has been approved)

I/WE _____, do hereby verify that I/We have reviewed the Final Plan. I/We further verify that the Final Plan correctly and accurately depicts the condition of the land and there has been no site grading or construction of improvements on the property, and that such statements are true and correct to the best of my/our knowledge, information and belief. These statements are being given by me/us to induce official action on the part of the County of Clearfield, its agents, officers, servants and employees. I/We understand that any false statements made herein are being made subject to the penalties of 18 PA C.S. Section 4904 relating to unsworn falsification to authorities and that any false statement made herein shall be deemed to be a violation of the Clearfield County Subdivision and Land Development Ordinance of 1995, as amended, and subject to the penalties provided therein.

Landowner

Date

Developer

Date

VERIFICATION

(If an Improvement Construction Plan has been approved)

I/WE _____,do hereby verify that I/We have reviewed the Final Plan. I/We further verify that the Final Plan correctly and accurately depicts the condition of the land and all site grading and construction of improvements on the property, and have been undertaken in accordance with an Improvement Construction Plan approved by the Commission on _____ 20__, and that such statements are true and correct to the best of my/our knowledge. These statements are being given by me/us to induce official action on the part of the County of Clearfield, its agents, and employees. I/We understand that any false statements made herein are being made subject to the penalties of 19 PA C.S. Section 4904 relating to unsworn falsification to authorities, and that any false statement made herein shall be deemed to be a violation of the Clearfield County Subdivision and Land Development Ordinance of 1995, as amended, and subject to the penalties provided therein.

Landowner

Date

Developer

Date

APPENDIX 19

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into by and between the following parties:

Clearfield County Planning Commission, hereinafter called “**Commission**”

and

hereafter called “**Developer**”

RECITALS

WHEREAS, Developer has submitted to the Clearfield County Planning Commission, a plan and application for a Subdivision or Land Development Plan located in _____ Township/Borough known and designated as _____: and,

WHEREAS, Commission has required and Developer has agreed that as a condition precedent to final approval of the Developer’s Subdivision and Land Development Plan, all improvements shall be completed by the Developer and approved, or, in lieu of the completion of the improvements required, the Developer shall provide a bond or other security as required by Sections 509 and 510 of the *Pennsylvania Municipalities Planning Code* (MPC), Act 247 of 1968, as amended; and,

WHEREAS, Commission and Developer desire to set forth their understanding concerning the Developer’s agreement and responsibility to pay the costs involved in inspecting and approving Developer’s Subdivision or Land Development Plan.

NOW, THEREFORE, intending to be legally bound hereby, Commission and Developer agree as follows:

1. The Developer, at his own cost and expense, shall proceed to perform and complete all improvements required by the Developer’s Subdivision or Land Development, subject to the review and approval of the plans and specifications by the Commission.
2. In lieu of the completion of the improvements required as a condition for the final approval of the Developer’s Subdivision or Land Development Plan, the Developer SHALL PROVIDE for deposit with the Commission, financial security (consistent with Section 509 of the MPC) in an amount sufficient to cover the costs of any improvements including, but not limited to, roads, storm water facilities, utilities and other related facilities. Such bond, or other security SHALL PROVIDE for, and secure to the public, the completion of the improvements within one (1) year of the date fixed in the subdivision or development plat for the completion of such improvements. THE AMOUNT of financial security shall be equal to one hundred ten percent (110%) of the cost of the required improvements for which financial security is to be posted.

THE COST of the improvements shall be established by submission to the Commission of an estimate prepared by the Developer’s Engineer, subject to review, comment, and approval by the Commission or its designees.

APPENDIX 19 (Continued)

3. The Commission or its designee and the Developer shall agree upon a notification procedure and a schedule of field inspections to be made during construction and upon completion of all improvements.
4. Upon completion of the improvements, the Developer shall give notice to the Commission and its designee, in writing, to inspect the improvements. The Commission or its designee shall inspect the improvements within ten (10) days and shall approve same if they are completed in accordance with the Subdivision or Land Development Plan and acceptable engineering practices. If the Commission or its designee disapproves, they shall notify the Developer promptly. If the Commission or its designee does not approve or disapproves the improvements within thirty (30) days after written notification of completion by the Developer, then in such event, the improvements shall be deemed approved.
5. Developer agrees to reimburse the Commission or its designees for Engineering services necessitated by the review and inspection of all required improvements and all associated expenses, at the following rates: \$ _____ per hour; associated itemized expenses, where applicable. It is agreed that the Engineering services shall be payable by the Developer within ten (10) days after date of invoice and prior to final approval of the Developer's Subdivision or Land Development Plan or release of financial security.
6. Where applicable, Developer agrees to reimburse the Commission for Solicitor services necessitated by the review and approval of the Developer's plan and necessitated by the review of all required bonds or security, etc. It is agreed the Solicitor's services shall be payable within ten (10) days after date of invoice and prior to final approval of the Developer's Subdivision or Land Development Plan or release of financial security.

IN WITNESS, WHEREOF, the parties hence caused this Memorandum of Understanding to be executed, **DATED** this _____ day of _____, A.D. 20____.

CLEARFIELD COUNTY PLANNING COMMISSION

BY: _____

(Notary Seal)

DEVELOPER:

APPENDIX 19 (Continued)

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into by and between the following parties:

Clearfield County Planning Commission, hereinafter called “**Commission**”

and

hereafter called “**Developer**”

RECITALS

WHEREAS, Developer has submitted to the Commission, a plan and application for a Subdivision or Land Development Plan located in _____ Township/Borough known and designated as _____.

WHEREAS, Commission has required and Developer has agreed that as a condition precedent to final approval of the Developer’s Subdivision and Land Development Plan, all improvements shall be completed by the Developer and approved, or, in lieu of the completion of the improvements required, the Developer shall provide a bond or other security as required by Sections 509 and 510 of the *Pennsylvania Municipalities Planning Code* (MPC), Act 247 of 1968, as amended (see attachment); and,

WHEREAS, Commission, Township/Borough and Developer desire to set forth their understanding concerning the Developer’s agreement and responsibility to pay the costs involved in processing, inspecting and approving Developer’s Subdivision or Land Development Plan.

NOW, THEREFORE, intending to be legally bound hereby, Commission, Township/Borough and Developer agree as follows:

1. The Developer, at his own cost and expense, shall proceed to perform and complete all improvements required by the Developer’s Subdivision or Land Development Plan, subject to the review and approval of the plans and specifications by the Township/Borough Engineer.
2. In lieu of the completion of the improvements required as a condition for the final approval of the Developer’s Subdivision or Land Development Plan, the Developer SHALL PROVIDE for deposit with the Township/Borough financial security (consistent with Section 509 of the MPC) in an amount sufficient to cover the costs of any improvements including, but not limited to, roads, storm water facilities, utilities and other related facilities. Such bond, or other security SHALL PROVIDE for, and secure to the public, the completion of the improvements within one (1) year of the date fixed in the subdivision or development plat for the completion of such improvements. THE AMOUNT of financial security shall be equal to one hundred ten percent (110%) of the cost of the required improvements for which financial security is to be posted. THE COST of the improvements shall be established by submission to the Township/Borough Engineer of an estimate prepared by the Developer’s Engineer, subject to review, comment, and approval by the Township/Borough Engineer.

APPENDIX 19 (Continued)

MEMORANDUM OF UNDERSTANDING

3. The Township/Borough Engineer and the Developer shall agree upon a notification procedure and a schedule of field inspections to be made during the construction and upon completion of all improvements and provide copy of same to the Commission.
4. Upon completion of the improvements, the Developer shall give notice to the Township/Borough Engineer, in writing, to inspect the improvements. The Township/Borough Engineer shall inspect the improvements within ten (10) days and shall approve same if they are completed in accordance with the Subdivision or Land Development Plan and acceptable engineering practices. If the Township/Borough Engineer disapproves, the Engineer shall notify the Developer promptly. The Developer shall provide copies of all correspondence to the Commission.
5. Developer agrees to reimburse the Township/Borough for engineering services necessitated by the review and approval of the Developer's plan and necessitated by the review and inspection of all required improvements and all associated expenses, at the following rates: \$_____ per hour; associated itemized expenses, where applicable. It is agreed that engineering services shall be payable by the Developer within ten (10) days after date of invoice and prior to final approval of the Developer's Subdivision or Land Development Plan or release of financial security.
6. Where applicable, Developer agrees to reimburse the Township/Borough for Solicitor services necessitated by the review and approval of the Developer's plan and necessitated by the review of all required bonds or security, etc. It is agreed the Solicitor's services shall be payable within ten (10) days after date of invoice and prior to final approval of the Developer's Subdivision or Land Development Plan or release of financial security.
7. Developer, their heirs and assigns, agree to save harmless and indemnify the Commission for any costs, damages, claims and expenses, including legal fees.

APPENDIX 19 (Continued)

IN WITNESS WHEREOF, the parties hence caused this Memorandum of Understanding to be executed, **DATED** this _____ day of _____ A.D., 20____.

COUNTY:

TOWNSHIP OR BOROUGH:

(Notary Seal)

Date: _____

DEVELOPER:

Date: _____

APPENDIX 20

ITE GENERATION RATES BY MAJOR LAND USE CATEGORIES

| LAND USE TYPE | AVERAGE WEEKDAY TRIP GENERATION RATES | |
|---|--|------|
| Residential | Trips Per Indicated Measure: Dwelling Unit | |
| Single-family Detached | | 10.0 |
| Condominium/Townhouse | | 6.6 |
| Low-rise Apartment | | 4.0 |
| High-rise Apartment | | 5.2 |
| Mobile Home | | 4.8 |
| Retirement Community | | 3.3 |
| Recreation Home (Owner) | | 3.2 |
| Office Building | Trips Per Indicated Measure: Employee 1,000 gross sq. ft. of Building Area | |
| General Office, under 100,000 gross sq. ft. | 3.7 | 17.7 |
| General Office, 100,000-199,999 gross sq. ft. | 3.8 | 14.3 |
| General Office, over 200,000 gross sq. ft. | 2.9 | 10.9 |
| Medical Office Building | N/A | 54.6 |
| Office Park | 3.3 | 20.7 |
| Research Center | 2.4 | 5.3 |
| Industrial | Trips Per Indicated Measure: Employee 1,000 gross sq. ft. of Building Area | |
| Light Industrial | 3.2 | 5.5 |
| Heavy Industrial | 2.1 | 1.5 |
| Industrial Park | 3.6 | 7.0 |
| Manufacturing | 2.1 | 3.9 |
| Warehousing | 3.9 | 4.9 |
| Mini Warehouse | N/A | 2.8 |
| Lodging | Trips Per Indicated Measure: Employee Room | |
| Hotel | 11.3 | 10.5 |
| Motel | 12.8 | 10.1 |

APPENDIX 20 (Continued)

ITE GENERATION RATES BY MAJOR LAND USE CATEGORY

| | |
|--------------------------|---|
| General Office Building | Houses one or more tenants and is the location where the affairs of a business, commercial, or industrial organization, professional person, or firm are conducted. |
| Medical Office Building | A facility that provides diagnoses and outpatient care on a routine basis, but which is unable to provide prolonged in-house medical/surgical care. |
| Office Park | Subdivisions or planned unit developments containing general office buildings and support services such as banks, savings and loan institutions, restaurants, and service stations arranged in a park or campus-like atmosphere. |
| Research Center | Facilities or groups of facilities devoted nearly exclusively to research and development activities. |
| Light Industrial | Usually employ less than 500 persons with an emphasis on other than manufacturing. |
| Heavy Industrial | Encompasses the manufacturing of large items. |
| Industrial Park | Areas containing a number of industrial or related facilities. They are characterized by a mix of manufacturing, service and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. |
| Manufacturing | Places where the primary activity is the conversion of raw materials or parts into finished products. |
| Warehousing | Facilities that are all or largely devoted to storage of materials. |
| Mini-Warehouse | A building in which a storage unit or vault is rented for the storage of goods. |
| Hotel | A place of lodging providing sleeping accommodations, restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, and other retail and service shops. |
| Motel | A place of lodging offering only sleeping accommodations and possibly a restaurant. |
| Specialty Retail Center | Small shopping centers which contain shops specializing in quality apparel or hard goods. |
| Discount Stores | Freestanding stores with off-street parking. |
| Elementary School | School serving students between kindergarten and high school levels. |
| High School | School serving students between elementary and junior college or university levels. |
| Junior/Community College | Includes all two- and four-year educational institutions that call themselves a junior college, community college, or college. |
| University | Includes institutions grouped solely on the basis of their being called universities. |
| Library | Includes those at universities and other public and private facilities. |

Source: Institute of Transportation Engineers, Trip Generation (Washing, D.C: TIE), Fourth Edition. *The TIE trip generation data should be used as a general guideline. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions.*

APPENDIX 21

RESIDENTIAL STREET HIERARCHY: DEFINITION

| GUIDELINE STREET TYPE | FUNCTION | MAXIMUM ADT |
|----------------------------|---|-------------|
| 1) Principal Arterial | An interregional road in the street hierarchy system; carries vehicle traffic to and from the region as well as any through traffic. This street may be a controlled access street. | 3000+ |
| 2) Minor Arterial | The minor arterial street system should interconnect with the principal arterial system. It provides connections between boroughs, larger villages, minor resort areas and other traffic generators which develop substantial volumes of traffic. | 3000+ |
| 3) Collector | This classification includes streets that provide connections with local access roads and arterial. They may serve a traffic corridor connecting villages, small boroughs, shopping points, mining and agricultural areas on an intra-county or municipal basis. | 3000 |
| 4) Local Access | This classification provides direct access to adjacent land and includes connections to farms, individual residences and commercial properties, and to higher classes of highway systems. | 800 |
| 5) Special Purpose Streets | | |
| a) Rural Residential Lane* | A street serving a very low-density area (minimum 2-acre zoning). The maximum ADT level limits the number of single-family homes on this road to 20. Lanes shall be designed as a two-lane street. | 200 |
| b) Alley (Service Street) | A service road that provides secondary means of through access to lots. Alleys function as special purpose streets, and are used in cases of narrow lot frontages. No parking shall be permitted within the right-of-way, and alleys should be designed to discourage through traffic. ADT level shall not exceed that of a local access street. Alleys shall be designed as one or two lane streets. | |

APPENDIX 21 (Continued)

| RESIDENTIAL STREET TYPE | FUNCTION | GUIDELINE MAXIMUM ADT |
|--------------------------------|---|---|
| c) Cul-de-sac* | A street with a single means of ingress and egress and having a turnaround. Design of turnaround may vary. Cul-de-sacs shall be classified and designed according to anticipated ADT level: Residential street will use the design standards of a local access street; non-residential will use the design standards for Commercial/industrial streets. | 250 (residential) 500 (non-residential) |
| d) Marginal Access Street | A service street that runs parallel to a higher-order street and provides access to abutting properties and separation from through traffic. Shall be designed as local access street or collector according to anticipated daily traffic. | 500 (local access total) 1,000 (collector total) |
| e) Divided Street | Municipalities may require streets to be divided in order to provide alternate emergency access, to protect environmental features, or to avoid grade changes. Design standards should be applied to the combined dimensions of the two-street segments as required by the street class. | 800 (local access total) 3,000 (collector total) |
| f) Stub Street | A portion of a street which has been approved in its entirety. Permitted as part of phased development; may be required if part of overall adopted master plan of the municipality. | 800 (local access total) 3,000 (collector total) |
| g) Driveway* | A private drive providing access between a public or private street or access drive and a parking area for a single unit of occupancy. | 10 (residential access) |
| h) Access* | A private drive providing access between a public or private street to 2 or more dwelling units, up to a maximum of 10 dwelling units. An access drive may not be connected to an alley, cul-de-sac or parking loop. | 100 (residential access) |

* Can be privately owned.

APPENDIX 22

**SUGGESTED
CARTWAY/RIGHT-OF-WAY WIDTH**

| <u>Street Type/ Intensity</u> | <u>Projected ADT</u> | <u>Cartway # lanes x width=(ft.)</u> | | | <u>Parking/Shoulder # lanes x width – (ft.)</u> | | | <u>Total Width (ft.)</u> | <u>Right-of- Way Width</u> |
|-----------------------------------|--------------------------|--|----|----|---|------|----|------------------------------|--------------------------------|
| Commercial/Industrial | | | | | | | | | |
| <u>Local Access/Collector</u> | | | | | | | | | |
| Low | 0-799 | 1 | 16 | 16 | 0/2 | 0/6 | 12 | 28 | 40 |
| Medium-High | | 1 | 16 | 16 | 1/1 | 10/6 | 16 | 32 | 40 |
| Low | | 2 | 12 | 24 | 2/0 | 0/6 | 12 | 36 | 60 |
| Medium-High | | 2 | 12 | 24 | 2/0 | 10/0 | 20 | 44 | 60 |
| Medium-High | 800-3000 | 2 | 12 | 24 | 2/0 | 10/0 | 20 | 44 | 60 |
| High | | 2 | 12 | 24 | 0/2 | 0/8 | 16 | 38 | 60 |
| Medium-High | | 3 | 12 | 36 | 0/2 | 0/8 | 16 | 52 | 70 |
| Residential Streets | | | | | | | | | |
| <u>Local Access</u> | | | | | | | | | |
| Low | 10-249 | 1 | 10 | 10 | 0/0 | 0/0 | 10 | 10 | 16 |
| Low | | 1 | 16 | 16 | 0/2 | 0/2 | 4 | 20 | 34 |
| Low | | 2 | 8 | 16 | 0/2 | 0/2 | 4 | 20 | 34 |
| Low | 250-399 | 1 | 16 | 16 | 0/2 | 0/2 | 4 | 20 | 40 |
| Medium | | 1 | 16 | 16 | 1/1 | 8/2 | 10 | 26 | 40 |
| Low | | 2 | 10 | 20 | 0/2 | 0/2 | 4 | 24 | 40 |
| Medium | | 2 | 10 | 20 | 1/1 | 8/2 | 10 | 30 | 50 |
| High | 400-800 | 2 | 10 | 20 | 0/2 | 0/4 | 8 | 28 | 50 |
| High | | 2 | 10 | 20 | 1/1 | 8/4 | 12 | 32 | 20 |
| <u>Collector</u> | | | | | | | | | |
| Low-Medium | 0-399 | 1 | 16 | 16 | 0/2 | 0/2 | 4 | 20 | 40 |
| Low-Medium | | 2 | 11 | 22 | 0/2 | 0/2 | 4 | 26 | 40 |
| Low-High | 400-799 | 1 | 16 | 16 | 1/1 | 8/2 | 10 | 26 | 40 |
| Low | | 2 | 11 | 22 | 0/2 | 0/4 | 8 | 30 | 50 |
| Medium | | 2 | 11 | 22 | 1/1 | 8/4 | 12 | 34 | 50 |
| High | | 2 | 11 | 22 | 2/0 | 8/0 | 16 | 38 | 50 |
| High | | 3 | 11 | 33 | 0/2 | 0/4 | 8 | 41 | 60 |
| Medium-High | 800-1499 | 1 | 16 | 16 | 1/1 | 8/4 | 12 | 28 | 40 |
| Medium | | 2 | 11 | 22 | 1/1 | 8/6 | 14 | 26 | 60 |
| High | | 2 | 11 | 22 | 2/0 | 8/0 | 16 | 38 | 60 |
| High | | 3 | 11 | 33 | 0/2 | 0/2 | 12 | 45 | 60 |

APPENDIX 22 (Continued)

**SUGGESTED
CARTWAY RIGHT-OF-WAY WIDTH**

| <u>Street Type/ Intensity</u> | <u>Projected ADT</u> | <u>Cartway # lanes x width=(ft.)</u> | | | <u>Parking/Shoulder # lanes x width – (ft.)</u> | | | <u>Total Width (ft.)</u> | <u>Right-of- Way Width</u> |
|-----------------------------------|--------------------------|--|----|----|---|-----|----|------------------------------|--------------------------------|
| Medium | 1500-3000 | 2 | 12 | 24 | 1/1 | 9/6 | 15 | 39 | 60 |
| High | | 2 | 12 | 24 | 0/2 | 0/6 | 12 | 36 | 60 |
| High | | 2 | 12 | 24 | 2/0 | 9/0 | 18 | 42 | 60 |
| High | | 3 | 12 | 36 | 0/2 | 0/6 | 12 | 52 | 70 |

SPECIAL PURPOSE STREETS

All special purpose streets (lanes, alleys, cul-de-sacs, marginal access, divided streets, and stub streets) shall conform to either local access or collector streets as dictated by ADT and intensity of development.

NOTE 1: Only for use with one-way alleys to provide public access by right-of-way. Ownership and maintenance shall be the responsibility of the abutting lot owners.

APPENDIX 23

SUGGESTED CURB AND SIDEWALK REQUIREMENTS

The following standards may be used in determining curb and sidewalk requirements. The graded area is an area graded the same as a sidewalk, but left in grass. This area can be used later for sidewalks if the intensity of development increases.

| Street Type | Curb | Sidewalk or Graded Area |
|------------------------------|---------------------------|--|
| INDUSTRIAL/COMMERCIAL | | |
| <u>Local Access</u> | | |
| Low Intensity | Not Required | Sidewalk (1-side/Graded Area [1 side]) |
| Medium-High Intensity | Curb | Sidewalk (1 each side) |
| <u>Collector</u> | | |
| Low Intensity | Not Required | Sidewalk (1 side)/Graded Area (1 side) |
| Medium-High Density | | |
| On-Street Parking | Curb | Sidewalk (1 each side) |
| Off-Street Parking | Not Required | Sidewalk (1 each side) |
| RESIDENTIAL | | |
| <u>Local Access</u> | | |
| Low Intensity | Not Required | Graded Area (1 each side) |
| Medium-High Intensity | Curb | Sidewalk (1 side)/Graded Area (1 side) |
| High Intensity | | |
| On-Street Parking | Curb | Sidewalk (1 each side) |
| Off-Street Parking | Not Required | Sidewalk (1 each side) |
| <u>Collector</u> | | |
| Low Intensity | Not Required ¹ | Graded Area (1 each side) |
| Medium-High Density | | |
| On-Street Parking | Curb | Sidewalk (1 side)/Graded Area (1 side) |
| Off-Street Parking | Not Required | Sidewalk (1 side)/Graded Area (1 side) |
| High Intensity | | |
| On-Street Parking | Curb | Sidewalk (1 each side) |
| Off-Street Parking | Not Required | Sidewalk (1 each side) |

SPECIAL PURPOSE STREETS

All special purpose streets (lanes, alleys, cul-de-sacs, marginal access, divided streets, and stub streets) shall conform to either local access or collector streets as dictated by ADT and intensity of development.

Notes:

¹ Curbing is not required except on single-lane roads with on-street parking.

APPENDIX 24

STREET GRADE AND INTERSECTION STANDARDS

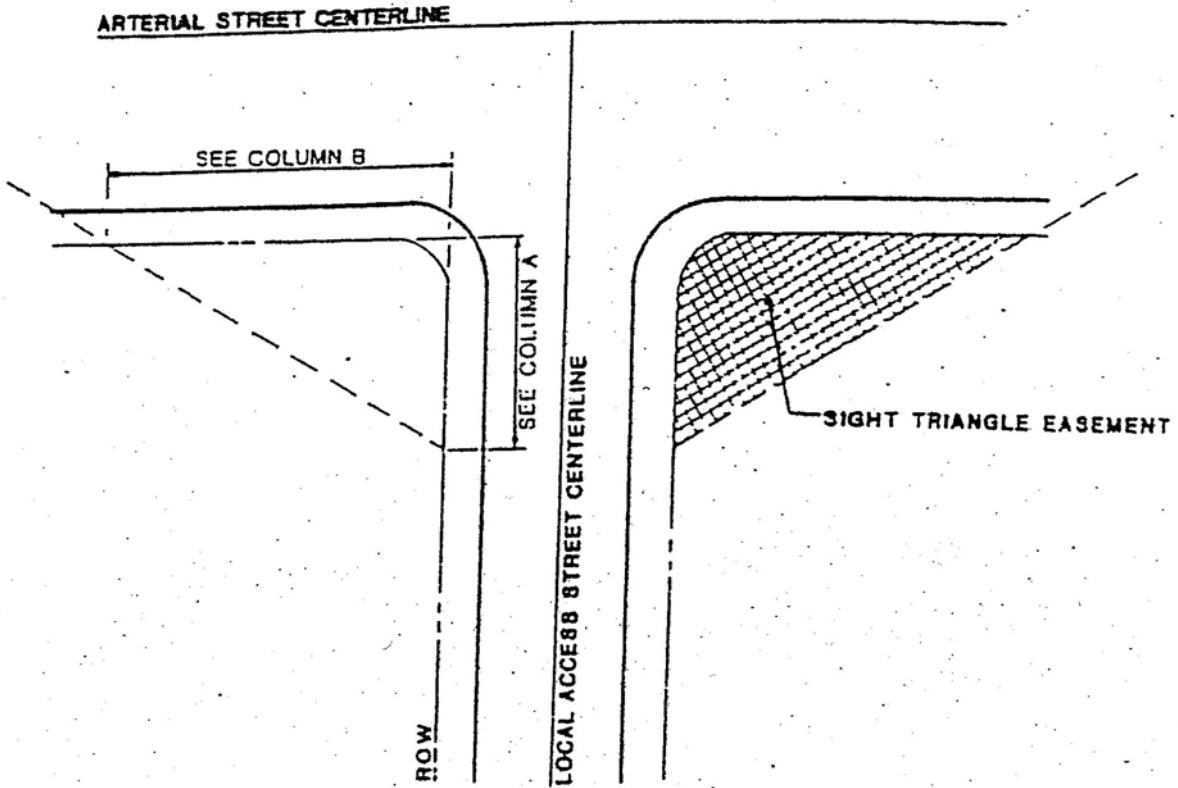
STREET HIERARCHY

| <u>INTERSECTION STANDARDS</u> | <u>Special Purpose</u> | | Local | Collector |
|---|-------------------------------|--------------------------------|----------------------|------------------|
| | Alley Lane | Cul-de-Sac Access Drive | Access Street | |
| Minimum Grade | 0.5% | 0.5% | 0.5% | 0.5% |
| Maximum Grade | 15% | 12% | 12% | 8% |
| Maximum Grade Within 75' of Intersection of Centerlines | 4% | 4% | 5% | 5% |
| Minimum Centerline Radius | 50' | 50' | 100' | 300' |
| Minimum Tangent Length Between Reverse Curves | 0' | 50' | 50' | 150' |
| Cartway Radii | 10' | 15' | 20' | 35' |

APPENDIX 25

SIGHT TRIANGLES

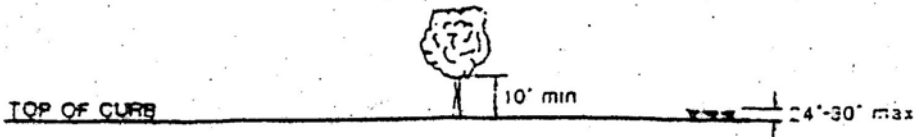
TYPICAL INTERSECTION SIGHT TRIANGLE



TYPICAL DISTANCE REQUIREMENTS ALONG ROW LINE

| COLUMN A | | COLUMN B |
|-----------------------|----------|---------------------------|
| LOCAL ACCESS | 30' | 30', 100', 120', 130-150' |
| RESIDENTIAL COLLECTOR | 120' | 120', 130-150' |
| ARTERIAL | 130-150' | 130-150' |

PLANTINGS WITHIN EASEMENTS



APPENDIX 26

MINIMUM SAFE STOPPING SIGHT DISTANCES

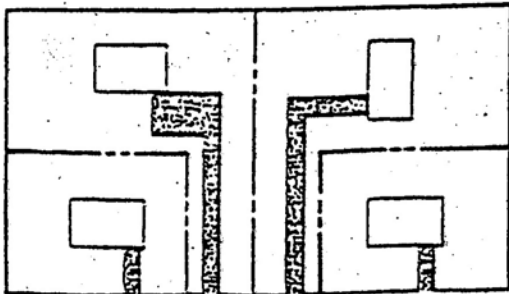
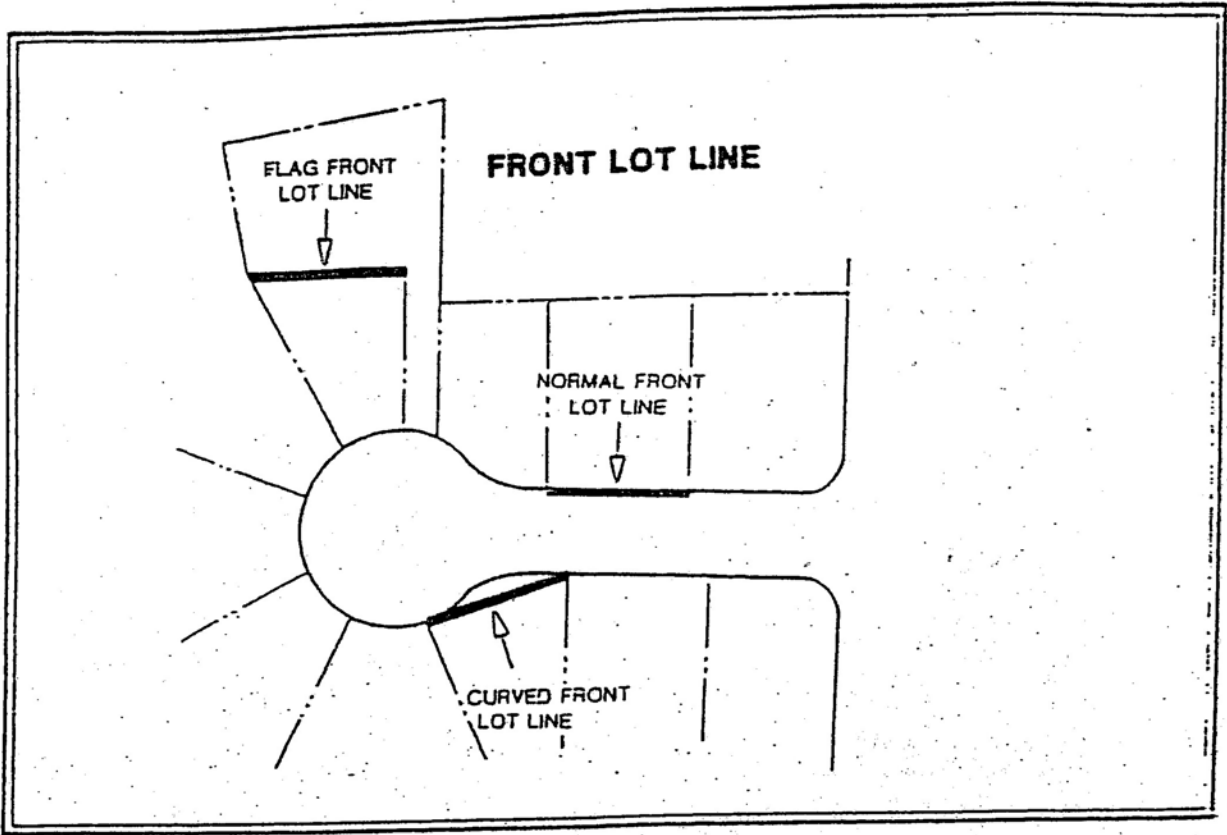
$$\text{MINIMUM SAFE STOPPING SIGHT DISTANCE} = 1.47V^2 + \frac{V^2}{30(F \pm G)}$$

| | | G = HIGHWAY GRADE IN % | | | | | | | | | | | | | |
|-----|--|------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | | +0 | +1 | +2 | +3 | +4 | +5 | +6 | +7 | +8 | +9 | +10 | +11 | +12 | +13 |
| | | 0 | -1 | -2 | -3 | -4 | -5 | -6 | -7 | -8 | -9 | -10 | -11 | -12 | -13 |
| 15 | | 75' | 74' | 73' | 73' | 73' | 73' | 72' | 72' | 71' | 71' | 71' | 70' | 70' | 70' |
| 20 | | 75' | 75' | 76' | 77' | 77' | 78' | 79' | 79' | 80' | 81' | 82' | 83' | 84' | 85' |
| 25 | | 109' | 108' | 107' | 106' | 105' | 105' | 104' | 103' | 102' | 102' | 101' | 101' | 100' | 100' |
| 30 | | 109' | 110' | 111' | 112' | 113' | 114' | 115' | 117' | 118' | 119' | 121' | 123' | 125' | 127' |
| 35 | | 147' | 145' | 144' | 143' | 142' | 140' | 139' | 138' | 137' | 136' | 135' | 134' | 134' | 133' |
| 40 | | 147' | 148' | 150' | 151' | 153' | 155' | 157' | 159' | 161' | 164' | 166' | 169' | 172' | 175' |
| 45 | | 196' | 194' | 191' | 189' | 187' | 185' | 183' | 182' | 180' | 178' | 177' | 175' | 174' | 173' |
| 50 | | 196' | 198' | 201' | 204' | 207' | 210' | 214' | 217' | 221' | 226' | 230' | 235' | 241' | 247' |
| 55 | | 249' | 245' | 242' | 238' | 236' | 233' | 231' | 228' | 226' | 224' | 221' | 219' | 217' | 215' |
| 60 | | 249' | 252' | 256' | 260' | 265' | 269' | 274' | 280' | 286' | 292' | 299' | 306' | 314' | 323' |
| 65 | | 314' | 309' | 304' | 299' | 295' | 291' | 287' | 284' | 280' | 277' | 274' | 271' | 268' | 266' |
| 70 | | 314' | 319' | 325' | 331' | 337' | 345' | 352' | 360' | 369' | 379' | 390' | 401' | 414' | 428' |
| 75 | | 383' | 376' | 370' | 364' | 358' | 353' | 343' | 343' | 338' | 334' | 330' | 326' | 322' | 319' |
| 80 | | 383' | 390' | 398' | 406' | 415' | 425' | 435' | 447' | 459' | 472' | 487' | 503' | 521' | 540' |
| 85 | | 462' | 453' | 444' | 436' | 429' | 421' | 415' | 409' | 403' | 397' | 392' | 388' | 382' | 378' |
| 90 | | 462' | 471' | 481' | 492' | 504' | 517' | 531' | 547' | 563' | 581' | 600' | 622' | 647' | 674' |
| 95 | | 538' | 527' | 517' | 508' | 494' | 490' | 482' | 475' | 467' | 461' | 454' | 448' | 442' | 437' |
| 100 | | 538' | 550' | 562' | 576' | 590' | 605' | 622' | 641' | 660' | 682' | 706' | 733' | 762' | 795' |
| 105 | | 621' | 608' | 596' | 584' | 573' | 563' | 554' | 545' | 536' | 528' | 521' | 513' | 506' | 500' |
| 110 | | 621' | 634' | 649' | 665' | 682' | 701' | 721' | 742' | 766' | 792' | 821' | 852' | 887' | 926' |

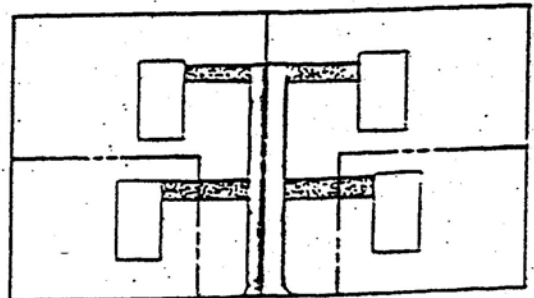
SPEED (MPH)

REFERENCE: 1.) 1984 AASHTO Green Book Chapter 3
 2.) Pub. 201 Chapter 201 "1982"
 3.) Pa. Code Title 67 Chapter 441 "1982"

APPENDIX 27
LOT DIMENSIONS AND CONFIGURATIONS

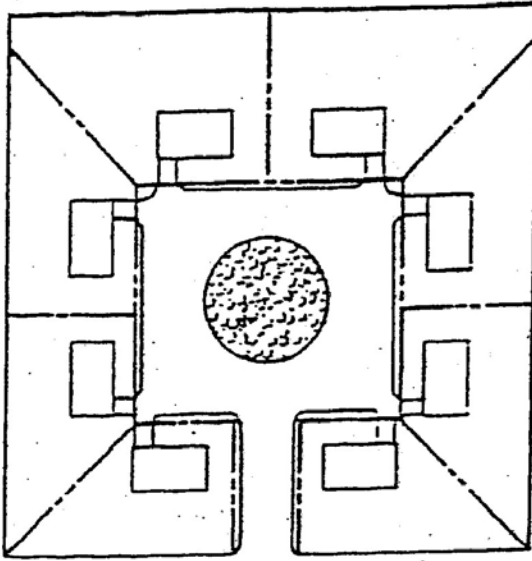


POOR DEVELOPMENT OF FLAG LOTS

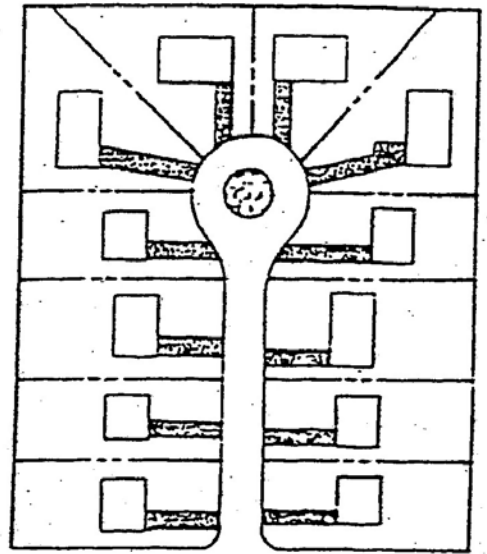


BETTER DEVELOPMENT OF FLAG LOTS
THROUGH THE USE OF A PRIVATE COURT

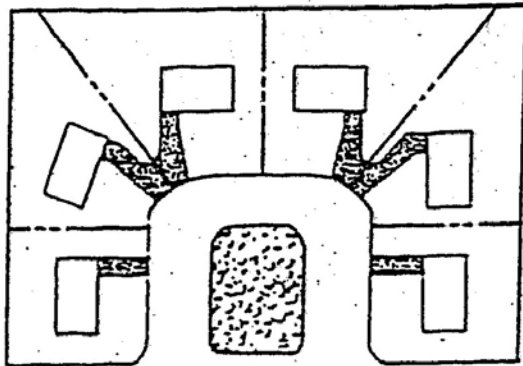
APPENDIX 27 (Continued)



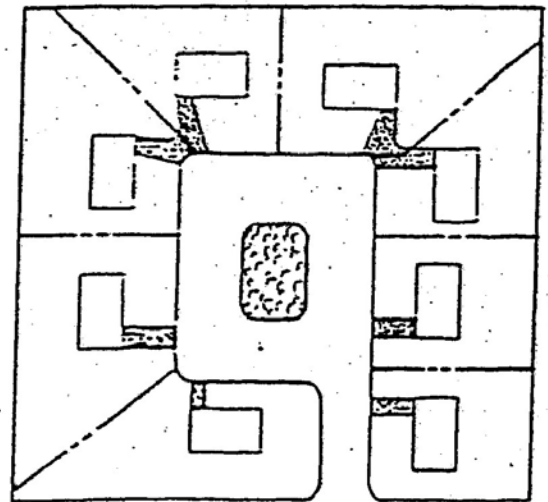
"AUTO COURT" WITH LANDSCAPED ISLAND



PUBLIC CUL-DE-SAC
WITH LANDSCAPED ISLAND



PUBLIC EYE BROW WITH LANDSCAPED ISLAND



"COMMONS" WITH LANDSCAPED ISLAND

APPENDIX 28

VEHICULAR PARKING FACILITIES

Parking Areas: When a municipality has not adopted as part of its Zoning Ordinance off-street parking standards, off-street vehicular parking facilities shall be provided in accordance with the following standards:

- (a) Each residential dwelling unit shall be provided with at least two (2) parking spaces.
- (b) Non-residential land uses shall be provided with parking according to the following standards:

| NON-RESIDENTIAL LAND USE | REQUIRED OFF-STREET PARKING SPACES PER INDICATED AREA |
|---------------------------------|--|
| Assembly Operations | 1 per 800 sq. ft. GFA |
| Bar | 1 per 2 seats |
| Bowling Alley | 4 per alley |
| Car Wash | 10 per washing lane |
| Church/Synagogue | 1 per 3 seats |
| Fiduciary Institutions | 1 per 300-sq.ft. GFA |
| Finishing Operations | 1 per 800 sq. ft. GFA |
| Hotel | 7 per guest room, plus 10 per 1,000 sq. ft. GFA |
| Industrial | 1 per 800 sq. ft. GFA |
| Library | 1 per 300 sq. ft. GFA |
| Manufacturing | 1 per 800 sq. ft. GFA |
| Medical Center | 1 per 250 sq. ft. GFA |
| Neighborhood Convenience Center | |
| (Under 4,000,000 sq. ft. GLA | 4 per 1,000 sq. ft. GLA |
| Nightclub 40,000 | 1 per 3 seats |
| Offices: | |
| Under 49,999 sq. ft. GLA | 4.5 per 1,000 sq. ft. GFA |
| 50,000-99,999 sq. ft. GFA | 4 per 1,000 sq. ft. GFA |
| 100,000+ sq. ft. GFA | 3.5 per 1,000 sq. ft. GFA |
| Receiving | 1 per 5,000 sq. ft. GFA |
| Research | 1 per 1,000 sq. ft. GFA |
| Restaurant | 1 per 3 seats |
| Quick-Food Establishments | 1 per 30 sq. ft. GFA |
| Retail Store | 1 per 200 sq. ft. GFA |
| Schools: | |
| Elementary | 2 per classroom; but not less than 1 per teacher & staff |
| Intermediate | 1.5 per classroom; but not less than 1 per teacher & staff |
| Secondary | 2.5 per classroom; but not less than 1 per teacher & staff |
| Service Station | 4 per bay & work area |
| Shipping | 1 per 5,000 sq. ft. GFA |

APPENDIX 28 (Continued)

VEHICULAR PARKING FACILITIES

| RESIDENTIAL LAND USE | REQUIRED OFF-STREET PARKING SPACES PER INDICATED AREA |
|-----------------------------|--|
| Shopping Center: | |
| Under 400,000 sq. ft. GLA | 4 per 1,000 sq. ft. GLA |
| 400,000-500,000 sq. ft. GLA | 4.5 per 1,000 sq. ft. GLA |
| 600,000+ sq. ft. GLA | 5 per 1,000 sq. ft. GLA |
| Storage Area | 1 per 5,000 sq. ft. GLA |
| Theatre | 1 per 3 seats |
| In Shopping Center | 1 per 4 seats |
| Warehouse | 1 per 5,000 sq. ft. GFA |

GFA = Gross Floor Area

GLA = Gross Leasable Area

APPENDIX 29

ILLUMINATION GUIDELINES FOR STREET, PARKING, AND PEDESTRIAN AREAS

Illumination of streets, parking areas, and pedestrian ways shall be provided as specified in the following table:

A.

Street Illumination

| Street Hierarchy | Area Classification | | | | | |
|-------------------|---------------------|-------------|---------------------|-------------|--------------------|-------------|
| | <u>Commercial</u> | | <u>Intermediate</u> | | <u>Residential</u> | |
| | Lux | Footcandles | Lux | Footcandles | Lux | Footcandles |
| Collector | 13 | 1.2 | 10 | 0.9 | 6 | 0.6 |
| Minor-Residential | | | | | | |
| Subcollector | 10 | 0.9 | 6 | 0.6 | 4 | 0.4 |
| Local | 6 | 0.6 | 4 | 0.4 | 4 | 0.4 |

B.

Parking Illumination (Open Parking Facilities)

| Level of Activity | Illumination Objective | | | | | |
|-------------------|--------------------------|-------------|--------------------------|-------------|----------------------------|-------------|
| | <u>Vehicular Traffic</u> | | <u>Pedestrian Safety</u> | | <u>Pedestrian Security</u> | |
| | Lux | Footcandles | Lux | Footcandles | Lux | Footcandles |
| Low Activity | 5 | 0.5 | 2 | 0.2 | 9 | 0.8 |
| Medium Activity | 11 | 1 | 6 | 0.6 | 22 | 2 |
| High Activity | 22 | 2 | 10 | 0.9 | 43 | 4 |

C.

Pedestrian Way Illumination

| Walkways & Bikeway Classification | Minimum Average Level | | Average Levels for Special Pedestrian Security | | | |
|--|-----------------------|-------------|---|-------------|---|-------------|
| | Lux | Footcandles | Mounting Heights 3 to 5 meters (9 to 15 meet) | | Mounting Heights 5 to 10 meters (15 to 30 meet) | |
| | | | Lux | Footcandles | Lux | Footcandles |
| Sidewalks (Roadside) & Type A Bikeways | | | | | | |
| Commercial Areas | 10 | 0.9 | 22 | 2.0 | 43 | 4.0 |
| Intermediate | 6 | 0.6 | 11 | 1.0 | 22 | 2.0 |
| Residential Areas | 2 | 0.2 | 4 | 0.4 | 9 | 0.8 |
| Walkways Distant from Roadways & Type B Bikeways | | | | | | |
| Park Walkways and Bikeways | 5 | 0.5 | 6 | 0.6 | 11 | 1.0 |
| Pedestrian Tunnels | 43 | 4.0 | 54 | 5.0 | -- | -- |
| Pedestrian Overpasses | 3 | 0.3 | 4 | 0.4 | -- | -- |
| Pedestrian Stairways | 6 | 0.6 | 9 | 0.8 | -- | -- |

APPENDIX 29 (Continued)

IES Lighting Handbook Definitions:

1. Area Classification:

a. Commercial

That portion of a municipality in a business development where ordinarily there are large numbers of pedestrians during business hours.

b. Intermediate

That portion of a municipality often characterized by a moderately heavy nighttime pedestrian activity, such as in blocks having libraries, community recreation centers, large apartment buildings or neighborhood retail stores.

c. Residential

A residential development, or a mixture of residential and commercial establishments, characterized by a few pedestrians at night. This definition includes areas with single-family homes, townhouses and/or small apartment buildings.

2. Activity Level:

High Activity

Major league athletic events, major cultural or civic events, and major regional shopping centers.

Medium Activity

Fast food facilities, area shopping centers, hospital parking areas, transportation parking (airports, etc.), cultural, civic or recreational events, and residential complex parking.

Low Activity

Local merchant parking, industrial employee parking, educational facility parking.

3. Bikeway Classification:

a. Type A Bikeway – A strip within or adjacent to a public roadway or shoulder, used by bicycle travel.

b. Type B Bikeway – An improved strip identified for public bicycle travel and located away from a roadway or its adjacent sidewalk system.

Source: Illuminating Engineering Society of North America, IES Lighting Handbook (New York, NY: IES, 1981)

APPENDIX 30

CURB IMPROVEMENTS

Introduction

The following is a suggested construction method for curbs. Curbs shall be provided in accordance with 203.01.

Construction Method

All curbs shall be of marble, granite, or concrete construction. All concrete used in construction of curbs shall be certified to develop a compressive stress of at least three thousand (3,000) P.S.I. at twenty-eight (28) days. Certification of the mix shall be furnished, if requested by the authority accepting the dedication.

Concrete shall be placed in forms that are straight and securely braced, unless a curbing machine is used. Care shall be taken to control the water content to prevent separation of the aggregates. All concrete shall be thoroughly tamped into any forms, if used. After the concrete has set sufficiently, any forms if used, shall be removed and the exposed surface shall be rubbed to provide an even finish.

Vertical curbs shall be eighteen (18) inches deep, seven (7) inches wide at the top, and nine (9) inches wide at the base. The distance from the top of the curb to the flow line of the gutter shall be eight (8) inches.

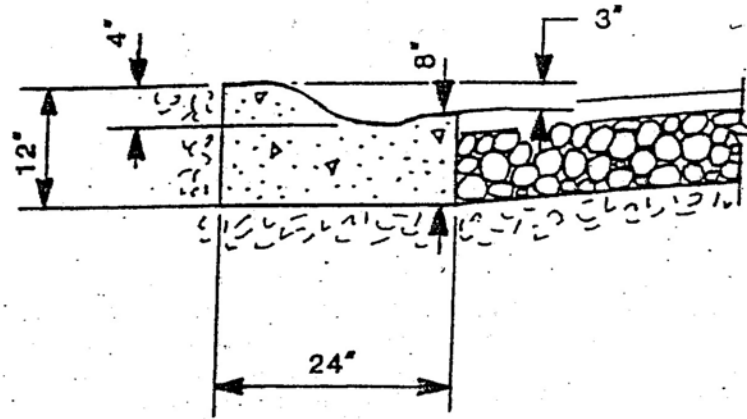
Rolled curb and gutter shall be twelve (12) inches deep at the back, eight (8) inches at the front, and twenty-four (24) inches wide at the top and base. The distance from the top of the curb to the flow line of the gutter shall be four (4) inches. A four (4) inch crushed stone or cinder base shall be installed under the rolled curb and gutter.

Slant curb shall be sixteen (16) inches deep at the back, twelve (12) inches deep at the front and fourteen (14) inches wide at the base.

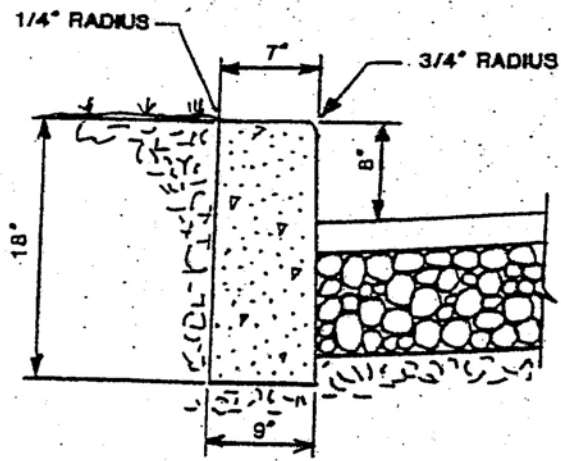
Curbs shall be built in ten (10) foot lengths; construction joints of asphalt impregnated paper of one-sixteenth (1/16) inch shall be provided at ten (10) foot intervals, and expansion joints of one-quarter (1/4) inch pre-moulded filler shall be placed at intervals of one hundred (100) feet.

To provide for driveways, depressions in vertical curbs may be constructed and finished during the time of pouring.

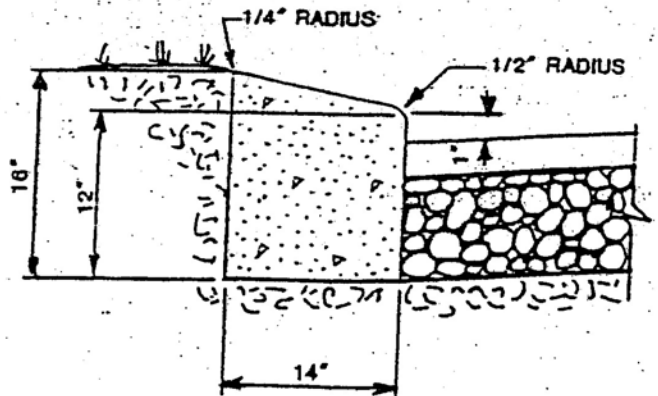
APPENDIX 30 (Continued)



ROLLED CURB
NTS



VERTICAL CURB
NTS



SLANT CURB
NTS

APPENDIX 31

SIDEWALK IMPROVEMENTS

Introduction

The following is a suggested construction method for sidewalks. Sidewalks shall be provided in accordance with 803.1.

Construction Method

All sidewalks shall have a width of four (4) feet.

Sidewalks shall be constructed so as to discharge drainage.

Sidewalks shall be constructed of concrete. Concrete used in sidewalk work shall be certified to develop a compressive stress of at least three thousand (3,000) P.S.I. at twenty-eight (28) days. Certification of the mix shall be furnished, if requested by the authority accepting the dedication. Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. The concrete shall have a broom finish, and the edge shall be finished with an edging tool.

All concrete sidewalks shall be constructed on a four (4) inch crushed stone or gravel base to insure proper drainage. The concrete shall be placed so that there is a separate joint every five (5) feet. There shall be one-half (1/2) inch pre-molded expansion joints between every fifth section and between all points where the concrete sidewalk abuts a connect curb.

All concrete sidewalks shall have a minimum thickness of four (4) inches, except where driveways cross sidewalks and for driveway apron areas. These areas shall have a minimum thickness of six (6) inches and shall contain one layer of No. 6 wire forming six (6) inch squares. The wire shall be installed so that it is not closer than one (1) inch from the top or bottom surface of the driveway.

APPENDIX 32

NON-MOTORIZED VEHICLE LANES

Non-motorized vehicle lanes shall be constructed to one of the following specifications:

- 1. **Bicycle Paths** – A two-way off-street bike path should have a minimum paved width of 8 ft. and a maximum width of 12 ft.
 - a. Choice of surface materials, including bituminous mixes, concrete, gravel, soil cement, stabilized earth, and wood planking, shall depend on the intensity of the development and shall be determined by the developer and approved by the Commission.
 - b. Gradients of bicycle paths should generally not exceed a grade of 5%, except for short distances where the grade shall not exceed 15%.
 - c. The radius of curvature shall be based on the grade of the path entering the curve. The following table shall be used to determine the radius:

TABLE 1

| <u>Percent Grade</u> | <u>Minimum Radius</u> |
|----------------------|-----------------------|
| 0 - 5% | 70 feet |
| 5 – 15% | 125 feet |

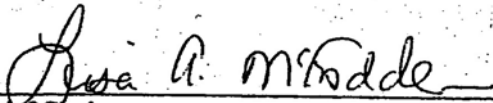
- d. Design consideration shall consider the intersection of a bicycle path and a street to provide maximum safety.
- 2. **Bicycle Lanes** – Bicycle lanes shall be designed to one of the following standards:
 - a. A one-way bicycle lane on a curbed street shall have a minimum width of 4 ft. measured from the face of the curb. The paving material and construction shall be the same as the adjacent street.
 - b. A one-way bicycle lane next to a parking lane shall be located between the parking lane and the travel lane and have a minimum width of 5 ft. The paving material and construction shall be the same as the adjacent parking lane.
 - c. A one-way bicycle lane on a street without a curb or gutter shall be a minimum of 4 feet. The shoulder can and should be used when possible. The shoulder shall be kept clear of any obstruction and clean to remove any excess gravel or other debris. The paving material and construction shall be the same as the shoulder. If the lane is being constructed on an existing road that has no shoulder, or if the shoulder is in poor condition, the lane shall be constructed to the standards set forth in section 602.05.
- 3. **Carriage Lanes** – Carriage lanes shall be constructed to the following standards:
 - a. Carriage lanes shall be a minimum width of 6’ and shall not exceed a width of 8”.
 - b. Carriage lanes shall be constructed with a 4” bituminous stabilized course or a 3” base course and a 1” binder course of materials specified in the latest edition of the Pennsylvania Department of Transportation Manual Form 408. An additional 8” gravel course is recommended if the subbase is in poor condition. The finished lane shall maintain a one-fourth (1/4) inch per foot slope draining toward the outside edge of the lane.
 - c. All carriage lanes shall be subject to the approval of the roadmaster and/or a certified engineer before occupancy is permitted.

CERTIFICATE

I, the undersigned, Chief Clerk of the County of Clearfield, certify that: the foregoing is a true and correct copy of an Ordinance No. 31 of the Board of Commissioners of the County being the Clearfield County Subdivision and Land Development Ordinance of 1991, which was duly enacted by affirmative vote of a majority of the members of the Board of Commissioners of the County of Clearfield at a meeting duly held on the 5th day of September, 1995. Such Ordinance has been recorded in the Ordinance Book of the County, such Ordinance duly has been published as required by law; and such Ordinance remains in effect, unaltered and unamended, as of the date of this Certificate.

I further certify that the Board of Commissioners of the County of Clearfield met the advance notice requirements of the Act of 1968, P.L. 805, No. 247, Reenacted and Amended by the Act of 1988, P.L. 1329, No. 170 of the General Assembly of the Commonwealth of Pennsylvania, by advertising said meeting and by making copies of said Ordinance available at the principal office of the County and at the Clearfield County Law Library, all in accordance with such Act

IN WITNESS WHEREOF, I set my hand and affix the official seal of the County, this 5th day of September, 1995.



Chief Clerk

CLEARFIELD COUNTY PLANNING DEPARTMENT

APPLICATION FEE SCHEDULE FOR THE CLEARFIELD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

The filing fee will be considered part of the application package and shall be submitted by the developer or his agent at the time the plan is delivered to the Clearfield County Planning Commission office. No application packages will be accepted by the Planning Commission without the appropriate fee attached.

The following fees will be required as part of the submission package beginning on the effective date of the Clearfield County Land and Subdivision Regulations:

FEE SCHEDULE SUBDIVISION & LAND DEVELOPMENT

MINOR SUBDIVISION

Final Plan - \$25.00 plus \$5.00/lot starting with the 2nd lot

MAJOR SUBDIVISION OR LAND DEVELOPMENT

Preliminary Plan - \$100.00 plus \$10.00/lot

Final Plan -\$25.00 plus \$5.00/lot starting with the 2nd lot

MOBILE HOME & RECREATIONAL VEHICLE PARKS

Preliminary Plan - \$100.00 plus \$2.00/lot

Final Plan - \$100.00

MODIFICATION REQUESTS & APPEALS

Filing Fee - \$100.00

Special or unusual costs associated with a plan review will be the responsibility of the developer or shall be otherwise provided for by the developer.

Effective January 1, 1996, Authorized by Ordinance 95-2 and Resolution 19 by the Clearfield County Board of Commissioners.