

Protecting remaining resources from destruction; and

Planning developments in a coordinated manner to avoid the creation of future problems.

NOTE: The benefits listed above, as well as various standards and requirements found elsewhere in the Clearfield County Subdivision and Land Development Ordinance, are not intended to be a consumer guarantee.

However, they are intended to serve as guidelines and minimum requirements for use by the Planning Commission, local government agencies and other interested groups and individuals.

For more information or to obtain a copy of the Clearfield County Subdivision and Land Development Ordinance, contact the Clearfield County Planning Department.

CLEARFIELD COUNTY PLANNING *Established November 23, 1962*

Department - Professionally staffed
Commission - 8 member citizen body

Meetings:

3rd Monday of each month at 7:30 PM
at the Clearfield County Planning
Department office at
650 Leonard Street, Clearfield, PA

Contact: Jodi Brennan, Director
650 Leonard Street - Suite 110
Clearfield, PA 16830-3243
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(814) 765-5149
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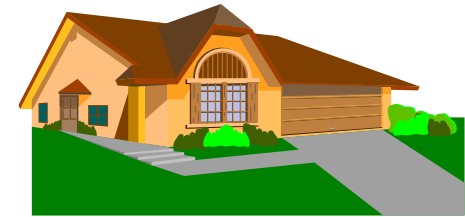
Mission Statement:

To provide appropriate planning services and to develop leadership so that all Clearfield County municipalities can begin to plan for their future.

Serving Clearfield County for over 40 years

What Are the Benefits of Having a Subdivision and Land Development Ordinance?

Benefits to the lessee or purchaser include:



The creation of accurate descriptions of land sold;

Assurances that soils are satisfactory for home sites and sewage disposal, and that adequate steps are taken to prevent soil erosion and sedimentation;

Assurances that lots will either abut a public road or have access via a right-of-way agreement that also sets forth responsibility for maintenance;

Assurances that the sources of public water are identified and that suitable easements are provided to reach the land;

Assurances that roads will be adequate to provide fire and ambulance protection, and that fire hydrants will be provided in large developments; and

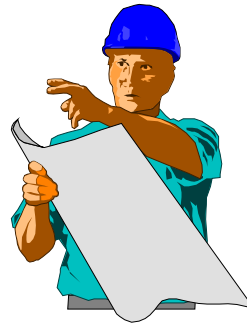
A minimum of hidden expenses by placing the burden of providing necessary facilities on the developer, or by clearly stating on the plan who is responsible for such facilities.



Benefits to the Subdivider or Developer Include:

The reduction of disputes over land ownership by requiring an accurate survey; and

The compliance by all landowners to protect the value of property.



Accurate descriptions of the soils and the limitations of the soil on the land being subdivided;

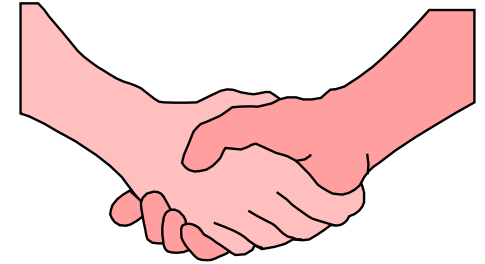
Assistance in the design of the development in the form of recommendations by experienced staff;

The transfer of all costs of the development to the purchaser through the purchase price;

The establishment of clear responsibility for right-of-way maintenance easements and ease of permit issuance, thereby reducing the potential for expensive litigation when such issues are not considered;



Benefits to the Municipality Include:



Informing the municipality of the needs of proposed future developments;

Assuring that road construction criteria are clearly established and obtaining the acknowledgment of the developer of his responsibility;

Assuring adequate rights-of-way and setbacks;

Preventing the imposition of major development costs upon the municipality;

Assuring that emergency equipment can reach all lots;

Reducing or eliminating the possibility of floods, mine subsidence, erosion, pollution, or lack of adequate water pressure.