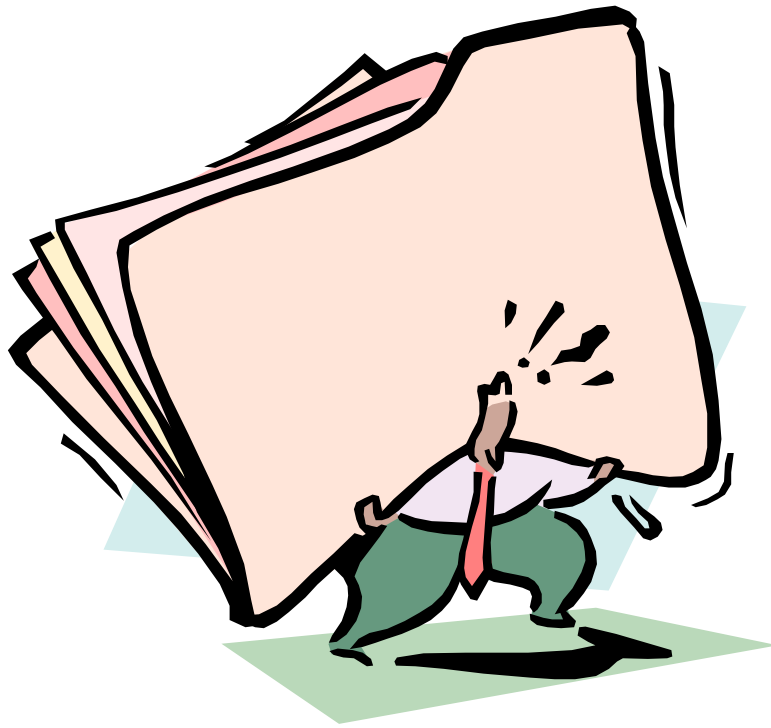


# APPENDICES



APPENDIX I

APPLICATION FOR CONSIDERATION OF SUBDIVISION AND/OR LAND DEVELOPMENT PLAN

---

---

**Top Section For Commission Use Only:**

CCPC FILE No. \_\_\_\_\_

Date of Receipt of Plan \_\_\_\_\_

Date of Meeting \_\_\_\_\_

Date Plan Recorded at Recorder's Office \_\_\_\_\_

---

---

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

Review \_\_\_\_\_ In accordance with Section 301 of the Ordinance.

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

1. **Plan Name:** \_\_\_\_\_

2. **Drawing No.:** \_\_\_\_\_ **Plan Date:** \_\_\_\_\_

3. **Project Location:** \_\_\_\_\_

\_\_\_\_\_

4. **Municipality:** \_\_\_\_\_ **Tax Map Parcel:** \_\_\_\_\_

5. **Name of Property Owner(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone No.:** \_\_\_\_\_

6. **Project Description:**

**Existing Land Use:**

**No. of Lots:**

**Proposed Land Use:**

**No. of Lots**

**Current Zoning:**

7. **Total Acreage:** \_\_\_\_\_

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

APPENDIX I (Continued)

9. Application Classification (Please Check One)

- Preliminary Plan\*
- Final Plan\*

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

- Revised Subdivision and/or Land Development Plan

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

Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_

11. Firm Which Prepared the Plan: \_\_\_\_\_

Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_

12. Person Responsible for Plan: \_\_\_\_\_

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

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

15. Lineal Feet of New Street: \_\_\_\_\_

Identify All Street(s) Not Proposed for Dedication: \_\_\_\_\_

16. Acreage Proposed for Park or Other Public Use: \_\_\_\_\_

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

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

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

\_\_\_\_\_  
Signature of Landowner

\_\_\_\_\_  
Date

**APPENDIX 2**

**CERTIFICATION OF ACCURACY**

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

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

---

**Signature of Registered Surveyor Responsible for Plan**

\*

**\* Surveyor Seal Required**

**APPENDIX 3**

**STORM DRAINAGE PLAN CERTIFICATION**

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

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
**Signature of Registered Surveyor Responsible for Plan**

\*

**\* Surveyor Seal Required**

**APPENDIX 4**

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

**INDIVIDUAL**

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CLEARFIELD**

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

\_\_\_\_\_  
**Signature of the Individual**

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

My Commission Expires \_\_\_\_\_, 20\_\_\_\_\_

\*\*

\* Identity of Ownership or Equitable Ownership

\*\* Notary Seal Required

**APPENDIX 4 (Continued)**

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

**CO-PARTNERSHIP**

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CLEARFIELD**

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_, being of the firm of \_\_\_\_\_,

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

\_\_\_\_\_  
**Signature of the Individual**

\_\_\_\_\_  
**Signature of the Individual**

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

My Commission Expires \_\_\_\_\_, 20\_\_\_\_  
\*\*

\*\* Notary Seal Required

**APPENDIX 4 (Continued)**

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

**CORPORATE**

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CLEARFIELD**

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_,

being \_\_\_\_\_ of \_\_\_\_\_  
(TITLE) (NAME OF CORPORATION)

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

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

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

\_\_\_\_\_  
**Signature of the Individual**

\*\*

\_\_\_\_\_  
**Signature of Notary Public**

My Commission Expires \_\_\_\_\_, 20\_\_\_\_  
\*\*\*

\*\* Corporate Seal

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

**APPENDIX 5**

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

**CERTIFICATE**

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

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

\_\_\_\_\_  
**Chairman**

\_\_\_\_\_  
**Vice-Chairman**

**APPENDIX 6**

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

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

\_\_\_\_\_

**Chairman**

\_\_\_\_\_

**Vice-Chairman**

**APPENDIX 7**

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

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

---

**Chairman**

---

**Vice-Chairman**

**APPENDIX 8**

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

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

---

**Signature of Director**

**APPENDIX 9**

**RECORDER OF DEEDS CERTIFICATE**

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

\_\_\_\_\_  
**RECORDER**

**APPENDIX 10**

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

The officials of \_\_\_\_\_, as  
(NAME OF LOCAL MUNICIPALITY)

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

\*

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**TITLE**

\_\_\_\_\_  
**DATE**

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

**APPENDIX 11**

**IMPROVEMENT AGREEMENT**

**Plan Name:** \_\_\_\_\_

**Plan Location:** \_\_\_\_\_

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

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

**Total Estimated Cost \$** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Developer**

**APPENDIX 12**

**NOTICE OF THE COMPLETION AND APPROVAL OF IMPROVEMENTS**

**Date:** \_\_\_\_\_

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

**SUBJECT: Approval of Improvements**

Ladies and Gentlemen:

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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Print Full Name**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Municipality/Authority**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**Phone No.**

**APPENDIX 13**

**NOTICE OF ACCEPTANCE OF AN IMPROVEMENT GUARANTEE**

**Date:** \_\_\_\_\_

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

**SUBJECT: Acceptance of Improvement Guarantee**

Ladies and Gentlemen:

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

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

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

\_\_\_\_\_  
**Signature**

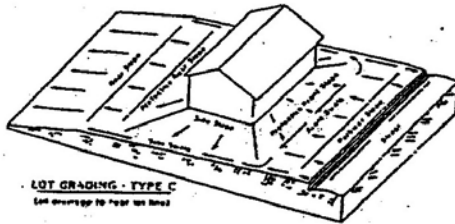
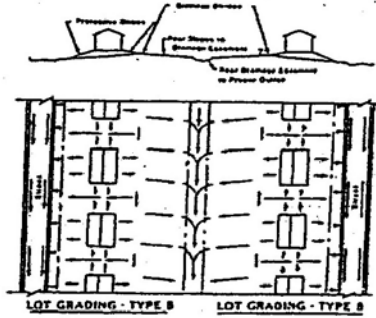
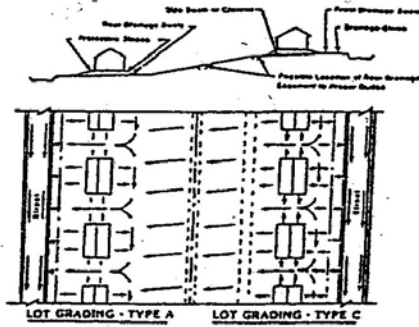
\_\_\_\_\_  
**Print Full Name**

\_\_\_\_\_  
**Title**

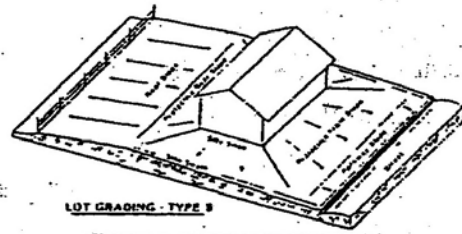
\_\_\_\_\_  
**Municipality/Authority**

\_\_\_\_\_ **Address** \_\_\_\_\_ **Phone No.**

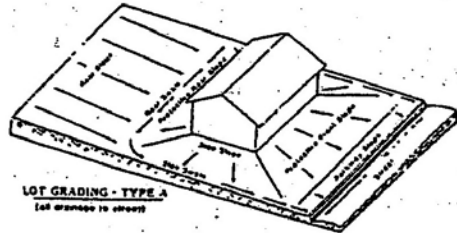
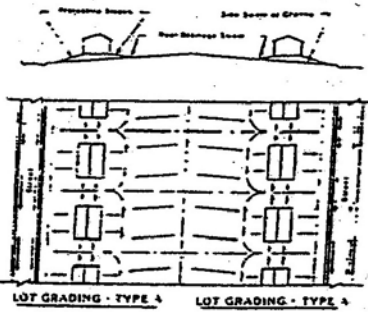
APPENDIX 14  
 LOT GRADING PLAN EXAMPLES



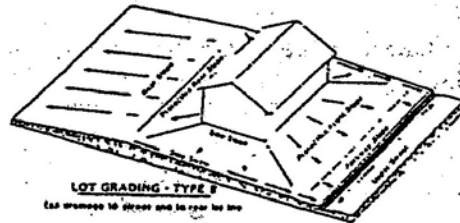
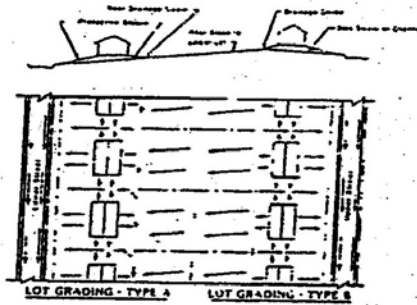
EXAMPLE: BLOCK GRADING TYPE 3  
 Steep Cross - Slope



EXAMPLE: BLOCK GRADING TYPE 4  
 Valley Along Rear Lot Line



EXAMPLE: BLOCK GRADING TYPE 1  
 Ridge Along Rear Lot Lines



EXAMPLE: BLOCK GRADING TYPE 2  
 Gentle Cross Slope

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

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

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

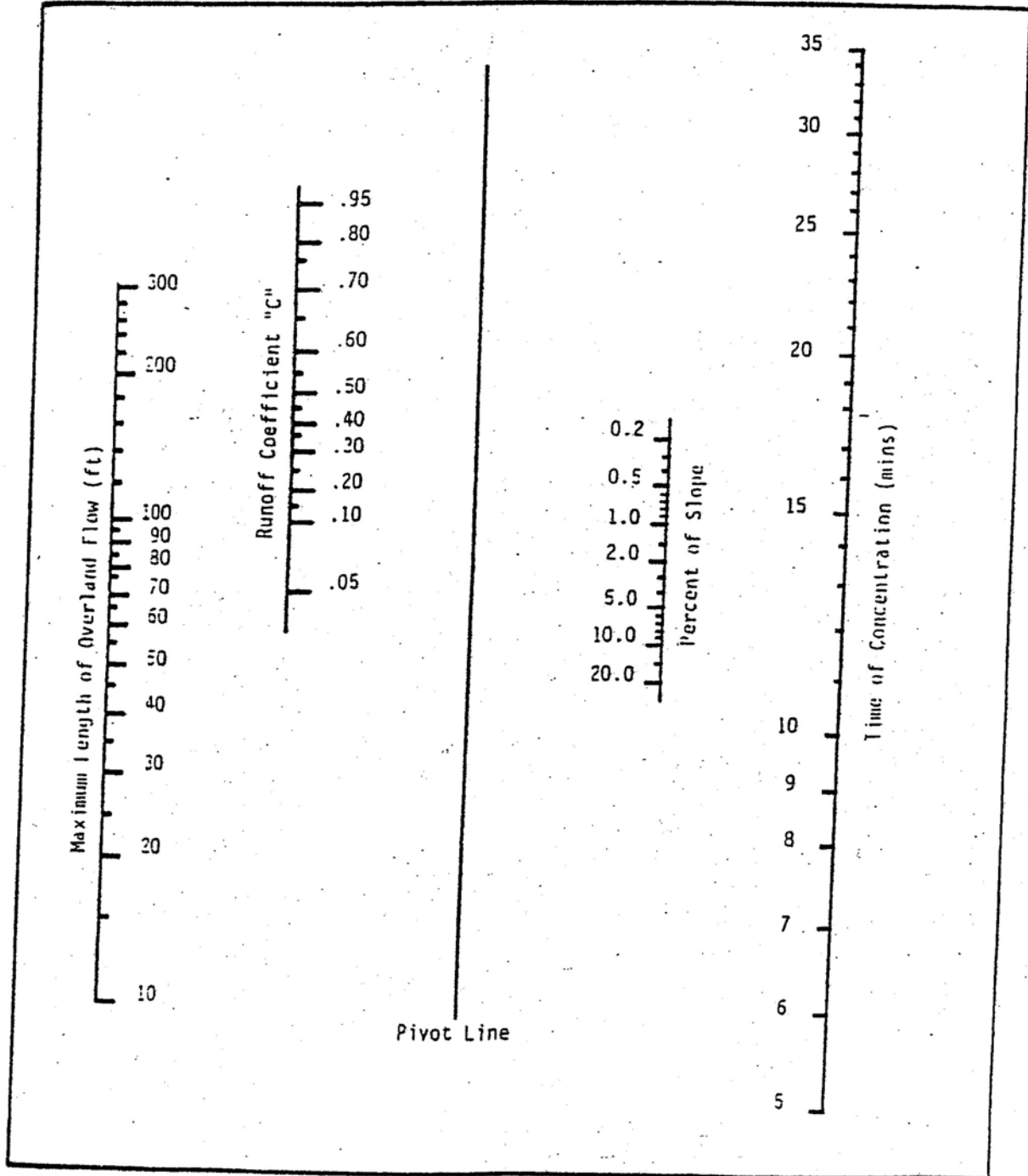
**APPENDIX 16**  
**RUNOFF CURVE NUMBERS “CN” FOR SCS METHOD**

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

APPENDIX 17

TIME OF CONCENTRATION NOMOGRAPH

(For Use with the Rational Method)



**APPENDIX 18**

**VERIFICATION**

*(If no Improvement Construction Plan has been approved)*

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

\_\_\_\_\_  
**Landowner**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Developer**

\_\_\_\_\_  
**Date**

**VERIFICATION**

*(If an Improvement Construction Plan has been approved)*

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

\_\_\_\_\_  
**Landowner**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Developer**

\_\_\_\_\_  
**Date**

**APPENDIX 19**

**MEMORANDUM OF UNDERSTANDING**

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

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

and

---

hereafter called “**Developer**”

**RECITALS**

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

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

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

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

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

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

**APPENDIX 19 (Continued)**

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

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

CLEARFIELD COUNTY PLANNING COMMISSION

BY: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(Notary Seal)

DEVELOPER:

\_\_\_\_\_

**APPENDIX 19 (Continued)**

**MEMORANDUM OF UNDERSTANDING**

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

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

and

---

hereafter called “**Developer**”

**RECITALS**

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

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

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

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

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

## APPENDIX 19 (Continued)

### MEMORANDUM OF UNDERSTANDING

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

**APPENDIX 19 (Continued)**

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

**COUNTY:**

\_\_\_\_\_  
\_\_\_\_\_

**TOWNSHIP OR BOROUGH:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Notary Seal)

**Date:** \_\_\_\_\_

**DEVELOPER:**

\_\_\_\_\_  
**Date:** \_\_\_\_\_

**APPENDIX 20**

**ITE GENERATION RATES BY MAJOR LAND USE CATEGORIES**

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



## APPENDIX 20 (Continued)

### ITE GENERATION RATES BY MAJOR LAND USE CATEGORY

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

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

## APPENDIX 21

### RESIDENTIAL STREET HIERARCHY: DEFINITION

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

**APPENDIX 21 (Continued)**

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

\* Can be privately owned.

**APPENDIX 22**

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

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

**APPENDIX 22 (Continued)**

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

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

**SPECIAL PURPOSE STREETS**

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

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

## APPENDIX 23

### SUGGESTED CURB AND SIDEWALK REQUIREMENTS

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

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

### SPECIAL PURPOSE STREETS

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

Notes:

<sup>1</sup> Curbing is not required except on single-lane roads with on-street parking.

**APPENDIX 24**

**STREET GRADE AND INTERSECTION STANDARDS**

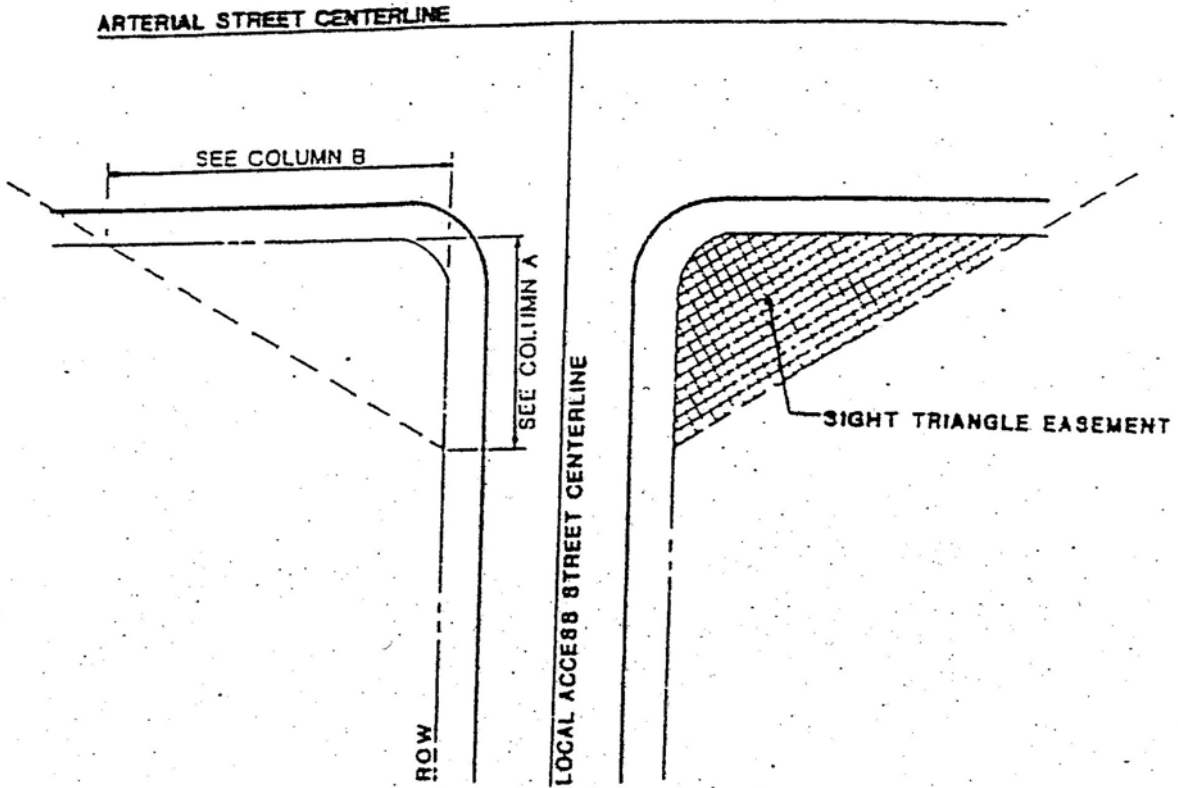
STREET HIERARCHY

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

APPENDIX 25

SIGHT TRIANGLES

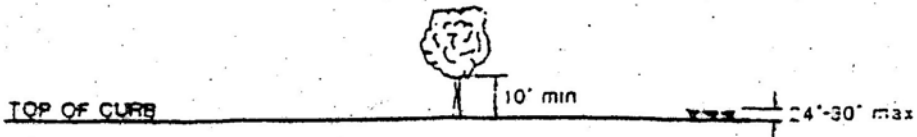
TYPICAL INTERSECTION SIGHT TRIANGLE



TYPICAL DISTANCE REQUIREMENTS ALONG ROW LINE

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

PLANTINGS WITHIN EASEMENTS



APPENDIX 26

MINIMUM SAFE STOPPING SIGHT DISTANCES

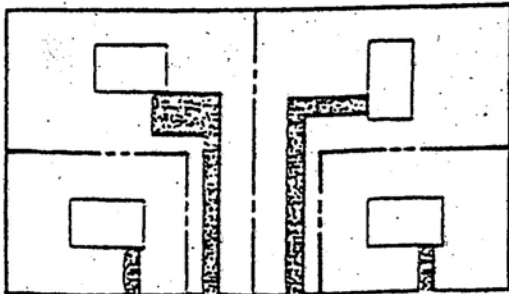
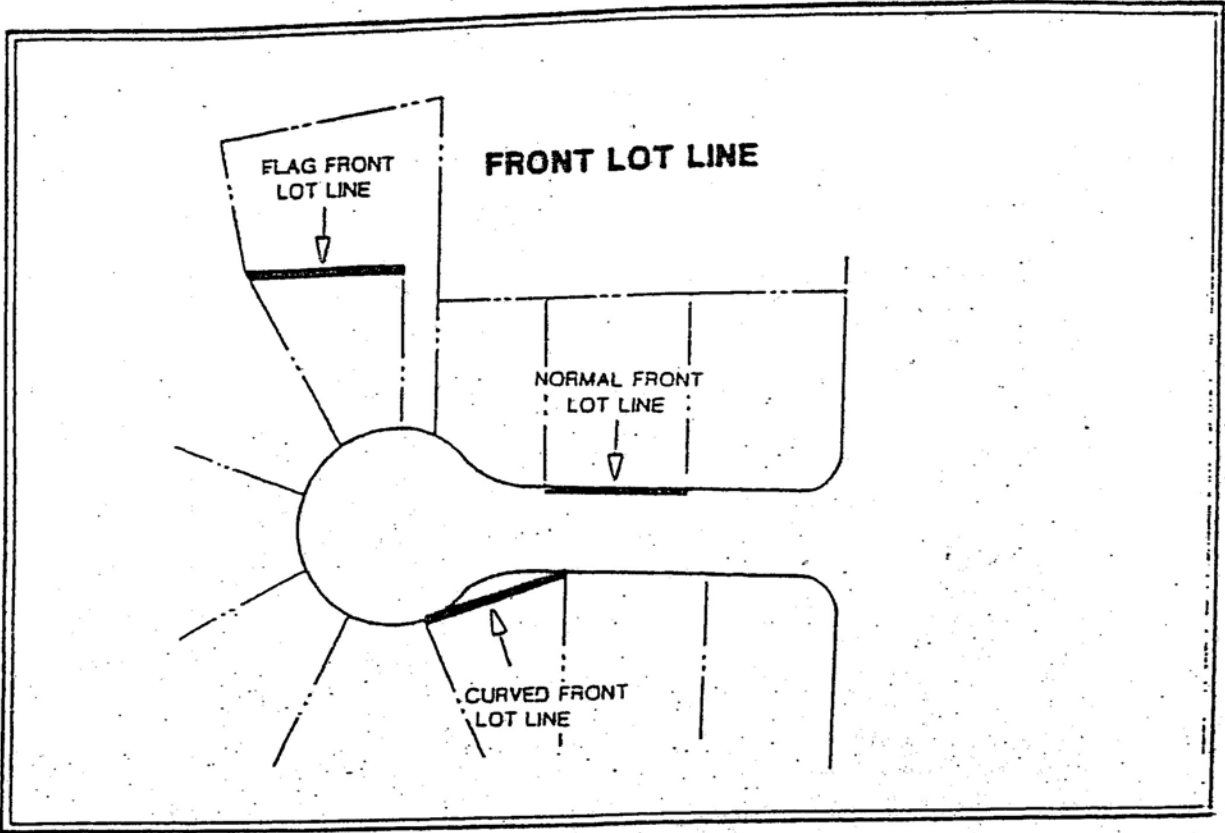
$$\text{MINIMUM SAFE STOPPING SIGHT DISTANCE} = 1.47V^2 + \frac{V^2}{30(F \pm G)}$$

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

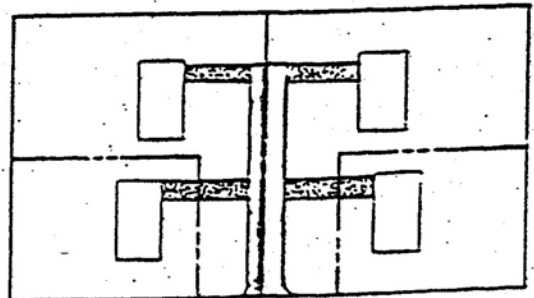
SPEED (MPH)

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

APPENDIX 27  
LOT DIMENSIONS AND CONFIGURATIONS

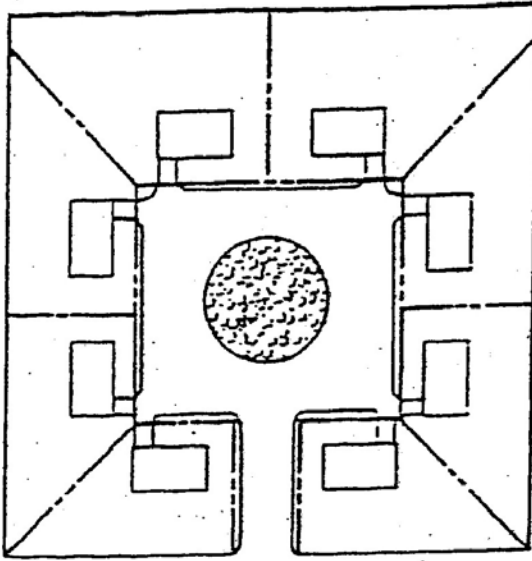


POOR DEVELOPMENT OF FLAG LOTS

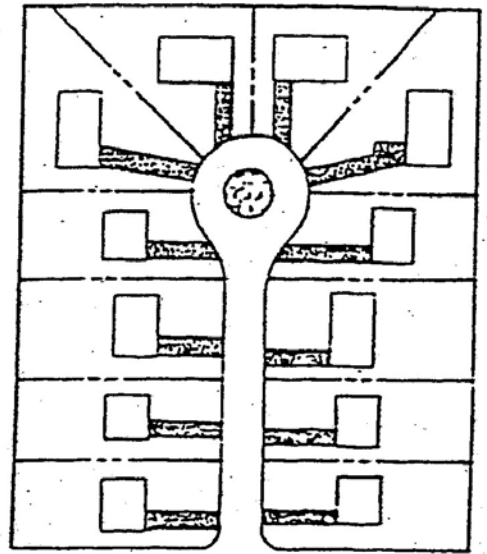


BETTER DEVELOPMENT OF FLAG LOTS  
THROUGH THE USE OF A PRIVATE COURT

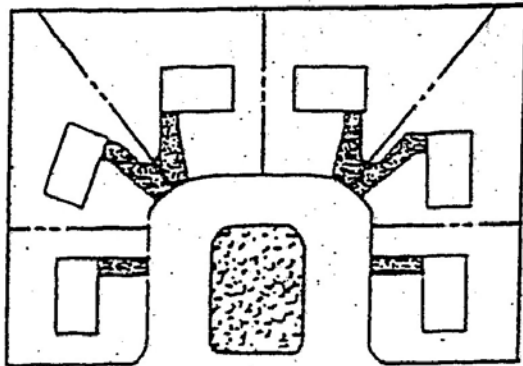
APPENDIX 27 (Continued)



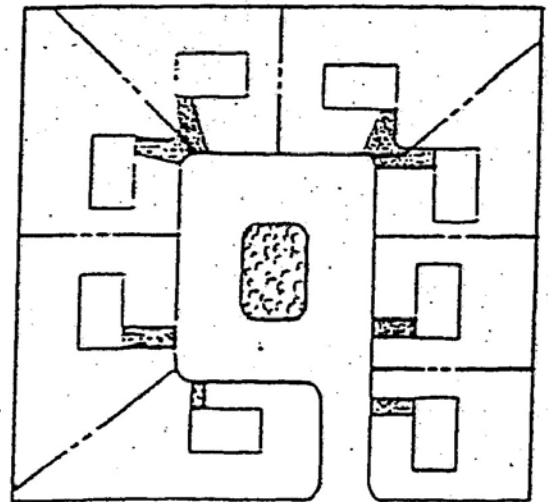
"AUTO COURT" WITH LANDSCAPED ISLAND



PUBLIC CUL-DE-SAC  
WITH LANDSCAPED ISLAND



PUBLIC EYE BROW WITH LANDSCAPED ISLAND



"COMMONS" WITH LANDSCAPED ISLAND

## APPENDIX 28

### VEHICULAR PARKING FACILITIES

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

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

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

**APPENDIX 28 (Continued)**

**VEHICULAR PARKING FACILITIES**

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

GFA = Gross Floor Area

GLA = Gross Leasable Area

## APPENDIX 29

### ILLUMINATION GUIDELINES FOR STREET, PARKING, AND PEDESTRIAN AREAS

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

#### A.

#### Street Illumination

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

#### B.

#### Parking Illumination (Open Parking Facilities)

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

#### C.

#### Pedestrian Way Illumination

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

## APPENDIX 29 (Continued)

### IES Lighting Handbook Definitions:

#### 1. Area Classification:

##### a. Commercial

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

##### b. Intermediate

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

##### c. Residential

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

#### 2. Activity Level:

##### High Activity

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

##### Medium Activity

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

##### Low Activity

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

#### 3. Bikeway Classification:

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

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

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

## APPENDIX 30

### CURB IMPROVEMENTS

#### **Introduction**

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

#### **Construction Method**

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

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

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

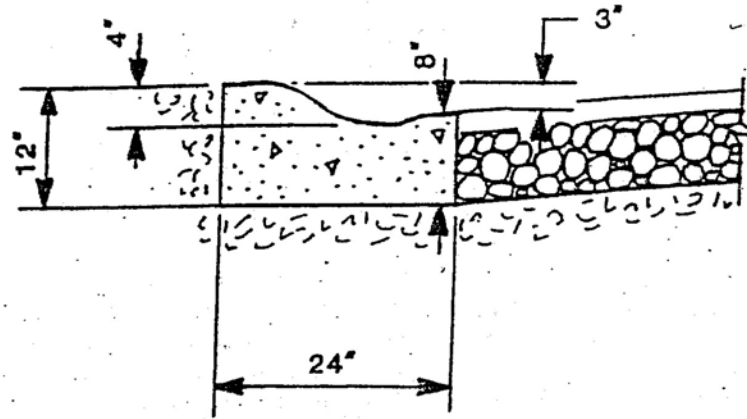
Rolled curb and gutter shall be twelve (12) inches deep at the back, eight (8) inches at the front, and twenty-four (24) inches wide at the top and base. The distance from the top of the curb to the flow line of the gutter shall be four (4) inches. A four (4) inch crushed stone or cinder base shall be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

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

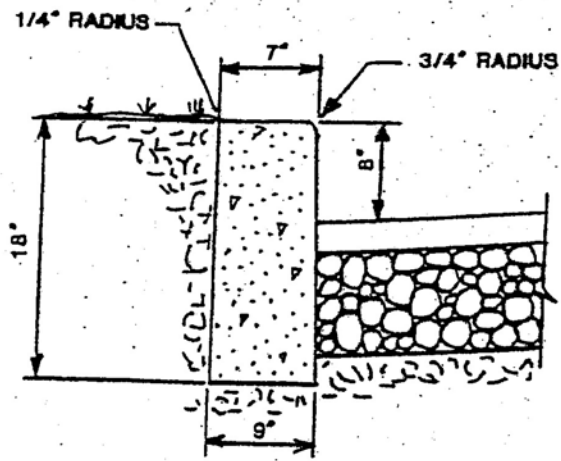
Curbs shall be built in ten (10) foot lengths; construction joints of asphalt impregnated paper of one-sixteenth (1/16) inch shall be provided at ten (10) foot intervals, and expansion joints of one-quarter (1/4) inch pre-moulded filler shall be placed at intervals of one hundred (100) feet.

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

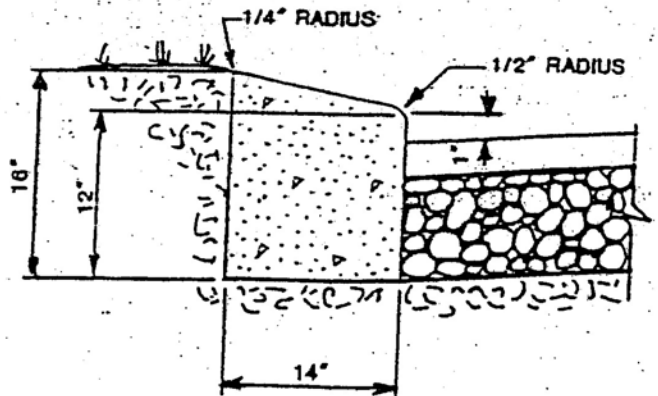
APPENDIX 30 (Continued)



**ROLLED CURB**  
NTS

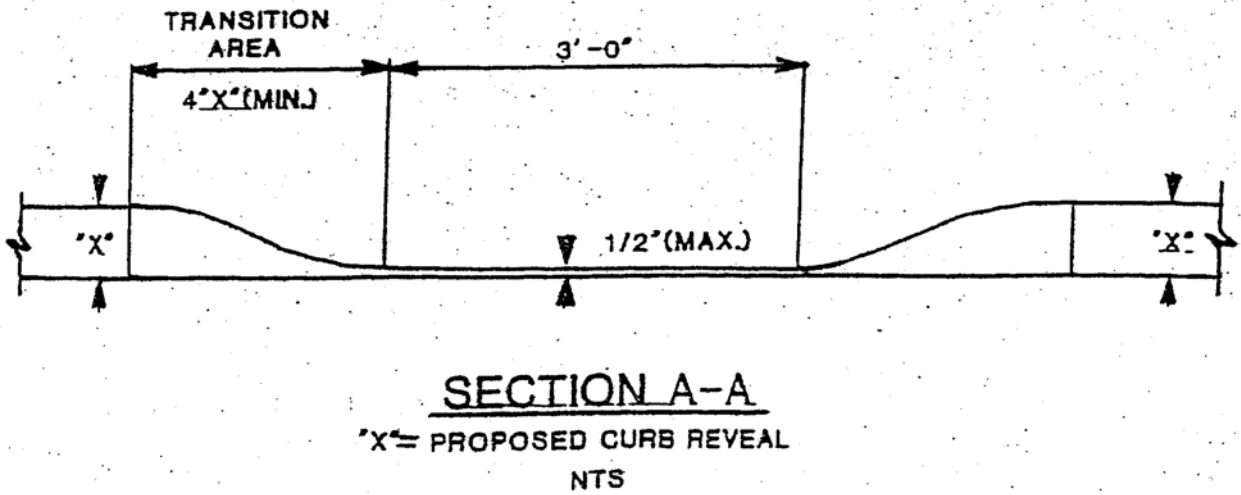
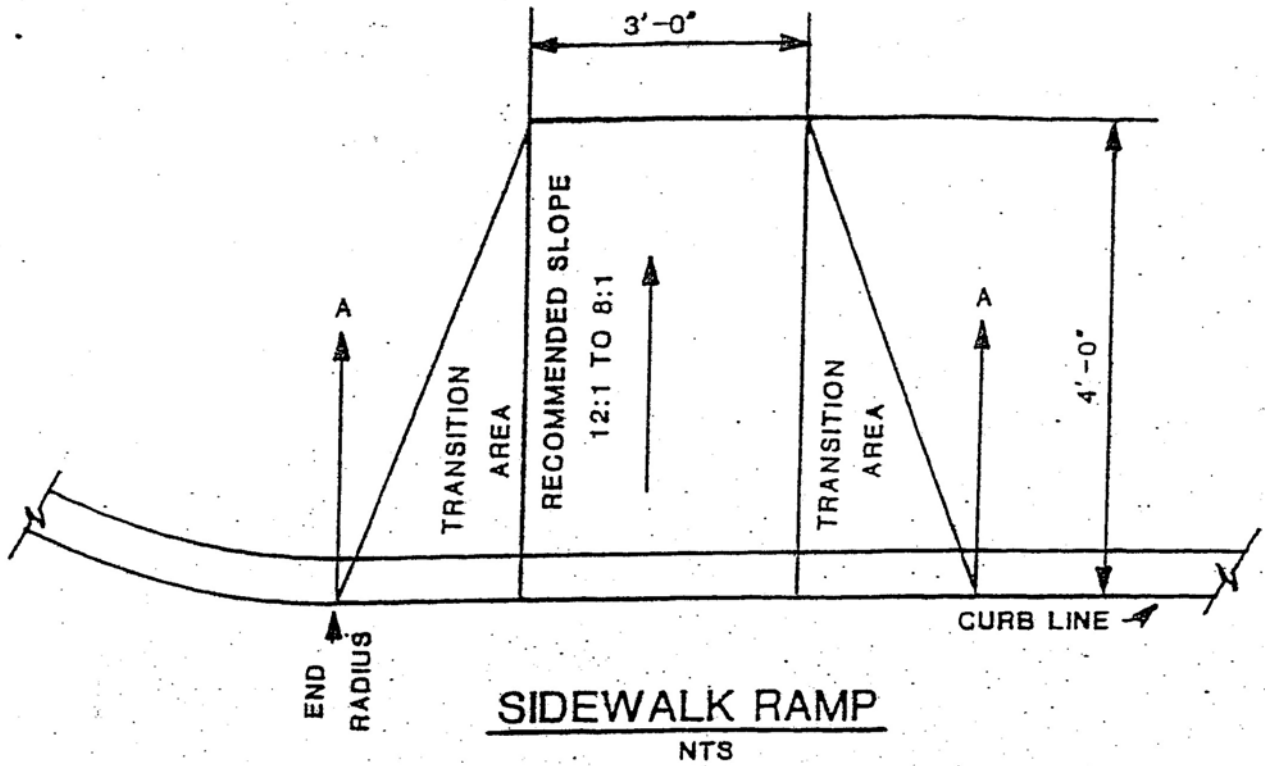


**VERTICAL CURB**  
NTS



**SLANT CURB**  
NTS

APPENDIX 30 (Continued)



## APPENDIX 31

### SIDEWALK IMPROVEMENTS

#### **Introduction**

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

#### **Construction Method**

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

Sidewalks shall be constructed so as to discharge drainage.

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

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

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

APPENDIX 32

NON-MOTORIZED VEHICLE LANES

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

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

TABLE 1

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

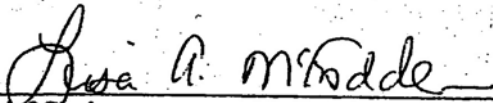
- d. Design consideration shall consider the intersection of a bicycle path and a street to provide maximum safety.
- 2. **Bicycle Lanes** – Bicycle lanes shall be designed to one of the following standards:
  - a. A one-way bicycle lane on a curbed street shall have a minimum width of 4 ft. measured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

**CERTIFICATE**

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

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

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

  
\_\_\_\_\_  
Chief Clerk