

The Township of Greenfield
Erie County, Pennsylvania

Subdivision and Land
Development Ordinance

2007

Prepared by the
Greenfield Township Planning Commission

Assisted by

GCCA
Grove City, Pennsylvania

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**ORDINANCE NUMBER ___ OF _____, KNOWN AS THE
“GREENFIELD TOWNSHIP (ERIE COUNTY) SUBDIVISION
AND LAND DEVELOPMENT ORDINANCE”**

BE IT ORDAINED, by the Board of Township Supervisors of the Township of Greenfield, Erie County, Pennsylvania, that the Greenfield Township Subdivision and Land Development Ordinance be hereby adopted.

**Article I
General Provisions**

Section 101 Short Title

This Act shall be known, and may be cited, as the “Greenfield Township Subdivision and Land Development Ordinance.”

Section 102 Effective Date

This Act, as amended, shall take effect on _____.

Section 103 Purpose and Intent

It is the intent of these regulations to allow both traditional and conservation subdivision. It is the further intention of the Township of Greenfield, as clearly set forth by its Comprehensive Plan, to promote the Growing Greener conservation subdivision option. This conservation concept promotes an innovative approach to developing land, respecting property rights, while protecting existing land features. To encourage this type of development, Greenfield Township will provide for incentives regarding lot size and density for those who follow the conservation subdivision guidelines. (See also the Greenfield Township Zoning Ordinance.)

These regulations are adopted for the following purposes:

1. To assist in the orderly, efficient and integrated development of the Township;
2. To promote the health, safety and welfare of the residents of the Township;
3. To ensure equitable handling of all subdivision and land development plans by providing uniform procedures and standards;
4. To improve land records by establishing standards for surveys and plats;
5. To implement the Greenfield Township Comprehensive Plan of October 14, 2002, in particular the Land Use goal, as set forth on page 5, . . . “promote innovative development concepts such as those described in the Growing Greener program . . .”;

6. Preserve the rural character of the Township (see page 20 of the Comprehensive Plan) as well as preserving important environmental features identified on the Greenfield Township Long-Range Land Use Plan as Conservation Areas; and
7. To further implement the Growing Greener District(s) set forth by the Greenfield Township Zoning Ordinance of _____. These special districts incorporate conservation design standards in local codes.

Note: Growing Greener standards help municipalities use the development process to their advantage to protect interconnected networks of open space: natural areas, greenways, trails and recreational land. Growing Greener references in this document are based on the “Growing Greener: Conservation by Design,” handbook, 1999, published by the Pennsylvania Department of Conservation and Natural Resources (DCNR) and the Natural Land Trust.

Section 104 Application and Scope of Regulations

1. On and after the effective date of this Ordinance, no lot in a subdivision may be sold or leased; no permit to erect or move any building upon land in a subdivision or land development plan may be issued; and no building, permanent or temporary, may be erected in a subdivision land or development plan unless and until a subdivision plan or a land development plan has been approved in accordance with the requirements of this Ordinance and recorded in the office of the Erie County Recorder of Deeds, and until the improvements required by this Ordinance, if part of the approved plan, have either been constructed or guaranteed by bond.
2. In their interpretation and application, the provisions of this Ordinance are held to be the minimum requirements adopted for the protection of the public health, safety, morals and general welfare.
3. This Ordinance shall not apply to any lot or lots, subdivision or land development plan created and lawfully recorded prior to enactment of this Ordinance. However, any lot, subdivision or development plan illegally recorded or not lawfully recorded prior to enactment, shall not be given legal status by the enactment of this Ordinance.
4. Any re-division or combining of lots or adjustment of lot lines within a subdivision plan previously approved and/or recorded, or any rearrangement of structures, parking areas, access points, graded land surfaces or other elements within an already approved land development plan, shall be subject to the provisions of this Ordinance.
5. When there are other legal restrictions, which impose more restrictive standards and/or requirements than those set forth herein, the more restrictive shall apply.
6. Modifications to these regulations may be requested. Please see Section 902 of this Ordinance.

Section 105 Jurisdiction

1. In accordance with the provisions of Article V and Section 501 of the Pennsylvania Municipalities Planning Code, the Township of Greenfield, acting through the Board of Supervisors, does hereby adopt the ordinance for the approval of all subdivision and land developments within Greenfield Township.
2. All subdivisions of land and land developments within Greenfield Township are regulated by the Greenfield Township Subdivision and Land Development Ordinance. It shall not be lawful to record any plan required to be approved by Greenfield Township in any public office, unless the same shall bear thereon by endorsement the approval of the Board of Supervisors. The disapproval of any such plan by the Board of Supervisors shall be deemed a refusal of the privilege to record said plan.

Section 106 Severability

If any section, clause, provision or part of this Ordinance is deemed invalid, or unconstitutional by a court of competent jurisdiction, the validity of the remainder shall not be affected.

Section 107 Sanctions and Penalties

1. Preventive Remedies
 - a. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
 - b. The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Subdivision Ordinance. This authority to deny such a permit or approval shall apply to any of the following applicants:
 - (1) The owner of record at the time of such violation.
 - (2) The vendee or lessee of the owner of record at the time of such violation, without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
 - (3) The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.

- (4) The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard to whether such vendee or lessee had actual or constructive knowledge of the violation. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

2. Enforcement Remedies

- a. Any person, partnership or corporation who or which has violated the provisions of this Ordinance shall, upon being found liable thereof in a civil enforcement proceeding commenced by a municipality, pay a judgment of not more than five hundred dollars (\$500.00) plus all court cost, including reasonable attorney fees incurred by the municipality as a result thereof. No judgment shall commence or be imposed, levied, or payable until the date of the determination of a violation by the district justice who shall have the initial jurisdiction in all violation proceedings. If the defendant neither stays nor timely appeals the judgment, the municipality may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed 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.
- b. The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, taking the per diem judgment pending a final adjudication of the violation and judgment.
- c. Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Ordinance.

Section 108 Repealer

The Subdivision and Land Development Ordinance of June 1, 1987 is hereby repealed as of the effective date of this Ordinance.

Section 109 Liability

The review or approval of a subdivision or land development by the Township in accordance with the provisions of this Ordinance shall not constitute a guarantee of any kind that the proposed development is safe and shall create no liability upon the Township, its officials, or employees.

Article II
Plan Requirements and Processing Procedures

Section 201 Types of Subdivisions and Developments

1. **Types:** Whenever a subdivision of land is desired to be affected, whether by conveyance by deed, lease or subsequent transfer initiated by Article of Agreement (Land Sale Contract), a plan of the layout of such subdivision shall be prepared, filed and processed according to the provisions of this Ordinance. All land developments and mobile home parks, as defined by the Pennsylvania Municipalities Planning Code and this Ordinance, shall also adhere to the provisions of this Ordinance. There are three types of subdivisions defined by this Ordinance. They are defined in detail within the Ordinance, and the following descriptions are for general purposes only:
 - **Minor Subdivisions:** Generally, such subdivisions are comprised of detached single-family dwellings, are along existing public roads, do not require the extension of new streets or utilities, and contain six (6) lots or less. Qualified minor subdivisions can, with Township approval, be filed as a final plan (see Section 204.)
 - **Major/Conservation Subdivisions:** New subdivisions, which do not qualify as a minor subdivision or as a replat, are regarded as Major/Conservation Subdivisions. These developments are required to submit both a preliminary and a final plan. All major subdivisions will be processed as Conservation Subdivisions. (See Intent below.)
 - **Replats:** These are lot line adjustments of existing subdivisions where no new lot(s) are created. They will be treated as minor subdivisions.
2. **Intent:** It is the clear intention of the Township of Greenfield, as set forth by its Comprehensive Plan, to promote the Growing Greener concept of subdivision design, known as the Conservation Subdivision. This concept stresses the protection of important land features during the development process. To promote this approach, the Township pledges to work cooperatively with those using Growing Greener and, furthermore, notes that certain incentives relative to lot size and development density can be obtained.
3. **Fees:** The Board of Township Supervisors may establish fees to process subdivisions at anytime by resolution. Any fees charged for review by the Erie County Department of Planning shall be the responsibility of the applicant. In addition, the Township may assess review fees charged by its professional consultants in accordance with Section 503 of the Planning Code.

Section 202 Single Point of Contact

The Greenfield Township Board of Supervisors shall designate a Subdivision Administrator. The Administrator shall receive all applications for subdivision or land development approval, all correspondence relating to same and shall issue all letters, notices and related correspondence. The

developer may secure all application forms, checklists for traditional and conservation subdivisions, as well as other information pertinent to Township regulations at the Township Building.

Section 203 Sketch Plan

Prior to the filing of an application for approval of any subdivision plan, the subdivider should prepare a sketch plan for informal discussion with the Greenfield Township Planning Commission or Township staff prior to submitting the official preliminary plan for review. The Township may request the technical assistance of the Erie County Department of Planning for Major/Conservation Subdivisions. The purpose of the sketch plan is to afford the subdivider advice and assistance in order to save time and money, suggest professional assistance as needed, and to answer any questions the subdivider may have in regard to filing the application or other items required. The Township has found this process very helpful even for **minor subdivisions**, and experience has shown property owners can save unneeded expense and time by using the sketch plan process. Sketch plans for minor subdivisions can be quite informal. Usually, a copy of an assessment map with a simple pencil sketch will suffice. A more detailed submission is needed for Major/Conservation Subdivisions (see 203.1 below). The sketch plan step is a non-binding review. It shall never be considered as a formal preliminary or final plan submission.

1. **The Sketch Plan for Major/Conservation Subdivisions:** Greenfield Township is committed to the Growing Greener Conservation Subdivisions. In order for the Township and the developer to expedite this process, the sketch plan is particularly helpful. However, as clearly stated above, it is a voluntary process and is never considered as a formal submission.
 - a. A sketch plan may be submitted on a diagrammatic basis for the purpose of informal discussion and review of a proposed development. The Township believes this will aid both the developer and Township and avoid unneeded delays. The Township may request the assistance of the Erie County Department of Planning during this stage.
 - b. The sketch plan should include the information below as well as items requested in the Existing Resources and Site Analysis Plan (see Section 207.2) and its attachments.
 - Name and address of the legal owner, the equitable owner, and/or the applicant;
 - Name and address of the professional engineer, surveyor, planner, architect, landscape architect, or site designer responsible for preparing the plan;
 - Graphic scale [usually not greater than one (1) inch equals two hundred (200) feet; however, dimensions on the plan need not be exact at this stage] and north arrow;
 - Approximate tract boundaries, sufficient to locate the tract on a map of the municipality;

- Location map;
 - Streets on and adjacent to the tract (both existing and proposed);
 - 100-year floodplain limits, and approximate location of wetlands, if any.
 - Major physical features within one thousand (1,000) feet of the development, such as roads, floodplains, wetlands or existing developments. Please note this information need not be precise and aerial photos, copies of U.S.G.S. maps and similar resources can be used for this element as long as the presentation is accurate and fairly presents the surrounding features.
 - Schematic layout indicating a general concept for land conservation and development of a “bubble” format is acceptable for this delineation.
 - General description of proposed method of water supply, sewage disposal, and stormwater management.
2. **Site Inspection:** After preparing the Existing Resources Plan and attachments, the applicant shall arrange for a site view of the property by the Planning Commission, the Subdivision Administrator, Township officials and their representatives (if any). Copies of the sketch plan and the Existing Resources Plan with attachment material shall be delivered to the Township at least a week prior to the on-site meeting. The applicant and the site designers are to accompany the Planning Commission and Township officials. The purpose of the visit is to familiarize local officials with the property’s existing conditions and special features, to identify potential site design issues, and to provide an informal opportunity to discuss site design concepts, including the general layout of designated Greenway lands (if applicable), and potential locations for proposed buildings and street alignments. Comments made by Township officials, their staff and professional consultants shall be interpreted as being only suggestive. It shall be understood by all parties that no formal recommendations can be offered, and no official decisions can be made, at the site inspection.

Section 204 Procedure for Obtaining Approval of a Minor Subdivision Plan

Greenfield Township will normally designate a subdivision as a Minor Subdivision if the conditions set forth by this Ordinance are met. These are subdivisions of six (6) lots or less that do not require the construction of a public road, public storm drains, or public water or sewer facilities. However, the Township will reserve the right to designate a subdivision as major if site conditions warrant same. *Note: If the developer of a Minor Subdivision opts to follow the Conservation Subdivision process, the development will be eligible for any benefits that may apply.*

Overview – Process for Review and Approval: All subdivisions shall first be filed with the Subdivision Administrator. The Administrator shall review the submission for completeness. All required fees are to be paid prior to processing. Incomplete applications, or those without the necessary fees, will not be considered as valid applications and returned to the developer with its deficiencies noted. They will not be considered as a formal application. After acceptance, the review and approval process is as follows:

- Submission for review and comments to the Erie County Department of Planning
- Submission to any appropriate public agency (as needed)*
- Submission to the Township engineer (as needed)*
- Review by the Greenfield Township Planning Commission
- Approval, conditional approval, or denial by the Board of Township Supervisors

**Normally, such references will only occur with Major/Conservation Subdivisions.*

Detailed Instructions

1. The applicant shall file six (6) blue-line or black-line copies of a plan of the proposed layout if the plan is to be recorded with a deed or six (6) blue-line or black-line copies and one (1) mylar (or equivalent). This plan shall meet the standards set forth under Section 205. No subdivision application shall be considered complete until all supporting documents pertaining to the subdivision have been submitted to Greenfield Township along with the appropriate application fees. If the application is defective or incomplete, the applicant shall be notified in writing within ten (10) days of the date of receipt and the application shall be null and void *ad init.* and shall be deemed withdrawn by the applicant.
2. All current requirements of the Erie County Department of Health and the Pennsylvania Department of Environmental Protection (DEP) regarding on-lot sewage disposal or sewage disposal facilities must be met and documentation of compliance must be included with the plan.
3. The requirements set forth in Sections 204.1 and 204.2 shall be met before the Minor Subdivision plan may be considered a complete application.
4. Greenfield Township may require copies of the plan to be submitted by any public agency which may be concerned with such subdivision and whose consideration is deemed necessary. In all cases, a copy of any proposed subdivision shall be submitted to the Erie County Department of Planning for their review. It shall be the developer's responsibility to deliver copies of the plan, along with any pertinent material, to the Erie County Department of Planning and any other agency designated by the Township. The Township shall not approve any 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. ***Please Note: Greenfield Township values the review of the Erie County Department of Planning and generally will wish to obtain it before it proceeds with the processing of a subdivision.***
5. Timing: To expedite subdivision reviews, the applicant should submit a subdivision at least ten (10) days prior to the meeting of the Township Planning Commission. The Planning Commission shall review plans prior to the formal consideration by the Supervisors. The Township Supervisors shall render its decision on a subdivision application within ninety (90) days of the date it is reviewed by the Greenfield Township Planning Commission. However, if the Planning Commission does not meet within thirty (30) days from the filing of the application, the ninety (90) days shall be measured from the thirtieth (30th) day following the day the application was filed. This time period may be extended upon the mutual consent, in writing, of the developer and the Township.

6. The decision on any application for approval will be in written form and will be communicated to the applicant personally or mailed to the applicant at his or her last known address within fifteen (15) days of such decision. The plan can be approved as submitted, approved with conditions or a denied (see also item 7 below). If approved with conditions, the applicant shall indicate, in writing, acceptance of such conditions within twenty (20) days from the date of the notice of same from the Board of Supervisors to the applicant. If the developer either rejects the conditions or fails to respond within twenty (20) days, the approval of the plan shall be rescinded.
7. Denial of the application will specify the faults in such application and describe the requirements, which have not been met. It shall further cite the specific provisions of the Greenfield Township Subdivision and Land Development Ordinance or any other municipal ordinance with which it is not consistent.
8. Upon approval of the Minor Subdivision Plan, the subdivider shall, within ninety (90) days, have it recorded in the office of the Erie County Recorder of Deeds.

The Recorder shall not record any plan not bearing the approval of Greenfield Township. Failure to record said plan within ninety (90) days of approval shall result in said approval being deemed null and void and may require the plan to be resubmitted. However, the Township, at its discretion, may re-approve the plan if there have been no material changes to the conditions relative to the plan. Typically, such re-approval will be signified through initials by the Board of Supervisors.

9. Approval of a subdivision which was granted on the basis of false or erroneous information provided by the subdivider or his agent(s) shall be deemed to be null and void.

Section 205 Minor Subdivision Plan Requirements

The Township may waive the requirements of submitting a preliminary subdivision plan provided the final subdivision plan meets all the requirements of these regulations and improvements required. *(Note: Developers of Minor Subdivisions may opt to follow the Conservation Subdivisions process. If so, they shall follow the process as outlined in Section 206.)*

1. The size requirements for plans submitted for recording with a deed or within a map book shall be as established by the Erie County Recorder of Deeds Office*. The plan shall be drawn at a scale of 1" = 200', 1" = 100' or larger. With the concurrence of the Board of Supervisors and upon the recommendations of the Township engineer, other scales may be acceptable. However, in any case, the plan must be drawn at the largest practical scale and must be legible. All plans must contain the following information:

**In 2007, 18" x 24"*

- a. Title block with name of subdivision, municipality, developer, date, scale notation, surveyor, engineer (if required), north arrow, tax parcel number and zoning classification. Spaces for review certification by the Erie County Department of

Planning, the Greenfield Township Planning Commission as well as for the approval of the Board of Township Supervisors will be provided in the lower left or right hand corner of the plan. (See appendix for wording.)

- b. Graphic scale.
 - c. A location map showing relation of tract to the surrounding area and to the remaining property from which lot(s) are being subdivided and including the parent tract in its entirety. A separate inset map of the parent tract is acceptable. These maps need not be drawn to scale.
 - d. Survey map of tract boundaries, proposed lots, with bearings and distances certified by a registered surveyor. Lot lines with all distances and bearings. Distances are to be measured to the nearest hundredth of a foot. Survey closures shall be 1:10,000 or less.
 - e. Proposed building setback lines with distances, plus all existing buildings, and septic systems on the newly created parcel(s) shall be shown.
 - f. Existing and proposed easements and areas to be dedicated to public use, if any.
 - g. The names of existing streets within and abutting the subdivision shall be shown, including the right-of-way and cartway widths and dimensions.
 - h. Certification, with seal, by a Pennsylvania registered surveyor. Certification with seal, by a Pennsylvania registered engineer, as needed.
 - i. All lots, or parcels, must be numbered, and labeled accordingly.
 - j. Each lot shall be labeled as to its size in acres or square feet, or such information shall be included in tabular form upon the plan.
2. Additional material to be submitted:
- a. Greenfield Township application form.
 - b. Copies of any existing or proposed deed restrictions.
 - c. If the parcel being created by subdivision does not meet the zoning requirements of a lot (i.e. width, square footage, etc.) and is intended to be annexed to an existing lot, it will be regarded as a replat. The applicant shall provide a copy of the deed language to be recorded. It shall either: (1) describe by survey, and as one parcel only, both the original lot and the lot to be annexed, or (2) describe as individual parcels both the original lot and the lot to be annexed and shall include the following language: The two parcels herein described are to hereinafter be considered annexed and treated as one solitary parcel for tax purposes, and the parties hereto, for

themselves, their successors and assigns, agree that the premises herein described will not be subdivided without further review and approval of Greenfield Township.

- d. Evidence that all requirements of the Pennsylvania Department of Environmental Protection, including approval, especially regarding sewage disposal, or the Erie County Health Department have been satisfied.

Section 206 Procedure for Obtaining Approval of the Conceptual Preliminary Plan of a Major/Conservation Subdivision

Please note that, although the developer must follow the Conceptual Preliminary Plan approach, as outlined in Section 206, the developer may submit a traditional subdivision in lieu of a Conservation Subdivision. However, primary conservation areas shall not be developed. And, such conservation areas can be included in individual parcels, be the responsibility of homeowners association, transferred to a conservancy, or left in the developer's ownership. The processing of Major/Conservation Subdivisions requires two steps, a Preliminary or Conceptual Preliminary Plan, which, after approval, is followed by a Final Plan. For all Major/Conservation Subdivisions, the Conceptual Preliminary Plan is required. The processing is two steps, and is covered below. *Please note that all major subdivisions will follow the "Growing Greener" processing as set forth herein.* An overview of agency review/action is below.

- Submission for review and comments to the Erie County Department of Planning*
- Submission to any appropriate public agency (as needed)
- Submission to the Township engineer (as needed)
- Review by the Greenfield Township Planning Commission*
- Approval, conditional approval, or denial by the Board of Township Supervisors*

**Required*

1. The applicant shall file six (6) blue-line or black-line copies and one (1) mylar (or equivalent) copy of a conceptual preliminary plan of a proposed layout. This plan shall meet the requirements set forth under Section 207. No preliminary application shall be considered complete until all supporting documents pertaining to the subdivision have been submitted to the Township of Greenfield along with the appropriate application form and fees. (See Section 207.2) If the application is defective or incomplete, the applicant shall be notified in writing within ten (10) days of the date of receipt and the application shall be null and void *ad init.* and shall be deemed withdrawn by the applicant.
2. The Township of Greenfield may require submission copies of the preliminary plan to any public agency or utility which may be concerned with such subdivision and whose consideration is deemed necessary. The Township shall require a copy of any proposed subdivision be delivered to the Erie County Department of Planning for this review. It shall be the developer's responsibility to deliver copies of the plan, along with any pertinent material to the Erie County Department of Planning and any other agency designated by the Township. The Township shall not approve any 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. ***Please Note: Greenfield Township values the review of the***

County Department of Planning and generally will wish to obtain same before it proceeds with the processing of a subdivision.

3. A subdivision plan must be submitted no fewer than ten (10) calendar days prior to the next Planning Commission meeting, in order to be considered at that meeting. The Planning Commission will review all plans prior to consideration by the Board of Supervisors.
4. The Board of Supervisors shall act on any conceptual preliminary plan within ninety (90) days of its next regularly scheduled meeting following the Planning Commission review. If the next regular Planning Commission meeting is 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. This time period may be extended upon the mutual consent, in writing, of the developer and the Township.

If the parties agree this review period shall be extended for a period of thirty (30) or more days, to provide additional time to submit all the required materials and for the Township to review same, any such agreement shall be in writing.

5. The decision on any application for a conceptual preliminary plan approval shall be in written form and must be communicated to the applicant personally or mailed to him at his last known address within fifteen (15) days of such decision. The plan can be approved as submitted, approved with conditions or a denied (see also item 6 below). If approved with conditions, the applicant shall indicate, in writing, acceptance of such conditions within twenty (20) days from the date of the notice of same from the Board of Supervisors to the applicant. If the developer either rejects the conditions or fails to respond within twenty (20) days, the approval of the plan shall be rescinded.
6. Denial of the application for a conceptual preliminary plan approval must specify the faults in such application and describe the requirements, which have not been met. It shall further cite the provisions of the Greenfield Township Subdivision and Land Development Ordinance or any other municipal ordinance, which the Plan does not meet.
7. Failure of the Greenfield Township Board of Supervisors to respond to an application within the time period and in the manner designated herein shall constitute an approval of the application in terms presented unless the applicant has agreed to an extension of time or modification of the manner of presentation of the decision.
8. Approval of a preliminary plan, which was granted on the basis of false or erroneous information provided by the subdivider or his agent(s), shall be deemed to be null and void.
9. Please note, the applicant is granted certain rights relative to changes in applicable ordinances after a subdivision plat, preliminary or final, has been approved. Please see Article V of the Planning Code for further information.

Section 207 Requirements – Conservation Subdivisions

The following outlines the design requirements of the Conservation Subdivision. Please note that all plans and maps, even at the conceptual stage, shall bear the name, address and telephone number of the surveyor, engineer, landscape architect or other professional responsible for preparing same as well as the name, address and telephone number of the property owner. All documents, conceptual or final, shall also bear the signatures and seals of such professional consultants, as appropriate, as well as the signature of the owner.

1. **Site Context Map:** A map showing the location of the proposed subdivision within its neighborhood context shall be submitted. For sites under one hundred (100) acres in area, such maps shall be at a scale not less than 1" = 200', and shall show the relationship of the subject property to natural and man-made features existing within one thousand (1,000) feet of the site. For sites of one hundred (100) acres or more, the scale shall be 1" = 400', and shall show the above relationships within two thousand (2,000) feet of the site. The features that shall be shown on Site Context Maps include topography (from U.S.G.S. maps), stream valleys, wetland complexes (from maps published by the U.S. Fish and Wildlife Service or the U.S.D.A. Natural Resources Conservation Service), public roads and trails, utility easements and rights of way, public land, and land protected under conservation easements.

2. **Existing Resources and Site Analysis Plan:** For all Major/Conservation Subdivisions (except those in which all proposed lots are to be ten (10) or more acres in area), an Existing Resources and Site Analysis Plan and attachments shall be prepared to provide the developer and the Township with a comprehensive analysis of existing conditions, both on the proposed development site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs. The Township shall review the plan to assess its accuracy, conformance with Township ordinances. Unless otherwise specified by the Planning Commission, such plans shall generally be prepared at the scale of 1" = 100' or 1" = 200', whichever would fit best on a single standard size sheet (24" x 36"). The following information shall be included in this Plan:
 - a. A vertical aerial photograph (from existing resources) enlarged to the same scale as the Existing Resource Map, with the site boundaries clearly marked.

 - b. Topography, the contour lines of which shall generally be at two- (2) foot intervals, determined by photogrammetry [although ten- (10) foot intervals are permissible beyond the parcel boundaries, interpolated from U.S.G.S. published maps]. The determination of appropriate contour intervals shall be made by the Planning Commission, as advised by the Township engineer, which may specify greater or lesser intervals on exceptionally steep or flat sites. Slopes between fifteen percent (15%) and twenty-five percent (25%) and exceeding twenty-five percent (25%) shall be clearly indicated. Topography for major subdivisions shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official U.S.G.S. benchmarks.

- c. The location and delineation of ponds, streams, ditches, drains, and natural drainage swales, as well as the 100-year floodplains and wetlands, as defined in the Township's Zoning Ordinance or the Floodplain Ordinance or by available sources.
 - d. Vegetative cover conditions on the property according to general cover type including cultivated land, woodlands [in excess of two (2) acres], wetlands, and the actual canopy line of existing woodlands.
 - e. Soil series, types and phases, as mapped by the Erie County Soil Survey, and accompanying data published for each soil relating to its suitability for construction and for septic system suitability.
 - f. All existing man-made features, including, but not limited to, public roads, driveways, farm roads, other roads, buildings, foundations, walls, wells, drainage (septic) fields, dumps, utilities, waterlines, fire hydrants, storm and sanitary sewers, gas lines and rights-of-way, electric lines and rights-of-way, and any underground storage tanks.
 - g. All easements and other encumbrances of property, which are or have been filed of record with the Recorder of Deeds of Erie County shall be shown on the plan.
 - h. Total acreage of the tract exclusive of proposed street rights of way.
 - i. Title block with name of subdivision, municipality, developer, date, scale notation, surveyor, engineer, north arrow, tax parcel number and zoning classification. Spaces for review certification by the Erie County Department of Planning and the Greenfield Township Planning Commission as well as for the approval of the Board of Township Supervisors will be provided in the lower left or right-hand corner of the plan. (See appendix for wording.)
3. **Four-Step Design Process for Subdivisions in the Conservation Design Overlay District:** All Conceptual Preliminary Plans shall include documentation of a four-step design process in determining the layout of proposed Greenway lands, house sites, streets and lot lines, as described below. (See also Section 312.2)
- a. **Step 1 – Delineation of Greenway Lands**
 - (1) The minimum percentage and acreage of required Greenway lands shall be calculated by the applicant and submitted as part of the Sketch Plan or Conceptual Preliminary Plan in accordance with the provisions of this Ordinance and of the Greenfield Township Zoning Ordinance. Greenway lands shall include all Primary Conservation Areas and those parts of the remaining buildable lands with the highest resource significance.
 - (2) Proposed Greenway lands shall be designated using the Existing Resources and Site Analysis Plan and attachments as a base map and complying with the Zoning Ordinance and Article III herein, dealing with Resource

Conservation and Greenway Delineation Standards. The Township's Map of Conservation Considerations and its Long-Range Land Use Plan in the Comprehensive Plan (2002) shall also be referenced and considered. Primary Conservation Areas shall be delineated comprising of floodplains, wetlands, slopes over twenty-five percent (25%), and all areas identified as Conservation Areas by the Township's Comprehensive Plan (see plate Greenfield Township Long-Range Use Plan).

- b. **Step 2 – Location of House Sites:** Potential house sites shall be tentatively located, using the proposed Greenway lands as a base map, as well as other relevant data on the Existing Resources and Site Analysis Plan such as topography and soils. House sites should generally be located not closer than one hundred (100) feet from Primary Conservation Areas, taking into consideration the potential negative impacts of residential development on such areas as well as the potential positive benefits of such locations to provide attractive views and visual settings for residences.
- c. **Step 3 – Alignment of Streets and Trails:** Upon designating the house sites, a street plan shall be designed to provide vehicular access to each house, complying with the standards herein and bearing a logical relationship to topographic conditions. Impacts of the street plan on proposed Greenway lands shall be minimized, particularly with respect to crossing environmentally sensitive areas such as wetlands and traversing slopes exceeding fifteen percent (15%). Street connections shall generally be encouraged to minimize the number of new cul-de-sacs to be maintained by the Township and to facilitate access to and from homes in different parts of the tract (and adjoining parcels).
- d. **Step 4 – Drawing in the Lot Lines:** Upon completion of the preceding three steps, lot lines are drawn as required to delineate the boundaries of individual residential lots. Applicants shall be prepared to submit four separate sketch maps indicating the findings of each step of the design process, if so requested by the Planning Commission or the Board of Supervisors.

4. Preliminary Resource Impact and Conservation Plan

- a. A Preliminary Resource Impact and Conservation Plan shall be prepared for all Conservation Subdivision and Major Land Development Applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the Existing Resources and Site Analysis Plan (as required under Section 207.2). The Impact and Conservation Plan can be a short narrative describing proposed activities on the site, possible environmental issues and steps taken to mitigate same (see also item 4.c. below).
- b. Using the Existing Resources and Site Analysis Plan as a base map, impact areas shall be mapped according to the following categories: (1) primary impact areas, i.e., areas directly impacted by the proposed subdivision; (2) secondary impact areas, i.e., areas in proximity to primary areas which may be impacted; and (3) designated

protected areas, either to be included in a proposed Greenway or an equivalent designation such as dedication of a neighborhood park site.

- c. This requirement for a Preliminary Resource Impact and Conservation Plan may be waived by the Planning Commission if, in its judgment, the proposed development areas, as laid out in the Sketch Plan or in the Conceptual Preliminary Plan would be likely to cause no more than an insignificant impact upon the site's resources.

5. Preliminary Improvements Plan: This plan shall include the following items:

- a. Trails and significant natural features, including topography, areas of steep slope, wetlands, 100-year floodplains, swales, general vegetation, existing utilities, and other site features, as indicated on the Existing Resources and Site Analysis Plan.
- b. Existing and approximate proposed lot lines, lot areas, any existing easements and rights-of-way. For properties subject to the Conservation Design Overlay District, the boundaries of Greenway lands shall be indicated.
- c. Approximate location, alignment, and width of all proposed streets and street rights-of-way, including all street extensions or stubs that are reasonably necessary to provide adequate street connections and facilities to adjoining development or undeveloped areas; preliminarily engineered profiles for proposed streets. Typical street cross-section drawing(s) for all proposed streets shall be shown, including details relating to thickness, crowning and construction materials (see also Section 303). The Township must approve all new street names.
- d. Approximate location of proposed swales, drainage easements and stormwater management facilities.
- e. Where community sewage service is proposed*, the conceptual layout of proposed sewage systems, including but not limited to the tentative locations of sewer mains and sewage treatment plants, showing the type and degree of treatment intended and the size and capacity of treatment facilities. Where on-lot sewers will be used, location of all percolation tests as may be required under this Ordinance, including all failed test sites or pits as well as those approved and including an approved alternate site for each lot requiring a sand mound system. All approved sites shall be clearly distinguished from unapproved sites. (All testing to be completed by the Erie County Department of Health.)

**Note: It is not anticipated that public water and sewer will be available in the Township for ten to fifteen years from the date of the Comprehensive Plan (2002). Therefore, it is likely that any new public community service facility will be constructed for a specific development. The developer will be responsible for all permits and costs associated therewith. However, the Township will be kept apprised of such action related thereto.*

- f. Where central water service is proposed, the conceptual layout of proposed water distribution facilities including water mains, fire hydrants, storage tanks and, where appropriate, wells or other water sources.*

**Note: It is not anticipated that public water and sewer will be available in the Township for ten to fifteen years from the date of the Comprehensive Plan (2002). Therefore, it is likely that any new public community service facility will be constructed for a specific development. The developer will be responsible for all permits and costs associated therewith. However, the Township will be kept apprised of such action related thereto.*

- g. Approximate location and dimensions of proposed playgrounds, public buildings, public areas and parcels of land proposed to be dedicated or reserved for public use.

- h. Where the applicant proposes to install the improvements in phases, he shall submit with the Conceptual Preliminary Plan a delineation of the proposed sections and a schedule of deadlines within which applications for final approval of each section are intended to be filed.

I. Utilities and Easements

- (1) Approximate locations of proposed utility easements.

- (2) Approximate layout of all water lines, sanitary and storm sewers and location of all valves, fire hydrants, inlets and culverts, and any proposed connections with existing facilities. (These data may be on a separate plan.)

- (3) The tentative location of proposed on-site sewage facilities.

- j. Signature blocks for the Greenfield Township Planning Commission, Board of Supervisors, and the Erie County Department of Planning shall be provided on the left or right-hand side of the Preliminary Improvements Plan. (See appendix.)

6. Preliminary Studies and Reports: When required by the Board of Supervisors, typically in cases involving large subdivision and land development proposals or smaller development plans where the Board believes that potential impacts could be significant, the Conceptual Preliminary Plan submission shall include one or more of the following studies to assist in determination of the impact of the application upon Township services and facilities:

- a. Sewer and Water Feasibility Report

- b. Erosion and Sedimentation Control Plan, as required by the Erie County Conservation District (*Note: Contact the Conservation District for their regulations.*)

- c. Traffic Impact Study – A traffic impact study will be required of all developments with fifty (50) or more dwelling units or any land development generating an estimated five hundred (500) trips a day or more. (Trip generation estimates will use

such sources as those provided by the Institute of Traffic Engineers.) Traffic impact studies are intended to inform the Township of the number of trips per day of the development, its effect on the Township's road system, safety issues, the type of vehicles to be accommodated and related items.

d. Community Association Document

- (1) A Community Association Document, also known as a Homeowner's Association Document or a Condominium Association Document, shall be provided for all subdivision and land development applications which propose lands or facilities to be used or owned in common by all the residents of that subdivision or land development and not deeded to the Township.
- (2) The elements of the Community Association Document shall include, but shall not necessarily be limited to, the following:
 - (a) A description of all lands and facilities to be owned by the Community Association. This description shall include a map of the proposal highlighting the precise location of those lands and facilities.
 - (b) Statements setting forth the powers, duties, and responsibilities of the Community Association, including the services to be provided.
 - (c) A Declaration of Covenants, Conditions, and Restrictions, giving perpetual easement to the lands and facilities owned by the Community Association. The Declaration shall be a legal document, which also provides for automatic Association membership for all owners in the subdivision or land development and shall describe the mechanism by which owners participate in the Association, including voting, elections, and meetings. Furthermore, it shall give power to the Association to own and maintain the common property and to make and enforce rules.
 - (d) Statements prescribing the process by which Community Association decisions are reached and setting forth the authority to act.
 - (e) Statements requiring each owner within the subdivision or land development to become a member of the Community Association.
 - (f) Statements setting cross covenants or contractual terms binding each owner to all other owners for mutual benefit and enforcement.
 - (g) Requirements for all owners to provide a pro rata share of the cost of the operations of the Community Association.

- (h) A process of collection and enforcement to obtain funds from owners who fail to comply.
- (3) A process for transition of control of the Community Association from the developer to the unit owners.
- (4) Statements describing how the lands and facilities of the Community Association will be insured, including limit of liability.
- (5) Provisions for the dissolution of the Community Association, in the event this should be needed.

Please Note: See also "Ownership and Management of Greenway Land and Common Facilities" of the Zoning Ordinance.

- 7. **Preliminary Greenway Ownership and Management Plan:** Using the Conceptual Preliminary Plan as a base map, the boundaries, acreage and proposed ownership of all proposed Greenway areas shall be shown. In addition, the applicant shall also submit a Preliminary Greenway Ownership and Management Plan, and shall be consistent with the requirements of the Zoning Ordinance (“Ownership and Management of Greenway Land and Common Facilities”).
- 8. **Preliminary Engineering Certification:** Prior to approval of the Conceptual Preliminary Plan, the applicant shall submit to the Planning Commission a “Preliminary Engineering Certification” stating that the approximate layout of proposed streets, house lots, and Greenway lands complies with the Township’s zoning and subdivision ordinances, particularly those sections governing the design of subdivision streets and stormwater management facilities. This certification requirement is meant to provide the Planning Commission and Board of Supervisors with assurance that the proposed plan is able to be accomplished within the Township’s current regulations. The certification shall also note any modification needed to implement the plan as drawn.

Section 208 Procedure for Obtaining Approval of a Final Plan Conservation/ Major Subdivision

The processing of the Final Plan is essentially identical to that for a Preliminary Plan (see Section 206).

- 1. The applicant shall file six (6) blue-line or black-line copies and one (1) mylar (or equivalent) copy of a final plan of a proposed layout. This plan shall meet the standards set forth under Section 207. No final application shall be considered complete until all supporting documents pertaining to the subdivision have been submitted to the Township of Greenfield along with the appropriate application form and fees. If the application is defective or incomplete, the applicant shall be notified in writing within ten (10) days of the date of receipt and the application shall be null and void *ad init.* and shall be deemed withdrawn by the applicant.

2. The Township of Greenfield may submit copies of the final plan to any public agency or utility which may be concerned with such subdivision and whose consideration is deemed necessary. It shall be the developer's responsibility to deliver copies of the plan, along with any pertinent material, to the Erie County Department of Planning and any other agency designated by the Township.
3. Unless a different time period is formally approved by the Township, final plans must be submitted for approval within one (1) year of the approval of a preliminary plan or the preliminary plan approval is deemed rescinded and must be secured again. This plan shall meet the standards set forth under Section 208.1. No final application shall be considered complete until all supporting documents pertaining to the subdivision have been submitted to the Township along with the appropriate application form and fees (see also Section 208.2). In accordance with Section 502(b) of the Pennsylvania Municipalities Planning Code, the Township shall forward a copy of any proposed subdivision to the Erie County Department of Planning for their review. The Township shall not approve any 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. ***Please Note: Greenfield Township values the review of the County Department of Planning and generally will wish to obtain it before it proceeds with the processing of a subdivision.***
4. A subdivision plan must be submitted no fewer than ten (10) calendar days prior to the next Planning Commission meeting, in order to be considered at that meeting. The Planning Commission will review all plans prior to consideration by the Board of Supervisors.
5. The Board of Supervisors shall act on any final plan within ninety (90) days of its next regularly scheduled meeting following the Planning Commission review. If the next regular Planning Commission meeting is 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.

If the Township and applicant agree this review period may be extended for a period of thirty (30) or more days, to provide additional time to submit all the required materials and for the Township to review same. Any such agreement shall be in writing.

6. The decision on any application for final plan approval must be in written form and must be communicated to the applicant personally or mailed to him at his last known address within fifteen (15) days of such decision. The plan can be approved as submitted, approved with conditions or a denied (see also item 7 below). If approved with conditions, the applicant shall indicate, in writing, acceptance of such conditions within twenty (20) days from the date of the notice of same from the Board of Supervisors to the applicant. If the developer either rejects the conditions or fails to respond within twenty (20) days, the approval of the plan shall be rescinded.
7. Denial of the application for a final plan approval must specify the faults in such application and describe the requirements, which have not been met. It shall further cite the provisions

of the Greenfield Township Subdivision and Land Development Ordinance or any other municipal ordinance, which the plan does not meet.

8. Failure of the Greenfield Township Board of Supervisors to respond to an application within the time period and in the manner designated herein shall constitute an approval of the application in terms presented unless the applicant has agreed to an extension of time or modification of the manner of presentation of the decision.
9. Approval of a final plan, which was granted on the basis of false or erroneous information provided by the subdivider or his agent(s), shall be deemed to be null and void.
10. Please note, the applicant is granted certain rights relative to changes in applicable ordinances after a subdivision plat, preliminary or final, has been approved. Please see Article V of the Planning Code for further information.
11. All current requirements of the Erie County Department of Health and the Department of Environmental Protection (DEP) regarding on-lot sewage disposal or sewage disposal facilities must be met and documentation of compliance must be included with the plan. On-lot systems must be approved by the appropriate County Health Department officer.
12. No final plan can be approved until required improvements are completed and a sealed certified report prepared by a licensed professional engineer and/or surveyor certifying that improvements installed meet the minimum requirement of the Greenfield Township Subdivision and Land Development Ordinance or a guarantee of their completion is offered (see Article VI).

Section 209 Detailed Final Plan, Major/Conservation Subdivisions

Final plans shall conform to the Conceptual Preliminary Plan, including any conditions specified by the Board. A Detailed Final Plan shall consist of and be prepared in accordance with the following:

1. **Drafting Standards:** All drafting standards as required in Section 208 shall apply. Also, final plans shall be prepared at the scale of 1" = 100' or 1" = 200'. However, Detailed Final Plans for low density "Option 4" subdivisions shall generally not be required to be prepared at scales finer than 1" = 200', unless special conditions exist on the site. All submissions must be at a scale to facilitate review. Alternative scales may be allowed upon application to the Township and their concurrence.
 - a. Title block with name of subdivision, municipality, developer, owner, date, scale notation, surveyor, engineer, north arrow, tax parcel number and zoning classification. Spaces for review certification by the Erie County Department of Planning and the Greenfield Township Planning Commission as well as for the approval of the Board of Township Supervisors will be provided in the lower left or right-hand corner of the plan. (See appendix for wording.)
 - b. Graphic scale.

- c. Block and lot numbers (in consecutive order); total number of lots, acreage of whole development.
- d. Location map showing relation of tract to the surrounding area and to the remaining property from which lot(s) are being subdivided and including the parent track in its entirety.
- e. Lot lines with bearings and distances of all straight lines and arcs. Distances are to be measured to the nearest hundredth of a foot. The area of all lots shall be shown in acres or square feet rounded to the nearest hundredth of a foot.
- f. Pedestrian ways or sidewalks, bike trails or Greenways.
- g. Accurate dimensions of existing public land and of any property to be dedicated or reserved for public, semi-public, or community use.
- h. Contours at vertical intervals of two (2) feet unless otherwise specified.
- i. Accurate boundary lines, with bearings and distances, which provide a survey of the tract. The survey closure shall be 1:10,000 or less.
- j. Accurate distances and directions to the nearest established street corners or official monuments. Reference corners shall be accurately described on the plan.
- k. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
- l. Complete curve data for all curves included in the plan, including radius, delta angle, tangent, arc, and chord.
- m. Street cartway and right-of-way lines with accurate dimensions in feet and hundredths of feet, with bearing of such street lines.
- n. Street names.
- o. Location and description of all permanent monuments and lot markers.
- p. For major subdivisions, a minimum of two (2) concrete monuments being six (6) inches by six (6) inches in cross section two (2) feet six (6) inches minimum length, with one-half ($\frac{1}{2}$) inch steel rod running the length of the monument. The two (2) concrete monuments shall be set on the perimeter boundary and be inter-visible with each other at a minimum distance of two hundred (200) feet apart if possible. All other permanent markers shall be either one (1) inch iron pipes or five-eighths ($\frac{5}{8}$) inch iron bars with a cap, showing the name of the individual surveyor or the company and the registration number of the responsible surveyor. These markers shall be set at all corners and angle points of the tract boundaries abutting proposed

lots and at all street right-of-way intersections and such intermediate points as may be required (i.e., PCs and PTs of curves which are not property corners).

- q. Easements for utilities and any limitations on such easements.
- r. Setback lines not less than the minimum as fixed by the Township zoning ordinance, or any other setback lines as established by these regulations, by a competent public authority, or those specified in the deed restrictions, whichever is greatest.
- s. Certification, with seal, by a registered surveyor and/or engineer as may be required.
- t. Proposed building setback lines with distances plus all existing buildings, and septic systems on the newly created parcel(s).

2. Additional material to be submitted:

- a. Appropriate official Township application form completed and necessary fees.
- b. Restrictions of all types, which will run with the land and become covenants in the deeds of lots shown on the plan.
- c. All covenants running with the land governing the reservation and maintenance of dedicated or undedicated land or open space, which shall bear the certificate of approval of the Township's solicitor as to their legal sufficiency.
- d. Final profiles, typical cross sections, and specifications for street improvements, and sanitary and storm sewerage, and water distribution systems shall be shown on one (1) or more separate sheets. Where public or private improvements other than monuments and street/traffic signs are to be required for any subdivision or land development, an improvement construction plan and specifications, prepared by a registered professional engineer, shall be filed, setting forth the precise nature and exact location of the work and all engineering data necessary for completion of the work. The improvements construction plan and specifications shall be subject to approval of the Township engineer and the Board as a prerequisite to approval of the final plan.
- e. Certificate of dedication of streets and other public property. (This is the written offer of dedication.)
- f. Where lot sizes are based on public water and/or public sewer facilities, assurance acceptable to the Township that such facilities will be installed and service provided.
- g. Such certifications of approval by proper authorities of the State, County or the Township as may be required by the Township, including certificates approving the water supply system and sanitary sewer system of the subdivision.
- h. One of the following for guaranteeing improvements:

- (1) A certification from the Township engineer that all improvements and installations in the subdivision required by these regulations have been made or installed in accordance with specifications; or
 - (2) A certificate from the subdivider that financial security satisfactory to the Township has been filed for all improvements and installations required for final approval of the subdivision, and evidence thereto (see Article VI).
- i. Letter from the Erie County Conservation District stating that the Erosion and Sedimentation Control Plan has been approved and that a land disturbance permit has been issued for earth-moving activities.
- j. Evidence that all requirements of the Pennsylvania Department of Environmental Protection, which pertain to subdivisions, have been satisfied.
3. **Existing Resources and Site Analysis Plan:** A plan as stipulated in Section 207.2 consistent with the terms of Conceptual Preliminary Plan approval and modified as necessary to reflect the proposal for final approval.
4. **Final Resource Impact and Conservation Plan**
 - a. This plan shall comply with all of the requirements for the Preliminary Resource Impact and Conservation Plan, as set forth in Section 207, to reflect all proposed improvements described in the other Detailed Final Plan documents as required under Section 208 herein.
 - b. In addition to the requirements of Section 209, the applicant shall submit an accompanying Resource Assessment Report divided into the following sections: (1) description of existing resources (as documented in Section 207.4); (2) impacts of the proposed subdivision on existing resources, correlated to the areas depicted in the Final Resource Impact and Conservation Plan; and (3) measures taken to minimize and control such impacts both during and following the period of site disturbance and construction. The qualifications and experience of the preparer of this report shall be provided.
5. **Final Stormwater Management and Erosion and Sedimentation Control Plan:** (See also Township Ordinance 97-1)
6. **Final Greenway Ownership and Management Plan:** Using the Detailed Final Plan as a base map, the precise boundaries, exact acreage, and proposed ownership of all proposed Greenway areas shall be shown. A narrative report shall also be prepared indicating how and by whom such Greenway areas will be managed, and demonstrating compliance with the Greenfield Township Zoning Ordinance. Ownership of Greenway lands, depending upon use, shall use one of the following options:
 - Attached to individual lots, or

- Owned by a homeowner's association, or
- Deeded to a conservancy, or
- Retained by the developer

7. Final Landscaping Plan

8. Additional Approvals, Certificates and Documents

- a. All offers of dedication of realty or structures and all declarations, easements and covenants governing the reservation and maintenance of undedicated open space, for the Detailed Final Plan shall be in such form as shall be satisfactory to the Board.
- b. A copy of such deed restrictions, easements, covenants and declarations, which are to be imposed upon the property to comply with the Detailed Final Plan as approved by the Board. All such documents shall be in such form as is satisfactory to the Board.
- c. Spaces for review certification by the Erie County Department of Planning and the Greenfield Township Planning Commission as well as for the approval of the Board of Township Supervisors will be provided in the lower left- or right-hand corner of the plan. (See appendix for wording.)
- d. Owner's certification.

Article III Plan and Design Standards

Section 301 Application

1. The following land subdivision principles, standards and requirements will be applied by the Township in evaluating plans for proposed subdivisions. The exact standards to be applied shall depend upon the type of development, traditional or conservation.
2. The standards and requirements outlined herein shall be considered minimum standards, and requirements for the promotion of the public health, safety, morals and general welfare.
3. Other applicable legal restrictions, which may impose more restrictive standards and requirements than those herein outlined, shall prevail.
4. Where literal compliance with the standards herein specified is clearly impractical, the Board of Supervisors may modify or adjust the standards to permit reasonable utilization of property while securing substantial conformance with the objectives of these regulations. (See Section 902.)

Section 302 General Principles

1. The Conservation Subdivision is the preferred development type for Greenfield Township. *Please Note: All major subdivisions will be processed as Conservation Subdivisions regardless of the option the applicant wishes to follow (traditional or conservation subdivisions).*
2. In planning and executing a subdivision, the applicant shall comply with all laws, codes, rules and ordinances of the Township, Erie County, the Commonwealth of Pennsylvania, Federal governments and all duly constituted agencies thereof.
3. No land shall be subdivided which is unsuitable for development by reason of flooding, poor drainage, adverse earth or rock formations, or any other condition likely to be harmful to the health, safety or welfare of future residents. Such lands shall remain un-subdivided until such time as the conditions causing the unsuitability are corrected.
4. In designing a subdivision, proposed lot design shall be related to surrounding properties. The Board of Supervisors may require dedicated, improved, or undedicated parcels to be provided for future access to adjacent land. Reserve strips (strips of land remaining in the developer's ownership), including those controlling access to streets, shall not be permitted.
5. In addition to the requirements of this Ordinance, all land subject to flooding shall comply with the regulations of the Greenfield Township Flood Plain Ordinance before a subdivision plat may be approved by the Board of Supervisors.

Section 303 Streets, Roads and Sidewalks

1. Local streets in a new development may be laid out to discourage through traffic; however, provisions for the extension and continuation of local streets into and from adjoining areas are required. Developers must also note that any new road that enters into an existing State or Township road will need permission to do so. Clear evidence of such approval will be required.
2. If lots resulting from the subdivision are large enough to permit re-subdivision, or if a portion of the tract is not subdivided, adequate street rights-of-way to permit further subdivision shall be provided as necessary.
3. Dead-end streets shall be prohibited except to provide future street extension into adjoining tracts (which shall be designed as temporary cul-de-sacs), or when designed as permanent cul-de-sacs in accordance with this Ordinance.
4. Proposed streets shall be designed in careful relation to topography, natural drainage, the surrounding road network and the uses designed to be served in the development; they shall be properly integrated with the existing and proposed system of thoroughfares as established in local municipal and county comprehensive plans.
5. The minimum design standards in Table 1, Design Standards for Streets, are hereby required, except as noted by 303.10. For circumstances not covered in Table 1, Publication 70M of PennDOT (most recent edition), will be followed.
6. Sidewalks are not required by the Township. If the developer wishes to install sidewalks, they must be at least four (4) feet wide and adhere to appropriate PennDOT construction standards. Sidewalks shall be noted as the responsibility of the property owner, not the Township.

**Table 1
Design Standards for Streets (Traditional)**

	Local*	Collector	Alley
Right-of-Way	50 feet	60 feet	30 feet
Cartway Width	20 feet w/s 28 feet w/c	22 feet w/s 32 feet w/c	20 feet
Maximum Grade	10%	7.5%	10%
Minimum Grade	0.5%	0.5%	0.5%
Minimum Radius of Curve	150 feet	400 feet	60 feet
Minimum Length of Tangents Between Curves	100 feet	200 feet	50 feet
Minimum Sight Distance	150 feet	300 feet	50 feet

w/s – with shoulder
w/c – with curb

*Includes cul-de-sacs

**Note: Arterial will use PennDOT design standards, as appropriate (see 5 above)

7. The following minimum standards for cul-de-sacs shall be required:
 - a. Cul-de-sacs, permanently designed as such, shall not exceed six hundred sixty (660) feet in length, unless topography or other factors justify a greater distance. But, in no event can a cul-de-sac be used to service no more than twenty (20) dwelling units.
 - b. Cul-de-sacs shall have a minimum radius to the cartway width or curb line of forty-five (45) feet.
 - c. Cul-De-Sac Design: The cul-de-sac is to be completely paved. Depending upon expected traffic flow, a center-based or off-center base facility with a thirty (30) foot radius may be accepted.
 - d. Where possible, cul-de-sacs or other dead-end streets shall be so designed as to allow access to adjacent, undeveloped land.

8. The following shall be the minimum requirements for intersections:
 - a. Intersections involving the junction of more than two (2) streets are prohibited.
 - b. Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than seventy-five (75) degrees.

- c. Local streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of one hundred twenty-five (125) feet from intersections involving other streets.
 - d. Intersections with collector streets shall not be located at intervals of less than four hundred fifty (450) feet as measured from the centerlines.
 - e. Minimum curb or edge of pavement radii at intersections involving only minor streets shall be not less than twenty (20) feet, and not less than twenty-five (25) feet for intersections involving collector streets. Radii for commercial or industrial subdivisions or land developments shall have curb radii of at least twenty-five (25) feet, but higher requirements may be imposed, depending upon expected truck traffic volume and type.
 - f. There shall be a clear sight triangle of seventy-five (75) feet, measured along the centerline from the point of intersection. No buildings or obstructions are permitted in the area (see illustration).
9. Wherever new roads are proposed in a subdivision, the Board of Supervisors shall be involved in the approval process for the subdivision insuring that new roads and surface water drainage systems are designed and constructed in conformance with Township standards.
10. The following requirements for street names shall apply:
- a. Streets that are extensions of, or in alignment with, existing named streets shall bear the names of the existing streets. New street names shall be approved by the Township Supervisors. Postal, emergency services (fire and ambulance), and the Erie County E-911 Office should also be consulted.
 - b. Permanent street signs, of a design approved by the Township, shall be provided at every intersection.
11. Street trees may be permitted provided that they are planted between the right-of-way and the building line, a minimum of twenty (20) feet from the edge of the cartway pavement, and not within the clear sight triangle. Street trees shall be chosen as appropriate to the location (overhead utilities, underground utilities, etc.). Trees shall be selected from lists provided by such organizations as Pennsylvania State University, appropriate to this area.
12. **Street Design for Conservation Subdivisions:** As an option to traditional roads, the Township will work with the developers of Conservation Subdivisions on their street design. Innovations will be encouraged and the following criteria will be used:
- a. All streets shall be public and shall meet appropriate PennDOT standards for liquid fuel reimbursement, and must be approved by the Township engineer.
 - b. All street design and specifications must be approved by the Township engineer.

- c. **Growing Greener Street Design Concepts:** Contrary to traditional road standards the Growing Greener approach uses narrower cartways and more pronounced curves to slow traffic for more pedestrian-friendly roads. Such streets shall:
- Avoid long, straight, street segments
 - Connect shorter road segments with 90-degree and 135-degree bends
 - Where possible, provide terminal vistas
 - Use “S” shaped revised curves on streets with design speeds of thirty (30) miles per hour or less
 - Use single-loaded streets on occasion
 - Use “T” intersections to slow traffic
 - If biking/hiking trails are included in the development, install street-trail intersections
 - Cartways may be less than twenty (20) feet in width
- d. See Village Street Design, Article X.

Section 304 Lots

The following section is to be followed by traditional subdivisions. Conservation Subdivisions – see Section 209 and Sections 310 through 314.

1. Lot dimensions and areas shall not be less than specified by the provisions of the Greenfield Township Zoning Ordinance. Those areas that are used for public rights-of-way shall not be counted toward the total lot size.
2. **Exceptions to Lot Requirements:** Lots intended for utility substations, such as sewage pump stations, electric substations, telecommunication facilities, gas, telephone and water substations, may be exempt from the lot size requirements if:
 - The lot will be used only for the location of utility system appurtenances and will not be used for storage, office, repair facilities and the like.
 - The lot meets all other requirements of this Ordinance or any other Township regulations and local regulations.
3. All newly created lots shall abut a public road with road frontage equal to or exceeding the minimum lot width prescribed in this section.
4. Side lot lines shall be at or near right angles or radial to street lines.
5. Building setback lines, lot width and size shall not be less than specified by provisions of the Greenfield Township Zoning Ordinance.
6. Double frontage lots are prohibited except where employed to prevent vehicular access to major traffic.

7. If remnants of land exist after subdividing, they shall be incorporated into existing or proposed lots.

Section 305 Blocks

The following section is to be followed by traditional subdivisions. Conservation Subdivisions will use Section 209 as well as Section 310, et. seq.

1. The length, depth and shape of blocks should be determined with regard to the proposed use of land, topography, zoning requirements and conventional vehicular and pedestrian circulation.
2. Blocks shall have a maximum length of one thousand six hundred (1,600) feet, and so far as practical, a minimum length of five hundred (500) feet.
3. Residential blocks shall be two (2) lot depths in width, except where reverse frontage lots border arterial roads.

Section 306 Easements

1. Utility easements shall meet with the approval of the utility company involved.
2. To the fullest extent possible, such easements shall be centered on or adjacent to rear or side lot lines or within the right-of-way. Utilities are not to be installed under the cartway. A strip for utility lines should be located within the required right-of-way.
3. Where a subdivision is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially to the line of such watercourse and of such width as will be adequate to preserve natural drainage.

Section 307 Sanitary Sewerage Systems *(Note: Public sanitary sewer systems are not anticipated in Greenfield Township.)*

1. Where possible, subdivisions shall be connected to a public sewer system, unless the subdivider shows that connection to an existing public sewer system is not feasible. Any development of fifteen (15) dwelling units or more, which is within five hundred (500) feet of a sewer system, shall be required to connect to that system if sufficient capacity is available. Design shall comply with that of the sanitary sewer agency and applicable County and State regulations.
2. All new public or community sewer systems shall be designed and constructed in accordance with the requirements of the Erie County Department of Health and the Pennsylvania Department of Environmental Protection.
3. If the proposed lot or lots are to be served by an existing sanitary sewer system, the location and size of the existing sanitary sewer system connection shall be shown on the plan. Also,

written statement from the appropriate sanitary sewer agency stating that the subdivision is to be served by sanitary sewers and that the needed tap-ins are available.

Section 308 Water Supply and Distribution Systems (*Note: Public water systems are not anticipated in Greenfield Township.*)

1. Where possible, subdivisions shall be connected to an existing public water system, unless the subdivider shows that connection to the public water system is not feasible. Any development of fifteen (15) dwelling units or more, which is within five hundred (500) feet of a water system, shall be required to connect to that system if sufficient capacity is available.
2. All public or community water systems shall be designed and constructed in accordance with the requirements of the Erie County Department of Health and the Pennsylvania Department of Environmental Protection. Any extensions shall also comply with the design requirements of the supplies.
3. Any public water system to be used shall provide written evidence that:
 - It is in compliance with DEP regulations
 - It has all needed permits to operate
 - If connecting to an existing system, clear evidence of its approval
 - It has the capacity to provide service to the development (*Note: This will include fire service as well as drinking water service.*)

Section 309 Storm Drainage

All storm drainage facilities and stormwater calculations will be in accordance with the Greenfield Township Stormwater Management Ordinance, Ordinance #97-1 (as may be amended). ***Special Sections re: Conservation Subdivisions. Note: Sections 310 through 315, inclusive, contain design standards for Conservation Subdivisions.***

Section 310 Applicability

The standards for resource conservation, as set forth in the following sections of Article III, shall apply to all land subdivision and developments in the Township. The standards for Greenway delineation shall apply to all land subdivision and developments within the Conservation Design Residential Overlay District.

Section 311 Planning and Design Standards

1. **General Standards to Minimize Adverse Impacts:** All subdivisions and land developments shall avoid or minimize adverse impacts on the Township's natural, cultural and historic resources, as defined below.
2. **Stream Valleys, Swales, Springs and Other Lowland Areas:** The Township's Comprehensive Plan describes and maps stream valleys (which include stream channels and

floodplains), swales, springs and other lowland areas as Conservation Areas that warrant restrictive land use controls because of flooding hazards to human life and property, their groundwater recharge functions, their importance to water quality and the health of aquatic communities, and their wildlife habitats. They are generally poorly suited for on-site subsurface sewage disposal systems.

a. The following activities shall be minimized:

- (1) Disturbance to streams and drainage swales.
- (2) Disturbance to year-round wetlands, areas with seasonally high water tables, and areas of surface water concentration.
- (3) Because of their extreme limitations, stream valleys, swales and other lowland areas warrant designation as Greenway lands. They may also require adjoining buffer lands to be included in the Greenway, to be determined by an analysis of the protection requirements of such areas on a case-by-case basis. In certain instances, seasonal high water table soils may be excluded from the Greenway where it can be demonstrated that they are suitable for low-density residential uses and conventional on-site sewage systems. *(Note: To be set by the Erie County Conservation District.)*

3. **Agricultural Areas:** These comprise the Township's working landscape. They give the Township much of its rural character. They also contain the greatest concentration of prime agricultural soils. Because of their openness and high visibility, development in these areas is likely to be most readily seen and disruptive to the Township's landscape. However, it is recognized that these areas also frequently offer the fewest constraints for development.

a. Elements of these working landscaping may lend themselves to incorporation into a Township's Greenway network. These include prime agricultural soils and natural features, which visually punctuate the landscape, such as hedgerows, tree copses, stone walls, and visually prominent places such as knolls and hilltops.

b. These areas can also accommodate development, with preferred locations being the non-prime agricultural soils and lower topographic settings where development will be visually less obstructive. Compact-clustered residential designs, with coordinated architectural and landscape architectural themes are encouraged in highly visible locations where future development cannot be avoided (such as at the far edge of open fields).

4. **Slopes:** Moderately sloping lands [fifteen percent (15%) to twenty-five percent (25%)] and steeply sloping lands [over twenty-five percent (25%)] are prone to severe erosion if disturbed. Erosion and the resulting overland flow of soil sediments into streams, ponds and public roads are detrimental to water quality and aquatic life, and a potential hazard to public safety.

- a. Areas of steep slope shall be preserved in accordance with the zoning ordinance and as required below.
 - b. All grading and earthmoving on slopes exceeding fifteen percent (15%) shall be minimized.
 - c. No site disturbance shall be allowed on slopes exceeding twenty-five percent (25%) except grading for a portion of a driveway accessing a single-family dwelling when it can be demonstrated that no other routing, which avoids slopes exceeding twenty-five percent (25%) is feasible.
 - d. On slopes of fifteen percent (15%) to twenty-five percent (25%), the only permitted grading beyond the terms described above, shall be in conjunction with the siting of a single-family dwelling, its access driveway and the septic system (which should typically be designed with a long, narrow drainage field following the land contours).
 - f. Grading or earthmoving on all sloping lands of fifteen percent (15%) or greater shall not result in earth cuts or fills whose highest vertical dimension exceeds six (6) feet, except where in the judgment of the Board, no reasonable alternatives exist for construction of roads, drainage structures and other public improvements, in which case such vertical dimensions shall not exceed twelve (12) feet. Roads and driveways shall follow the line of existing topography to minimize the required cut and fill. Finished slopes of all cuts and fills shall be as required to minimize disturbance of natural grades.
5. **Significant Natural Areas and Features:** Natural areas containing rare or endangered plants and animals, as well as other features of natural significance exist throughout the Township. Some of these have been carefully documented, e.g. by the *Erie County Natural Heritage Inventory* (1993), whereas for others, only their general locations are known. Subdivision applicants shall take all reasonable measures to protect significant natural areas and features either identified by the Heritage Inventory or by the Township's map of Potential Conservation Areas, or by the applicant's Existing Resources and Site Analysis Map (as required in Section 207.2) by incorporating them into proposed Greenway areas or avoiding their disturbance in areas proposed for development.
6. **Trails**
- a. When trails are intended for public or private use, they shall be protected by a permanent conservation easement on the properties on which they are located. The width of the protected area in which the trail is located should be a minimum of ten (10) feet. The language of the conservation easement shall be to the satisfaction of the governing body upon recommendation of the Township solicitor.
 - b. The land area permanently designated for trails for public use may be credited toward the open space requirement.
 - c. An applicant may propose and develop a new trail.

- d. Trail improvements for bicycle use shall demonstrate adherence to principles of trail design as set forth by the PennDOT publications: *Bicycle Guidelines* (1996) or a subsequent edition.
- e. Trails shall have a vertical clearance of no less than ten (10) feet.
- f. Width of the trail surface may vary, depending upon type of use to be accommodated, but in no case shall be less than three (3) feet or greater than six (6) feet.
- g. No trail shall be designed with the intent to accommodate motorized vehicles.

Section 312 Design Process for Residential Subdivisions with Greenway Lands

- 1. **Resource Inventory and Analysis:** The tract's resources shall be delineated on an Existing Resources and Site Analysis Plan.
- 2. **Four-Step Design Process:** Following the Resource Inventory and Analysis, all residential subdivisions with Greenway lands shall generally follow a four-step design process as described Section 207.2. Applicants will also be required to document the design process as described in Section 207.2.

Section 313 Greenway Design Review Standards

- 1. **Prioritized List of Resources to be Conserved:** The design of Greenway lands in any subdivision or land development plan shall reflect the standards set forth in the Ordinance.
 - a. Stream corridors, floodplains, wetlands, ponds and reservoirs and other lowland areas, including adjacent buffer areas, which may be required to insure their protection.
 - b. Significant natural areas of species listed as endangered, threatened or of special concern, such as those listed in the *Erie County Natural Heritage Inventory*.
 - c. Moderate to steep slopes, particularly those adjoining watercourses and ponds, where disturbance and resulting soil erosion and sedimentation could be detrimental to water quality.
 - d. Class I, II, and III agricultural soils as defined by the Erie County Soil Survey.
 - e. Existing trails connecting the tract to other locations in the Township.
- 2. **Other Design Considerations:** The configuration of proposed Greenway lands set aside for common use in residential subdivisions shall comply with the following standards:
 - a. They shall generally not include parcels smaller than three (3) acres, have a length-to-width ratio of not more than 4:1, or be less than seventy-five (75) feet in width,

except for such lands specifically designed as neighborhood greens, playing fields or trail links.

- b. They shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe and convenient pedestrian access to Greenway land.
 - c. They shall be suitable for active recreational uses to the extent deemed necessary by the governing body, without interfering with adjacent dwelling units, parking, driveways, and roads.
 - d. They shall be interconnected wherever possible to provide a continuous network of Greenway lands within and adjoining the subdivision.
 - e. They shall provide buffers to adjoining parks, preserves or other protected lands.
 - f. Except in those cases where part of the Greenway is located within private house lots, they shall provide for pedestrian pathways for use by the residents of the subdivision. Consideration shall be given to providing for public access on such trails if they are linked to other publicly accessible pathway systems within the Township. Provisions should be made for access to the Greenway lands, as required for land management and emergency purposes.
 - g. They shall be undivided by public roads, except where necessary for proper traffic circulation.
 - h. They shall be suitably landscaped either by retaining existing natural cover and wooded areas and/or according to a landscaping plan to protect Greenway resources.
 - i. They shall be made subject to such agreement with the Township and such conservation easements duly recorded in the office of the Erie County Recorder of Deeds as may be required by the governing body for the purpose of preserving the common open space for such uses.
 - j. They shall be consistent with the Township's Comprehensive Plan and its open space plan.
3. **Ownership and Maintenance:** Applicants shall demonstrate compliance with Greenway ownership and maintenance standards of the zoning ordinance.

Section 314 Resource Conservation Standards for Site Preparation and Cleanup

This section applies to all subdivisions, land developments, and mobile home parks.

- 1. **Conservation Practices During Site Preparation and Cleanup**

- a. **Protection of Vegetation from Mechanical Injury:** Where earthwork, grading, or construction activities will take place in or adjacent to woodlands, old fields or other significant vegetation or site features, the governing body may require that the limit of disturbance be delineated and vegetation protected through installation of temporary fencing or other approved measures. Such fencing shall be installed prior to commencing of and shall be maintained throughout the period of construction activity.
- b. **Protection of Vegetation from Grading Change:** Grade changes to occur at any location of the property shall not result in an alteration to soil or drainage conditions which would adversely affect existing vegetation to be retained following site disturbance, unless adequate provisions are made to protect such vegetation and its root systems.
- c. **Protection of Vegetation from Excavations**
 - (1) When digging trenches for utility lines or similar uses, disturbances to the root zones of all woody vegetation shall be minimized.
 - (2) If trenches must be excavated in the root zone, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible.
 - (3) Grading and earthmoving operations shall be scheduled to minimize site disturbance during the period November 1 to April 1 when re-vegetation of exposed ground surfaces is difficult, avoiding soil compaction.
- d. **Protection of Topsoil**
 - (1) Prior to grading operations or excavation, topsoil in the area to be disturbed shall be removed and stored on site.
 - (2) Topsoil removed shall be re-distributed and stabilized as quickly as possible following the establishment of required grades for a project or project phase. All exposed earth surfaces shall be stabilized by hydroseeding on slopes of less than ten percent (10%), and by sodding, hydroseeding, or rip-rap on slopes exceeding ten percent (10%).
 - (3) Grading and earthmoving operations shall be scheduled to minimize site disturbance during the period from November 1 to April 1, when re-vegetation of exposed ground is difficult.

Article IV Construction Requirements

Section 401 General

The construction of improvements shall be in accordance with the requirements of this section.

Section 402 Monuments and Markers

1. Survey monuments and markers shall be placed at all points as determined by the Township and as herein required. Size, length, material and design of monuments shall be in accordance with the following requirements:
 - a. Monuments shall be of concrete with a one-half ($\frac{1}{2}$) inch metal dowel in the center at the top. Monument size shall be no less than four (4) inches by four (4) inches by thirty (30) inches.
 - b. Markers shall be ferrous metal pipe or rods, one-half ($\frac{1}{2}$) inch minimum diameter by thirty- (30) inch length or may be standard manufactured steel survey markers of a similar length.
 - c. Monuments and markers shall be placed so that the center point shall coincide exactly with the intersection of lines to be marked.
 - d. Monuments and markers shall be flush with finished grade.
 - e. Monuments shall be set at the intersection of all lines forming angles in the boundaries of major subdivisions, and at the intersection of all street lines.
 - f. Markers shall be set at all lot angles and corners, and at the beginning and end of all curves in lot and street lines. Curves for corner radii at intersection need not be marked if the intersection is monumented.
 - g. Any monuments that are destroyed or removed shall be replaced by a registered surveyor. Where grading conditions or other circumstances prohibit the placing of monuments at the time of submission of the final plan, a cash deposit will be made with the Township in an amount to be determined by the Supervisors.

Section 403 Water Supply

1. The developer shall construct or cause to have constructed a system of water mains, including connection to a public water supply system, where a public water supply is available at the plat boundary or within a reasonable distance thereto (see Section 308).
2. If a public water supply system is not available under the conditions stated above, the developer may either allow individual wells or a public water system for a subdivision of less than fifty (50) lots. For a subdivision of fifty (50) lots or more, a public water system

shall be provided and approved by the Erie County Department of Health and/or the Pennsylvania Department of Environmental Protection.

3. All public water systems shall be laid wherever possible in the planting strip or street shoulder on the north and east sides of the street, or at such location as the Township may require, and constructed in accordance with the standards of the utility company, or any authority or municipal department operating such water mains. All construction must meet Erie County Health Department and DEP standards.
4. All phases of construction, including lines, excavation, trench, type of pipe, backfill, hydrants, tees and valves shall be inspected by the Township engineer and by the representative of the utility company or municipal water department, if any, during the entire construction period.
5. Street mains shall not be less than six (6) inch diameter, and shall have valves located at all street intersections.
6. Where a public water system is available and will be used, a letter of intent from the water utility must be filed with the Township Planning Commission stating the following:
 - a. That the subdivision can be served with an adequate water supply.
 - b. That sufficient static and flow pressures for fire protection are, or are not, available at peak demand.
 - c. That the proposed plans for the water supply system have been designed to meet the requirements of the water utility, or that the utility or municipality will install the mains. Upon completion of the water supply system, one (1) copy of each of the “as built” plans for such systems shall be filed with the Erie County Department of Health, and the Township, unless the utility, authority, or municipality was directly responsible for the installation of the mains.
7. Fire hydrants shall be provided as an integral part of any new public water system, and shall be furnished in extension to existing systems where the system is adequate for fire service. Fire hydrants shall be provided where required, and shall be located no more than one thousand two hundred (1,200) feet apart; and within six hundred (600) feet, but no closer than thirty-five (35) feet, from any existing or proposed structure.

Section 404 Sewage Disposal

1. The developer shall construct a sanitary sewer system and provide lateral connections for each lot where a public sanitary sewer main is available at the plat boundary or within a reasonable distance thereto (see Section 307).
2. If a public sewer main is not available under the conditions stated above and the subdivision contains fifty (50) lots or more, provisions shall be made by the developer to provide adequate sewage collection and treatment facilities, including a treatment plant or

community disposal system, house lines, laterals, trunk lines, manholes and other appurtenances as deemed necessary by the municipality and/or the Erie County Department of Health and/or the Pennsylvania Department of Environmental Protection.

3. If, in the opinion of the Erie County Department of Health, the Pennsylvania Department of Environmental Protection, or the municipality, factors exist which would create a public health and sanitation problem if a certain area is subdivided, the Township will not approve the subdivision plan of such area until such factors are corrected by an adequate sanitary sewer system.
4. All design and all phases of construction, including excavation, trench, pipe, grade, backfill and manholes shall be in accordance with construction drawings, approved by the Erie County Department of Health and/or the Pennsylvania Department of Environmental Protection and shall also be approved by the Township engineer or any other official as may be designated by the Township.
5. The minimum diameter of any gravity sewer pipe main shall be eight (8) inches and any lateral four (4) inches.
6. All sanitary sewers, which are extensions of existing systems, shall be constructed and installed according to the standards of the Authority or Township department operating such sewers.
7. All sanitary sewers shall be connected to State-permitted treatment facilities.
8. Where public sewers are not available or planned, and the subdivision contains less than fifty (50) lots, individual on-site disposal systems (septic systems) may be provided, but must be approved and inspected by the Erie County Department of Health.

Section 405 Storm Drainage, Stormwater Management and Erosion and Sedimentation Control

Refer to Township Ordinance 97-1 for Stormwater Management and Drainage.

Section 406 Street Construction

1. Streets shall be graded to the full width of the right-of-way, surfaced, and improved to the grades and dimensions shown on plans, curbed where required, with profiles and typical cross-sections submitted by the developer and approved by the Township engineer.
2. Side slopes shall be graded to blend with the natural lay of the land, or in accordance with cross sections approved by the Township engineer. Where fill material is necessary to establish uniform grades, compacting shall be required in accordance with Pennsylvania Department of Transportation Form 408 Specifications for embankment. A slope of two (2) horizontal feet to one (1) vertical foot beyond the right-of-way line in cut or fill shall ordinarily be required. Street cross sections for minor and collector streets shall be in accordance with accepted standards and shall be approved by the municipality. Arterial

street cross sections shall be as approved by the municipality and shall be approved by the State where required.

3. The Subgrade

- a. The bottom of the excavation and/or top of embankment between the outer limits of the base course, or sub-base is considered sub-grade and shall conform to specified line, grades and cross sections. Mainly the area that is prepared to receive the placement of the base course, or sub-base, is defined as sub-grade.
- b. The sub-grade and sub-grade material can be classified as good, fair, or poor. Good: This class includes granular materials such as sand, sandy gravel with less than ten percent (10%) passing a No. 200 mesh sieve. This type material can be compacted to produce a firm layer and have a minimum C.B.R. value of 12. Fair: This class includes soils, which have a satisfactory performance record from the standpoint of freezing and thawing. These are primarily sandy, gravelly or non-plastic clay loam soils with a C.B.R. value ranging from 5 to 12. Poor: This class includes all soils, which have a poor performance record from the standpoint of freezing and thawing. These are primarily soft plastic clay or silty materials where the clay or silt content is more than fifty percent (50%) with a C.B.R. value ranging from 2.5 to 5.
- c. The sub-grade shall be shaped to true lines and elevations and shall have a minimum width of the width of the pavement plus two (2) feet. Adequate drainage facilities shall be installed to provide for the disposition of underground seepage and the percolation of surface water. The sub-grade shall be thoroughly compacted by power rollers with a minimum weight of ten (10) tons to ensure satisfactory densification and stabilization. It shall be compacted near optimum moisture content in accordance with Pennsylvania Department of Transportation Specifications, Publication 408, Section 210.3(b). The finish surface shall be uniformly shaped to facilitate drainage and any irregularities from theoretical grade shall be corrected prior to placing the sub-base.
- d. If the material encountered in the normal excavation has a C.B.R. value of less than 2.5 and is not of proper quality to develop the required stability and provide for adequate drainage, other material shall be installed. This material shall meet the requirements of sub-grade material, preferably of granular character, and installed to a depth of at least twelve (12) inches. It should then be brought to a firm and thoroughly compacted surface as mentioned in the previous paragraph.
- e. Prior to placing the sub-base, the Township engineer shall inspect the sub-grade area. From visual inspection, he will designate where sub-drains shall be installed. If any unstable areas are found, the material shall be removed and replaced with suitable material and thoroughly compacted. The replacement material shall be stone or gravel approved by the Pennsylvania Department of Transportation for replacement of unstable sub-grade.

- f. Unsuitable areas shall be excavated and undercut to the required depth for accommodating the placing of sufficient granular or other suitable sub-grade material.
- g. The prepared sub-grade shall be protected by the contractor to prevent undue rutting from trucks or other equipment, and if such damage does occur, the sub-grade shall be reshaped and compacted prior to placing the sub-base material.

4. Sub-Drains

- a. Sub-drains shall be laid along the entire length of all streets and at locations to be determined in each case by the Township engineer. Blind or side drains at intervals as required by the Township engineer shall be installed leading into the main sub-drain. The required interval for side drains shall be related to groundwater conditions but in no case shall this interval be greater than one hundred (100) feet. If conditions require, six (6) inch corrugated metal perforated pipe, or four (4) inch plastic pipe, shall be installed in the side drains. Blind or side drains shall extend to the curb lines.
- b. Sub-drains shall be installed at a thirty- (30) inch depth below the sub-base where possible. Stone-filled trenches and type and size of pipe shall be as approved by the Township engineer.
- c. In parts of the Township where the natural ground is a well-drained gravel, sub-drain requirements may be relaxed. Deviation from the sub-drain requirements will be considered upon written request and each case considered separately. All determinations shall be made by the Township engineer and be in writing.
- d. Sub-drains shall generally empty into storm catch basins or manholes and shall enter at or above the spring line of the main storm sewer line at that location. The specified depth of sub-drains may have to be modified at and near such catch basins and manholes but will be brought to specified depths as quickly as practicable.

5. **Utility Placement:** All utilities, including water, gas, sanitary sewers, storm sewers, buried conduits of any kind or any other structures or lines shall be placed prior to the laying of the sub-base.

6. The Sub-Base

- a. The sub-base shall be made of approved gravel or stone and shall have a minimum thickness when compacted, as hereinafter specified. Additional depth of sub-base may be called for.
- b. The material and method of construction used shall conform to the Pennsylvania Department of Transportation Specifications, Publication 408, Section 350, except that aggregate shall conform to Section 703.3. Bank-run materials approved by the engineer may be used.

- c. The sub-base materials shall be placed evenly and rolled in two separate layers of at least three (3) inches each. Rolling shall be done with a three-wheel power roller weighing not less than ten (10) tons and shall begin at the sides and continue toward the center. Rolling shall continue until there is no movement of the surface ahead of the roller with compaction results meeting the requirements of the Pennsylvania Department of Transportation Specifications, Publication 408, Section 350.3(e).
 - d. The sub-base shall be thoroughly compacted and shaped to the proper grade and cross section to receive the base course.
 - e. The finished sub-base shall be inspected and approved before placing of the base course.
- 7. Granular base course shall be made of approved gravel. The material and method of construction used shall conform to the same requirements as specified for the sub-base above, except that compacted depths of each course shall not exceed six (6) inches.
- 8. Bituminous base course shall be constructed in accordance with the following:
 - a. Specifications of the Department of Transportation, Commonwealth of Pennsylvania, Publication 408, current edition, Section 305, "Bituminous Concrete Base Course."
 - b. The bituminous base course must be inspected and approved prior to the laying of the bituminous binder course.
- 9. Aggregate/emulsion surface treatment shall be constructed over a granular base in accordance with the following four steps:
 - a. The base shall have a prime coat applied, meeting the specifications of the Department of Transportation, Commonwealth of Pennsylvania, Publication 408, Section 461, "Bituminous Prime Coat."
 - b. The contractor shall then apply a single course of No. 67 stone (90 pounds minimum per square yard), with no less than 0.6 gallons per square yard of bituminous emulsion applied after the stone is in place. Installation shall be in general conformance with Section 480 of Publication 408, and as approved by the Township engineer.
 - c. Immediately after this application, apply and roll twenty (20) pounds per square yard of No. 8 stone in the hot emulsion. Prior to the next step, the contractor shall properly repair any deficiencies in this step to the satisfaction of the Township engineer.
 - d. The contractor shall then apply a bituminous surface treatment, consisting of two applications each of stone and emulsion, as specified in Publication 408, Section 480.

The emulsions used shall conform to Section 702, Class E-2 or E-3, and the stone shall conform to Section 703 of the Specifications of the Department of Transportation, Commonwealth of Pennsylvania, most recent edition.

10. Bituminous binder course shall be constructed in accordance with the following:
 - a. Specifications of the Department of Transportation, Commonwealth of Pennsylvania, Publication 408, Section 421, "Bituminous Binder Course ID-2."
 - b. The bituminous binder course shall be laid to a minimum thickness of one-and-one-half (1½) inches when compacted.
 - c. Special note is made of 401.3(f), Publication 408, "Condition of Existing Surface." The bituminous base course must be thoroughly cleaned and all defects remedied prior to the laying of the bituminous binder course.
 - d. A tack or prime coat may be required by the Township engineer where deemed necessary.

11. The bituminous wearing course shall be laid in accordance with the following:
 - a. For industrial, business and arterial streets, follow specifications of the Department of Transportation, Commonwealth of Pennsylvania, Publication 408, Section 420, "Bituminous Wearing Course ID-2."
 - b. For local residential streets, follow specifications of the Department of Transportation, Commonwealth of Pennsylvania, Publication 408, Section 422, "Bituminous Wearing Course FJ-1."
 - c. The bituminous wearing course shall be laid to a minimum thickness when compacted to one (1) inch.

12. The minimum paving section, which may be used only for minor and collector streets, shall be an aggregate/emulsion surface treatment over a granular base, meeting the following requirements:

	Sub-Base	Granular Base Course
Local Streets	*	15"
Collector	*	18"

*Sub-base may be required in areas of unstable soils.

13. Hot-mix bituminous paving sections may be used for local and collector streets, if approved by the Supervisors, and shall in all cases be used for primary thoroughfares and for marginal access streets.

	Granular Sub-Base	Bituminous Base Course	Bituminous Binder Course	Bituminous Wearing Course
Local Streets	6"	3"	2"	1"
Collector Streets**	6"	4"	2"	1"
Primary Thoroughfare	6"	5"	2"	1½"

*May be omitted or reduced if approved by the Township engineer
**Includes Marginal access streets

Section 407 Curbs and Shoulders

1. Curbs may be required on collector streets or primary thoroughfares. All streets that do not have curbs shall have stabilized shoulders.
2. Concrete curbs shall be no less than six (6) inches wide by eighteen (18) inches deep and shall generally conform to the latest edition of Pennsylvania Department of Transportation Publication 408, Section 630.
 - a. The aggregate used in the production of concrete under this contract shall be from sources currently approved by the Pennsylvania Department of Transportation, and conform to their Specifications, Publication 408.
 - b. The minimum cement content shall not be less than 6.0 sacks per cubic yard of concrete, and shall have a twenty-eight (28) day compressive strength of three thousand three hundred (3,300) psi.
 - c. The fresh concrete shall contain from four percent (4%) to seven percent (7%) volume of entrained air. Air determinations may be made by the engineer, or his representative, and such changes as are necessary to maintain the required air content shall be made as directed.
3. Shoulders shall be stabilized with a topping of no less than four (4) inches of bank-run gravel. The gravel shall include sufficient fines to properly bind and shall meet gradation requirements as approved by the Township engineer. All aggregate shall pass a two (2) inch screen.

Section 408 Public Sidewalks

Specifications for sidewalks, and if approved by the Township Supervisors, shall be in accordance with specifications approved by the Township engineer and per appropriate PennDOT “408” specifications.

Section 409 Utilities

Every lot in a subdivision shall be capable of being served by gas, electrical and telephone utilities and the necessary easements shall be provided. Utility distribution lines shall be installed within street rights-of-way or within properly designated easements.

Section 410 Street Lights

Public street lighting is not required. If a developer desires to have street lighting within the road right-of-way, the developer shall be responsible for making the necessary arrangements with the Township and the appropriate public utility company to install street lighting poles and fixtures. Fixtures shall be fully shielded. The developer shall be responsible for providing utility easements for street lighting installations upon consultation with the public utility company involved and the Board of Supervisors.

Section 411 Street Signs

Street name signs of a type approved by the Board of Supervisors shall be installed at each street intersection by the subdivider, on locations specified by the Township engineer.

Article V
Mobile Home Park Regulations

Section 501 Applicability

Mobile home parks are defined as a parcel of land under single ownership, which has been planned and improved for the placement of mobile homes for non-transient use consisting of two (2) or more mobile home lots.

No person, firm or corporation proposing to open, re-arrange or expand a mobile home park in Greenfield Township shall proceed with any construction work on the proposed park until they have obtained from the Township written approval of the Preliminary Plan of the proposed development, according to procedures herein outlined.

1. The standards set forth under this section are intended for those mobile home parks where lots within the park are for rental or lease only.
2. Where it is intended by the owner or developer to offer mobile home lots for sale, the development shall be regarded as a standard subdivision and the standards set forth under Article III, Design Standards shall be applicable.

Section 502 Plan Requirements

1. No person, firm, or corporation proposing to operate a mobile home park in Greenfield Township shall proceed with any construction work on the proposed park until they have obtained from the Board of Supervisors written approval of the preliminary plan of the proposed park, according to procedures outlined herein.
2. Preliminary and final site plans, as required, shall comply in process, number, form and content to Article II of these regulations insofar as applicable.
3. All plans must be filed with the Township at least ten (10) calendar days prior to the Planning Commission's next scheduled meeting. The application must be complete, on the appropriate form and all necessary fees paid. Processing shall follow the time requirements as set forth in Article II.
4. All mobile home parks shall also secure any required permits and register with the Erie County Department of Health. Evidence of same shall be required by the Township.

502.1 Pre-Application Procedure

- a. The mobile home park developer should meet with the Township Planning Commission or staff, prior to formal application, to discuss his plans and prepare a suitable sketch and plans sufficient to give a general understanding of the proposal. The Township shall inform the developer as to the general suitability of the plans and

of any modifications required by this Ordinance, if deemed advisable. This step is voluntary and will never be considered as a formal plan submission.

502.2 Preliminary Site Plan

- a. **Application:** The developer shall prepare and submit a complete preliminary plan, together with improvement plans and other supplementary material, as required.
- b. **Action:** The Planning Commission and Township Supervisors shall review the mobile home park plan as submitted and take actions as required in Article II. (*approval, conditional approval, or denial*)

502.3 Final Plan Approval

- a. Upon completion of any modifications required by the Township and/or upon completion of required improvements or the alternate posting of acceptable surety, the developer may apply for approval of the final plan. Until the final plan for the mobile home park is approved and recorded and until all necessary improvements are completed for the mobile home park, the placement and habitation of individual mobile homes shall not be permitted. [See Section 509(m) of the Planning Code.]
- b. The Township Supervisors shall review the final plan for conformance with the approved preliminary plans and all requirements of these rules and regulations. Where required, an appropriate bond must be posted or the required improvements must have been installed, according to specifications. (See Article VI of this Ordinance.)
- c. **Filing:** Following approval, the developer shall file one (1) copy of the approved plan with the Erie County Recorder of Deeds within ninety (90) days. Should the developer fail to file such plans within said period, the approval shall be null and void.

502.4 Plan Preparation Requirements

All applications shall contain the following:

- a. Name, mailing address, legal address and telephone number of applicant.
- b. Ownership interest of the applicant in the proposed mobile home park.
- c. Location, address and legal description of the entire proposed mobile home park site.
- d. Complete engineering plans and specifications of the proposed mobile home park showing:
 - (1) The area tract boundaries and dimensions of the entire tract of land (to be surveyed);

- (2) Contours of vertical intervals of two (2) feet;
- (3) The land uses occupying the adjacent properties;
- (4) Watercourses, floodplains, wetlands, and the location of any Conservation Areas as identified on the Greenfield Township Long-Range Land Use Plan;
- (5) Existing structures and easements;
- (6) The number, size and location of the proposed mobile home sites and other parking areas;
- (7) The location, right-of-way and surfaced roadway width, roadway design and walkways;
- (8) The proposed interior vehicular and pedestrian circulation patterns;
- (9) The location of service buildings, and any other existing or proposed structures;
- (10) The location of water and sewer lines and riser pipes;
- (11) Plans and specifications of the water supply, sewage disposal and refuse facilities. These plans must be approved by the Township, the Erie County Department of Health, or the Pennsylvania Department of Environmental Protection, as appropriate, prior to final plan approval;
- (12) Plans and specifications of all buildings constructed or to be constructed within the mobile home park;
- (13) The locations and details of area lighting, electric, and gas systems as related to all applicable codes and sound engineering practice; and
- (14) Proof of registration with the Erie County Department of Health.
- (15) **Soil Erosion and Sedimentation Control Plan:** The owner shall submit to the Erie County Conservation District a soil erosion and sedimentation control plan. Such plan shall be prepared by a registered Pennsylvania professional engineer and shall be as per Conservation District guidelines as may be applicable. Such plan shall be approved prior to commencement of site preparation and construction.
- (16) **Stormwater Management:** The owner shall prepare and submit, for review and approval, a stormwater management plan in accordance with Township Ordinance 97-1. The plan shall be referred to the Erie County Soil

Conservation District (if required) and other agencies for review and comment prior to plan approval. (See Article VIII of Ordinance 97-1.)

502.5 Action

The Township shall review the preliminary site plan in accordance with appropriate provisions of this Ordinance.

502.6 Nature of Approval

Approval of a preliminary site plan by the Township shall not constitute approval of the final plan or of roads or other improvements therein but it is rather an expression of approval of layout submitted on the preliminary plan as a guide to the preparation of the final plan, which shall be submitted for approval to the Township as fulfillment of these requirements.

502.7 Final Site Plan

Upon completion of any modifications required by the Township and/or upon completion of required improvements or, as an alternate, the posting of acceptable surety, the developer may apply for approval of the final site plan.

502.8 Review

The Township shall review the final plan in accordance with the provisions of this Ordinance.

502.9 Filing

Following approval, the developer shall file one copy of the approved plan with the Erie County Recorder of Deeds Office within ninety (90) days. Should the developer fail to file such plan within said period, the approval may be null and void.

Section 503 Design Requirements

1. **Minimum Area of Tract or Park:** The minimum area of the tract or park shall be ten (10) acres. The site shall be so located that soil conditions, groundwater level, drainage and topography shall not create hazards to the property, health or safety of the occupants or adjacent property owners.
2. **Individual Lots:** The planning and location of individual lots shall be guided by the following requirements:
 - a. **Access:** Each lot shall be directly accessible from an approved internal street without the necessity of crossing any other space.
 - b. **Lot Suitability:** No individual lots shall be developed for occupancy by a mobile home if the slope is in excess of three percent (3%).

- c. **Size:** This lot assumes a placement with the narrow side of the unit facing the street. Each mobile home lot shall have a minimum lot width of fifty-five (55) feet, depth of at least one hundred forty-five (140) feet and a minimum of seven thousand seven hundred (7,700) square feet in area. The developer can opt to place units with the “wide” side of the home facing the internal street. In that instance, the lot requirement area shall remain the same, but over configuration can change (see also Yard Requirements below).
- d. **Yard Requirements**
- (1) There shall be two (2) side yards each ten (10) feet in width. This assumes the main entrance on a side yard. Where the “wide” side of the home faces the road, two (2) ten (10) feet yards will also be required.
 - The setback from the internal street cartway shall be at least twenty-five (25) feet. Paved parking for two (2) vehicles shall be required in the front yard area. The parking area shall be at least twenty (20) feet deep and twenty (20) feet wide. There shall be a concrete or paved walk at least three (3) feet wide from the parking area to the mobile home.
 - The rear yard shall be at least twenty (20) feet in depth. Any utility or storage building is to be located in the rear yard at least ten (10) feet from any lot line and ten (10) feet from any dwelling unit.
 - (2) There shall be a minimum of twenty (20) feet between individual mobile homes, attached structures, and at least ten (10) feet to an accessory structure on the same lot, and at least twenty (20) feet to an accessory structure on another lot.
 - (3) The setback from the right-of-way of any public street or highway shall be consistent with the zoning ordinance but not less than thirty (30) feet.
 - (4) There shall be at least forty (40) feet between any mobile home, appurtenance building, office or similar structure.
- e. **Skirting:** The plans shall specify that skirting shall be provided on all mobile homes. Skirting shall be so designed as to allow for adequate ventilation under the mobile homes.
- f. **Orientation:** The developer is encouraged to enhance the design of the park and can vary unit orientation as long as lot size and setbacks as set forth in this Ordinance are followed. The Township may consider lot averaging when reviewing alternative designs.

- g. **Landscaping:** The park entrance shall be landscaped with a sign giving the name of the facility in a setting of shrubs and trees.

All internal streets shall be planted with street trees of at least two- (2) inch caliper planted at fifty- (50) foot intervals. Street trees will be located on all sides of the street where mobile home units are located.

A fifty- (50) foot wide landscape buffer shall be provided along the perimeter of the site. The landscape buffer shall consist of a mixture of both evergreen and deciduous trees and shrubs. Within this buffer shall be a berm ten (10) feet wide. The undeveloped areas of all mobile home lots shall be in lawn or suitably landscaped.

3. Mobile Home Stands

- a. The location of each mobile home stand shall be at such elevation, distance and angle in relation to the access street so that the placement and removal of the mobile home is practical.
- b. The stand where the unit is placed shall be at least twenty-eight (28) feet by seventy (70) feet to accommodate modern double-wide units. Single units can be placed on a stand of fourteen (14) feet by seventy (70) feet. Triple-wides [thirty-six (36) feet] shall only be permitted on lots designed for same.
- c. A one percent (1%) to three percent (3%) gradient longitudinal crown or cross gradient for surface drainage shall be provided. Water shall be directed away from the mobile home stand. In no event shall the stand be designed to allow the pooling of water under mobile homes.
- d. All mobile homes shall be set on a foundation (or piers), which complies with UCC building code standards.

There shall be a solid surface patio area provided for each stand, not less than ten (10) feet wide and twenty (20) feet long located convenient to the main entry door to the mobile home.

- 4. **Access and Internal Street System:** The internal street system in mobile home parks shall be privately owned and maintained. It shall be constructed and maintained in accordance with the applicable sections set forth in Articles III and IV, Construction Requirements. The Township engineer must approve the construction. Mobile home parks shall provide at least one (1) access road to a public road for each twenty-five (25) mobile homes. Internal streets shall have a paved cartway of at least twenty-eight (28) feet in width. Street designs for mobile home parks with more than one hundred (100) units may be revised to require wider cartways. Such revisions shall be consistent with sound transportation practices.
- 5. **Street Widths at Access Points:** At points where general traffic enters or leaves the park, streets shall be twenty-four (24) feet in width within twenty (20) feet of the existing public

street to permit free movement from or to the stream of traffic on the public street, and no parking shall be permitted which, in any way, interferes with such free movement.

6. **Parking Spaces:** Parking shall be provided in such amount as required by the Township's zoning ordinance, but in no event shall be less than two (2) parking places for each lot. In addition, parking areas of one (1) stall per each three (3) units will be required for visitors. Parking areas shall be paved.
7. **Recreation:** At least ten percent (10%) shall be reserved or dedicated for the recreation purposes of park residents with appropriate location, dimensions and topographic characteristics which, in the judgment of the Township, lend themselves to such recreational uses. This will be a private recreational facility.
8. **Waste Disposal:** Dumpsters or other park waste disposal facilities shall be isolated from individual mobile homes by at least fifty (50) feet and shall be screened on at least three (3) sides.
9. **Arrangements of Dwelling Units:** Modern mobile homes are house-like in appearance and blend more suitably with traditional housing. Because of this, lots for such units will be located on the front and along the side perimeters of mobile home parks. These units are to:
 - Be "double-wide" [at least twenty-four (24) feet wide]
 - Have a sloped roof [a pitch of at least two-and-one-half (2½) feet for each twelve-(12) foot horizontal run]
10. **Coverage:** Land coverage for individual mobile home lots shall not exceed thirty percent (30%) for all structures.

Section 504 Utility Requirements

1. **Gas, Telephone and Cable:** All utility facilities shall be installed and inspected according to the standards set forth by the appropriate utility company.
2. **Exterior Lighting:** Adequate lights shall be provided to illuminate streets, driveways, and walkways for the safe movement of vehicles and pedestrians at night. Full cutoff fixtures shall be required to minimize glare.
3. **Other Utilities:** Shall be underground.

505 Other Provisions

1. All mobile home parks shall be maintained to be free of noxious vegetation and discourage vermin.

2. **Transfer of Ownership:** If the mobile home park is sold or transferred, in any way, to a new owner, notice shall be filed with the Township. In addition, notice shall be provided to the Erie County Department of Health.

Article VI Financial Guarantees

Section 601 Intent

Generally, the Pennsylvania Municipalities Planning Code allows the municipality to delay the final approval of a subdivision until all required improvements are completed, in accordance with the Subdivision and Land Development Ordinance. However, it also allows the developer to deposit a financial security in lieu of the completion of same. This Article allows for same.

Section 602 General

It is the clear intent of these regulations that the amount, and terms of such financial guarantees, shall be in accordance with Article V, Section 509 of the Pennsylvania Municipalities Planning Code. Such guarantee(s) shall consist of financial security sufficient in the amount of one hundred and ten percent (110%) to cover the cost of the improvements or common amenities including, but not limited to, road, stormwater detention and/or retention basins and other related drainage facilities, water facilities, sanitary sewer facilities or similar facilities which may be required and is to be posted with Greenfield Township. In the event certain improvements are to be dedicated to a public utility or municipal authority, the developer shall conform to the requirements of that public utility or authority and provide a written statement from the public utility or authority that the improvements have been installed to their satisfaction, or an acceptable financial guarantee has been filed with the authority, or utility.

Section 603 Type of Security

Types of financial security acceptable include Federal or Commonwealth-chartered lending institutions irrevocable letters of credit and restrictive or escrow accounts in such lending institutions. Such financial security shall be posted with a bonding company or Federal or Commonwealth-chartered lending institutions chosen by the party posting the financial security provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth. The amount of the financial security required shall be based on 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 Township, upon the recommendation of the Township 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 re-certified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township 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 Township and the applicant and developer.

Section 604 Timing

The financial guarantee shall be for one (1) year. If the developer posting the financial security requires more than one (1) year to complete the improvements, the amount of financial security may

be increased by an additional ten percent (10%) for each one- (1) year period beyond the anniversary date or an amount not exceeding one hundred and ten percent (110%) of the cost of completing the required improvements as re-established on or about the expiration of the preceding one- (1) year period by using the above bidding procedure. When requested by the developer, in order to facilitate financing, the Township of Greenfield shall furnish the developer with a signed resolution indicating that all other requirements of the Ordinance have been met and intent of approval of the final plan pursuant to the developer obtaining satisfactory financial security.

Section 605 Release from Bonding

To be released from a bond, a developer must:

1. Notify the Township of Greenfield in writing by certified or registered mail of the completion of the improvements.
2. Within ten (10) working days of the receipt of the notice of completion, the Township shall authorize the Township engineer to inspect the aforementioned improvements.
3. The Township engineer shall complete the inspections, file a report with the Township and send a copy by certified mail to the developer within thirty (30) days of the authorization to inspect the improvements. The Township may prescribe that the applicant shall reimburse the Township for the reasonable and necessary costs incurred for the inspection of improvements per the provisions of the Planning Code.
4. The Township engineer's report must be detailed and indicate approval, conditional approval or disapproval of the improvements inspected. Any disapproval, conditional or partial approval must be accompanied by specific reasons for such a recommendation.
5. The Township shall take action based upon the engineer's recommendations and notify the developer of same by registered or certified mail within fifteen (15) days of the receipt of the Township engineer's report.
6. Upon approval of the improvement or if the Township fails to take action within the time periods designated herein, the developer shall be released from the liability.
7. As the work of installing the required improvements proceeds, the developer posting the financial security may request the Township 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 Township, and the Township shall have forty-five (45) days from receipt of such request within which to allow the Township engineer to certify in writing to the Board of Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plan. Upon such certification, the Board of Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the Township engineer fairly represents the value of the improvements completed or, if the Board of Supervisors fails to act within said forty-five (45) day period, the governing body shall be deemed to have approved the release of funds as requested. The Board of

Supervisors may, prior to final release at the time of completion and certification by its engineer, require retention of ten percent (10%) of the estimated cost of the aforementioned improvements.

8. If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plan, as set forth in this section, the Township shall not condition the issuance of building, grading or other permits relating to this erection or placement of improvements, including buildings, upon the lots or land as depicted on the final plan upon actual completion of the improvements depicted on the final plan. Moreover, if said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following the improvements 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 plan, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use or occupancy of the building or buildings.

Section 606 Other Guarantee(s) Required

Where the Township accepts dedication of all or some of the required improvements following completion, the Board of Supervisors 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 plan for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Such financial security shall be of the same type as otherwise required in this Ordinance with regard to installation of such improvements, and the amount of the financial security shall not exceed fifteen percent (15%) of the actual cost of installation of said improvements.

Section 607 Guarantees for Other Agencies

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 a municipal authority separate and distinct from the Township, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling the public utility or a municipal authority and shall not be included within the financial security as otherwise required by this section. In these instances, the developer shall present clear evidence to the Board of Supervisors that the appropriate improvements have been successfully completed or properly bonded. Such evidence shall be in writing from the appropriate agency.

Section 608 Remedies

In the event that any improvements, which may be required, have not been installed as provided in this Ordinance or in accord with the approved final plan, the Board of Supervisors of the Township 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 Board of Supervisors may, at its own 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 monies 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.

Article VII Land Development Standards

Section 701 Jurisdiction

In defining the term “land development,” the Pennsylvania Municipalities Planning Code recognizes both subdivisions and other forms of land development. This Article sets forth the standards for these other land developments.

It shall be unlawful for an applicant to construct land developments as defined herein without complying with standards set forth in this Article. Additional criteria for certain land developments are covered in subsequent sections in this Article.

701.1 Land Development

For the purpose of this Article, the improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving a group of two (2) or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure.

The Pennsylvania Municipalities Planning Code excludes the following developments from being enforced as a land development, and thus are not subject to this Article:

- a. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium.
- b. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.
- c. The addition or conversion of buildings or rides within the confines of an enterprise, which would be considered an amusement park. For purposes of this sub-clause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

Section 702 Provisions for Minor Land Developments

Land developments are not required to comply with this Article if they meet all of the following standards, making it a minor land development:

- It does not involve a non-agricultural earth disturbance of more than five (5) acres.
- It does not involve a building, combination, or group of buildings of greater than twenty thousand (20,000) square feet gross floor area.

- It complies with the Greenfield Township Zoning Ordinance and can obtain all needed permits.

Section 703 Procedures for Major Land Development

In processing a major land development, the three-stage procedure established in this Ordinance for subdivisions shall be used: sketch plan (optional, not mandatory), preliminary site plan, and final site plan stages. All major land developments shall provide an Existing Resources and Site Analysis Plan (see 207.2), regardless of the acreage involved.

Unless otherwise noted, the processing requirements, drawing size, certifications, acknowledgments, number of copies, etc. for submission of land development site plans shall be the same as for a subdivision, and the final site plan shall be recorded in the Erie County Recorder of Deeds Office.

Section 704 Final Plan Review

In addition to other final plan requirements for a major subdivision, the following items shall be included for final plan review for all land developments, as applicable:

- Site plans, as required in this Article, engineering plans detailing the construction of all required improvements, and other data information establishing compliance with the design standards of this Article.
- Proof of approvals by all appropriate public and governmental authorities or agencies where applicable including, but not limited to, permits for any planned road entrances onto existing roads or highways (PennDOT or municipal), the Erie County Department of Health, and permits or approvals from the Department of Environmental Protection or other State agencies relating to sewage facilities, water service, water obstructions, air quality, etc., as applicable.
- In case of multi-owner or multi-tenant developments, proof of the organization and means for management and maintenance of common open space, parking and other common utilities or improvements. Instruments demonstrating creation of an association or entity or other means of assuring continuing maintenance shall be required.

Section 705 Site Plan

In lieu of a plot plan, the developer shall submit a site plan. Such plan shall be at a scale determined as follows:

- If the size of the proposed land development is five (5) acres or smaller, (including buildings, parking and nonagricultural earth disturbance areas), the site plan shall be drawn to a scale of one (1) inch equals fifty (50) feet (1" = 50').
- If the size of the proposed land development is between five (5) acres and ten (10) acres (including buildings, parking and nonagricultural earth disturbance areas), the site

plan shall be drawn to a scale of one (1) inch equals one hundred (100) feet (1" = 100').

- If the size of the proposed land development is over ten (10) acres (including buildings, parking and nonagricultural earth disturbance areas), the site plan shall be drawn to a scale of one (1) inch equals two hundred (200) feet (1" = 200').

Where it is planned that building, parking lot, and earth disturbance of the land development will cover an area in excess of five (5) acres, topographic data at two- (2) foot contour intervals shall be included on the site plan. In addition to the other requirements for preliminary and final site development plans set forth, as applicable, each land development site plan shall, through one or more pages, show:

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

Section 706 Design Standards for Major Land Developments

Major land developments shall meet the following design requirements. It is recognized by the Township of Greenfield that the design process should be somewhat flexible, pursuant to the intent of Section 503(5) of the Pennsylvania Municipalities Planning Code. Generally, the criteria and design for facilities for transportation and parking shall be based upon an accepted professional publication and/or resource.

706.1 General Design

- a. The developer shall make satisfactory provision for the improvements necessary to the proper functioning of the development, including, but not limited to, street access signs, water supply facilities, sewage disposal facilities and stormwater management (see also Township Ordinance 97-1).
- b. The development plan shall provide for adequate privacy, light, air and protection from noise through building design, street layout, screening, plantings and placement of buildings.
- c. All land developments required to submit plans for approval by the Pennsylvania Department of Labor and Industry shall show evidence of approval by that agency. Compliance with applicable Township building code(s) will also be required.
- d. Where applicable, proof of a Highway Occupancy Permit (PennDOT) or similar driveway/road access permit shall be required.

706.2 Transportation

- a. Vehicular access connections to the surrounding existing street network shall be safe, shall have adequate sight distances, and shall have the capacity to handle the projected traffic. Driveway access shall meet appropriate PennDOT standards (i.e. width, sight distance, etc.), whether or not access is on a State road or highway.
- b. Streets may be planned for dedication to the public or may be planned as private streets to be maintained by the developer or other association or entity. Public streets shall comply with the standards set forth by this Ordinance.
- c. For multi-building land developments, a complete interior pedestrian circulation plan shall be submitted by all developers indicating the safe and efficient movement of people within and through the site. All traffic, parking, and pedestrian plans shall be completed using such standard resource criteria as provided by the American Planning Association or the Institute for Traffic Engineers. Any development projected to generate five hundred (500) vehicle trips per day, based upon standard references such as the publication of the Interstate Traffic Engineers, shall submit a traffic impact study. Copies of any traffic studies required by the Pennsylvania Department of Transportation for road access or signalization will be provided to the Township. All studies will be reviewed for completeness using the most current publications of the Institute of Traffic Engineers (ITE). If the study does not cover the recommended practices of the ITE, supplemental data will be required.

706.3 Waste Storage and Disposal

Waste storage and disposal areas for the land development shall be planned and constructed in a way that they are shielded from the public right-of-way or neighboring properties. Specifically, waste dumpsters shall be enclosed, shielded on three (3) sides with a gate also providing cover.

706.4 Parking

- a. A parking and access plan shall be submitted along with estimated traffic flows. The developer shall demonstrate that the proposed parking/access layout is adequate for the proposed development, based upon standard parking capacity measurements, including number of spaces per anticipated development type.
- b. **Number of Parking Spaces Required:** The number of off-street parking spaces provided shall be based upon the Greenfield Township Zoning Ordinance. Where the use of the premises is not specifically known, the minimum parking requirements shall be one (1) space for each two (2) proposed patrons/ occupants/employees of that structure or one (1) space per three hundred (300) square feet of gross floor area. Where more than one (1) use exists on a lot, parking regulations for each use must be met, unless it can be shown that peak parking demand times will differ.

- c. **Parking Space Size and Access:** For all uses, each non-handicapped space shall have a uniform area of one hundred eighty (180) square feet, being at least ten (10) feet wide and eighteen (18) feet long. These uniform sizes shall be exclusive of access drives or aisles, and shall be in usable shape and condition. Parking areas shall be designed to provide sufficient turnaround area so that vehicles are not required to back onto public streets. Where an existing lot does not abut on a public or private street, alley or easement of access, there shall be provided an access drive leading to the parking or storage areas or loading spaces. Such access drive shall be consistent with requirements for private streets or access drive rights-of-way in this Ordinance. Access to off-street parking areas shall be limited to well-defined **locations, and in no case shall there be unrestricted access along a street frontage.** The width of aisles shall be appropriate based upon the configuration of parking spaces, as recommended by nationally accepted standards contained in professional publications, as noted previously in this section. The number and design of handicapped parking spaces shall follow acceptable ADA standards.
- d. **Drainage and Stormwater Control:** All parking and loading areas and access drives shall have either:
- (1) A mud and dust-free surface, graded with positive drainage, and using pervious material to prevent the flow of surface water onto neighboring properties.
 - (2) A paved surface, graded with positive drainage to prevent the flow of surface water onto neighboring properties. Paved off-street parking lots in excess of twenty thousand (20,000) square feet shall have minimum planting strips between the parking lot and all lot lines to be planted with one (1) hardwood or coniferous tree per each twenty (20) parking spaces or combination thereof. Eight percent (8%) of the total interior space shall be devoted to interior planting strips to be maintained in trees, shrubbery, and/or annual plants designed in pervious dust- and mud-free material. Drainage plans shall take full advantage of pervious material areas.
- e. **Location and Parking:** Required parking spaces shall be located on the same lot with the principal use.
- f. **Screening, Landscaping and Setbacks:** Off-street parking areas for more than twenty-five (25) vehicles and off-street loading areas shall be effectively screened on any side that adjoins a dwelling, residential district, or platted residential lots. In addition, there shall be a planting strip of at least five (5) feet between the front lot line and the parking lot. Such planting strips shall be suitably landscaped and maintained.

706.5 Stormwater Management

The Stormwater Management Plan shall meet the requirements of Township Ordinance 97-1 and embrace the principle of no net increase in off-site runoff shall be provided.

706.6 Landscaping

For major land developments, a complete landscaping plan shall be submitted that includes a complete interior landscape plan in addition to a landscaped transition to adjoining properties. Landscape treatment shall be provided to enhance architectural features, help manage stormwater runoff or provide energy conservation through climate control.

706.7 Exterior Lighting

Exterior lighting, when used, shall be of a design and size compatible with adjacent areas and in accordance with the standards of the Illuminating Engineer Society. Specifically, lighting shall be designed to reduce glare and excessive illumination to surrounding properties while providing for public safety. Full or partially shielded exterior lighting fixtures shall be used.

706.8 Water and Sewer

Water and sanitary sewer service shall be provided in accordance with the standards and requirements of the Erie County Department of Health or the Pennsylvania Department of Environmental Protection.

706.9 Utilities

Gas, electric, telephone and cable utilities shall be located in land developments in accordance with utility company standards and requirements. All such utilities shall be underground.

Section 707 Assurance for Completion and Maintenance of Improvements

Insofar as the land development involves the lease or rental of buildings and/or space on the site and site improvements (such as streets, parking areas and stormwater drainage devices), which are to be privately maintained or maintained by a private (non-public) organization or entity created by the developer, there may be no need for municipal acceptance of the site improvements. However, in these instances where public acceptance is requested, such streets or stormwater drainage shall be designed and built to the standards established in this Ordinance. Where the developer does not intend to maintain the improvement and where a homeowner's association or similar organization will not be organized for these responsibilities, the developer will submit a plan for maintenance of such facilities. This document will be legally enforceable, one clearly establishing maintenance responsibility. It must be approved by the Township and its solicitor.

Article VIII Definitions

Section 801

As used in these regulations, words in the singular include the plural and those in the plural include the singular and words in the present tense include the future. The word “person” includes a corporation, unincorporated association and a partnership, as well as an individual. The word “plat” includes a replat, plan, re-plan, re-subdivision and site development. The word “building” includes structure and shall be construed as if followed by the phrase “or part thereof.” The word “street” includes avenue, boulevard, court, expressway, highway, land and road. The word “watercourse” includes channel, creek, ditch, drain, dry run, spring and stream.

Available Sewer: A municipal sewer is considered available if it is within five hundred (500) feet of nearest point of a subdivision.

Benchmark: A point of known elevation in or near the subdivision tied in with established benchmarks in the vicinity that is maintained by the United States Coast and Geodetic Survey.

Block: An area bounded by streets, utility, railroad, public facility or other right-of-way or easement or other definite barrier.

Building Line: The line parallel to the right-of-way across the lot, establishing the minimum open space to be provided between the edge of the legal or required right-of-way and the foremost project of the building.

Cartway: The improved portion of a street or alley used or required for vehicular travel.

Commission or Planning Commission: The Greenfield Township Planning Commission.

Conservation Subdivision: A method of conserving special open spaces and natural resources using an approach called Growing Greener.

Conservancy Lot: A large, privately owned lot comprising part of an area of open land. The purpose of the conservancy lot is to provide surrounding residents with visual access to Greenway land, while keeping the land under private ownership and maintenance. Only a small portion of such lots may be developed; the remainder must be protected through conservation easements and used in conformance with standards for Greenway land. Public access to conservancy lots is not required.

Contour: A contour is an imaginary line of the surface of the earth connecting all points that are of equal height above some reference plane, usually mean sea level.

Contour Map: A contour map is a drawing, which shows the location of the contour lines for a particular parcel of land.

County: The County of Erie, Pennsylvania.

Covenant: An agreement or restriction placed on a parcel of land by a previous owner and usually found in the deed or instrument of conveyance.

Cul-De-Sac: A minor street terminating in a vehicular turnaround.

Developer: Any person, individual, firm, partnership, association, corporation estate, trust or any other group or corporation acting as a unit dividing or proposing to divide land, so as to constitute a subdivision as defined by the Pennsylvania Municipalities Planning Code, as amended, and including an agent of the developer.

Easement: A right granted by law to a person or persons or the general public (not inconsistent with the general property rights of the owner) for the use of certain land to include the area over, under or through it.

Engineer and/or Surveyor: Person(s) registered in the Commonwealth of Pennsylvania to practice their respective professions. The phrase is used in circumstances where the expertise of both may be required but in any event the surveyor must be consulted.

Floodplain: The lands surrounding a river, stream, watercourse, ocean, lake or other body of standing water, which have or may be covered by flood water, as identified by maps issued by the FEMA.

Floodway: The channel of a watercourse and portions of the adjoining floodplain, which are reasonably required to carry and discharge floodwater of a designated magnitude.

Floodway Fringe: The area adjoining a watercourse, which, although not lying in a floodway, has been or may hereafter be covered by floodwaters up to the regulatory flood.

Governing Body: The Board of Supervisors of Greenfield Township.

Greenway Land: That portion of a tract that is set aside for the protection of sensitive natural features, farmland, scenic views, and other unique features. Greenway land may be accessible to the residents of the development and/or the Township, or it may contain areas of conservancy lots, which are not accessible to the public.

Growing Greener: A development approach designed to conserve special open spaces and natural resources in a community using the techniques generally set forth by the Growing Greener Workbook of 1999, as prepared for the Pennsylvania Department of Conservation and Natural Resources by the Natural Lands Trust.

Improvements: These physical changes to the land necessary to produce useable and desirable lots from raw acreage including, but not limited to, grading, paving, curbs, gutters, storm sewers and drains, improvements to existing watercourses, provision of sidewalks, cross-walks, street signs, monuments, water supply facilities and sewage disposal facilities.

Land Development:

1. 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 tenuse; or
 - 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.
2. A subdivision of land.

Lot: A tract or parcel of land for the purpose of conveyance, transfer, improvement or sale (whether immediate or future). Burial lots in cemeteries shall be exempted and not considered a lot under these regulations.

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

Lot Depth: The average horizontal distance between the front and rear lines of a lot.

Lot Width: The distance between sidelines of a lot measured at the building line.

Lot, Double Frontage: A lot, the opposite ends of which both abut streets.

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

Mobile Home: A transportable, single-family dwelling intended for permanent occupancy, office or place of assembly contained in one (1) unit, or in two (2) 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 for 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 or development, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

Mobile Home Park/Development: A parcel of land under single ownership, which has been planned and improved for the placement of mobile homes for non-transient use consisting of two (2) or more mobile home lots.

Mobile Home Stand: That part of an individual lot, which has been readied for the placement of the mobile home.

Modification: When the subdivider can show that a provision of these regulations would cause unnecessary hardship if strictly adhered to because of topographic or other conditions peculiar to the site.

Monument: A point of known coordinates, established by a professional land surveyor, and used to locate property lines, building lines, etc. The monument should be tied in with monuments maintained by the United States Coast and Geodetic Survey, if the monument is within reasonable distance.

Plan, Preliminary: A tentative plan showing existing features of the land and proposed street, utility and lot layout within and adjacent to the subdivision. In this Ordinance, Preliminary Plan is also known as a Conceptual Preliminary Plan.

Plan, Final: A complete and exact subdivision plan prepared by a registered surveyor for official recording as required by statute, to define property rights and proposed streets and other improvements.

Planning Code: The Pennsylvania Municipalities Planning Code of 1968, as re-enacted and amended.

Office (Plan) Map: An official map, adopted by the governing body, showing existing and proposed streets.

Public Notice: Notice of time, location of hearing and general nature of what is to be considered at the hearing shall be placed in a newspaper of general circulation in the County for two (2) successive weeks. Notice shall be given at least seven (7) days, but not more than thirty (30) days, prior to the hearing.

Registered Surveyor: A professional land surveyor registered in the State of Pennsylvania.

Right-Of-Way: A dedicated strip of land used as a street, roadway, alley or crosswalk, or for a public utility or needed public use.

Sight Distance: The distance an object twenty-four (24) inches off the pavement (a taillight) is visible from an eye level three-and-one-half (3½) feet above the pavement (average height driver's eyes).

Street: A general term used to describe the right-of-way, municipal or privately owned, serving as a means of vehicular and pedestrian travel, and furnishing space for utilities.

Street, Arterial: An expressway or controlled access highway. The street is of considerable continuity and serves, or is to serve, as a major traffic way for travel within the County.

Street, Collector: A street which serves, or is to serve as a traffic way for a community and as a feeder to an arterial street, to facilitate the collection of traffic from minor streets, and to provide circulation around the boundary of the residential neighborhood.

Street, Local: Used primarily for access to abutting properties.

Street, Marginal Access: A street parallel and adjacent to arterial or collector streets providing access to abutting properties and control of intersections.

Street, Private: A street which serves lots or parcels which do not have access to a public street and require access through the private street to a public street. A private street is maintained by the owner of the street or road through a property owner's agreement.

Subdivider: A person who is the registered owner, or authorized agent of the registered owner, of land proposed for subdivision.

Subdivision: A division or a re-division of a lot, tract, or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose of, immediate or future, transfer of ownership or building or lot development.

Subdivision, Major: A subdivision containing seven (7) lots or more, or that defined as a major subdivision by these regulations. (See Section 201 of this Ordinance.)

Subdivision, Minor: A subdivision containing six (6) or fewer lots as defined by these regulations. (See Section 201 of this Ordinance.)

Waiver: See "Modification."

Yard, Front: The open space extending across the width of the lot, between the front building line and the street right-of-way.

Yard, Rear: The open space extending from the rear of the main building and along the rear lot line (not a street line) throughout the whole width of the lot.

Yard, Side: A yard between the building and the adjacent side line of the lot extending from the front line of the building to the rear line of the building.

Article IX Administration

Section 901 Administrative Officer

The Township shall appoint an Administrative Officer whose tasks are specified herein. In addition, the Administrative Officer shall be given the responsibility for ensuring orderly and expeditious processing of subdivision and land development plan applications.

Section 902 Modification of Specific Subdivision and Land Development Plan Requirements

1. The Board of Supervisors, when acting upon applications for preliminary, final, major or minor subdivision approval, conservation subdivisions, land development, mobile home park or recreational vehicle park or recreational developments shall have the power to grant such modifications from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provisions of this Ordinance, if the literal enforcement of one or more provisions of the Ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.
2. All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary. All requests for modification shall be referred to the Greenfield Township Planning Commission for their recommendations prior to final action by the Board of Supervisors.
3. The Board of Supervisors shall keep a written record of all action on all requests for modifications.

Section 903 Revision and Amendment

The Township of Greenfield may revise, modify and amend this Ordinance by appropriate action in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended.

Section 904 Records

1. The Township shall keep a record of its findings, decisions and recommendations relative to all subdivision and land development plans submitted.
2. All records of the Township relative to subdivision and land development plans shall be public records.

Article X Design Standards for Villages

Note: This section refers to one of the Growing Greener options, which are explained in detail in the “Growing Greener: Conservation by Design” handbook, 1999, published by DCNR and the Natural Lands Trust.

Section 1000 Purposes

1. This Article is established to provide opportunities for creating compact housing developments of a traditional character in the form of villages.
2. In order to ensure that new higher-density development in Greenfield Township will be compatible with historic village building patterns in the rural parts of Erie County, and that they will reinforce the “sense of place” and neighborhood feeling experienced in traditional rural settlements, the standards herein are proposed to control the location, scale and physical character of such new development, as well as the manner in which they would fit into the existing pattern of fields, woodlands and developed areas.

Section 1001 Site Design and Building Location and Design

1. **The Four-Step Design Process for Villages:** The design process for laying out villages shall be a variation on the four-step process for conservation subdivisions, as described previously. In villages, where traditional streetscape and “terminal vistas” are of greater importance, Steps Two and Three are generally reversed, so that streets and squares are located during the second step, and house sites are located immediately thereafter. The first step is to identify Greenway lands, including both Primary and Secondary Conservation Areas.
2. **Standards in Villages**
 - a. All lots shall front onto a street or a green (except for flag lots, where permitted).
 - b. At least two thirds (2/3) of the buildings shall have pitched gabled roof with roof pitches 8/12 and 12/12, and the orientation of those gable ends shall be mixed, with some facing the street and others with the ridge line parallel to the street.
 - c. Readers are referred to the appendix, Illustrated Design Principles in the Growing Greener Handbook.
3. **Building Design Standards for the Mixed Use/Commercial Sub-District**
 - a. New commercial buildings may be either traditional in their architectural character, or be a contemporary expression of traditional styles and forms, respecting simply

the scale, proportion and character of village shops. The massing of larger commercial buildings shall be softened in a variety of ways, including the use of projecting and recessed sections, to reduce their apparent overall bulk and volume. To harmonize with the traditional scale of commercial buildings in historic villages, new commercial buildings shall not contain more than ten thousand (10,000) square feet (above grade), and those with more than six thousand (6,000) square feet of floor space (above grade) shall be a two- (2) story construction.

- b. Buildings shall not be less than one-and-one-half (1½) stories in height, and at least half the buildings in any single development for commercial, mixed-use and institutional buildings shall be two (2) stories in height, with respect to the average ground grade along the front building line.
- c. Buildings shall generally be designed for multiple uses, with offices and/or residential units above, and shall generally have traditional sloping roofs with overhanging eaves. Desired roof materials include shingle (both wood and asphalt composition) and metal formed to resemble “standing seams.” Roof color should be traditional (which encompasses a wide variety of hues, but which does not include white or tan composition shingles, or shiny unpainted metal). The use of dormers and gables is encouraged to provide visual interest.
- d. Exterior wall materials may include stucco, wood clapboarding (including vinyl or aluminum imitation clapboard siding), native stone, or brick. Specifically prohibited shall be brick that is white, tan, spray-painted, or used; except on rear walls, all forms of concrete block shall also be prohibited. In addition, concrete block and metal buildings shall also be excluded from this sub-district.
- e. Shop-front design shall have large display windows having low sills and high lintels. Traditional canvas awnings without interior illumination shall be encouraged, and all signs shall be of wood or metal, preferably with dark background colors and light-colored lettering.
- f. Landscaping around commercial buildings and their parking lots shall emphasize native species trees, shrubs and flowers to reduce maintenance, help ensure longevity, and to reinforce the natural spirit of the area. Species should be selected partly on the basis of their visual interest at different times of the year (spring blossoms, summer foliage, autumnal berries, winter bark and foliage). Examples of appropriate shrub selections include viburnum, laurel, lilac, clethra (sweet pepperbush), winterberry, chokeberry, holly and red-osier dogwood. Interesting non-native shrub species that are recommended include: caryopteris (bluebeard), pyrocantha (firethorn), winged euonymus (burning bush), and spirea. However, any similar planting arrangement suitable for Erie County shall be acceptable.

All lots shall be provided with sewer and water facilities, meeting the requirements of DEP and/or the Erie County Department of Health.

4. Building Design Standards for Residential Areas

- a. Single-family homes on the smaller village-scale lots [especially those less than eight thousand (8,000) square feet] shall generally be designed so that approximately two thirds (2/3) are oriented with their gable-ends facing the street. At least thirty-five percent (35%) of the houses shall have a covered front entry porch, raised a minimum of eighteen (18) inches above ground level. When front porches are screened, they may be located within ten (10) feet of the front property line [those enclosed with windows shall observe the minimum fifteen (15) foot front setback].
- b. Homes may be located at or within five (5) feet of side lot lines if that side either has no windows, or windowsills are at least sixty-four (64) inches above the finished floor elevation. Such design allows houses to be located off center on their lots, so that one side yard may be larger and therefore provide more usable outdoor space.
- c. Residences housing more than one family shall be designed to emulate traditional townhouses, or shall be designed to resemble large single-family residences.
- d. Stucco and painted wood clapboard siding shall be encouraged, as shall pitched roofs with slopes between 8/12 and 12/12. Housing styles, shapes and materials should be varied within the overall theme of traditional dwellings found in the rural parts of Erie County (which may also include contemporary interpretations of vernacular building forms).
- e. If garages, carports or other accessory structures designed for accessory parking of automobiles in the residential areas are front-loaded (i.e., having their large entry door facing the street), they shall generally be set back at least ten (10) feet further from the front property line than the foremost façade of the principal building facing the front property line (stoops, porticos, open colonnades and open porches excluded).
- f. Off-street parking for multi-family residences shall generally be located at the rear of the lot, in garages accessed by lanes or alleys.

Section 1002 Streets and Streetscape Design

1. Street Design

- a. Rectilinear street layouts are generally preferred, with occasional diagonal elements to enhance visual interest, although curvilinear layouts shall be acceptable when designed to interconnect and to produce terminal vistas of protected open space or prominent structures.
- b. Streets shall be aligned so that their vistas are of greens or other open space, or civic or institutional buildings, wherever possible. Where this is not possible, every effort

shall be made to terminate those streets with buildings of above-average size, whose architecture shall be encouraged to be special in one way or another (see Section 904, Illustrated Design Principles Growing Greener Handbook).

- c. Streets shall be interconnected as far as practicable (employing cul-de-sacs only where essential), and they may also be supplemented with alleys. Where cul-de-sacs are deemed to be unavoidable, continuous pedestrian circulation shall be provided for by connecting sidewalks that link the end of the cul-de-sac with the next street (or open space).
- d. To the greatest extent practicable, streets shall be designed to have maximum lengths of six hundred (600) feet between intersections, and maximum lengths of one thousand two hundred (1,200) feet before terminating at three-way “T” intersections or angling off in a diagonal direction. (This design approach helps to reduce traffic speed, making the development friendlier to pedestrians.) Blocks greater than six hundred (600) feet long shall generally be provided with cross-block pedestrian connections at mid-block locations.
- e. Streets shall be laid out to promote pedestrian circulation and ease of access from all points in the Residential Areas to the Village Mixed Use/ Commercial Area.
- f. Easements shall be reserved to permit streets to be extended to allow adjoining properties to be connected in the future, if so desired.
- g. Collector streets shall generally connect existing municipal roads to central greens in each sub-district.
- h. The street width standards listed below take into account the need for on-street parking spaces, which generally increase as lot widths decrease.
- i. All streets must meet applicable PennDOT standards so as to be eligible for liquid fuel funding.

**Table 1001.A.1
Street Design Standards for Villages**

	Total Lanes	Parking Lanes	Pavement Width	Shoulders	Right-of-Way
Primary Collector					
No Parking	2	0	20' (22' Curbed)	4' Grassed	50'
Lots 80' Plus	2	0	22' (24' Curbed)	4' Grassed	50'
Lots 40' - 80'	3	1	28' (30' Curbed)	4' Grassed	50'
Lots <40'	4	2	34' (36' Curbed)	4' Grassed	50'
Secondary Collector					
Lots 80' Plus	2	0	20' (22' Curbed)	4' Grassed	50'
Lots 40' - 80'	3	1	26' (28' Curbed)	4' Grassed	50'
Lots <40'	4	2	32' (34' Curbed)	None	60'
Local Access					
Lots 80' Plus	2	0	18' (20' Curbed)	3' Grassed	50'
Lots 40' - 80'	3	2	24' (26' Curbed)	4' Grassed	50'
Lots <40'	3	2	26' (28' Curbed)*	4' Grassed	50'
Lanes or Alleys	1	0	12'	2' Grassed	20'
Shared Drives	1	0	10'	3' Grassed	NA

*The paved width may be reduced by 6 feet when streets are "single-loaded" (lots on one side only), or when driveways are accessed only from rear service lanes or alleys.

2. Street Trees

- a. The coordinated planting of deciduous shade trees within the right-of-way of all streets is a central unifying feature of development in villages.

- b. Such trees shall be 2” to 2.5” in diameter, measured at chest height, when planted, and shall be spaced at intervals no greater than forty (40) feet along both sides of each street, including arterial roads, but not including rear access lanes or alleys.
- c. Species shall be selected according to the following criteria:
 - (1) Cast moderate shade to dense shade in summer;
 - (2) Long-lived (over 60 years);
 - (3) Mature height of at least fifty (50) feet;
 - (4) Be tolerant of pollution and direct or reflected heat;
 - (5) Require little maintenance, by being mechanically strong (not brittle) and insect- and disease-resistant;
 - (6) Be able to survive two (2) years with no irrigation after establishment; and
 - (7) Be of native origin, provided they meet the above criteria.

Among the species that are recommended in this Ordinance are Sycamore or London Plane, sweet gum, red maple, green ash, pin oak, little leaf liden, and Village Green Zelkova. For further relevant information, readers are specifically referred to *Street Tree Factsheets*, Henry Ershold, Editor, School of Forest Resources, Pennsylvania State University, 1989 and *Street Trees, a Manuel for Municipalities*, Schein, 1993, State College, PA.

- d. Readers are referred to the appendix, Illustrated Design Principles.

3. Streetscape Standards

- a. Shade trees shall generally be planted in planting strips (sometimes called “tree lawns”) at least four (4) feet wide, located between the pavement or curb and the continuous sidewalk or footpath system (which shall also be required).
- b. All village streets shall be provided with sidewalks, preferably of brick, stone or concrete paving block in commercial areas. Street lighting in villages shall utilize cast-iron posts that are decorative but not overly ornate and, in order to ensure consistency, the final decision on their style, height, color and brightness shall rest with Township officials.
- c. Sidewalks shall be constructed in villages along at least one side of all streets on which on-street parking is provided, and in front of civic, institutional or community

uses (however, they are not required in alleys). They shall be constructed of brick pavers, rectangular flagstones, or concrete “paving bricks” or “flagstones.” Exceptions may be made for sidewalks of poured concrete, but not for asphalt.

- d. In village commercial areas and in neighborhoods where lot sizes are fifteen thousand (15,000) square feet or less, on-street parking shall be provided in parking lanes parallel to curbs (which should also be required at such building densities, to channelize runoff and to protect the paved edge from damage by parked vehicles). Parking lanes shall be encouraged to be surfaced with alternative materials, textures or colors (such as asphalt with red-colored stone chips steamrolled in just after the asphalt is laid). Such on-street parking shall be supplemented, wherever necessary, by off-street parking areas that are screened from the street by landscaping and low fences or walls (vehicle “hood-height”).
- e. Buildings in the Village Mixed Use/Commercial Area shall generally be located close together with minimal side yard areas, in order to form a fairly continuous row of shop fronts.
- f. Readers are referred to the appendix of the Growing Greener Handbook, *Illustrated Design Principles*.

Section 1003 Modifications

- 1. The Board may, with a positive recommendation from the Planning Commission and after a public hearing, permit by modification of the provisions of this Article, in order to encourage a well-planned traditional town center. Applicants must demonstrate that such modifications would not substantially diminish the traditional character of the proposed development, and that they would be within the spirit of this Article. However, in terms of modifying any dimensional requirement (lot area, width, setbacks, etc.), such modification may not be greater than twenty-five percent (25%).
- 2. Any modification shall be subject to the following criteria:
 - a. The design and modifications shall be in harmony with the purposes and the land-use standards contained in this Article.
 - b. The design and modifications shall generally enhance the development plan, the central core area, the streetscapes, and the neighborhoods, or at least not be any less desirable than the plan that could be created in conformance with this Article.
 - c. The design and modifications shall not produce lots or street systems that would be impractical or detract from the appearance of the district, and shall not adversely affect emergency vehicle access or deprive adjoining noncommercial properties of adequate light and air.

- d. Increased residential density or intensification of nonresidential uses shall be offset by corresponding special efforts by the applicant to improve the appearance of the development through enhanced architectural and landscaping efforts.
 - e. The applicant shall demonstrate that the proposed modifications will produce equal or better results, from the municipality's perspective, and represent the minimum modification necessary.
3. If the Board determines that the applicant has met his/her burden, it may grant a modification of the requirements of this Article. In granting modifications, the Board may impose such conditions as will, in its judgment, secure the objectives and purposes of this Article.

Section 1004 Illustrated Design Principles

1. **General:** The illustrations in this section have been selected to provide guidance to applicants, designers, local officials, and interested residents, with respect to the intended ultimate visual appearance of the villages. If a conflict occurs between the ordinance text and the information in the *Illustrated Design Principles*, the former shall prevail. The following illustrations and their captions are not intended to be used as regulatory provisions, but rather as guidelines.
2. **Further Information:** For further information and considerably more detail relating to village design principles, readers are referred to *Design Characteristics of Hamlets, Villages, and Traditional Small Town Neighborhoods: A Primer for Conservation Planners and Others Engaged in Promoting More Compact Development Patterns*, published by the American Planning Association as a Planning Advisory Service report in 1999, by Randall Arendt.
3. Design illustrations can be found in the workbook "Growing Greener" or on a CD-Rom, available at the Township Office.

Appendix

Appendix 1
Greenfield Township, Erie County, Pennsylvania
Application Form

Request for Approval of Proposed Subdivision and Land Development Plan

Subdivision/Land Development Name: _____

Project Location: _____

Erie County Index No(s): _____

Name of Property Owner(s): _____

Developer, if not Owner: _____ Phone No.: _____

Address: _____ Phone No.: _____

Name of Surveyor Who Prepared Plan: _____ Phone No.: _____

Name of Engineer, Landscape Architect: _____ Phone No.: _____

Type of Plan:

Replot ____ Major Conservation Subdivision - Prel. ____ Land Development ____
 Minor Subdivision ____ Major Conservation Subdivision - Final ____ Modification ____

Plan Detail:

Total Acreage: _____ Number of New Lots: _____

Proposed Land Use:	Number of Lots	Current Zoning:
Residential _____	Residential _____	Residential _____
Commercial _____	Commercial _____	Commercial _____
Industrial _____	Industrial _____	Industrial _____
Other _____	Other _____	Other _____

Proposed Water Supply: Public _____ Community _____ On-Lot _____
 Proposed Sewage Disposal: Public _____ Community _____ On-Lot _____

Erie County Health Department/PA DEP Approval: Yes ____ No ____ N/A ____

I (We) hereby certify that, to the best of my (our) knowledge, the above information is true and correct.

 Date

 Signature of Landowner or Applicant

(for office use only)

Type of Plan and Cost:

Replot	\$ _____	Major Subdivision - Prel.	\$ _____
Minor Subdivision	\$ _____	Major Subdivision - Final	\$ _____
Modification	\$ _____	Land Development	\$ _____

Base Fee: \$ _____ + Per Lot Fee: \$ _____ = **Total Fee:** \$ _____ Completed by: _____

Appendix 2

**Certificate and Acknowledgments to Appear on the
Preliminary Plan and/or Final Plan, as Applicable**

Certification by Surveyor/Landscape Architect:

I, * _____, a Registered Land Surveyor/Registered Landscape Architect of the Commonwealth of Pennsylvania, do hereby certify that the survey and plan shown and described hereon is true and correct and that all iron pins and monuments are located and installed as shown.

_____, 20__ ** _____

* Name of registered land surveyor/registered landscape architect

** Signature of registered land surveyor/registered landscape architect responsible for the preparation of the plan

*** Seal of the surveyor/landscape architect

Note: For any major subdivision with public improvements, a similar certificate for engineering design will also be required, to be signed by a registered professional engineer.

Certification of Ownership and Acknowledgment of Plan:

On this, the _____ day of _____, 20__, before me, the undersigned officer, personally appeared * _____, who being duly sworn according to law, deposes and says they are the owners and/or equitable owners of the property shown on the plan, and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.

** _____

Witness my hand and seal this ___ day of _____, 20__

*** _____

My commission expires: _____, 20__

* Identify ownership or equitable ownership

** Signature of the owner(s)

*** Signature and seal of the Notary Public or other officer authorized to acknowledge deeds

Appendix 2
(Continued)

Certificates for Township Approval:

Reviewed by the Greenfield Township Planning Commission this _____ day of _____,
20____.

Approved by the Greenfield Township Board of Supervisors this _____ day of _____,
20____.

Certificate for County Review:

Reviewed by the Erie County Department of Planning this ___ day of _____, 20__.

Reviewed by Director

Recorder of Deeds Certificate:

Recorded in the Erie County Recorder of Deeds Office this _____ day of _____,
20____, as Map Number _____.

Recorder of Deeds

Appendix 2
(Continued)

Offer of Dedication:

Know all men by these presents:

That _____ (Property Owner) and _____ (Property Owner), owners of this property, as recorded in Erie County Deed Book _____ and Page Number _____, do hereby dedicate forever for public use for highway purposes, all roads and other public utilities shown hereon with the same force and effect as if the same had been opened or taken through legal proceedings; and in consideration of the approval of this plan and the acceptance of said public highway by Greenfield Township, Erie County, Pennsylvania, we hereby agree and covenant and do so by these presents release and forever discharge Greenfield Township from the appropriation of said ground for public highways.

And we do further covenant and agree to install all necessary street improvements shown hereon according to grades and specifications approved by Greenfield Township that no obligations shall be assumed by Greenfield Township until said street/utility improvements shall be approved and accepted by official action of Greenfield Township.

This dedication and release shall be binding upon our heirs, executors, administrators, assigns and purchasers of land thereon.

_____, 20__

Owner/Subdivider(s)