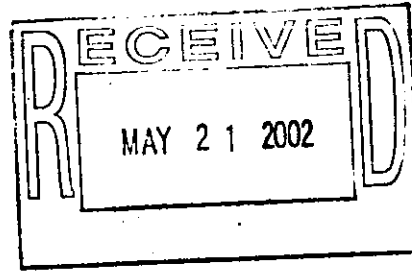


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**Township of Greenfield
Blair County, Pennsylvania**

Subdivision and Land Development Ordinance

Ordinance No. 2000-03

TABLE OF CONTENTS

ARTICLE I:	GENERAL PROVISIONS Title, Purpose, Authority, and Jurisdiction	3
	Section 101 Title	3
	Section 102 Purpose	3
	Section 103 Creation, Authority, and Jurisdiction	4
ARTICLE II:	DEFINITIONS	6
	Section 201 Interpretation - General Terms	6
	Section 202 Definitions - Specific Terms	6
	Section 203 Terms Not Defined	17
ARTICLE III:	SUBMISSION AND REVIEW PROCEDURES	18
	Section 301 General Procedures	18
	Section 302 Submission and Review of "Sketch Plan" (Optional)	19
	Section 303 Minor Subdivision Procedure	19
	Section 304 Official Submission of the "Preliminary Plan"	20
	Section 305 Review of the "Preliminary Plan"	20
	Section 306 Submission of the Final Plan	21
	Section 307 Review of the "Final Plan"	26
	Section 308 Recording of the "Final Plan"	26
ARTICLE IV:	PLAN REQUIREMENTS	27
	Section 401 Preliminary Considerations	27
	Section 402 "Sketch Plan" (optional)	27
	Section 403 "Preliminary Plan"	28
	Section 404 Final Plan	34
ARTICLE V:	DESIGN STANDARDS	36
	Section 501 General Intent	36
	Section 502 General Standards	36
	Section 503 Streets	37
	Section 504 Blocks	52
	Section 505 Lots	52
	Section 506 Easements	53
	Section 507 Community Facilities	54
	Section 508 Public Utilities	54
	Section 509 Stormwater Drainage	55
	Section 510 Lot Grading	57
	Section 511 Erosion and Sediment Control	58
	Section 512 Flood Hazard Area Regulations	61
ARTICLE VI:	IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS	65
	Section 601 General	65
	Section 602 Required Improvements	65
	Section 603 Recommended Improvements	69

ARTICLE VII: MOBILE HOME PARK STANDARDS	70
Section 701 General Requirements	70
Section 702 Specific Design Standards	70
ARTICLE VIII: SUPPLEMENTARY LAND DEVELOPMENT REQUIREMENTS	73
Section 801 General Requirements and Intent	73
Section 802 Submission Review Procedures and Plan Requirements	73
Section 803 Parking Requirements	73
Section 804 Supplementary Requirements	75
ARTICLE IX: RECREATIONAL AND SEASONAL LAND DEVELOPMENT STANDARDS ...	77
Section 901 General Requirements	77
Section 902 Submission and Review of "Sketch Plan" (Optional)	78
Section 903 Official Submission and Review of the "Preliminary Plan"	78
Section 904 Official Submission and Review of the "Final Plan"	78
Section 905 Recording of the "Final Plan"	78
Section 906 Performance Guarantees	78
Section 907 Plan Requirements	78
Section 908 Design Standards	78
Section 909 Improvements	80
Section 910 Minimum Facilities	80
ARTICLE X: FEES	82
Section 1001 Payment of Fees	82
ARTICLE XI: RELIEF FROM REQUIREMENTS	83
Section 1101 General Provisions	83
ARTICLE XII: ADMINISTRATION, AMENDMENT, AND ENFORCEMENT	84
Section 1201 Revision and Amendment	84
Section 1202 Modification of Requirements	84
Section 1203 Reconsideration and Appeal	84
Section 1204 Keeping of Records	85
Section 1205 Penalties	85
Section 1206 Severability	85
Section 1207 Effective Date	86

ARTICLE I

GENERAL PROVISIONS:

Title, Purpose, Authority, and Jurisdiction

- Section 101 Title: This Ordinance shall be known and may be cited as the "Subdivision and Land Development Ordinance of the Township of Greenfield.
- Section 102 Purpose: The Purpose of this Ordinance is to provide for the orderly, logical, and harmonious development of the Township and to protect, promote, and create conditions favorable to the health, safety, morals, and general welfare of the Township's Citizenry by:
- 102.1 Insuring that all future development is consistent with the Comprehensive Plan for Blair County as well as those plans developed by the Township through Local Level Planning Programs;
 - 102.2 Providing for the orderly transformation of open lands and acreage into more active forms of development thereby minimizing the inefficient use of land;
 - 102.3 Assuring uniform and equitable processing of all Subdivision Plans by providing uniform standards and procedures;
 - 102.4 Establishing requirements, standards, and specifications to aid in guiding elected Public Officials, Planners, Planning Commissions, Subdividers, Developers, Land Surveyors, Landscape Architects, Architects, Engineers, and others in the design and development of Subdivision and Land Developments throughout the Township;
 - 102.5 Assuring a coordination of proposed streets, parks, and other features in and bordering a proposed Subdivision or Land Development, as to such widths and grades and in such locations as deemed necessary to accommodate prospective traffic, with the existing street and highway system of the Township thereby facilitating the rational movement of traffic;
 - 102.6 Assuring sites suitable for proposed buildings and human habitation;
 - 102.7 Providing for adequate open spaces for traffic, recreation, light and air, and for proper distribution of the population;
 - 102.8 Encouraging and providing for innovations in new Residential Developments such as planned mixed use development, cluster development, and other evolving methods which provide for: a greater variety in type, design, and layout of dwellings; the conservation and more efficient use of usable space in relation to new dwellings; savings on energy, utilities and paving; and integration of slope and other undevelopable areas into the total Development Plan for use as open space;
 - 102.9 Protecting the character and social and economic stability of Greenfield Township;

- 102.10 Protecting and conserving the value of land throughout Greenfield Township, and the value of buildings and improvements upon the land and minimize the conflicts among the uses of land and buildings;
- 102.11 Guiding public and private policy and action in order to provide adequate and efficient transportation, water supply, sewerage, stormwater management, schools, parks, playgrounds, recreation, and other public requirements and facilities;
- 102.12 Insuring that public facilities are available and will have a sufficient capacity to serve the proposed subdivision;
- 102.13 Preventing the pollution of air, streams, and ponds; to assure the adequacy of drainage of facilities; to safeguard the water table; and to encourage the wise use and management of the natural resources in order to preserve the community and value of the land.
- 102.14 Preserving the natural beauty and topography of Greenfield Township and to ensure appropriate development with regard to these natural features.
- 102.15 Providing the most beneficial relationship between the uses of land and buildings and the circulation of traffic within Greenfield Township, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and building lines.
- 102.16 Providing for the logical and orderly addition and extension of the community facilities and public utilities systems to developing areas;
- 102.17 Upgrading the quality of land records through creation and filing of accurate and legible subdivision plans with the County Recorder of Deeds for future information and use by municipal officials and the general public;
- 102.18 Generally, insuring the future orderly growth and development of Greenfield Township is accompanied by adequate public facilities without negatively affecting the environment and making Greenfield Township a better place in which to live and work;
- 102.19 Insuring that minimum setback lines and minimum lot sizes be applied throughout Greenfield Township based on the availability of water and sewage; and
- 102.20 Permitting Greenfield Township to minimize developmental and related problems as may exist or which may be foreseen.

When development throughout the Township is guided by the foregoing and incorporated into the general context of Areawide Comprehensive Planning, a mutual benefit will be derived by the Developer, the Buyer, the Local Municipalities, the Township, the County, and the General Public.

Section 103 Creation, Authority, and Jurisdiction:

- 103.1 Subdivision Control: The Greenfield Township Board of Supervisors has the jurisdiction, powers, and authorities as particularly and specifically set forth in the Pennsylvania

Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988 and specifically the said Greenfield Township Board of Supervisors shall have the jurisdiction and control of all Subdivision of Land located within the limits of Greenfield Township. All Plans shall be submitted to the Greenfield Township Board of Supervisors for review and approval. This includes all plans, plots, or re-plots of land. No Subdivision or Land Development of any lot, tract, or parcel of land within Greenfield Township shall be made; no street, sanitary sewer, storm sewer, water main, or other improvements in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon except in accordance with the provisions of these Regulations. No plat shall be accepted for recording by the Blair County Recorder of Deeds unless such plat officially notes the approval of the Greenfield Township Board of Supervisors.

- 103.2 Land Development Control: Land development must comply with the regulations contained in this Ordinance. Such compliance shall include, but not be limited to: the filing of Preliminary and Final Plans, the dedication and improvement of rights-of-way, streets and roads, and the payment of fees and charges as established by the Board of Supervisors. Land development plans shall indicate the location of each structure and clearly define each unit and shall indicate public easements, common areas, and improvements, all easements appurtenant to each unit, and improvements to public rights-of-way.
- 103.3 Enforcement: For any person or persons violating this ordinance the following enforcement actions should be applied: A letter sent to the violator stating the violation to the ordinance and that a reply is required within twenty (20) days of the mailing date. If within the twenty (20) day reply period no reply is given then a letter written by the Township Solicitor will be sent to the violator and a new twenty (20) day reply period will be given. If a reply is not received within the reply period; a final letter stating that legal action may be enforced shall be sent to said violator and given a final twenty (20) day time period to reply before legal action may be enforced. Penalties may be enforced under Article XII, Section 1205 of this ordinance or similar type action may be enforced.

ARTICLE II

DEFINITIONS

Section 201 Interpretation - General Terms

For the purpose of this Ordinance words in the singular include the plural, and those in the plural include the singular. Words in the present tense include the future tense. Words in the masculine gender include the feminine and neuter. The word "Person," "Subdivider," and "Owner," include a corporation, unincorporated association, and a partnership, or other legal entity, as well as an individual. The word "Street" includes Street, Avenue, Boulevard, Road, Highway, Freeway, Parkway, Lane, Alley, Viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. The word "Building" includes structures and shall be construed as if followed by the phrase "Or Part Thereof." The word "Watercourse" includes Channel, Creek, Ditch, Drain, Dry Run, Spring, and Stream. The words "Should" and "May" are permissive; the words "Shall" and "Will" are mandatory.

Section 202 : Definitions - Specific Terms

For the purpose of this Ordinance, the terms or words used herein unless otherwise expressly stated shall have the following meanings:

Administrator: The officer as appointed by the Greenfield Township Board of Supervisors to administer these regulations and to assist administratively the other Boards and officers of the Township.

ADT: Average Daily Traffic; the total traffic volume during a given time period (in whole days), divided by the number of days in that time period.

Alley or Service Drive: A minor right-of-way, privately or publicly owned, primarily for service access to the back or sides of properties.

Appeal: A means for obtaining review of a decision, determination, order, or failure to act pursuant to provisions of Article X and Article XI of the Municipalities Planning Code.

Applicant: A landowner or developer, as hereinafter defined, who has filed an application for subdivision and/or 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 or zoning permit, for the approval of a subdivision plat or plan, or for the approval of a development plan.

Appointing Authority: The Greenfield Township Board of Supervisors.

Authority: A body politic corporate created pursuant to the act of May 2, 1945 (P.L. 382, No. 164), known as "Municipality Authorities Act of 1945."

Block: A tract of land, a lot, or a group of lots bounded by streets, public parks, railroad rights-of-way, watercourses, and boundary lines of the Township, non-subdivided land, other definite barriers, or by a combination of the above.

Board: Any body granted jurisdiction under a land use ordinance or under this act to render final adjudications.

Board of Supervisors: The Board of Supervisors of Greenfield Township, Blair County, Pennsylvania.

Building: A combination of materials to form a permanent structure having walls and a roof, including but not limited to, all mobile homes.

Building Setback Line: The line within a property, parallel to, and defining the required minimum distance between the foremost part of any building and the adjacent right-of-way or property boundary line.

Campsite: Any site intended to be used for temporary and/or seasonal use for camping, inclusive of the area required to sustain a tent, camper, motorhome, or other temporary camping facility.

Campground: Any portion of land used for the purpose of providing a space or spaces for trailers or tents, for camping purposes regardless of whether a fee has been charged for the leasing, renting, or occupancy of such space.

Cartway (Roadway): The portion of a street right-of-way, paved or unpaved, intended for vehicular traffic.

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 the street center lines.

Common Open Space: A parcel or parcels of land, an area of land, an area of water, or a combination of land and water within a development site designed and intended for the use of enjoyment of residents of (the planned residential) development, not including streets, off-street parking areas, and areas set aside for public facilities.

Comprehensive Plan: The complete Plan plus any Amendments or any of its component parts for the development of Blair County and Greenfield Township providing the continuing orderly development of the municipality and being recognized by the governing bodies of the County as the "Official Plan" including such elements as community development objectives, plans and policies for use of the land for housing, for community facilities, for transportation, and for plan implementation.

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.

Construction Plan: The maps or drawings accompanying a subdivision or development plan and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Board of Supervisors as a condition of the approval of the plan.

County: Blair County, Pennsylvania.

County Planning Commission: The Blair County Planning Commission

Crosswalk: A right-of-way, municipally or privately owned, intended to provide access for pedestrians.

Cul-de-sac: A short street having one end open to traffic and being permanently terminated by a vehicular turn-around.

Culvert: A pipe, conduit, or similar enclosed structure, including appurtenant works, which carries surface water.

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

Decision: Final adjudication of any board or other body granted jurisdiction under any land use ordinance or this act to do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the Court of Common Pleas of Blair County.

Density:

High Density: Those residential districts in which the density is equal to or greater than ten (10) dwelling units per acre.

Low Density: Those residential districts in which the density is equal to or less than one (1) dwelling unit per acre.

Medium Density: Those residential districts in which the density is between two (2) and nine (9) dwelling units per acre.

Dedication: The deliberate appropriation of land by its owner for any general and public use, reserving to himself no other rights than those that are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Department of Environmental Protection (DEP): The Pennsylvania Department of Environmental Protection, its Bureaus, Departments, or Divisions.

Design Storm: The magnitude of precipitation from a storm event measured in probability of occurrence (e.g., 50-year storm) and duration (e.g., 24 hour), and used in computing storm water management control systems.

Determination: Final action by an officer, body, or agency charged with the administration of any land use ordinance or applications thereunder, except the governing body; the zoning hearing board (if one exists); and the local planning agency (if one exists), only if and to the extent the planning agency is charged with final decision on preliminary or final plans under the subdivision and land development ordinance or planned residential development provisions. Determination shall be applicable only to the boards designated as having jurisdiction for such appeal.

Detention Basin: A basin designed to retard storm water runoff by temporarily storing the runoff and releasing it at a predetermined rate. A detention basin can be designed to drain completely after a storm event or it can be designed to contain a permanent pool of water.

Developer: A person, firm, partnership, corporation, trust, or authorized agent thereof proposing to divide land so as to constitute a Subdivision, or engage in land development, as defined by the Pennsylvania Municipalities Planning Code, Act 247, as amended by Act 170 of 1988. (See also Subdivider).

Development: Any man made change to improved or unimproved real estate, including but not limited to, buildings or other structures; the placement of mobile homes; the construction, extension, and/or installation of streets and other paving, utilities, mining, dredging, filling, grading, excavation or drilling operations; and the subdivision of land.

Development Plan: The provision 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.

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, 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 minor vehicular access serving four (4) lots or less between a parking area within a lot (or lots) and a public street or right-of-way.

Dwelling: Any building which is designed for human living quarters.

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

A. Detached House: A dwelling unit occupying the whole of a freestanding residential structure.

- B. Twin or Semi-Detached House: A residential structure occupied by two (2) dwelling units with a common wall.
- C. Duplex: A residential structure divided horizontally into two (2) dwelling units.
- D. Row House or Town House: A structure with two (2) or more party walls of three (3) or more units not having any horizontal division between units.
- E. Apartment: A dwelling unit separated horizontally and/or vertically from one (1) or more other units in a structure.
1. Apartment House or Multiple Dwelling Unit: A residential structure containing three (3) or more apartments.
 2. Garden Apartment: An apartment house not exceeding three (3) stories in height.
 3. High-Rise Apartment: An apartment house exceeding three (3) stories in height.

Easement: A right-of-way granted, but not dedicated, for specific use of private land for a public or quasi-public purpose, and within which the owner of the property shall not erect any permanent structure, but shall have the right to make any other use of the land which is not inconsistent with the rights of the grantee.

Engineer: A person licensed to practice in the Commonwealth of Pennsylvania as a "Registered Professional Engineer."

Engineering Specifications: The engineering criteria of Greenfield Township regulating the installation of any improvement or facility.

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

Erosion, Accelerated Water: Erosion of the soil or rock over and above normal erosion brought about by changes in the natural cover or ground conditions, including changes caused by human activity. There are several kinds of accelerated erosion, they are: Sheet, Rill, and Gully erosion.

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

Fill: Sand, gravel, earth or other material placed or deposited so as to form an embankment or raise the elevation of the land surface. The term includes material used to replace an area with aquatic life with dry land or to change the bottom elevation of a surface water area.

Financial Security: Any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit and restrictive of escrow accounts from Federal or Commonwealth chartered lending institutions in an amount and form satisfactory to the Board of Supervisors and to be used wherever required by these regulations. (See Article III).

Floodplain: The Lands adjoining a river or stream that have been or may be expected to be inundated by flood waters in a 100-year frequency flood.

Governing Body: The council in cities, boroughs, and incorporated towns; the board of commissioners in townships of the first class; the board of supervisors in townships of the second

class; the board of commissioners in counties of the second class A through eighth classes or as may be designated in the law providing for the form of government.

Grade: The slope of a road, street, or other public way specified in percentage terms.

Hearing: An administrative proceeding conducted by a board pursuant to Section 909.1 of Act 170 of 1988 of the Pennsylvania Municipalities Planning Code.

Infiltration Structures: A structure designed to direct runoff into the ground, e.g., French drains, seepage pits, dry wells, and seepage trenches.

Land Development: Any of the following activities which involves the improvement of one (1) lot or two (2) or more contiguous lots, tracts, or parcels of land for any purpose involving:

- a. A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single non-residential building on a lot or lots regardless of the number of occupants or tenure.
- b. 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, condominiums, building groups, or other features.
- c. A subdivision of land.

For the purposes of this Ordinance, Land Development specifically excludes the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

Landowner: 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.

Land Surveying: The practice of that branch of the profession of engineering which involves the location, relocation, establishment, reestablishment, or retracement of any property line or boundary of any parcel of land or any road right-of-way, easement or alignment; the use of the principles of land surveying, determination of the position of any monument or reference point which marks a property line boundary, or corner setting, resetting or replacing any such monument or individual point including the writing of deed descriptions.

Land Use Ordinance: Any ordinance or map adopted pursuant to the authority granted in Articles IV, V, VI and VII of the Pennsylvania Municipalities Planning Code (Act 247 of 1968) as amended.

Lot: A tract or parcel of land, regardless of size, intended for transfer of ownership, use, lease, improvements, or development, regardless of how it is conveyed. Lot shall mean parcel, plot, site, or any similar term which shall not be further subdivided.

Lot Area: The horizontal area contained within the property lines of a parcel of land as shown on a subdivision plan, excluding space within any street right-of-way, but including the area of any easement.

Lot, Corner: A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.

Lot, Frontage: That side of a lot abutting on a street or way, and ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot.

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

Lot of Record: Any lot which individually, or as part of a subdivision, has been recorded in the office of the Blair County Recorder of Deeds.

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

Lot, Through or Double Frontage: A lot with both front and rear street frontage.

Maintenance Guarantee: Any security, other than cash, which may be accepted by Greenfield Township for the maintenance of any improvements required by this ordinance.

Marginal Access Street: A street parallel and adjacent to major traffic streets, providing access to abutting properties and control of intersections with major traffic streets.

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.

Mobile Home: A transportable, 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 for repeated towing, which arrives at a site complete and ready of occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

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

Mobile Home Park: A parcel of 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 mobile homes.

Modifications: See Waiver.

Monument: A marker established by a licensed Land Surveyor to designate property boundaries and corners.

Municipal Authority: A body politic and corporate created pursuant to the Act of May 2, 1945, (P.L. 382, No. 164), known as the Municipality Authorities Act of 1945.

Municipal Engineer: A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency, or joint planning commission.

Municipality: The Township of Greenfield.

Nonresidential Subdivision: A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations.

Official Map: The Municipal Map adopted by Ordinance showing the exact location of the lines of existing and proposed public streets, watercourses, and public grounds including widening, narrowing, extensions, diminutions, openings or closing of same, for the entire municipality or part thereof.

Organized Camp: A combination of program and facilities established for the primary purpose of providing an outdoor group living experience for children, youth, and adults, with social, recreational, and educational objectives and operated and used for five (5) or more consecutive days during one or more seasons of the year.

Peak Discharge: The maximum rate of flow of water at a given point and time resulting from a storm event.

Permanent Foundation: A stone masonry or concrete masonry structure designed to support the full load of the building structure. The permanent foundation shall support the perimeter of the building structure and shall be constructed to a depth such as to prevent frost heave.

Planning Agency, Local: A planning commission, planning department, or a planning committee established by the Board of Supervisors.

Plan, Sketch: An informal optional submission preparatory to the Preliminary Plan showing the general intent of the subdivider.

Plan, Preliminary: A subdivision plan or land Development Plan indicating the proposed layout and design as a basis for consideration prior to preparing of the Final Plan.

Plan, Final: A complete and exact Subdivision Plan prepared for official recording as required by statute substantially conforming to the previously approved Preliminary Plan; a final plat.

Plat: The map or plan of a Subdivision or Land Development whether preliminary or final indicating the location and boundaries of individual properties.

Public Grounds:

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 or operated scenic and historic sites.

Public Hearing: Conducted to obtain, add, and provide information, stenographic records of which are retained as transcripts for future use in an appeal or related matter.

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."

Public Notice: Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

Recreational and Seasonal Land Development: The improvement and development of land for camping and/or related activities via the provision of campsites and any supportive facilities on a rental basis.

Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which 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 lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for vacation or recreation purposes.

Report: Any letter, review, memorandum, compilation, or similar writing made by any body, board, officer, or consultant other than a solicitor to any other body, board, officer, or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body or agency nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer, or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of reproduction.

Reserve Strip: A parcel of ground separating a street from other adjacent properties, or from another street, which shall prevent a street from being connected or extended across property lines.

Right-of-Way: A public thoroughfare for vehicular or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, or alley and including both cartway and shoulders.

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

Sanitary Sewage Disposal. Community: A sanitary sewage collection system, either publicly or privately owned, in which sewage is carried from individual lots by a system of pipes to a temporary central treatment and disposal plant, generally serving a neighborhood area.

Sanitary Sewage Disposal. Public: A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant.

Sanitary Sewage Disposal. On-Lot: Any structure designed to biochemically treat sanitary sewage within the boundaries of an individual lot.

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 receptacle which receives sewage or industrial wastes and is designed and constructed to provide for sludge storage, sludge decomposition, separate solids from liquids through a period of detention before allowing the liquid to be discharged.

Setback Line: The line within a property defining the required minimum distance between any building to be erected and the adjacent property line. The front yard setback shall be measured at right angles from the front street right-of-way line which abuts the property on which said building is located and shall be parallel to said right-of-way line.

Sewage Disposal System. On-Lot: 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.

Shade Tree: A tree in a public place, street, special easement, or right-of-way adjoining a street as provided in these regulations.

Sight Distance: The required length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. Sight distance measurements shall be made from a point ten (10) feet from the edge of cartway, three and one-half (3½) feet high, to a point three and one-half (3½) feet above the road surface.

Soil Percolation Test: A field test conducted to determine the suitability of the soil for on-site sanitary sewage disposal facilities by measuring the absorptive capacity of the soil at a given location and depth.

Solicitor: The licensed attorney designated by the Greenfield Township Board of Supervisors to furnish legal assistance for the administration of this ordinance.

Stabilization: Natural or mechanical treatment of a mass of soil or ground area to increase or maintain its stability and ensure its resistance to erosion, sliding, or other movement.

Storm Water Management Plan: The plan for managing storm water runoff as required by the Township Engineer and/or a plan for managing storm water as required by any Township Storm Water Management Ordinance.

Street: For the purposes of this Ordinance, the words 'street', 'avenue', 'boulevard', 'road', 'highway', 'freeway', 'parkway', 'lane', 'alley', 'viaduct', and any other ways used, or intended to be used, by vehicular traffic or pedestrians serving more than four (4) lots. Streets are further classified according to the functions they perform.

RESIDENTIAL ACCESS STREET - A street that provides access to abutting properties designed to carry no more traffic than that which is generated on the street itself. No Section of the street shall carry an ADT volume greater than 200. Each half of a loop street may be regarded as a single residential access street and the total calculated ADT volume on a loop street shall not exceed 400. These streets may intersect or take access from any

street type. Both ends of a loop street, however, must intersect the same collecting street and be laid out to discourage through traffic.

RESIDENTIAL SUBCOLLECTOR STREET - A street that provides access to abutting properties and which may also conduct traffic from residential access streets that intersect it. Each residential subcollector street shall be designed so that no Section of it will convey an ADT greater than 500. Each half of a loop subcollector street may be regarded as a single subcollector and the total ADT conveyed on a loop subcollector shall not exceed 1000. Residential subcollector streets shall be designed to exclude all external through traffic which has neither origin nor destination on the subcollector or its tributary residential access streets.

Higher order streets are not defined in this Ordinance. Higher order streets shall be classified and defined as stated in A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO), latest edition.

Street Line: The limit of a right-of-way.

Street, Private: Those streets not officially dedicated and/or accepted by the municipality.

Structure: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Subdivider: Same as developer.

Subdivision: The division or redivision 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 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Subdivision, Major: All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of six (6) or more lots, or any size subdivision requiring any new street or extension of Township facilities, or the creation of any public improvements.

Subdivision, Minor: Any subdivision containing not more than five (5) lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Official Map, or these regulations.

Substantially Completed: Where, in the judgement of the Township Engineer, at least ninety percent (90%) -based on the cost of the required improvements for which financial security was posted pursuant to Article II - of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied, or operated for its intended use.

Surveyor: A licensed "Land Surveyor" registered by the Commonwealth of Pennsylvania.

Swale: A low-lying stretch of land which gathers or carries surface water runoff.

Temporary Occupancy: Occupancy of a campground or organized camp for no more than six (6) months in any consecutive twelve (12) month period.

Tent: A portable lodging unit usually made of skins, canvas, plastic, or strong cloth stretched and usually sustained by poles, and dependent upon separate toilet and lavatory facilities.

Topographic Map: A map showing the elevations of the ground by contours or elevations including all existing topographic features such as streams, roads, streets, existing facilities, and improvements, as specified herein.

Top Soil: Surface soil and subsurface soil which presumably is fertile soil and ordinarily rich in organic matter or humus debris.

Township: The Township of Greenfield, Blair County, Pennsylvania.

Trailer: A vehicular portable structure built on, or designed to be mounted, on a chassis or wheels, or constructed as an integral part of a self-propelled vehicle for use as a temporary dwelling for travel, recreation, and vacation and commonly known as travel trailers, pick-up coaches, motor homes, or camping trailers.

Waiver: When the subdivider can show that a provision of this ordinance would cause unnecessary hardship if strictly adhered to because of conditions peculiar to the site, and where, in the opinion of the Township, a departure from this ordinance may be made without destroying the intent of such provisions, the Township may authorize a waiver. A modification to the minimum standards of this Ordinance.

Watercourse: A manmade or natural perennial, intermittent or ephemeral stream of water, river, brook, creek, swale, ditch, or other defined channel of perceptible extent for collection and/or conveyance of water; or a pond, lake, or other impoundment.

Water Supply and Distribution System. Community: A system for supplying and distributing water from a common source to two (2) or more dwellings and other buildings within a subdivision, neighborhood, or whole community, the total system being publicly or privately owned.

Water Supply and Distribution System. On-Lot: A system for supplying and distributing water to a single dwelling or other building from a source located on the same lot.

Section 203 Terms Not Defined

Where terms or words are not defined in the foregoing definitions, they shall have their ordinarily accepted meanings or such as the context may imply; provided, however, that as to those terms which are not defined herein, but are defined in Section 107 of the Act of July 31, 1968, P.L. 247 (53 P.S. 10107), as amended by Act 170 of 1988, the Pennsylvania Municipalities Planning Code then said words shall have the meaning as set forth in said section.

ARTICLE III

SUBMISSION AND REVIEW PROCEDURES

Section 301 General Procedures

The procedures established in this Article shall apply to all Subdivisions and Land Developments that require review and approval by Greenfield Township. It shall be the subdivider's responsibility to observe and follow the procedures established in this Article and to submit all plans and documents as may be required herein.

301.1 Classification of Subdivision: Whenever any subdivision of land or land development is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision or land development shall be granted, the owner or his agent, shall apply for and secure approval of such proposed subdivision or land development in accordance with the following procedures for subdivision and land development, which includes a maximum of two (2) steps for a Minor Subdivision and three (3) steps for a Major Subdivision as follows:

(a) Minor Subdivision

1. Sketch Plan (optional)
2. Final Plan

(b) Major Subdivision

1. Sketch Plan (optional)
2. Preliminary Plan
3. Final Plan

301.2 Pre-Application Consultation: Prior to filing an application for approval of a Subdivision or Land Development within the Township, the owner or his authorized agent, may meet with the Greenfield Township Board of Supervisors for an official classification of his proposed Subdivision or Land Development. The Greenfield Township Board of Supervisors may determine whether the proposal shall be classified as a Minor Subdivision, a Major Subdivision, or a Land Development. At this time, the Greenfield Township Board of Supervisors may advise the owner or his authorized agent as to which of the procedures contained herein must be followed.

301.3 Official Filing Date: For the purpose of these regulations, the official filing date shall be the date of the regular meeting of the Greenfield Township Board of Supervisors next following the date the application and plans are received at the Township Building provided that said regular meeting shall occur more than thirty (30) days following the submission of the application, the official filing date shall be the thirtieth (30th) day following the day the application has been submitted. On receipt of an application for subdivision or land development approval, the Greenfield Township Board of Supervisors shall affix to the application both the date of submittal and the official filing date.

- 301.4 Blair County Planning Commission Review: All plans shall be submitted to and reviewed by the Blair County Planning Commission in accordance with its then prevailing rules and regulations. The Township shall forward to the subdivider a copy of any report of the Blair County Planning Commission. The Township shall not approve an application until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.

Section 302 Submission and Review of "Sketch Plan" (Optional)

It is encouraged that prior to the preparation of a "Preliminary Plan" that the Applicant confer with the Greenfield Township Board of Supervisors and/or local agency designated by the Supervisors for the purpose of an informal discussion concerning the proposed subdivision or land development. The subdivider may submit a "Sketch Plan" following the guidelines set forth in Article IV, Section 402, of these regulations. The submission of a "Sketch Plan" is optional. The Sketch Plan shall be submitted for review not less than ten (10) days prior to the date of the regular meeting of the Greenfield Township Board of Supervisors at which it is to be considered.

- 302.1 "Sketch Plan" Review: The Greenfield Township Board of Supervisors will review the "Sketch Plan" with the Applicant as it related to:
- (a) The Comprehensive Plan for Blair County
 - (b) The Greenfield Township Land Use and Development Plan or any other Local Level Comprehensive Plan which may exist
 - (c) Any zoning ordinance which may exist
 - (d) The general suitability of the site for proposed development
 - (e) The demand for development for the type proposed and the particular location proposed
 - (f) The availability of necessary services and facilities
 - (g) The improvements and design required by these regulations
 - (h) Any proposals of either Local, State, or Federal Governments for such improvements as: highways, dams, recreation areas, historic sites, plus any other facility that may have an impact on the proposed subdivision.

Section 303 Minor Subdivision Procedure

Minor subdivision plans shall be initiated and submitted for review in the form of a Final Plan as specified in Section 404 and shall be otherwise reviewed in accordance with the procedures and standards of Section 303 through Section 309.

- 303.1 Additional Subdivision: Any additional subdivision of a tract from which a minor subdivision has already been formed shall be deemed to be a major subdivision and shall follow the procedure applying thereto.

Section 304 Official Submission of the "Preliminary Plan"

Upon reaching conclusions in the informal discussion(s) as a result of reviewing the optional "Sketch Plan," and after reviewing the Plan requirements of this ordinance, the Applicant is then in a position to proceed with the preparation and official submission of the "Preliminary Plan." The "Preliminary Plan" shall conform with the requirements set forth in Article IV, Section 403, of this ordinance. When filing applications for review and approval of subdivision and land development plans, the Applicant shall submit to the Greenfield Township Board of Supervisors plans and data at two (2) stages of preparation which shall be designated as: (1) "Preliminary Plan" and (2) "Final Plan." Application forms for the submission of both "Preliminary" and "Final" Plans are available in the Greenfield Township Office.

- 304.1 Application Fee: The fees for the submission and review of Subdivisions and Land Developments within Greenfield Township shall be established by the Board of Supervisors.
- 304.2 Number of Copies: When submitting an application for review and approval of a "Preliminary Plan," the Applicant shall submit eight (8) complete sets of plans of the proposed subdivision or development plan along with three (3) copies of any proposed covenants and other required documentation or reports to the Greenfield Township Board of Supervisors. The Greenfield Township Board of Supervisors will then forward copies of the "Preliminary Plan" to applicable agencies such as Blair County Planning Commission, Township Engineer, Utility Companies, Post Offices, Claysburg-Kimmel Area School District, Assessors, Fire Departments, and any other designated agency. In addition to filing with Greenfield Township, "Preliminary Plans" shall be concurrently submitted to appropriate officials of the Township for action or information of such officials as designated. On receipt of the recommendations from the plans distributed to these agencies, if the same have been received within a period of ten (10) days of such transmittal or such reasonable further time as may be requested by the various agencies, the Greenfield Township Board of Supervisors shall review the application.
- 304.3 Sewage Facilities Planning Module: When applicable, the application form shall be accompanied by Sewage Facilities Planning Module as required by the Pennsylvania Department of Environmental Protection (DEP).

Section 305 Review of the "Preliminary Plan"

Based on a thorough review of the comments of the previously mentioned agencies and of the details of the "Preliminary Plan" in light of this ordinance, the Township Board of Supervisors shall approve, approve with modification, or disapprove the "Preliminary Plan." The Greenfield Township Board of Supervisors shall render its decision and communicate its decision to the applicant not later than ninety (90) days following the date of the regular meeting of the governing body next following the date of the application is filed, provided that, should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.

- 305.1 Changes and Modifications: The Greenfield Township Board of Supervisors may require or recommend changes or modifications of the "Preliminary Plan" as a prerequisite for approval of the "Final Plan."

305.2 Approval of the "Preliminary Plan": Approval or approval with conditions, revisions, or modifications as stipulated or suggested by the Township Board of Supervisors of the "Preliminary Plan" shall constitute approval of the subdivision or land development as to the character and intensity of development; the arrangement; and approximate dimensions of streets, lots, and other planned features. However, approval of the "Preliminary Plan" shall not constitute acceptance of approval for final approval and recording on fulfillment of all requirements of these regulations. The action of the Greenfield Township Board of Supervisors shall be communicated to the Applicant in writing no later than fifteen (15) days following the decision. Final approval shall not be granted prior to approval by the Department of Environmental Protection of a revision to the Greenfield Township Official Plan, or prior to a determination by the Department that the proposal qualifies as an exception to the requirement to revise the Official Plan in accordance with the Pennsylvania Sewage Facilities Act 35 p.s. §750.1 et. seq.

When the application is not approved in terms as filed the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

Section 306 Submission of the Final Plan

After the Applicant has received official notification that his "Preliminary Plan" has been approved and recommended changes, if any, have been made, he has five (5) years in which to submit a final plan. If he does not do so within a five (5) year period, his "Preliminary Plan" shall be nullified unless a written time extension is approved by Greenfield Township Board of Supervisors. The "Final Plan" must conform to the general scheme of the "Preliminary Plan" as approved and must contain the information specified in Article IV, Section 404.

The "Final Plan" may be a portion of the entire subdivision shown on the "Preliminary Plan."

306.1 Provisions for "Final Plan" Approval: Before requesting "Final Plan" approval, the Applicant must submit to the Greenfield Township Board of Supervisors either a certificate that all improvements and installations to the subdivision required by this Ordinance have been made as required by this Ordinance, have been made in accordance with specifications, or a bond which shall be deposited with the municipality of financial security in an amount sufficient to cover the costs of such improvements or common amenities including, but not limited to, roads, storm water detention and/or retention basins, and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required.

1. When requested by the developer, in order to facilitate financing, the governing body or the planning agency, if designated, shall furnish the developer with a signed copy of a resolution indicating approval of the final plat contingent upon the developer obtaining a satisfactory financial security. The final plat or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within 90 days unless a written extension is granted by the governing body; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.

2. Without limitation as to other types of financial security which the municipality may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this section.
3. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.
4. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action or approval or accompanying agreement for completion of the improvements.
5. The amount of financial security to be posted for the completion of the required improvements shall be equal to 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer. Annually, the municipality may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the municipality may require the developer to post additional security in order to assure that the financial security equals said 110%. Any additional security shall be posted by the developer in accordance with this subsection.
6. The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by an applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The municipality, upon the recommendation of the municipal engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the municipality are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the municipality and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the municipality and the applicant or developer.
7. If the party posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional 10% for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding 110% of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above bidding procedure.
8. In the case where development is projected over a period of years, the governing body or the planning agency 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.

9. As the work of installing the required improvements proceeds, the party posting the financial security may request the governing body to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the governing body, and the governing body shall have 45 days from receipt of such request within which to allow the municipal engineer to certify, in writing, to the governing body that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification the governing body shall authorize release by the bonding company or lending institution of an amount as estimated by the municipal engineer fairly representing the value of the improvements completed or, if the governing body fails to act within said 45-day period, the governing body shall be deemed to have approved the release of funds as requested. The governing body may, prior to final release at the time of completion and certification by its engineer, require retention of 10% of the estimated cost of the aforesaid improvements.
10. Where the governing body accepts dedication of all or some of the required improvements following completion, the governing body may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed 18 months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this section with regard to installation of such improvements, and the amount of the financial security shall not exceed 15% of the actual cost of installation of said improvements.
11. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the municipality, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility of municipal authority and shall not be included within the financial security as otherwise required by this section. Proof of satisfactory financial security posted with the controlling public utility or municipal authority must be provided to the Township. If the public utility or the municipal authority has no mechanism to administer a financial security from a private developer, the satisfactory financial security for the appropriate utility improvements shall be posted with the Township.
12. If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this section, the municipality shall not condition the issuance of building, grading or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the final plat upon actual completion of the improvements depicted upon the approved final plat. Moreover, if said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following: the improvement of the streets providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plat, either upon the lot or lots or

beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building or buildings. Any ordinance or statute inconsistent herewith is hereby expressly repealed.

306.2 Release from Improvement Bond:

1. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the municipal governing body, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the municipal engineer. The municipal governing body shall, within ten days after receipt of such notice, direct and authorize the municipal engineer to inspect all of the aforesaid improvements. The municipal engineer shall, thereupon, file a report, in writing, with the municipal governing body, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within 30 days after receipt by the municipal engineer of the aforesaid authorization from the governing body; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the municipal engineer, said report shall contain a statement of reasons for such non approval or rejection.
2. The municipal governing body shall notify the developer, within 15 days of receipt of the engineer's report, in writing by certified or registered mail of the action of said municipal governing body with relation thereto.
3. If the municipal governing body or the municipal engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released from all liability, pursuant to its performance guaranty bond or other security agreement.
4. If any portion of the said improvements shall not be approved or shall be rejected by the municipal governing body, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.
5. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the municipal governing body or the municipal engineer.
6. Where herein reference is made to the municipal engineer, he shall be a duly registered professional engineer employed by the municipality or engaged as a consultant thereto.
7. The municipality may prescribe that 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 applications.

- (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 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 expense.
- (b) If, within 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 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 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 be 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 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 to 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 of the fee of the appointed professional engineer.

306.3 Remedies to Effect Completion Improvements: In the event that any improvements which may be required have not been installed as provided in the subdivision and land development ordinance or in accord with the approved final plat the governing body of the municipality is hereby granted the power to enforce any corporate bond, or other security by appropriate legal and equitable remedies. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the governing body of the municipality may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both shall be used solely for the installation of the improvements covered by such security, and not for any other municipal purpose.

Section 307 Review of the "Final Plan"

Within ninety (90) days from the submission of the "Final Plan," the Greenfield Township Board of Supervisors shall review and act on the Plan and notify the Applicant in writing of its action. On finding the "Final Plan" application to be in accordance with the requirements of this ordinance and for compliance with the approved Preliminary Plan, the Greenfield Township Board of Supervisors shall affix its seal on the Plan together with the certifying signature of the Chairman. Where modifications of the "Final Plan" are requested or the Plan is disapproved, the grounds for these actions must be stated in the notification and noted in the Greenfield Township Board of Supervisors' records.

- 307.1 Approval of the "Final Plan": Based on a thorough review of the details of the "Final Plan," the Township shall approve; approve with conditions, revisions, or modifications; or disapprove the application; render its decision; and communicate its decision to the applicant within ninety (90) days after the date the "Final Plan" application was filed. The Greenfield Township Board of Supervisors shall notify the applicant in writing of its decision no later than fifteen (15) days following the decision. The approval of the "Final Plan" by the Greenfield Township Board of Supervisors shall not be deemed an acceptance of the proposed dedication and shall not impose any duty on any of the municipalities of Blair County concerning the maintenance or improvements of any such street, highway, alley, or other portions of the same, until the municipality in which the subdivision is located shall have accepted or made actual appropriation of the same by entry, use, or improvement. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall in each case, cite to the provisions of the statute or ordinance relied upon.

Section 308 Recording of the "Final Plan"

Within thirty (30) days after the date of the approval of the "Final Plan" by the Greenfield Township Board of Supervisors, the Applicant shall record an original of the same in the office of the Blair County Recorder of Deeds and file with the Township a Recorder's Certificate that the approved Plan has been recorded with the Deed Book and page numbers indicated. If the Applicant fails to have the Plan recorded, the decision of the Greenfield Township Board of Supervisors is voided unless the Applicant has obtained a written extension of time approved in writing by the Township. The Applicant shall proceed with the sale of lots and structures only after the "Final Plan" has been recorded with the County Recorder of Deeds. Recording the Final Plan shall be an irrevocable offer to dedicate all streets and other public ways to public use, and to dedicate or reserve all park, open space, and other public areas to public use unless reserved by the Applicant. The approval of the Final Plan shall not impose any duty on the Board of Supervisors or the Township concerning maintenance or improvements by ordinance or resolution.

ARTICLE IV
PLAN REQUIREMENTS

Section 401 Preliminary Considerations

After the effective date of this ordinance, no person, firm, or corporation proposing to make or having made a Subdivision or Land Development, within the area of jurisdiction of this ordinance, shall proceed with any development such as grading of roads or alleys or any other action before obtaining approval of the proposed subdivision or land development by the Greenfield Township Board of Supervisors. The provisions and requirements of this ordinance shall apply to and control all land subdivision and development which has not been recorded in the Office of the Recorder of Deeds in and for Blair County, Commonwealth of Pennsylvania, prior to the effective date of this ordinance.

- 401.1 Discussion of Requirements: Before preparing a Sketch Plan or Preliminary Plan for a subdivision or land development, the Applicant should discuss with the Township the procedure for adoption of a subdivision or land development plan and the requirements as to the general layout of streets and for the reservation of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services. The Township shall also advise the Applicant, where appropriate, to discuss the proposed subdivision or land development with those officials (such as the Soil Conservationist, Township Engineer, and Sewage Enforcement Officer) who must eventually approve these aspects of the subdivision or land development plan coming within their jurisdiction.
- 401.2 Conformity with Master Plan: The layout of the proposed subdivision or land development should be in conformity with the Comprehensive Plan for Blair County, the Greenfield Township Comprehensive Development Plan, and any local level plan which may exist within the area of the proposed subdivision.
- 401.3 Site Considerations: No land shall be subdivided or developed:
- A. Unless access to the land over adequate streets or roads exist, or will be provided by the Applicant; or ;
 - B. If such land is considered by Greenfield Township as unsuitable for residential use by reason of floodplain and floodway location or improper drainage, unacceptable underlying geologic structure, insufficient depth of the seasonal water table, unsuitable soil conditions, wetlands, unfavorable topographic features, or the presence of any other features harmful to the health and safety of possible residents and the community as a whole.

Section 402 "Sketch Plan" (optional)

Prior to the official submission of the "Preliminary Plan", a subdivision or land development "Sketch Plan" may be submitted by the Applicant or property owner to facilitate an informal discussion with the Greenfield Township Board of Supervisors concerning the proposed subdivision or land development. This informal discussion can be extremely valuable in

guiding the Applicant on the proper course in the development of a subdivision or land development thereby reducing the possibility of any costly mistakes. Submission of the "Sketch Plan" will not constitute formal filing of the plan with the Township. The "Sketch Plan" need not be drawn to scale or contain precise dimensions.

The following items are suggested for inclusion in the "Sketch Plan" presentation:

- A. Proof of Ownership;
- B. Name of Owner;
- C. General location within the Township;
- D. Proposed name of subdivision or land development;
- E. Tract boundary including all land which the Applicant intends to subdivide;
- F. General topographical and physical features along with water courses, streams, ponds, flood plains, and wetlands;
- G. Names of surrounding property owners;
- H. North point; approximate scale and date of original drawing;
- I. Streets on and adjacent to the tract;
- J. Proposed general street layout;
- K. Proposed general lot layout or development;
- L. Proposed use of the lots of development and the degree of conformity with any existing zoning;
- M. Any other information which would be helpful in the preliminary discussion of what the Applicant intends to do; and
- N. Statement of general availability of utilities of water and sewer, etc.

Section 403

"Preliminary Plan"

All submitted preliminary plans shall be accurately drawn to a scale of one (1) inch equals one hundred (100) feet or larger (1" = < 100') for subdivision plans; and one (1) inch equals fifty (50) feet or larger (1" = < 50'). Plans drawn to a larger scale may be accepted for review at the discretion of the Township. Acceptable plan paper sizes are 18"x24", 24"x36", or 30" x42". All sheets comprising a submission shall be on one common paper size and shall contain the following information:

a. General Data

1. Name of proposed subdivision or land development with identification as a preliminary plan.
2. North point.
3. Graphic scale and written scale.
4. Day, month, and year plan was prepared as well as the date of preliminary plan application.
5. Name and address of the record owner of the property and the tract(s) deed book and page numbers.
6. Name and address of developer, applicant or authorized agent if different from owner.
7. Names of all abutting property owners and their respective deed book and page numbers.
8. Type of sewage disposal and water supply proposed.
9. Total acreage of property and the total number of proposed lots (for subdivision plans); or the total number of units, the total gross building square footage, and the total proposed impervious area (for other land development plans).
10. Proposed use of the property.
11. Total number of required parking spaces and the total number of proposed parking spaces (if applicable).
12. A list of the names, addresses and telephone numbers of all utility companies providing service to the project, as well as the Act 38 Serial Number for all projects involving excavation.
13. Key map at a scale of one (1) inch equal to or less than one thousand (1,000) feet showing the location of the proposed subdivision or land development, all roads within one thousand (1,000) feet of the project, and all watercourses.
14. Legend on each sheet of the plan set describing all symbols used on the plan.
15. Date and description of revisions to the plan occurring after initial submission.
16. Blair County tax parcel number of the tract.

b. Existing Features

1. Perimeter boundaries of the total property, showing bearings to the nearest second and distances to the nearest hundredths of a foot, determined by accurate field survey balanced and closed with an error of closure not to exceed one (1) foot in fifteen thousand (15,000) feet; except that tract boundaries are not required to be shown for residual parcels of more than ten (10) acres when used for agricultural purposes and not involving any new street or easement of access, provided that the general location of the perimeter boundary of such land is shown on the location map.
2. Natural features including, but not limited to:
 - a. Sinkholes, watercourses, wetlands, tree masses, and other significant natural features.
 - b. Floodplain.
 - c. Topographic contour lines at vertical intervals of two (2) feet for land with average undisturbed slopes of eight percent (8%) or less, and at intervals of five (5) feet for land with average natural slopes exceeding eight percent (8%). The Plan must also indicate the source of the topographic information, the project datum, and must also show the project benchmark. If the plan proposes no streets, rights-of-way for access, or stormwater management facilities, contours may be interpolated from USGS mapping at the discretion of the Township Engineer.
3. Man-made features in or within fifty (50) feet of the property including, but not limited to:
 - a. Sanitary sewer and storm sewer lines.
 - b. Water mains and fire hydrants.
 - c. Overhead and underground cable utility lines, poles and other above-ground structures.
 - d. Culvert and bridges.
 - e. Railroads.
 - f. Buildings.
 - g. Streets, including right-of-way and cartway widths, surface material, and approximate grades.

c. Proposed Development

1. Street information, including

- a. Location and width of rights-of-way and cartways, including final dimensions and bearings of right-of-way lines and easements; including horizontal curve radii, chord bearings and distances, arc lengths, tangents, and delta angles.
- b. Proposed street names.
- c. Typical street cross section showing all proposed materials and method of construction for pavement base and surfacing, as well as for shoulders and/or curbing.
- d. Profiles along center line of each street, showing finished grade at a scale of one(1) inch equals fifty (50) feet horizontal and one (1) inch equals five (5) feet vertical. Profiles shall include, but not be limited to, all vertical curve design data, street stationing, and all existing and proposed culvert, storm sewer, sanitary sewer, and water main crossings.
- e. Radius of horizontal curves.
- f. Length of tangents between reverse curves.
- g. Curb or pavement return curve radii at intersections.
- h. Vegetation to be planted between curb or shoulder and right-of-way line.
- i. Location and typical design of shoulders, curbs, and gutters.
- j. Topographic contour lines for proposed finished grades within all street rights-of way at intervals specified in Subsection 403.b.2.c above.

2. Lot lines to the nearest hundredths of a foot, and areas of each lot to the nearest square foot.
3. Sidewalks, including location, width, grades and ramps for the handicapped.
4. Yard setback lines as required by this Ordinance.
5. Lot numbers.
6. Utility, access and drainage easements; buffer yards and/or zones.

7. Location, pipe material, and inside pipe diameter of sanitary sewer mains and the water distribution system, including service laterals to each lot, all fittings, valves, blowoffs, manholes, and pumping stations.
8. Location of soil log pits and percolation test fields for on-site sewerage systems.
9. Location, pipe material, and inside pipe diameter of storm sewers and culverts.
10. Location, type, material, and size of all other drainage and/or stormwater management facilities including, but not limited to, bridges, inlets, catch basins, junction boxes, pipe end-sections, headwalls, detention and/or retention facilities, and permanent erosion control measures.
11. Fire hydrants.
12. Land to be reserved or dedicated for public use including a statement regarding who will eventually assume ownership and maintenance responsibility of such areas.
13. When a submitted preliminary subdivision plan is a portion of a larger subdivision proposed or existing on contiguous land under the ownership of the applicant, and when the street system, water and sewer system or stormwater management system serving this portion is a part of a larger, interdependent system of facilities serving the larger subdivision, up-to-date plans for the larger, complete subdivision must accompany any plans submitted for the portion. Such plans for the larger subdivision must include the portion and must describe the complete lot layout, street system, water and sewer systems and stormwater management system.
14. When grading is proposed outside of the street rights-of-way, topographic contour lines shall be shown at the vertical intervals specified in Subsection 402.b.2.c above.
15. If applicable, the building height, finished floor elevations, building outline ("footprint"), vehicular and pedestrian circulation systems including all dimensions, and outdoor storage facilities including bulk trash containers and material storage areas.
16. If applicable, parking areas, handicap stalls, loading areas, typical parking stall dimensions, driveways, buffer and other landscape areas, fire lanes, outdoor lighting fixtures and mounting.
17. Landscaping plan and/or buffer plantings when required by this Ordinance.
18. Construction and installation details for all proposed improvements required to be shown on the plans as stated in this Ordinance, excluding any building (if applicable).
19. Where access is proposed to a State-owned street, the following note shall

be placed on the plan:

A Highway Occupancy Permit issued by the Pennsylvania Department of Transportation is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law." Access to the State highway shall be only as authorized by a Highway Occupancy Permit. Approval of this plan by Greenfield Township does not in any way guarantee approval of a PennDOT Highway Occupancy Permit.

d.b.

Signatures.

1. Name, address, signature and seal of the registered Professional Land Surveyor (for subdivision plans) responsible for preparation of the plan; or the registered Professional Engineer, Land Surveyor, Architect or Landscape Architect (for other land development plans) responsible for preparation of the plan.
2. For a subdivision plan, the signature and seal of a registered Professional Engineer or Professional Land Surveyor certifying the accuracy of the subdivision plan.
3. When any stormwater management facilities are included in the design of the project, the signature and seal of a registered Professional Engineer certifying that the Stormwater Management Plan has been prepared in accordance with all applicable Greenfield Township ordinances.
4. Where on-lot sewage disposal is proposed, the following signature block must be placed on the plan:

SEWAGE DISPOSAL REVIEW

Based on the results of soil log profiles performed on this property in compliance with the Pennsylvania Sewage Facilities Act 537, as amended by Act 208, Chapter 73; the areas around test pit numbers _____ are generally suitable for on-lot subsurface sewage disposal, and the areas around test pits numbers _____ are generally unsuitable for on-lot subsurface sewage disposal.

This is not a guarantee that a permit will or will not be issued for any lot. The Municipal Sewage Enforcement Officer must be contacted to conduct further tests, as necessary, to determine permit issuance.

Municipal Sewage Enforcement Officer Date

This statement must be completed by the Township Sewage Enforcement Officer.

5. Signed, notarized statement by the owner certifying ownership of the property and acknowledging all offers of dedication of lands and/or facilities to the municipality and acknowledging that the owner will be

responsible for maintenance of lands and/or facilities until they are accepted for dedication by the municipality.

6. Space for approval signatures by the Chairman and Vice Chairman of the Board of Supervisors, including date of such approval.

e. Additional Required Information

1. A draft of the protective covenants, deed restrictions, or Homeowner's Association documents if proposed by the Applicant.
2. Erosion and Sedimentation Pollution Control Plan prepared in accordance with the Pennsylvania Department of Environmental Protection Erosion and Sedimentation Pollution Control Manual, latest revision.
3. Stormwater Management Plan prepared in accordance with this Ordinance and/or the Greenfield Township Stormwater Management Ordinance. The applicant shall seek the approval of the Township Engineer concerning all aspects of the Stormwater Management Plan.
4. Plans and profiles of proposed sanitary sewers and storm sewers including pipe slopes, sizes, materials, and structure elevation data.
5. If public sanitary sewer service is proposed, a letter shall be secured from the Greenfield Township Municipal Authority indicating that the Authority has reviewed and approved the sanitary sewer design drawings, has approved service to the project, and is prepared to accept ownership and responsibility for operation and maintenance of the proposed sanitary sewer system.
6. If public water service is proposed, a letter shall be secured from the public water provider indicating that the water provider has reviewed and approved the water distribution system design drawings, has approved service to the project, and is prepared to accept ownership and responsibility for operation and maintenance of the proposed water distribution system.
7. The completed Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module.

Section 404 Final Plan

Plans submitted for final review shall include all information required in Section 403 above plus the following:

- a. Location and elevation of installed monuments.
- b. Final dimensions and bearings of right-of-way lines and easements, including radii of curves and arcs and delta angles of all curves.
- c. Final house numbers and lot numbers as approved by the municipality.

d. Space on the lower edge of the Final Plan for acknowledgment of receipt and recording of plan by the Blair County Recorder of Deeds.

e. Additional Required Information

1. A copy of a Highway Occupancy Permit issued by the Pennsylvania Department of Transportation (if applicable).
2. A copy of a letter from the Blair County Conservation District indicating approval of the Erosion and Sedimentation Control Plan.
3. All applicable permits issued by the Pennsylvania Department of Environmental Protection including, but not limited to NPDES Stormwater Construction and/or Industrial permits, and all permits for waterway obstruction, stream and wetlands encroachment, and community water systems.
4. A copy of a letter from the Department of Environmental Protection indicating approval of the submitted Sewage Facilities Planning Module.
5. Copies of the final documents pertaining to Homeowner's Association, condominium declarations, and/or restrictive covenants.

ARTICLE V

DESIGN STANDARDS

Section 501 General Intent

In all land developments and subdivisions developed after the effective date of this ordinance, certain improvements shall be installed in accordance with design specifications set forth herein. Whenever the Township standards, in applicable zoning ordinance, building codes, road ordinances, or other ordinances, resolutions, or regulations require standards that exceed these minimum standards, those Township standards shall apply. Whenever the standards of this subdivision ordinance exceed those of the other municipal ordinances, the standards of this ordinance shall apply.

Section 502 General Standards

The following general standards shall apply to all type of development. The Township will study the following factors affecting the suitability of a proposed subdivision.

- a. Land subject to flooding and land deemed by the Township to be uninhabitable for other reasons shall not be subdivided for residential occupancy, nor for such other uses as may increase danger to health, life, property, or aggravate the flood hazard; but such land within a plan shall be set aside for such uses as will not be endangered by periodic or occasional inundation, or as will not endanger life, property, or further aggravate or increase the existing menace.
- b. Subdivision or land development shall be discouraged in area characterized by steep slopes (slopes greater than twenty (20%) percent), geologic formations, sink holes, wetlands, or other such features which restrict the usability of the land shall not be subdivided or developed.
- c. In determining the suitability of land for subdivision, the Township shall refer to applicable studies by the County Planning Commission, State, and Federal agencies including the soil survey prepared by the US Department of Agriculture, Soil Conservation Service.
- d. The layout or arrangement of the subdivision or land development shall conform to the Blair County Comprehensive Plan, the Greenfield Township Comprehensive Development Plan, and to any regulations or maps adopted in furtherance thereof; in addition, the layout or arrangement of the subdivision or land development shall conform to any "Local Level" Comprehensive Plan or other applicable ordinances which may exist.
- e. Where evidence indicates that the minimum lot size requirements specified in other sections of this ordinance or in any applicable zoning ordinance are not adequate to permit the installation of individual on-lot water and/or sewerage disposal facilities, along with an area to be set aside for a replacement sewage absorption bed, the Township shall require that the Township Sewage Enforcement Officer (SEO) of the State Department of Environmental Protection (DEP) make such tests as are necessary to determine the adequacy of the proposed facilities in relation to the provisions of the Pennsylvania Sewage Facilities Act 537, as amended, plus other applicable State or local regulations. The Township shall review and shall make a final determination on the adequacy of the proposed facility.

- f. No subdivision showing reserve strips controlling the access to public ways will be approved, except where the control and disposal of the land comprising such strips are definitely placed within the jurisdiction of the Township under agreement meeting the approval of the Township.
- g. Lot lines shall, where possible, follow municipal and County boundary lines rather than cross them.

Section 503 Streets

The following general standards shall apply to all streets within a subdivision:

- a. The location and width of all streets shall conform to the County and "local level" Comprehensive Plans or to such parts thereof as may have been adopted by the County or Township.
- b. The proposed street system shall extend existing or recorded streets with the same width or larger but in no case less than the required minimum width. The names of proposed streets shall not conflict with the names of existing streets, and all proposed streets shall be designated by the names of any existing streets with which they connect as extensions thereof."
- c. Where, in the opinion of the Township Supervisors, it is desirable to provide for street access to adjoining property, street stubs shall be extended by dedication to the boundary of such property.
- d. New residential access streets shall be so designed as to discourage through traffic, but the subdivider shall give adequate consideration to provision for the extension and continuation of other higher order streets into and from adjoining properties.
- e. Where a subdivision abuts or contains an existing street of improper width or alignment, the Township may require additional building setback areas on all proposed lots adjacent to the existing substandard street to be placed such that no future buildings or structures on those lots would hamper subsequent public acquisition of land for a widened street and/or right-of-way by eminent domain.
- f. Private streets (streets not to be offered for dedication to the township) are prohibited. Private streets will be approved only if they meet the design standards of this ordinance.
- g. General Design Standards for Rural Arterial, Urban Arterial, and Collector Streets
 - 1. Detailed design standards for these streets are not included in these regulations. The design of streets in this Section will be as the Township directs on a case by case basis.
 - 2. Streets that are functionally classified under this Section shall be designed in accordance with the following:
 - a. A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials, latest edition.

- b. Pennsylvania Department of Transportation Design Manual Part 2, Highway Design, Publication 13, latest edition.
 - c. Highway Capacity Manual, Transportation Research Board, National Research Council, latest edition.
 - d. Trip Generation, Institute of Transportation Engineers, latest edition.
- h. General Design Standards for Residential Subcollector Streets, and Residential Access Streets.
 - 1. Purpose.
 - a. Objective. The purpose of these provisions is to establish appropriate standards for the design of streets in residential subdivision that will (1) promote the safety and convenience of vehicular traffic, (2) protect the safety of neighborhood residents, (3) minimize the long term costs for the maintenance and repair of streets, (4) minimize crime in residential areas, (5) protect the residential qualities of neighborhoods by limiting traffic volume, traffic speed, noise and fumes, (6) encourage the efficient use of land, (7) minimize the cost of street construction and thereby restrain the rise in housing costs, and (8) minimize the construction of impervious surface thereby protecting the quantity and quality of the municipality's water resources.
 - b. Limitations. These provisions do not include standards for stormwater management or pedestrian circulation.
 - 2. Jurisdiction. These provisions shall be applicable to the design and construction of all new residential streets and driveways. These provisions do not apply to nonresidential streets.
 - 3. Street Hierarchy
 - a. Hierarchy Required. There is hereby established a street hierarchy below which is intended to tailor the design of each street to its function. Refer to Greenfield Township Subdivision and Land Development Ordinance Article II, for street hierarchy definitions.
 - b. New Residential Streets. Each proposed residential street shall be classified and designed for its entire length to meet or exceed the minimum standards for one of the following street types:
 - 1. Residential Access Street. This is the lowest order street in the hierarchy. It is intended to carry the least amount of traffic at the lowest speed. It will provide the safest and most desirable environment for a residential neighborhood. Developments should be designed so that

all, or the maximum number possible, of the homes will front on this class of street.

2. Residential Subcollector Street. This is the middle order street in the hierarchy. It will carry more traffic than the residential access street. It should provide an acceptable if not an optimum environment for a residential neighborhood.

3. Special Purpose Streets. Under special circumstances a new residential street may be classified and designed as a divided street. For the purpose of protecting environmental features or avoiding excessive grading, the municipality may require that the street be divided. In such a case, the design standards shall be applied to the aggregate dimensions of the two street segments.

c. Existing Streets. Each street abutting or affecting the design of a subdivision or land development which is not already classified on the Street Classification Map shall be classified according to its function, design and use by the municipality at the request of the applicant or during plan review. The classification of existing streets shall include the hierarchy of Section 503(h)3.b above and may also include higher order street classifications as identified in Section 503(g) and as determined by the adopted municipal street classification system.

i. Street pavement design shall conform to the following:

1. The road construction standards contained herein are minimum standards. These standards are adequate to provide safe, durable roads for all streets within the Township. In no case should a proposed design provide for less than these standards require. Designs in excess of these standards may be required when conditions warrant. Design criteria to be used shall be Pennsylvania Department of Transportation Design Manual, Part 2, Highway Design. Material and construction methods shall comply with the latest edition of PennDOT "Specification," Publication 408, and "Standards for Roadway Construction," PennDOT Publication 72.
2. The Township reserves the right to approve alternate designs for material type, depth, and width when sound engineering analysis proves the acceptability of the alternate. In no instance shall a proposed alternate design be less than a minimum requirement contained herein.
3. Roads of the State or Federal System must be designed to the specifications required by the above mentioned agencies, these standards notwithstanding.
4. All pavements shall be designed for a 20-year service life.
5. Where it is proposed to use a road prior to the placement of the wearing course, the base course of the road must be structurally designed to support all anticipated loads.

6. Parking lanes shall be provided where required by the Township. Thickness requirements for parking lanes shall be the same as the thickness requirements for the cartway.
7. Temporary turnarounds meeting the dimensional requirements contained herein for a cul-de-sac, shall be installed when streets are designed for future extension to adjoining properties or future extension to subsequent phases of a development. Temporary turnarounds shall be provided with easement meeting the Right-of-Way requirements herein for cul-de-sacs. Temporary turnarounds shall be constructed of a minimum of 6" of well compacted gravel.
8. All construction materials, equipment, procedures and methods shall conform to the requirements of the Pennsylvania Department of Transportation "Specifications," Publication 408, most recent addition, unless specifically stated otherwise in this ordinance.
9. Subgrade; (refer to PennDOT Pub. 408, Section 210). Form roadbed to the established subgrade elevation, both longitudinally and in cross section, and compact to a minimum of 98% of maximum dry density as determined by PTM 106. Completed subgrade shall be maintained and protected in advance of succeeding operations. Prior to placement structure, promptly and satisfactorily reshape and recompact, or remove and replace, damaged or unsatisfactory areas. Correct all surface irregularities exceeding ½ inch by loosening the surface and removing or adding material as required. Compact corrected area and surrounding surface by rolling. The subgrade shall be approved by the Township prior to placing of subbase. Township shall require "proofrolling" of subgrade using a fully loaded triaxle. Areas of excessive movement must be reworked by the Developer.
10. Subbase; (Refer to PennDOT, Pub. 408, Section 350). Material shall be type C or Better, No. 2A as specified in PennDOT Pub. 408 Section 703.2 Subbase shall be placed on prepared subgrade as specified in Section 503 (I)9. Do not place subbase material on soft, muddy or frozen areas. Correct unsatisfactory subbase conditions developing ahead of the base paving operations by scarifying, reshaping and recompact, or by replacement, if directed by the Township. Subbase shall meet the same compaction and grade requirements as specified for subgrade. Where material is too coarse to use compaction method stated, determine compaction based on non movement of the material under the compaction equipment. Subbase shall be approved by the Township prior to placement of base material.
11. Bituminous concrete base course (Refer to PennDOT, Pub. 408, Section 305). Bituminous material shall be asphalt cement, class AC-20 as specified in PennDOT, Pub 408, Section 702. Aggregate shall conform to PennDOT, Pub. 408, Section 305.2. Construction shall meet the requirements of PennDOT, Pub. 408, Section 305.3. Bituminous concrete base course shall be approved by the Township prior to the placing of wearing course.

12. ID-2 bituminous wearing course (Refer to PennDOT, Pub. 408, Section 420). Material shall conform to PennDOT, Pub. 408, Section 420.2a, b, and c. Skid resistance level shall be as required by PennDOT Design Manual, Part 2, Pub. 13. Construction shall conform to PennDOT, Pub. 408, Section 401.3. A tack coat shall be applied to the surface of any pavement that has been in place for more than 7 days prior to placement of subsequent course.
13. Plain cement concrete curb and curb gutter (Refer to PennDOT, Pub. 408, Section 630 and Section 641). Curbing cross section, dimensions, and placement shall be as shown in the Greenfield Township Design Standards. Materials shall conform to PennDOT, Pub. 408, Section 630.2 for plain cement concrete curb and Section 641.3 for plain cement concrete curb gutter. Construction shall conform with PennDOT, Pub. 408, Section 630.3 for plain cement concrete curb and Section 641.3 for plain cement concrete curb gutter. Backfill shall be placed and compacted within seven (7) days of placement of curb or curb gutter.
14. "Shoulder pavement sections shall be constructed using the cartway pavement thicknesses required in this Ordinance for the respective functional classification of the proposed street. The shoulder shall be a continuation of the required cartway pavement section for the required shoulder width and using the required cartway cross slope. The materials and construction shall be as stated in Sections 503(i)10, 11, and 12 of this Ordinance.
15. Pavement structures shall be as follows:

CLASSIFICATION OF STREET	DEPTH OF MATERIAL		
	ID-2	B.C.B.C.	Subbase (2A)
Marginal access and cul-de-sac	1 ½"	4"	6"
Residential Access	1 ½"	4"	6"
Residential Subcollector	1 ½"	5"	6"

16. Street cross slopes shall be a minimum of 2% and a maximum of 3.5%.
Shoulder cross slopes shall be minimum of 2% and a maximum of 5%.
- j. Stormwater conveyance systems shall be designed in accordance with the approval of the Township Engineer and/or the Greenfield Township Storm Water Management Ordinance. All stormwater conveyance systems within right-of-ways to be dedicated to the Township shall conform to the following:
 1. Endwalls, and inlets shall be as per PennDOT, Pub. 408, Section 605 and PennDOT, Pub. 72, RC-31 and RC-34.
 2. Pipe culverts shall be as per PennDOT, Pub. 408, Section 601, 602, 603,

and 604. All pipe manufacturers and proposed pipe diameters shall be listed in PennDOT Bulletin 15, Approved Construction Materials, latest revision. The minimum diameter of any storm sewer or culvert within a street right-of-way shall be 15 inches. The minimum diameter of any storm sewer or culvert not located within a street right-of-way shall be 12 inches.

- k. Maintenance Guaranty. The Owner shall provide the Township with a Performance Bond or agreement guaranteeing the performance of all aspects of the newly constructed road and appurtenances for a period of eighteen (18) months from the date of acceptance of the road dedication. The Township will not accept any responsibility for maintenance of the roadway, drainage facilities or appurtenances until the same has been officially accepted by ordinance.
- l. Guide rails requirements and design shall be as per PennDOT, Pub. 13, Design Manual Part 2, Section 12. Material and construction shall be as specified in PennDOT, Pub. 408, Section 620 and PennDOT, Pub. 72, RC-50, 52, 53, 54 and 55.
- m. All street construction shall be inspected by the Township. Contractor shall notify Township 48 hours prior to time when inspection is required. The contractor may not under any circumstances proceed with subsequent stages until authorization to proceed is given by the Township.
- n. Street Construction Observation
 - 1. General
 - a. All applicants shall bear all costs of construction observation and testing of such roads, streets, lanes or alleys. The applicant shall deposit with the Township the sum of \$_____. Funds shall be withdrawn from this escrow by the Township to pay all construction observation and testing fees billed to it and approved by the Township Supervisors. Copies of all bills paid from the escrow fund shall be provided to the applicant. When the escrow fund is drawn down to \$_____, the Township shall notify the applicant who shall immediately make a deposit sufficient to bring the escrow balance back to its original amount of \$_____.
 - b. The contractor may not, under any circumstances, proceed with subsequent stages of construction until authorization to proceed is given by the Township. All construction shall be observed by the Township Engineer or an authorized representative. It is the contractor's and/or developer's responsibility to notify the Township as well as the Township Engineer of the construction schedule and also at least 48 hours prior to commencement of any phase of construction as specified in this Section. Failure to provide notification shall be sufficient to find the work unacceptable and cause the work to be reperfomed.
 - c. Final inspection of work completed as part of an approved plan shall occur immediately prior to acceptance by the Township and

upon written request from the developer or the developer's authorized representative. The Township Engineer shall make the final inspection with the developer or the developer's authorized representative and will notify them in writing of any deficiencies.

2. Construction Phases Requiring Observation

Construction Phase	Description of Work to be Observed
1	Installation of Soil Erosion and Sedimentation Control measures.
2	Construction of the Stormwater Management Facilities (Record Drawing shall be provided to the Township).
3	Any excavation, utility installation, and backfilling within the right-of-way or easements; and construction of Stormwater Management Facilities. All utility service laterals shall require inspection of backfilling to determine suitability of backfill material and compaction. This is required at all points within the right-of-way.
4	Rough grading of streets in accordance with this Section and the approved design drawings.
5	Fine grading and compaction of streets (subgrade preparation) in accordance with this Section and the approved design drawings.
6	Placement of subbase to include any further fine grading and compaction.
7	Construction and backfilling of curbing.
8	Placement of the BCBC (each successive lift shall require separate notification).
9	Placement of the ID-2 wearing course as a scratch coat.
10	Placement of the ID-2 wearing course (as a general practice, no coring of the wearing course shall be required).
11	Fine grading and seeding within the right-of-way.

3. Construction Testing

- a. The Township shall require all testing procedures used in the

construction process to adhere to the Pennsylvania Department of Transportation Testing Manual unless otherwise amended.

- b. If coring is deemed necessary, the cores shall be taken in accordance with random sampling procedures outlined in the Pennsylvania Department of Transportation Testing Manual. Core test results shall be provided to the Township.

4. Driveway Construction

- a. All proposed driveway entrances shall utilize the appropriate construction details contained herein; based upon the type of street the proposed driveway is accessing and any driveway construction standards within this Section or within the Greenfield Township Road Occupancy Permit Ordinance that may apply.

- b. Driveway Construction Standards

1. All replacement material shall be Class A concrete (3,300 psi at 28 days) to be supplied by a PennDOT approved supplier. A copy of the mix design shall be submitted with the Driveway Permit Application.
2. Before removal, curb shall be saw cut at ends and along the face of curb, and bituminous pavement if applicable, the full depth of the replacement concrete. Saw cut construction joints in new curb at spacings no less than 4' and no greater than 12'.
3. Expansion joint material shall be provided at all points abutting existing concrete structures. All surfaces abutting bituminous material shall be sealed with AC-20.
4. Concrete shall be cured in accordance with the PennDOT Pub. 408, Section 501.3(K).
5. All required observation and testing shall be paid for by the Driveway Permit Applicant. All fees must be paid prior to an Occupancy Permit being issued. Observation shall be provided by the Township or its authorized representative. At the discretion of the construction observer, testing will be provided by the observer; or provided by the Contractor and witnessed by the observer. The Township may waive the requirement for testing and/or construction observation at its discretion. Testing, when required, will consist of tests for air content, slump of concrete, and the making of 3 cylinders, to be tested to determine the strength of the concrete.
6. If an Occupancy Permit is requested prior to the 28-day curing period for the concrete, surety shall be posted for that curb that was replaced until such time that the strength

of the replacement curb has been verified and accepted. Fees for posting of surety shall be in accordance with the fees posted in obtaining a Building Permit.

7. All driveways shall be constructed to maintain a positive grade from the edge of cartway to the property line. The maximum change in grade between the cartway and the driveway shall not exceed 8%. The maximum driveway grade at any point on the driveway shall be no greater than 15%, and shall not exceed 5% within the street right-of-way.

503.1 Width: Minimum street right-of-way and pavement widths shall be as follows:

STREET RIGHT-OF-WAY
AND
PAVEMENT WIDTHS

STREET TYPE	RIGHT-OF-WAY	STREET WIDTH	SHOULDER MINIMUM	MINIMUM GRADE	MAXIMUM GRADE
Marginal Access and Cul-De-Sac**					
Cartway	50	24	* 4	1%	12%
Residential Access					
Cartway	50	24	* 4	1%	12%
Residential Sub Collector					
Cartway	60	* 24'	6	1%	10%

* 32' w/parking on one side
40' w/parking on two sides

** Maximum length of cul-de-sac to be 1000'. Grades on cul-de-sac turnaround cannot be greater than 4%

503.2 Residential Access Streets

- a. Cartway Width and Curbing. Cartway widths shall be determined on the basis of the intensity of development proposed and the manner in which parking shall be necessary, as required by this Article. Curbing shall be required on all proposed streets within a residential development where the average lot acreage is one (1) acre or less, or where the average number of dwelling units per acre is one (1) or greater.
- b. Moving Lanes. All residential access streets shall provide at least two lanes. Where a third lane to accommodate spillover parking is not required, occasional short term parking for service vehicles shall be permitted within the moving lanes.
- c. Horizontal Curves. Horizontal curves shall be provided where proposed street centerlines

are deflected by five degrees or more. Straight portions of the proposed street must be tangent to the beginning and end of the horizontal curves.

- d. Vertical Curves. Vertical curves shall be used for all changes in grade of greater than 1%. The minimum length for any vertical curve is 100 feet.
- e. Street Geometric Criteria. All features of the geometric design of residential access streets that are not specified below shall be designed for a design speed of 25 miles per hour:
 - 1. Minimum grade: 1.00%
 - 2. Maximum grade: 12%
 - 3. Horizontal Curvature: Min. centerline radius of 150 feet
 - 4. Minimum tangent length between reverse curves: 50 feet
 - 5. Stopping sight distances: 175 feet minimum
 - 6. Maximum grade within 50 feet of intersection: 5%
- f. Cul-De-Sac Turnarounds. A minimum outside turning radius of 40 feet shall be provided at the terminus of every permanent cul-de-sac.

503.3 Residential Subcollector Streets

- a. Cartway Width and Curbing. Cartway widths shall be determined on the basis of the intensity of development proposed and the manner in which parking shall be necessary, as required by this Article. Curbing may be required on all proposed streets within a residential development where the average lot acreage is less than one (1) acre, or where the average number of dwelling units per acre is greater than one (1). Grass lined swales may be permitted by the Township provided the Township Engineer has approved the swale design based on runoff velocities and swale capacity.
- b. Moving Lanes. All subcollector streets shall be provided with two continuous moving lanes within which no parking is permitted.
- c. Horizontal Curves. Horizontal curves shall be provided where proposed street centerlines are deflected by five degrees or more. Straight portions of the proposed street must be tangent to the beginning and end of the horizontal curves.
- d. Vertical Curves. Vertical curves shall be used for all changes in grade of greater than 1%. The minimum length for any vertical curve is 150 feet.
- e. Street Geometric Criteria. All features of the geometric design of subcollector streets that are not specified below shall be designed for a design speed of 30 miles per hour:
 - 1. Minimum grade: 1.00%
 - 2. Maximum grade: 10%

3. Horizontal curvature: min. centerline radius of 200 feet
 4. Minimum tangent length between reverse curves: 100 feet
 5. Stopping sight distance: 200 feet minimum
 6. Maximum grade within 50 feet of intersection: 5%
- f. Cul-De-Sac. Cul-De-Sac subcollector streets with an anticipated traffic volume exceeding 500 ADT shall be prohibited. The turnarounds of cul-de-sacs shall meet the design standards of this Section. In no case shall a subcollector cul-de-sac exceed 1000 feet in length.

503.4 Stub Streets

- a. Residential Access and Subcollector Stub Streets. Residential access and subcollector stub streets may be permitted only within Subsections of phased development for which the proposed street extension in its entirety has been approved as part of an approved preliminary plan.
- b. Temporary Turnarounds. All stub streets shall be provided with a turnaround paved to an outside radius of 40 feet. No turnaround is required if the stub street provides access to four or less lots or housing units. In the latter case, a sign indicating a dead-end street shall be posted.

503.5 Half Streets. Half Streets are prohibited. The full right-of-way and cartway width of all classes of streets shall always be provided.

503.6 Intersections: The following standards shall apply to all street intersections:

- a. Streets shall intersect as nearly as possible at 90 degree angles, and shall remain at 90 degrees for a minimum of 50 feet from the intersection.

Otherwise, minimum spacing between intersections measured from centerline to centerline shall be as specified below:

MINIMUM INTERSECTION SPACING

Major Road Type Intersected	Spacing (in feet)
Higher order street	1000*
Collector	300
Residential Subcollector	125

* This is a minimum. The actual spacing shall be determined by the municipal engineer based upon the traffic characteristics of the higher order street.

- b. No more than (2) streets shall intersect at the same point.
- c. Streets intersecting opposite another street (either existing or proposed) shall intersect directly opposite each other.
- d. Intersections with major streets shall be located not less than one-thousand (1,000) feet apart measured from centerline to centerline along the centerline of the major street.
- e. Street curb or edge of pavement intersections shall be rounded by a tangential arc with a minimum radius of:
 1. Twenty (20) feet for intersections involving only Residential Access streets;
 2. Thirty (35) feet all intersections involving a Collector street; and
 3. Forty (40) feet for all intersections involving a major street.
 4. Radii for all intersections involving a higher order street shall be determined by the Township Engineer.
- f. Street right-of-way lines shall be parallel to (concentric with) curb or edge of pavement arcs at intersections.
- g. Corner Sight Distance (Clear Sight Triangle). Whenever a proposed street intersects an existing or proposed street of higher order in the street hierarchy, the street of lower order shall be made a stop street. The street of lower order shall also be designed to provide a minimum corner sight distance as specified below.

Y = Corner Sight Distance, measured from point a to point c and c to d.

b = eye level from a car stopped at the intersection on the minor road. For this Ordinance, b is situated 3.75' above the major road. b is located 10' from near edge of pavement.

a and d = a point 4.5' above the centerline of the major roadway.

c = approximate center of intersection.

MINIMUM CORNER SIGHT DISTANCE, Y

Major Road Type / Design Speed	Y (in feet)
Residential Subcollector / 30 mph	300
Residential Access / 25 mph	250

1. The entire area of the clear sight triangle, described by points a, b, and c above, shall be designed to provide an unobstructed view across it from point b to all points 4.5 feet above the roadway along the center line from point a to point d.

h. Acceleration, Deceleration and Turning Lanes

1. Deceleration or turning lanes may be required by the municipality along existing and proposed streets as determined by a traffic impact study required by this Section or when the municipality justifies the need.
2. Deceleration lanes shall be designed to the following standards:
 - a. The lane width shall be the same as the required width of the roadway moving lanes.
 - b. The lane shall provide the full required lane width for its full length. It shall not be tapered.
 - c. The minimum lane length shall be as follows:

<u>Design Speed of Road</u>	<u>Minimum Deceleration Lane Length</u>
25 mph	150 feet
30 mph	165 feet

3. Acceleration lanes are only required when indicated as needed by a traffic impact study. The design shall be as per the recommendation of the municipal engineer.

503.7 Rights-Of-Way

- a. Reduction in Right-of-Way Width. The municipality may reduce the required right-of-way width at their discretion for residential streets under the following conditions:
 1. The site is located within an area currently consisting of primarily agricultural, recreational, or forest land uses.
 2. The potential for future development will alter neither the street classification nor the design standards proposed. As a condition for varying the right-of-way requirements, the municipality may require deed restrictions or other binding agreements to insure no additional access to or use of the street.
 3. In no instance shall a right-of-way width be less than 33 feet. In granting the reduced right-of-way width, it shall be determined that sufficient width will be available to provide for all

of the following (unless separate right-of-way for them is being provided elsewhere to the satisfaction of the municipality, or they are clearly not required by the proposed development):

- Cartway
- Drainage Swales
- Curbs
- Pedestrian and/or bicycle paths
- Shoulders
- Street trees or other planting strips
- Utility easements
- Turning lanes
- Cur of fill slopes (the right-of-way shall extend five feet beyond the crest or toe of these slopes)

b. Increase in Right-of-Way Width

1. If proposed lots are large enough for further subdivision which may change the street classification in the future to a higher order street, the municipality may require that the right-of-way width for the higher order street be provided.
2. In unusual circumstances, the provision of the elements listed in this Section may require right-of-way widths in excess of the minimum established in other Sections.

503.8 Driveways

(a) Driveways to Single-Family Lots

1. Driveways shall be located not less than 40 feet from the point of tangency of the curb or pavement edge radius of any intersection. Driveways to corner lots shall gain access from the street of lower functional classification when a corner lots is bounded by streets of two different classifications.
2. The following standards shall apply to the driveway apron at the edge of the cartway:
 - a. Minimum curb cut or driveway width at the cartway edge: 10 feet
 - b. Maximum curb cut or driveway width at the cartway edge: 20 feet
3. A single common driveway serving no more than four single family dwelling units is permitted.

(b) Shared Residential Driveways for Multi-Family Development

1. All entrance drives serving 3 or less dwelling units may be designed to the single family driveway standards above.
2. All entrance drives serving more than 3 dwelling units, but which may be expected to convey less than 200 ADT, shall be laid out to conform to the design, service, and access standards established in this Article for residential access streets.

3. All entrance drives which may be expected to convey greater than 200 ADT, but less than 1000 ADT, shall be laid out to conform to the minimum design, service and access standards specified in this Article for residential subcollector streets.

4. All entrance drives which may be expected to convey greater than 1000 ADT shall be laid out to conform to the minimum design, service, and access standards specified by the Township.

503.9 Roadway Hazard Areas. Streets shall be laid out to avoid hazard areas such as floodplains, cliffs, steep slopes or large ravines. A secondary means of access to a higher order street which does not go back through the same hazard area shall be provided when one of the access streets into a subdivision of more than twenty dwelling units crosses through a hazard area.

503.10 Signage and Signalization. The developer shall provide all necessary roadway signs and traffic signalization as may be required by the municipality, based upon municipal standards, state standards and a traffic study if required.

503.11 Construction Standards. All street and related improvements shall be constructed in accordance with the construction standards in this Section.

503.12 Trip Generation Rates. The following chart shall be used to determine the anticipated average daily traffic levels of proposed residential development:

<u>Housing Type</u>	<u>Average Weekday Trip Generation Rates</u>
Single family detached	10.0 Trips/D.U.
Duplex (twin), Multiplex	
Townhouse, etc.	8.1 Trips/D.U.
Apartment	5.4 Trips/D.U.
Mobile Home	5.38 Trips/D.U.
Retirement Village	3.3 Trips/D.U.

503.13 Traffic Impact Study. All proposed developments of 100 or more residential dwelling units shall be accompanied by a traffic impact study prepared by a qualified professional to determine the need, if any, for additional traffic lanes (acceleration, deceleration, or turning), signalization and other roadway improvements. The traffic impact study shall include the following:

(a) Analysis and description of existing conditions and traffic volumes for the external road network serving the site. The external road network to be studied shall be determined by the municipality prior to preliminary plan review.

(b) A base condition analysis shall be prepared to establish existing levels of service followed by analysis and description of projected traffic conditions based on the land uses proposed within the development. Trip generation rates for morning and evening peak hours of the project shall be prepared, as well as the internal/external trip distribution and intersection analysis.

(c) The analysis shall address the traffic impacts of the proposed development along with surrounding traffic generating land uses in the area including land use changes. The analysis will demonstrate the adequacy of the area road network and identify access and traffic control measure improvements impacted by the proposed development and surrounding land uses.

- (d) The analysis shall contain recommended internal and off-site road improvements. These recommended improvements should be specific as to location and scope of work required along with a phased schedule for possible implementation. Examples of additional items that should be included in this Section are typical sections for each street classification and a phasing plan which delineates the street improvements that will be provided simultaneously with the construction of each development phase.
- (e) Revision of the traffic impact study based on major variations as defined in this Article, to the approved preliminary plan shall be required. This shall occur prior to the filing of an application to amend the preliminary plan, following the procedures required herein for preliminary plan approval.

503.14 Alleys: Alleys to be permitted in residential subdivisions except in cases where other methods of entrance and exit are impractical. In other type of development, where permitted, their design standards shall be determined by the Township.

503.15 Names: The subdivider may choose street names subject to the approval of the Township. Proposed streets which are in alignment with others already existing and named, shall be assigned the names of the existing streets. In no case shall the name of a proposed street duplicate or confuse an existing street name in the Township, irrespective of the use of the suffix street, road, avenue, boulevard, driveway, place, court, lane, etc.

Section 504 Blocks

The length, width, and shape of blocks shall be determined with due regard to the following:

- a. Provision of adequate site for building of the type proposed;
- b. Zoning requirements (if applicable);
- c. Topography;
- d. Requirements for safe and convenient vehicular and pedestrian circulation; and
- e. Other site constraints.

504.1 Width: Blocks subdivided into lots will be two (2) lot depths in width excepting lots along a major thoroughfare which front on an interior street, or are prevented by the site topographic conditions or other inherent conditions of the property in which case the Township may approve a single tier of lots.

504.2 Length: All blocks in a subdivision shall have a maximum length of 1,600 feet and a minimum length of 400 feet. Blocks over 600 feet in length shall require cross-walks wherever necessary to facilitate pedestrian circulation and to give access to community facilities. Such cross walks shall have a width of not less ten (10) feet and a stabilized walkway of not less than five (5) feet.

Section 505 Lots

Within the Township, the width and area of lots shall be no less than provided in any application or ordinance. In so far as practical, side lot lines should be at right angles to straight street lines or radial to curved street lines. Lot lines should tend to follow municipal boundaries rather than cross them in order to avoid inter-jurisdiction problems.

505.1 Frontage: All lots shall meet the following frontage requirements:

- a. All lots shall have direct access to a public street existing or proposed;
- b. Double of reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or to overcome specific topographic problems.
- c. In all sections of the Township served by both public water supply and public sewerage, each lot shall have a minimum width of seventy-five (75) feet at the building line and a minimum area of ten thousand (10,000) square feet.

505.2 Size: All lots shall meet the following minimum requirements:

- a. In all sections of the Township not served by sanitary sewer nor public water facilities, each lot shall have a minimum width of one-hundred fifty (150) feet at the building line and a minimum area of 43,560 square feet. In addition, in sections of the Township requiring the utilization of on-lot sewage disposal, the minimum lot size shall be large enough to accommodate the original absorption bed, and a tested, preserved, and reserved area for a replacement absorption bed.
- b. In all sections of the Township served by either public water supply or public sewerage, each lot shall have a minimum width of one hundred (150) feet at the building line and at least 21,780 square feet in area per single family dwelling; not less than 12,000 square feet in area per family for duplex dwellings with a width of not less than seventy-five (75) feet at the building line; and not less than 7,500 square feet in area per family for row houses and apartments.
- c. In all sections of the Township served by both public water supply and public sewerage, each lot shall have a minimum width of seventy-five (75) feet at the building line and a minimum area of ten thousand (10,000) square feet.

505.3 Width: In no case shall the width of the lot at the building setback line be less than seventy-five (75) feet nor the area of the lot be less than ten-thousand (10,000) square feet. Corner lots for residential use shall have a width of at least twenty (20) percent greater than the aforementioned required widths to permit appropriate building set back from the orientation to both streets, providing that corner lots need not exceed one-hundred (100) feet.

505.4 Setback Lines: Structures built on lots shall meet the following setback lines depending upon the availability of public water and sanitary sewer service. In all sections of the Township served by sanitary sewer and/or public water facilities, structures shall be constructed no closer than thirty-five (35) feet from front, fifteen (15) feet from side, and twenty-five (25) feet from rear property lines. In sections lacking public water and/or sanitary sewer service, setbacks shall be adequate to permit the proper installation and functioning of such systems, and be at least the depth of those for lots having public water and sewer service.

Section 506 Easements

The following shall apply to easements within all subdivisions:

- a. Easements with a minimum of fifteen (15) feet shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains and/or other utility lines intended to serve abutting lots. No structures or trees shall be placed within such easements.

- b. Emphasis shall be placed upon the location of easements centered on or adjacent to side and rear lot lines.
- c. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such watercourse, drainage-way, channel, or stream and of such widths as will be necessary to preserve the unimpeded flow of natural drainage, or for the purpose of widening, deepening, improving, or protecting such drainage facilities or for the purpose of installing a storm water system.
- d. There shall be a minimum distance of one-hundred (100) feet, measured in the shortest distance between each proposed dwelling unit and any petroleum products or natural gas transmission, high pressure line, or high tension electric line which may traverse the subdivision.

Section 507 Community Facilities

In reviewing subdivision plans, the Township will consider the adequacy of existing or proposed community facilities to serve the additional dwelling units proposed by the subdivision. The reservation of land for community facilities will be requested when appropriate; therefore, the subdivider shall give earnest consideration to reserving land for parks, playgrounds, churches, schools, and other community facilities. If a facility of this type has been planned by any group or agency in any area that is to be subdivided, the subdivider shall ascertain from such organization whether or not it plans to use the site.

Section 508 Public Utilities

The following public utilities, when required, shall meet the standards below:

- 508.1 Water: Where public water lines are required in a new subdivision, they shall be in conformity with the "Areawide Water Plan" for Blair County and any applicable water plans developed for the municipal authority or utility company providing the service in which the proposed subdivision is located. Whenever the municipality, authority, or utility company providing the service has no standards, or has standards below those of the Department of Environmental Protection, the Standards of the Department of Environmental Protection shall apply.

Public water lines should be located between the curb line and the property line within any street right-of-way.

- 508.2 Sanitary Sewer: Where public sewer lines are required in a new subdivision, they shall be in conformity with the Areawide Sewer Plan for Blair County and/or any applicable sewer plans developed for the municipality in which the proposed subdivision is located. The design specifications of all sewer lines installed in new meet the minimum standards set forth by the municipal authority or utility company providing the service in which the proposed subdivision is located. Whenever the municipality, authority, or utility company providing the service has no standards, or has standards below those of the Department of Environmental Protection, the Standards of the Department of Environmental Protection shall apply.

Public sewer lines shall be located as near to the center line of any street right-of-way and/or utility easement as is reasonably possible, and all such sewer lines shall provide sewage connectors to the property lines of each and every lot - said sewage collection lines are

properly capped. Manholes shall be provided at all changes in grades and direction and in no instance shall the distance between manholes exceed four-hundred (400) feet. All sewer pipelines must be at least eight (8) inches in diameter and sewer lateral must be at least four (4) inches in diameter. Storm sewers or foundation under-drainage systems shall not be connected with the sanitary sewer system.

508.3 On-lot Sewage Disposal: Where it is found necessary and feasible to rely upon on-lot systems for sewage disposal, the on-lot sewage disposal systems shall meet the minimum requirements and standards of the Pennsylvania Sewage Facilities Act 537, as amended. Within Greenfield Township, the provisions of Act 537 are administered by the Township's SEO.

508.4 Storm Sewers: Where storm sewer are required in a new subdivision, they shall be in conformity with the "Areawide Sewer Plan" for Blair County and any applicable sewer plans developed for the Township in which the proposed subdivision is located. All storm sewer lines shall meet the minimum standards set forth by the Township, with the advice of the Township Engineer.

Section 509 Stormwater Drainage: The following standards shall apply to Stormwater Drainage within Greenfield Township:

- a. Lots shall be laid out and graded to provide positive drainage away from buildings. The Township 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.
- b. 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 water course without having obtained prior approval from Greenfield Township or Department of Environmental Protection, whichever is applicable.
- c. Where a subdivision or land development is traversed by a natural watercourse, there shall be provided a drainage easement of right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage.
- d. The Township will assure that all permanent streams, not under the jurisdiction of other official agencies, are maintained open and free flowing.
- e. The subdivider or developer, and each person, corporation, or other entity which makes any surface changes shall be required to prepare and submit stormwater management plans for review and approval by the Township Engineer and/or any Township Stormwater Management Ordinance:
 1. Collect on-site surface runoff and dispose of it to the point of discharge into the common natural watercourse of the drainage area;
 2. Design drainage facilities to handle runoff from upstream areas;
 3. 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 water course;

- f. Storm sewers, culverts, and related installations shall be provided to permit unimpeded flow of natural water courses, 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;
- g. 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 Greenfield Township Engineer and/or any Township Stormwater Management Ordinance.
- h. Street drainage will not be permitted to cross intersections or the crown of the road.
 - 1. Maximum spacing inlets shall not exceed six hundred (600) feet.
 - 2. All street inlets shall be PennDOT Type C or M. Inlet tops shall be cast in place reinforced concrete or precast concrete.
 - 3. All culvert ends shall be provided with either reinforced concrete headwalls or pipe end sections.
 - 4. Minimum pipe size shall be fifteen (15) inch diameter.
 - 5. When material for storm drain is not specified, PennDOT specifications will govern.
- i. All springs and sump pump discharges shall be collected so as not to flow into the streets or sanitary sewer lines.
- j. Storm water roof drains shall not discharge water directly over a sidewalk.
- k. Stabilized outlets shall be provided for footer drains, floor drains, and downspouts.
- l. 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.
- m. The Rational Method may be used for analysis of storm sewer systems and for stormwater management facilities in minor subdivisions.
- ni. Where the estimated runoff based upon the above methods is doubtful, several recognized methods should be studied and compared.
- o. The minimum design criteria shall be a ten (10) year storm. Higher frequency conditions shall be used in sensitive areas and where an overflow would endanger public or private property.
- p. Runoff calculations must include complete hydrologic and hydraulic design and analysis of all control facilities.
- q. Control Facilities shall adhere to the following and/or any Township Stormwater Management Ordinance:
 - 1. Permanent control measure/facilities shall be designated to assure that the maximum rate of stormwater 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 storm water problems presently exist.

2. Control Facilities shall be designed to meet, as a minimum, the design standards and specifications of the "Erosion and Sedimentation Control handbook for Blair County."
 - a. Detention ponds may be waived by the Township on the recommendation of the Township Engineer at sites in close proximity to the major streams. This is to facilitate drainage prior to stream flooding.
 - b. 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 of known sinkholes unless the pond is lined. If a sinkhole develops in a pond or channel before acceptance by the municipality, a lining shall be required.
 - c. 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 municipality.
3. A maintenance program for control facilities must be included as part of the Grading and Drainage Plan.
 - a. Maintenance during development activities of a project shall be the responsibility of the contractor, developer, and owner.
 - b. Arrangement for maintenance of permanent control facilities after completion of development activities shall be made before approval of final plans is given to the Board of Supervisors.

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 Greenfield Township shall be made providing for maintenance of all permanent erosion control facilities, including the inspection by the Greenfield Township Board of Supervisors.

Section 510 Lot Grading

The following standards shall apply to lot grading for Subdivisions and Land Development:

- a. 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.
- b. A Grading and Draining Plan shall be required for all subdivisions and land developments, except minor subdivisions. Lot grading shall be:
 1. Designed as to carry surface water to the nearest practical street, storm drain, or natural water course. 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. Common man-made drainage channels shall require an easement, or

2. Consistent with stormwater management controls contained in any local stormwater management ordinance.
- c. 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:
 1. 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 Township Engineer and approved by him. The statement shall state that the site has been inspected and that the deviation from the slope specified hereinbefore will not result in injury to persons or damage to property.
 2. A retaining wall constructed according to sound engineering standards from which plans are submitted to the Greenfield Township Engineer for review and approval is provided.
- d. 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:
 1. The fill is located so that settlement, sliding or erosion will not result in property damage or be hazardous to adjoining property, streets, alley, or buildings.
 2. 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 Township Engineer.
 3. A wall is constructed to support the face of the fill.
- e. The top or bottom edge of slopes shall be a minimum of three (3) feet from the property ~~of~~ ^{or} 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 or suitable barrier no less than three (3) feet in height approved by the Township Engineer.
- f. All lots must be kept free of any debris or nuisances whatsoever.

Section 511 Erosion and Sediment Control

The following standards shall apply to erosion and sediment control within Greenfield Township:

- a. General Purpose.
 1. The Board of Supervisors finds that the minimization of erosion and control of sedimentation in connection with land development and subdivision are in the public interest, affecting public health, safety and welfare, and, therefore, those regulations governing erosion control and sedimentation control are necessary for the Township.
 2. No changes shall be made in the contour of the land, no grading, excavating, removal

or destruction to the topsoil, trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation, as required by Chapter 102 of the Rules and Regulations of the Department of Environment Protection, has been reviewed by the Blair County Conservation District, or if required, a Department of Environmental Protection NPDES has been issued.

3. No subdivision or land development plan authorizing construction shall be approved unless:
 - a. Evidence is presented showing a favorable review of the soil erosion and sedimentation control plan by the Blair County Conservation District, or if applicable, the issuance of a NPDES Stormwater Permit for construction activities from the Department of Environmental Protection.
 - b. Financial security for erosion controls has been included in the financial security for the project as required in Section 309 of this Ordinance.
4. Where not specified in this Ordinance, measures used to control erosion and sedimentation shall meet the minimum standards contained in the "Erosion and Sediment Pollution Control Program Manual" of the Department of Environmental Protection.

b. Performance Principles

1. Stripping for vegetation, regrading or other development shall be done in such a way that will prevent all but minor erosion.
2. Development plans shall preserve salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
3. Whenever feasible, natural vegetation shall be retained, protected and supplemented.
4. The disturbed area and the duration of exposure shall be kept to a practical minimum.
5. Disturbed soils shall be stabilized as quickly as practicable.
6. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
7. The permanent final vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development.
8. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water runoff will be structurally retarded.
9. Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps, or similar measures.

c. Grading for Erosion and Other Environmental Controls

In order to provide suitable sites for building and other uses, improve surface drainage, and control erosion, the following requirements shall met:

1. Streets shall be improved to a mud-free or otherwise permanently passable condition as one of the first items of work on a subdivision or development. The wearing surface shall be installed in accordance with Section 503 and as approved in the Final Plan.
2. Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills, by installation of temporary or permanent drainage across or above these areas.
3. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.
4. Fills placed adjacent to watercourses shall have suitable protection against erosion during periods of flooding.
5. During grading operations, necessary measures for dust control will be exercised.
6. Grading equipment will not be allowed to enter into flowing streams. Provisions will be made for the installation of temporary or permanent culverts or bridges.

d. Responsibility

1. Whenever sedimentation damage is caused by stripping vegetation, grading or other development, it shall be the collective responsibility of the land developer and subdivider, and of the contractor, person, corporation and other entity causing such sedimentation to remove it from all adjoining surfaces, drainage systems and watercourses and to repair any damage at his expense as quickly as possible.
2. Maintenance of all erosion and sedimentation control facilities during the construction and development period is the responsibility of the land developer or subdivider.
3. It is the responsibility of any developer or subdivider, and any person, corporation or other entity doing any act on or across a communal stream, watercourse or swale, flood plain or right-of-way, to maintain as nearly as possible in its present state the stream, watercourse, swale, flood plain or right-of-way during the pendency of the activity to return it to its original or equal condition after such activity is completed.
4. The subdivider or land developer shall provide and install, at his expense, in accordance with Township requirements, all drainage and erosion control improvements (temporary and permanent) shown on the Erosion and Sediment Control Plan.

e. Compliance with Regulations and Procedures

1. The Board of Supervisors, in their consideration of all preliminary plans of subdivision and land development, shall condition its approval upon the execution of erosion and sediment control measures as contained in Sections 511, (b) 511, (c) hereof.
2. The installation and design of the required erosion and sediment control measures shall be in accordance with standards and specifications of the "Erosion and Sediment Pollution Control Program Manual" of the Department of Environmental Protection.

f. Stream Channel Construction

Stream channel construction on watersheds with drainage in excess of one-half (½) square mile, or in those areas where downstream hazards exist, will conform to criteria established by the Pennsylvania Department of Environmental Protection.

- g. A written permit issued by the Department of Environmental Protection shall be required prior to any construction, operation, maintenance, modification, enlargement, or abandonment of any dam, water obstruction, or encroachment. Evidence of the permit must be presented when requested prior to any approval of a subdivision or land development which authorizes construction.

Section 512 Flood Hazard Area Regulations

The following standards shall apply to Flood hazard area within Greenfield Township:

a. Purpose.

The specific purposes of these special provisions are:

1. To regulate the subdivision of development of land within any designated Flood Hazard Area in accordance with the Greenfield Township Flood Plain Regulations, in order to promote the general health, welfare, and safety of the community.
2. To require that each subdivision lot in flood prone areas be provided with a safe building site with adequate access; and that public facilities which serve such uses be designed and installed to preclude flood damage at the time of initial construction;
3. To prevent individuals from buying lands which are unsuitable for use because of flooding by prohibiting the improper subdivision of development of unprotected lands within the designated flood hazard area districts.

b. 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.

c. Disclaimer of Municipal Liability

The grant of a permit of approval of a Plan for any proposed Subdivision of Land Development to be located within any designated Flood hazard area shall not constitute a representation, guarantee or warranty on any kind by the Township or by any official or employee thereof of the practicability of safety of the proposed use, and shall create no liability upon the Township, its officials, employees or agents.

d. Application Procedures and Requirements.

1. Pre-Application Procedures.

- A. Prior to the preparation of any plans, it is suggested that prospective developers consult with the Pennsylvania Department of Environmental Protection concerning soil suitability when on-site sewage disposal facilities are proposed;

- B. 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.

2. 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:

- a. Name of engineer, surveyor, or other qualified person responsible for providing the information required in this section;
- b. A map showing the location of the proposed subdivision or land development with respect to any designated Flood hazard area, including information on, but not limited to, the one hundred (100) year flood elevations, boundaries of the Flood hazard area or areas, proposed lots and sites, fills, flood or erosion protective facilities, and areas subject to special deed restrictions;
- c. Where the subdivision of land lies partially or completely within any designated Flood hazard area, or where the subdivision of land development borders on a Flood hazard 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 two (2) feet, and shall identify accurately the boundaries of the Flood hazard areas;
- d. Such other information as is required by this ordinance.

3. 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:

- a. All information required for the submission of the preliminary plan incorporating any changes requested by the Board of Supervisors;
- b. A map showing the exact location and elevation of all proposed buildings, structures, roads and public utilities to be constructed within any designated Flood hazard area. All such maps shall show contours at intervals of two (2) feet within the Flood hazard area and shall identify accurately the boundaries of the flood prone areas;
- c. 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 governmental agency, or local municipality where 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 on advance of any such proposed activity, and proof of such notification shall be submitted in advance if the Greenfield Township Board of Supervisors meeting at which such plan is to be considered.

4. Design Standards and Improvements in Designated Flood hazard areas.

a. General.

1. Where not prohibited by this or any other laws or ordinances, land located in any designated Flood hazard 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 of accommodation shall not be permitted in any floodway area. Sites for these uses may be permitted outside the floodway area in a Flood hazard area if the lowest floor (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 512.(a)(3).
4. Building sites for structures of building other than for residential uses shall not be permitted in any floodway area. Sites for such structures or buildings outside the floodway in a Flood hazard area shall be protected as provided for in Section 512.(a)(1) above. However, the Board of Supervisors may allow the subdivision or development of areas or sites for commercial and industrial uses at an elevation below the Regulatory Flood Elevation if the developer otherwise protects the area to that height of assures that the building of structures will be flood proofed to the Regulatory Flood Elevation.
5. If the Township 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 Board of Supervisors determines that additional controls are required to insure safe development, they may require the developer to improve appropriate deed restrictions 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 Township Supervisors. The Township may require a primary underground system to accommodate frequent floods and a secondary surface system to accommodate larger, less frequent floods. Drainage plans shall be consistent with any Township Stormwater Management Ordinance

and/or as approved by the Township Engineer. The facilities shall be designed to prevent the discharge of excess run-off onto adjacent properties.

3. Street and Driveways.

- a. 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 ordinance shall be submitted with the Final Plan. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

4. Sewer Facilities.

- a. All sanitary sewer systems located in any designated Flood hazard area whether public or private, shall be flood proofed up to the Regulatory Flood Elevation.

5. Water Facilities.

- a. All water systems located in any designated Flood hazard area whether public or private, shall be flood proofed up to the Regulatory Flood Elevation.

6. Other Utilities and Facilities.

- a. All other public or private utilities and facilities, including gas and electric, shall be elevated or flood proofed up to the Regulatory Flood Elevation.

ARTICLE VI

IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS

Section 601 General

It is the purpose of this Article to set forth the required improvements in all subdivisions and land developments, and the construction standards required. Where not set forth, they shall be in accordance with the prevailing standards as established by the Township Engineer. Alternate improvement standards may be permitted if the Township deems them equal or superior in performance characteristics to the standards specified herein. Additional improvements or improvements meeting more selective requirements may be required in specific cases where the Township believes it necessary to create conditions essential to the health, safety, morals and general welfare of the citizenry of the Township.

Any or all of the following improvements as may be required by the Township, pursuant to the authority granted in the municipal code, considering the needs of the area in which the proposed subdivision is located, must have been completed in accordance with the requirements established by this ordinance as well as in accordance with the requirements of the responsible public authority affected, public officials, or Township Engineer for that portion included in the final plat. If the improvements are not completed, then satisfactory arrangements must have been made with the Township to the satisfaction of all public authorities concerned regarding proper completion of such improvements prior to the consideration of a final plat.

The following improvements shall be installed by the subdivider. The final plan shall not be approved until final detailed design of the improvements is approved and the improvements are installed or financial security has been established with the Township.

602 Required Improvements

602.1 "Monumentation: Monuments shall consist of iron or steel bars and shall be a minimum size of one $\frac{5}{8}$ inch square or one $\frac{5}{8}$ inch in diameter, and thirty-six (36) inches long."

- a. monuments shall be set at all points of curve tangency on all street right-of-way and property lines.
- b. Monuments shall be set at all points where lot lines intersect curves, either front or rear;
- c. Monument shall be set at all other lot corners;
- d. Monuments shall be set such that the tops of the monument is level with the top of the surrounding ground; and
- e. Monuments shall be set under the direct supervision of a Registered Surveyor.

602.2 Streets: All streets shall be graded to the full width of the right-of-way surfaced and improved to grades and dimensions shown on the plans, profiles, and cross-sections submitted by the subdivider and approved by the Township Engineer. In subdivisions where sidewalks are not required, the sidewalk areas shall be graded in the same manner as if sidewalks were to be constructed.

- a. Streets shall be graded, surfaced, and improved to the dimensions required by the cross-sections. Pavement base and wearing surface shall be constructed according to the specifications as contained in Section 503 of this Ordinance.
- b. Prior to placing street surface, adequate subsurface drainage for the streets and all utilities under the streets shall be provided by the subdivider upon the completion of the street improvements. Respective plans and profiles as built shall be filed with the Township.

602.3 Curbs: Curbs shall be required on new streets in subdivisions which have a typical lot width of interior lots at the building setback lines of less than one-hundred (100) feet. Curbs may also be required in any subdivision in which lot widths exceed one hundred (100) feet when the centerline street grade of any street exceeds three (3) percent. In such cases curbs or other drainage controls shall be installed to properly control surface damage and protect the streets from erosion. The curbing requirement may be waived at the discretion of the Township, but when the requirement is waived, grass-lined swales or rock-lined ditches shall be required. Curbs shall be as specified in Section 503 of this Ordinance. All curbs shall be depressed at intersections to sufficient width to accommodate the requirements of the handicapped. The depression shall be in line with sidewalks where provided.

602.4 Sidewalks: Sidewalks shall be provided when considered necessary by the Township for the protection of the public or whenever it is determined that the potential volume of pedestrian traffic or safety conditions creates the need for them. Sidewalks shall be provided where streets of a proposed subdivision are extensions of existing streets having a sidewalk on one (1) or both sides. Sidewalks shall be provided on all streets and parking areas located within multi-family and apartment developments.

When sidewalks are required, they shall meet the following standards:

- a. Sidewalks shall be located within the right-of-way, one (1) foot from the right-of-way line, and shall be a minimum of four (4) feet wide, except along collector and arterial streets, and in the vicinity of shopping centers, schools, recreation areas, and other community facilities, where they shall a minimum of five (5) feet wide.
- b. A grass planting strip shall be provided between the curb and sidewalk.
- c. Sidewalks shall be at least four (4) inches thick, and shall be made of Class A concrete as specified in PennDOT, Publication 408, Section 704 and installed in accordance with PennDOT Publication 408, Section 676, except that aggregate for bed shall be a four (4) inch deep foundation, and concrete shall be broom finished.
- d. Where unusual or peculiar conditions prevail with respect to prospective traffic and/or safety of pedestrians, the Township may require different standards of improvements than those set forth in the previous paragraphs. Crosswalks may be required when deemed necessary by the Township, and as noted in Section 504.2.
- e. Handicap-accessible ramps shall be provided on all sidewalks at street intersections. Maximum

gradient of an accessible ramp shall be 12:1 (8.33%). Depressed curb shall be installed at ramp so as to create a lip of no greater than one-half (½) inch. Ramps shall be concrete as specified in Section 602.5 (c) of this Ordinance with a non-slip finish.

- f. Maximum slope of banks measured perpendicular to the center line of the street should be three (3) to one (1) for fills, and two (2) to one (1) for cuts.

602.5 Sanitary Sewers: The method of sanitary waste disposal in a proposed subdivision shall be determined by the Township. Generally, where a public sanitary sewer system is within one thousand (1,000) feet of, or where plans approved by the governing bodies provide for the installation of such public sanitary sewer facilities to within one thousand (1,000) feet of the proposed subdivision, the subdivider shall provide the subdivision with a complete sanitary sewerage system to be connected to the existing or proposed public sanitary sewerage system. The system shall be designed by a Registered Professional Engineer and meet the requirements of the Pennsylvania Department of Environmental Protection and the respective municipal authority.

To aid the Township in making their decision upon the best method of sanitary waste disposal within a proposed subdivision, the subdivider shall submit, accompanying the "Preliminary Plan" application, two (2) copies of the "Sewage Planning Module".

In cases where no municipal sewer system is available under the conditions stated previously, a decision shall be made as to which of the following methods of sewage disposal best meets the needs of proposed subdivision: a community disposal system; an interim treatment plant; individual on-lot septic tank or other satisfactory methods of sewage waste disposal. The Township shall recommend the most suitable type of sewage disposal in consideration of the results of the Sewage Planning Module, the individual site characteristics of the proposed subdivision, and both the short-range (5 to 10 years) water and sewer program and the long-range (20 years) water and sewer plan for Blair County. Regardless of the method of sewage disposal chosen, the system must meet the requirements of the Pennsylvania Sewage Facility Act 537, as amended, and other applicable local, state, and federal regulations. Where required, a DEP Sewage Planning Module approval shall be obtained prior to Township plan approval authorizing construction.

Upon completion of the sanitary sewer system, community disposal system, and/or interim treatment plant, one (1) copy of as-builts drawings shall be filed with Greenfield Township, and one (1) copy shall be filed with the respective municipal authority.

602.6 Water: Where a municipal water supply system is within one thousand (1,000) feet of, or where plans approved by the governing body or private water company provide for the installation of municipal water supply facilities to within one thousand (1,000) feet of the proposed subdivision, the subdivision shall be provided with a complete water main supply system which shall be connected to the municipal water supply. The system shall be designed by the Registered Professional Engineer. The system design shall be approved by the municipal authority or utility company providing service. Evidence of issuance of permits from the Pennsylvania Department of Environmental Protection, when such permits are required, shall be presented to the Township prior to approval of plans authorizing construction.

In cases where no municipal or community water supply system is available, each lot in a subdivision shall be provided with an individual water supply system in accordance with the minimum standards of the Pennsylvania Department of Environmental Protection.

The plans for installation of the mains of a water supply system shall be prepared for the subdivision

with the cooperation of the applicable water supply agency, and approved by its engineer. A statement of approval from the engineer of the water supply agency to which the subdivision will be connected, shall be submitted to the Township. Upon the completion of the water supply system, one (1) copy of each of the as-builts plans for such system shall be filed with the Township.

- 602.7 Storm Water Management Control: Lots shall be laid out, designed, and graded in such a manner as to provide for drainage of surface run-off away from buildings and into the natural drainage system of the area. Storm water management control improvements, as required by the Township Engineer and/or any Township Stormwater Management Ordinance, shall be installed and maintained in accordance with the plans submitted by the subdivider or developer and approved by the Township Engineer. The improvements shall be designed and constructed to the standards set forth in Section 508.4 of this ordinance and/or any Township Stormwater Management Ordinance. Outlets shall be approved by the owners of the properties affected and by the Township. One (1) copy of as-built drawings of stormwater management control systems shall be filed with the Township. Under no circumstances shall storm sewers be connected with sanitary sewers.
- 602.8 Off-Street Parking: Off-street parking shall meet the following standards:
- a. Each proposed dwelling unit in a subdivision shall be provided with off-street parking. Such off-street parking spaces may be provided as an individual garage, carport, and/or driveway, preferably located behind the building line, or in a parking compound adjacent to or near the dwelling units it serves. Driveway and parking compounds shall provide usable parking spaces.
 - b. Non-residential subdivisions and land developments within the scope of this Ordinance shall provide paved parking areas in conformance with Section 803 of this Ordinance.
- 602.9 Street Name Signs: Street name signs shall be placed at all intersections in conformance with the specifications of the Township. They shall be paid for by the subdivider and installed by the Township.
- 602.10 Buffer Areas: All non-residential subdivisions and land developments shall include a landscaped buffer area of at least six (6) feet wide along all public roadways, and ten (10) feet wide along property lines abutting existing homes and/or homes under construction. In cases where the buffer area abuts homes, at least fifty (50) percent of the trees and shrubs shall consist of evergreens. Landscaping shall be at least three (3) in height at the time of planting, and spaced no more than three (3) feet apart unless an alternate planting scheme is submitted by a landscape professional and approved by the Board of Supervisors.
- 602.11 Fire Hydrants: Fire hydrants shall be provided as an integral part of any water supply system, if the subdivision or land development is located within the service area of a public system, and shall be in accordance with the specifications set forth by the National Fire Protection Association, and as approved by the respective local fire company. The fire hydrants shall be placed at intervals of not more than one thousand (1,000) feet and shall contain a minimum of two (2) two and one-half (2-1/2) inch outlets and one (1) four and one-half (4-1/2) inch bumper outlet, unless specified otherwise by the local fire company in insure compatibility with fire fighting equipment.

Section 603 Recommended Improvements

Although not required, the following improvements are recommended as valuable to safety, convenience, and attractiveness of a subdivision. They, therefore, are a great asset not only to the Township and the County as a whole, but also to the potential buyer and future residents of the area.

- 603.1 Street Lights: In accordance with the conditions to be agreed upon the subdivider, the Township, and the appropriate public utility, street lights are recommended to be installed in all subdivisions. The subdivider shall be responsible for making the necessary arrangements with the applicable agencies, and whether or not street lights are initially installed, the subdivider shall be responsible for providing utility easements for future street lighting installations.
- 603.2 Shade Trees: All possible efforts should be made by the subdivider to preserve existing shade trees. When provided, shade trees of deciduous hardwood type with a minimum caliper of two (2) inches shall be planted between the sidewalk and the building line at least five (5) feet from the sidewalk, or between the curb and sidewalk provided the planting strip is a minimum of six (6) feet wide. Preserved shade trees may be included in the buffer areas required under Section 602.11.
- 603.3 Underground Wiring: It is strongly recommended that all electric, telephone, and television cable lines be placed underground. Electric, telephone, and television cables and appurtenances shall be constructed in accordance with the rules, regulations, and specifications of the respective utility providers.

ARTICLE VII

MOBILE HOME PARK STANDARDS

Section 701 General Requirements

The general design standards and required improvements of Articles V and VI and residential design standards shall apply to mobile home park subdivisions or developments even though streets will not be submitted for dedication. The following additional standards shall also apply to mobile home developments.

Section 702 Specific Design Standards

1. **Site Location.** A mobile home park shall be located on land having a reasonably flat terrain (having an average of eight percent [8%] or less). The land area shall be free from swamps, marshes, garbage, excessive noise, smoke, or other elements generally considered detrimental to residential development. The location shall be free from flooding by a one hundred (100) year flood and shall have access to public roads.
2. **Placement of Mobile Homes:** Each mobile home site shall be provided with a stand or pad consisting of two (2) concrete strips to accommodate the axles of the mobile home. The poured concrete base shall measure one (1) foot deep, three (3) feet wide, and seventy (70) feet long for each of the two strips. Township may approve alternate concrete base design provided the Township Engineer has found design to be adequate and design is in accordance with mobile home manufacturer's recommendations. Each mobile home site shall also be provided with a poured concrete outdoor patio one (1) foot deep and at least one hundred eighty (180) square feet in area at the main entrance to the mobile home. The mobile home shall be required to be provided with anchors and tie-downs which are able to sustain a total tensile load equal to four times the weight of the particular mobile home. The length of each mobile home unit shall be parallel with the contour of the land so that no end of the unit is elevated higher than the other from the ground. The minimum size requirement for a mobile home park shall be three (3) acres.
3. **Mobile Home Lot Requirements:** Lot Area, dimension, setback, and coverage shall meet with the approval of the Township Supervisors and meet the following minimal requirements:
 1. Minimum Lot Area - 5, 200 square feet per lot
 2. Minimum Lot width - 45 feet
 3. Minimum Setback from other homes and buildings - 30 feet
 4. Minimum Setback from streets, paved areas, common areas - 30 feet
 5. Maximum Lot coverage by buildings/structures - 25 %
4. **Buffer Areas:** All mobile home parks projected to contain more than ten (10) units at full build-out shall be bounded by a buffer area with a minimum of thirty-five (35) feet depth as measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it. All mobile home parks projected to contain less than ten (10) units at full build-out shall be bounded by a buffer area with a minimum of ten (10) feet in depth as measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it. Buffer areas shall be landscaped and consist of at least 50% evergreens. All landscaping shall be at least three (3) feet in height at the time of planting,

and spaced no more than three (3) feet apart unless an alternate planting scheme is submitted by a landscape professional and accepted by the Board of Supervisors.

5. Recreation Areas: A mobile home park shall be provided with a recreation area for mobile home residents. The recreation area shall be no less than five percent (5%) of the total area of the park. Such an area shall be appropriately developed with recreation facilities and easily accessible to all homes in the park.
6. Utilities: All utilities serving mobile home lots shall be placed at least four (4) feet underground. Each mobile home in the park shall be served by public water and sewerage or central water and sewerage systems as well as with electric and other utilities.
7. Drainage: Storm drainage from roofs and paved areas shall be channeled to natural drainage courses and away from adjoining properties and public roads. Trees and shrubbery shall be maintained on the property of the mobile home park and on every lot within the park for absorption of water runoff and hence for flood protection. Storm drainage shall also be handled according to the requirements prescribed by the Township Engineer and/or in any Township Stormwater Management Ordinance.
8. Storage Sheds: Each mobile home park shall provide to each mobile home an enclosed storage shed or partitioned space in such a shed, either of which shall have at least three hundred sixty (360) cubic feet and shall be located within one hundred fifty (150) feet of said mobile home.
9. Refuse Storage: Each mobile home shall provide its own garbage and refuse containers in accordance with Township regulations pertaining to garbage and other solid wastes, or the mobile home park shall provide a dumpster and private hauling service where individual mobile homes cannot be served.
10. Sewerage Systems: Each mobile home lot shall be provided with at least a four (4) inch diameter vertical riser pipe which connects the mobile home sewage drain outlet to the sewer line. Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be directed away from the riser. The rim of the riser pipe shall extend at least six (6) inches above ground elevation.
11. Water Systems: Each mobile home lot shall have a water riser pipe with a minimum inside diameter of 3/4-inch which connects the mobile home water supply to the central water system. An outside hose bib shall be supplied for each mobile home.
12. Sidewalks: All mobile home parks shall be provided with safe, convenient, all-season pedestrian walks of ID-2 bituminous concrete or Portland Cement Concrete to a depth and width approved by the Township Engineer between individual mobile homes and streets and to all park facilities provided for the residents. Walkways serving park facilities shall have a minimum width of four (4) feet.
13. Parking Areas: Two off-street parking spaces shall be provided for each mobile home. A common parking area will be provided for visitors. All parking spaces and areas in mobile home lots shall be paved with a bituminous or concrete surface.
14. Ingress and Egress: Access points to public streets from a mobile home park shall be located no less than sixty (60) feet from any public street intersection. Streets within the mobile home park to be offered for municipal dedication shall be constructed to

Township specifications as described in Article V, except that one-way streets shall be allowed, provided access by fire and other emergency vehicles is not impaired and provided the street plan is reviewed and approved by the Township Engineer. All streets within mobile home parks, whether offered for municipal dedication or not, shall conform to the following:

1. General Requirements - A safe and convenient vehicular access shall be provided from abutting public streets or roads.
2. Access - The entrance road connecting the park streets with a public street or road shall have minimum cartway width of twenty-four (24) feet. Wherever a street intersects a public street, a stop sign shall be installed and maintained in accordance with Township regulations.
3. Illumination - All parks shall be furnished with lighting units so spaced and equipped to provide adequate levels of illumination for the safe movement of pedestrians and vehicles at night. Lighting units shall be installed to avoid glare above the lights and onto adjacent properties.
4. Paving - All streets shall be provided a bituminous or concrete surface which shall be durable and well-drained under normal use and weather conditions.
15. Street Signs: Street identification signs shall be provided for all streets at every intersection in the mobile home park.. Such signs shall be purchased by the developer and installed by the Township.

ARTICLE VIII

SUPPLEMENTARY LAND DEVELOPMENT REQUIREMENTS

Section 801 General Requirements and Intent

In accordance with the definition in this Ordinance, as per the Pennsylvania Municipalities Planning Code (MPC), Land Development may include various types of development and subdivision of land. In this regard, Articles V and VI delineate design standards and construction requirements which are intended to apply to all type of development, while Article VII applies standards to the design of Mobile Home Parks. It is recognized by the Board of Supervisors that certain types of Land Development may have needs and requirements unmet by these articles alone. This Article provides such supplementary standards for various forms of non-residential development such as commercial retail, professional offices, and manufacturing uses. It is the intent of this Article to supplement and not replace any of the standards and requirements of the above referenced previous Articles.

Section 802 Submission Review Procedures and Plan Requirements

The submission and review procedures contained in Article III and Article IV shall be required for all Land Development proposals, as noted in each applicable Section of the above referenced Articles. In addition, the following shall be required for all proposals for Commercial Retail and Professional Office development in excess of 5,000 square feet, and for all proposals for manufacturing uses:

1. A traffic study analyzing the capacity of abutting streets, roads, and intersections abutting the development. The study shall include at a minimum an analysis of the system before development, at each phase of development [if applicable], and at full build-out. The study shall include an analysis of capacities, levels of service, and improvements required to maintain acceptable levels of service.
2. A landscape plan for the site prepared by a landscape design or site planning professional.
3. A sewer and water study of the proposed development as directed by the Township Engineer.

Section 803 Parking Requirements

Non-residential development shall be designed in a manner that maximizes benefits and minimizes conflicts in relation with public safety. Specific supplementary requirements are as follows:

a. All non-residential proposals shall meet the following:

1. In cases where more than a single row of parking spaces are required due to projected parking demand and/or site conditions the following design configurations shall be followed:
 - A minimum parking bay width of 45 feet shall be provided for 45-degree [diagonal] parking, with a one-lane parking lane having a minimum width of 14 feet.
 - A minimum parking bay width of 61 feet shall be provided for 90-degree [head-in]

parking with a two-way parking lane having a minimum width of 25 feet.

2. All parking areas shall be paved with a asphaltic surface or with concrete, and include adequate drainage control as approved by the Township Stormwater Management Ordinance.
 3. Parking areas shall be designed so that vehicles need not back out onto a public right-of-way.
- b. Commercial land developments within the scope of these regulations shall provide paved parking areas. The minimum number of 9 foot x 18 foot parking spaces to be provided will vary depending upon use and/or interior and/or gross square footage area as summarized below:
1. Department Stores - 1 space per 200 square feet
 2. Other Retail - 1 space per 250 square feet
 3. Banks and related - 1 space per 250 square feet
 4. Offices - 1 space per 333 square feet
 5. Houses of Worship - 1 space for every 5 seats
 6. Hotels/Motels - 1 space per unit
 7. Supermarkets - 1 space per 200 square feet
 8. Sit-Down Restaurants - 1 space per 333 square feet
 9. Fast-food Restaurants - 6 spaces per 200 square feet
 10. Community Buildings - 30% of capacity in persons

For uses not classified above, not less than three (3) square feet of paved parking area, inclusive of access lanes, for every one (1) square foot of interior floor area.

In addition, paved truck loading, unloading, and maneuvering can be accommodated within the property lines. All commercial establishments in excess of 10,000 square feet of gross floor areas shall provide a loading dock/berth. The gross floor area at which point a second dock/berth is required will vary with use as summarized below:

1. Wholesale - 40,000 square feet
2. Retail - 20,000 square feet
3. Offices/Services - 100,000 square feet
4. Restaurants - 25,000 square feet
5. Hotels/Schools - 100,000 square feet

Industrial developments within the scope of these regulations shall provide a minimum of paved off-street parking in the ratio of one (1) parking space for every employee anticipated during the peak work shift. In addition, paved truck loading area shall be provided such that all truck loading, unloading, and maneuvering can be accommodated within the property lines.

- c. In addition to the requirements for commercial and industrial parking areas noted in (b) and (c) above, parking facilities provided shall also include the following:
1. Illumination: All parking areas shall be illuminated by light standards with a maximum height of forty (40) feet, with sharp cut-off shields on the fixtures to allow the direction of lighting on the lot and to avoid glare above the lot and on adjacent properties.
 2. Interior Landscaping: All parking areas shall include interior landscaping of at least ten

(10) percent of the area of the parking lot, exclusive of any buffer areas provided under Section 602.11 below. The interior of the parking area includes that area between the frontage or buffer yard and any paved walkways or the structure, when a walkway is not necessary.

3. Walkways: The principal access point for commercial establishments abutting the parking lot shall have a paved walkway with a minimum width of five (5) feet.
4. Access Drive: Each parking area shall include adequately sized access drives having a minimum width of twelve (12) feet when separate exit and entrance lanes are provided, and twenty (20) feet when combined exit and entrance lanes are provided.
5. Special access designation: Fire lanes and handicap parking stalls appropriately located in relation to the structure shall be designated by signage and pavement markings.

Section 804 Supplementary Requirements

Non-residential development shall be designed in a manner that maximizes benefits and minimizes conflicts in relation with public safety. Specific supplementary requirements are as follows:

a. Proposed developments with drive-in facilities shall meet the following standards:

1. No more than two (2) driveways shall be provided to any one property from a public right-of-way.
2. Driveways shall be no closer than thirty (30) feet from any adjacent property line.
3. The maximum width of driveways shall be no wider than fifty (50) feet.
4. The intersection of any private drive and a public right-of-way shall provide for proper sight distance visibility.
5. A State Highway Occupancy Permit shall be required from the Pennsylvania Department of Transportation for any driveway access to a State Highway, and a Township Highway Occupancy Permit shall be required from the Greenfield Township Board of Supervisors for any driveway access to Township Road prior to plan approval.
6. Gasoline or other fuel pumps shall be no closer than twenty (20) feet to any public right-of-way.

All proposed structures and buildings shall be no closer than fifty (50) feet to any right-of-way line.

b. Proposals for industrial and/or commerce parks shall meet the following requirements:

1. A fifty (50) foot buffer shall be provided around the proposed Park.
2. Any internal illumination shall be of the sharp cut-off variety avoiding glare above and onto adjacent properties.
3. An internal street or traffic circulation system shall be provided.

4. All plans for individual structures or buildings shall be subject to review under the requirements of this Ordinance.

c. Proposals for manufacturing facilities shall meet the following requirements:

1. Loading docks as required by Section 803 above shall be at least fourteen (14) feet wide and have a clearance of at least fourteen (14) feet, and shall not be located in the front of the building.
2. All outdoor storage areas shall be buffered by landscaping or a fence.
3. Manufacturing buildings may not cover more than twenty-five percent (25%) of the lot.

ARTICLE IX

RECREATIONAL AND SEASONAL LAND DEVELOPMENT STANDARDS

Section 901 General Requirements

A Recreational and Seasonal Land Development includes the improvement and development of land for seasonal and/or leisure time activities. Such developments are for temporary occupancy and are not intended now or in the future for year-round dwelling purposes, and may include travel trailers, motorhomes, campers, lots intended for tents, and land intended for various other outdoor recreational activities such as hunting and fishing. However, developments comprised of cottages, cabins, second homes, other permanent and fixed dwelling structures, and any recreational and seasonal lots for sale or for subdivision are excluded from this Article and are viewed as residential subdivisions in relation to this Ordinance.

- 901.1 Classification: Whenever any land development is proposed, before any contract is made for the sale or lease any part thereof, and before any permit for development is such proposed land development shall be granted, the owner or his agent, shall apply for and secure approval of such proposed land development in accordance with the following procedures for development, which includes a maximum of two (2) steps for a Minor development and three (3) steps for a Major Land Development as follows:
- a. Minor Development - includes ten (10) or fewer campsites for recreational and/or seasonal use
 - 1. Sketch Plan (optional)
 - 2. Final Plan
 - b. Major Development - includes eleven (11) or more campsites for recreational and/or seasonal use
 - 1. Sketch Plan (optional)
 - 2. Preliminary Plan
 - 3. Final Plan
- 901.2 Pre-Application Consultation: Prior to filing an application for approval of a Land Development within the Township, the owner or his authorized agent, shall meet with the Greenfield Township Board of Supervisors for an official classification of his proposed Land Development. The Greenfield Township Board of Supervisors shall determine whether the proposal shall be classified as a Minor Development, a Major Land Development. At this time, the Greenfield Township Board of Supervisors shall advise the owner or his authorized agent as to which of the procedures contained herein must be followed.
- 901.3 Official Filing Date: For the purpose of these regulations, the official filing date shall be the date of the regular meeting of the Greenfield Township Board of Supervisors next following the date of the application and plans are received at the Township Building provided that said regular meeting shall occur more than thirty (30) days following the submission of the application, the official filing date shall be the thirtieth (30th) day following the day the application has been submitted. On receipt of an application for land development approval the Greenfield Township Board of Supervisors shall affix to the application both the date of submittal and the official filing date.

- 901.4 Blair County Planning Commission Review: All plans shall be submitted to and reviewed by the Blair County Planning Commission in accordance with its then prevailing rules and regulations. The Township shall forward to the Applicant a copy of any report of the Blair County Planning Commission. The Township shall not approve an application until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.

Section 902 Submission and Review of "Sketch Plan" (Optional)

The submission and review of the Optional Sketch Plan for Land Developments shall follow the procedures outlined in Article III, Section 302.

Section 903 Official Submission and Review of the "Preliminary Plan"

The submission and review of the Official Preliminary Plan shall follow the procedures outlined in Article III, Sections 304 and 305. Prior to the review and approval of the Preliminary Plan, the applicant must make application and meet all requirements of the Pennsylvania Department of Environmental Protection Regulations Title 25, Chapter 191, regarding Organized Camps and Campgrounds, as well as any other State Government regulations which may apply.

Section 904 Official Submission and Review of the "Final Plan"

The submission and review of the Final Plan shall follow the procedures outlined in Article III, Sections 306 and 307.

Section 905 Recording of the "Final Plan"

The recording of the Final Plan shall follow the procedures outlined in Article III, Section 308.

Section 906 Performance Guarantees

The submission of required performance guarantees shall follow the procedures outlined in Article III, Section 306.

Section 907 Plan Requirements

Plan Requirements for all Recreation and Seasonal Land Development shall follow the requirements delineated in Article IV.

Section 908 Design Standards

Recreational and Seasonal Land Developments shall be designed pursuant to the applicable standards and requirements contained in Article V and Article VI in this Ordinance, except the following:

- a. Sections 503 and 602.2 Streets (with the exception of Section 503.6 which remains in effect for situations as noted in Section 908.1 below)
- b. Section 504 Blocks
- c. Section 505 Lots
- d. Section 602.3 Curbs
- e. Section 602.4 Sidewalks
- f. Section 602.8 Off-Street Parking

The following Design Standards apply to Recreational and Seasonal Land Developments not covered elsewhere in this Ordinance.

908.1 Streets: The Land Development shall be designed to provide an access and internal traffic circulation system adequate to accommodate the type and volume of traffic to be generated, and shall be constructed to provide a sound, all weather driving surface, reasonably smooth, free from mud, dust, and/or standing water. All private street shall be considered to be required improvements. The following minimum standards apply to all private streets:

- a. Right-of-Way Width - 40 feet
- b. Cartway Width - 16 feet for two-way roads, 10 feet for one-way roads
- c. Cartway Construction - Six (6) inches of suitable, compacted and graded stone base material to provide a permanent and all-weather surface which will facilitate storm drainage management.
- d. Maximum Allowable Grade - The maximum allowable grade for private roads shall be a fourteen (14) percent slope for distances of no more than 500 feet. However, special drainage measures and considerations will be required on grades exceeding a six (6) percent slope, including special roadway cross sections, grading, shoulder construction and stabilization, cross drainage structures, and cut-and-fill slopes, as recommended and/or approved by the Township Engineer.
- e. Cul-de-sac minimum standards - While there are no minimum or maximum length requirements, excessively long segments are discouraged due to emergency vehicle access considerations. A turn-around area shall be provided at the terminus of all dead-end and/or cul-de-sac segments having an unobstructed maneuvering area equal to a fifty (50) feet turning radius.

The internal street and roadway system shall be privately owned and appropriately noted on the Final Plan, and provide safe and convenient access to all camp sites and facilities. The alignment and gradients of all internal streets and roadways shall be properly adapted to the topography, to the types of anticipated traffic, and to the satisfactory control of surface water. Points of connection between the private street and roadway system and the existing public street system shall be designed to avoid congestion and hazardous intersections, in accordance with Section 503.6, Intersections.

908.2 Lots: Individual campsites shall be comprised of a minimum area of at least 1,500 square feet, with no more than a total of fifteen (15) individual campsites per acre. Each campsite shall be accessible from the private street/roadway system without the necessity to cross any other campsite. In additions, Recreation Vehicle campsites shall have a minimum width of forty (40) feet, and a minimum depth of fifty (50) feet or thirty percent (30%) longer than the maximum length of the recreational vehicle anticipated to occupy the space.

908.3 Parking: Parking spaces shall be provided to accommodate the number and size of vehicles anticipated. Parking spaces for all campsite used shall be on the campsite lot. In addition, a minimum of (1) parking space for every two (2) campsites shall be provided for visitors. Parking spaces for visitors may be on a common parking area. The parking spaces shall be a compacted and graded stone base material to provide a permanent and all-weather surface, and support the types, lengths, and weights of vehicles anticipated to use the facility.

- 908.4 Campsites: Individual campsites and accessory buildings shall be designed to be at least fifty (50) feet from any arterial highway, or thirty-five (35) feet from any other type of public right-of-way. Recreational vehicle campsites for trailers, campers, and/or motorhomes shall contain a stabilized vehicular parking pad of shale, gravel, stone, paving, or other suitable material, and shall be dimensioned that when any space is occupied, no portion of any camping unit shall be within ten (10) feet of any portion of any other camping unit or accessory building, and at least fifteen (15) feet from any internal private roadway.
- 908.5 Relationship with Adjoining Properties: The design of proposed land developments governed by this Section shall take into account potential effects and impacts on adjacent properties. A landscaped buffer strip having a minimum width of ten (10) feet shall be provided along the perimeter of the land development, within which no campsites shall be located.
- 908.6 Minimum Acreage: The minimum size for a Recreation Vehicle Park is five (5) acres, of which ten percent (10%) shall be set aside and developed as common use areas for open and unenclosed recreation facilities, which may include any required buffer areas.

Section 909 Improvements

Where appropriate the Applicant of any Land Development shall be required to provide the following improvements, or a suitable guarantee pursuant to Section 309, and address at least the following:

- a. Streets and access roads, including where applicable parking areas, driveways, curb cuts, and traffic control devices.
- b. Utilities including, where applicable, storm water management facilities, sanitary sewer facilities, water facilities, pumping facilities, gas lines, electrical facilities, telephone, and other utility facilities.
- c. Any proposed amenities including recreational facilities, meeting facilities, and screening and landscaping.
- d. Any other improvements which may be required for approval.
- e. Procedures and mechanisms guaranteeing the perpetual private maintenance of all improvements by the owner and/or operator of the facility.

Section 910 Minimum Facilities

At a minimum, Land Development proposed under this Article shall include certain facilities, depending upon the type of camping area planned.

- a. Camping areas intended to primarily serve the needs of overnight tenting campers shall include toilet facilities.
- b. Camping areas intended to primarily serve the needs of overnight camper, trailer, and motorhome users shall include the availability of electric service to individual campsites, central travel sanitary and water stations, and toilet facilities.

- c. Camping areas intended to serve as longer term destinations shall include back-in parking at campsites, individual electric and water connections, central travel trailer sanitation station, and central toilet and shower facilities.

The above are minimal requirements, subject to more stringent requirements imposed by the regulations of Title 25, Chapter 191 of the Pennsylvania Department of Environmental Protection. The applicant may provide enhanced facilities such as laundry, picnic, swimming, and other facilities. The applicant shall specify the manner in which all facilities are to be privately maintained.

ARTICLE X

FEES

Section 1001 Payment of Fees

The following fees shall be paid by the developer, subdivider, or his agent to the Township of Greenfield by check or money order:

- a. An application fee for Preliminary Plan review when such plan is required. The fee shall be as established by Resolution by the Board of Supervisors.
- b. An application fee for Final Plan review, which fee shall be as established by Resolution by the Board of Supervisors.
- c. A fee for review of the plan by the Blair County Planning Commission, in accordance with its "Schedule of Fees for Review of Sewage Facilities Planning Modules and Applications for Subdivisions and Land Developments".
- d. A fee for review of the plan by the Greenfield Township Engineer in accordance with the fee schedule submitted by the Engineer and on file with the Township.
- e. A financial security in the amount of 110% of the cost of proposed required improvements if the completion of such improvements is to be delayed as a condition of final approval. (See Article III).
- f. A financial security for the maintenance of improvements for no more than eighteen (18) months from the date of their acceptance of dedication and not to exceed 15% of their actual cost of installation.
- g. An inspection fee based on the actual cost of inspection by the Township Engineer of required improvements.

ARTICLE XI

RELIEF FROM REQUIREMENTS

Section 1101 General Provisions

From time to time a situation may arise where the standards of the subdivision and land development ordinance cause an undue hardship or prove unreasonable in application. Faced with this situation a modification or alteration of requirements can be granted from the literal application of the standards. However, modifications cannot be contrary to the public interest and must observe the basic purpose and intent of the ordinance.

Assurance must be provided that any modification is absolutely necessary and represents the minimum possible modification. Unusual physical circumstances may involve minor adjustments in curve radii, street grade or slope, cul-de-sac length, or problems over the width of an existing right-of-way. In most cases minor design modifications will not jeopardize public safety.

Any request must be submitted in writing, citing the specific provisions or standards from which relief is requested, and should be part of the preliminary or final plan submission. A request states in full the grounds and facts of unreasonableness or hardship upon which the request is based, the provisions of the ordinance involved, and the exact alteration or modification necessary. A record of the request should appear in the official minutes of the Greenfield Township Board of Supervisors. This record documents the reasons for the request, facts of unreasonableness and any action taken on the request. Any relief approved should represent the minimum or least possible modification of the standard.

ARTICLE XII

ADMINISTRATION, AMENDMENT, AND ENFORCEMENT

Section 1201 Revision and Amendment

The Greenfield Township Board of Supervisors may revise or amend in whole or in part these regulations, provided however, that the amendment thereof shall be accomplished in accordance with the provisions of Section 505 of the Act of July 31, 1968 P.L. 247 (53 P.S. 10505) as supplemented and amended.

Section 1202 Modification of Requirements

1202.1 Modified Standards: The provisions of these regulations are the minimum standards for the protection of the public welfare. The Greenfield Township Board of Supervisors reserve the right to modify or to extend these regulations as may be necessary in the public interest.

1202.2 Waiver: If a majority of the Township Board of Supervisors feel that this ordinance causes undue hardship upon a particular subdivision, they may grant a waiver providing it does not nullify the intent and purpose of this ordinance. In granting waivers, the Township Board of Supervisors may impose such conditions as will, in its judgment, advance the achievement of the intent of this ordinance. The standards and requirements of these regulations may be modified by the Township Board of Supervisors in the case of a plan or program for complete community, new town, neighborhood, cluster subdivision, or mobile home park which in the judgement of the Township Board of Supervisors provides adequate open and public spaces and improvements for circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions which will assure conformity to and achievement of the development goals of the Township.

Section 1203 Reconsideration and Appeal

1203.1 Any subdivider aggrieved by a finding, decision, or recommendation of the Greenfield Township Board of Supervisors may request and shall receive another opportunity to appear before the Township Board of Supervisors to present additional relevant information. This request shall be in writing within thirty (30) days after the original date of action by the Township Board of Supervisors.

1203.2 Upon receipt of such appeal, the Township Board of Supervisors shall hold a hearing after proper notification of all parties concerned and in a manner prescribed by law.

1203.3 After such hearing, the Township Board of Supervisors may affirm or reverse the original action of the Township Board of Supervisors by a recorded vote and in the manner prescribed by law. The findings and reasons for the disposition of the appeal shall be stated on the records of the Township Board of Supervisors. Affirmative action shall authorize the subdivider to continue application from the point at which it was interrupted.

1203.4 Any person aggrieved by action of the Board of Supervisors may appeal within thirty (30) days directly to the Court of Common Pleas of Blair County in accordance with and in a manner prescribed by law.

on 1204 Keeping of Records

The Township Board of Supervisors shall maintain a record of their findings, decisions, and recommendations relative to all subdivision plans filed for review. Such records shall be made available to the public.

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on 1205 Penalties

Any person who shall subdivide or develop any lot, tract, or parcel of land or shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel, or other purposes or for common use of occupants of building abutting thereon, or who wills, transfers, or agrees or enters into an agreement to sell any land in a subdivision of land development or erect any buildings thereon without having first complied with the provisions of this ordinance and the Act of Assembly under which they have been adopted shall by the terms of the Act of Assembly be guilty of a misdemeanor and upon conviction thereof, such person, or the members of such partnership of the officers of such corporation, or the agents of any of them, responsible for such violation pay a fine not exceeding five hundred dollars (\$500) plus all court costs, including reasonable attorney fees incurred by the municipality as a result thereof. 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 been 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.

tion 1206 Severability

Should any article, section, subsection, paragraph, sentence, clause, phrase, or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, such judgement shall not effect the validity of this Ordinance as a whole or any part or provision thereof other than the part so declared invalid or unconstitutional.

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