



BLOOMFIELD TOWNSHIP COMPREHENSIVE PLAN

APRIL 2007

Bloomfield Township Comprehensive Plan

Update

April 2007

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I. INTRODUCTION

Bloomfield Township in Crawford County, Pennsylvania is located in the Northeast section of the County and borders the Townships of Athens, Sparta, and Rockdale. Canadohta Lake is a main attraction to the Township and is located directly in the center. There is dense residential development surrounding the lake and other residential areas can be found in the villages of Lincolnville and Riceville. Rural residential development is located throughout the Township. **Map 1** shows the regional location of the Township.

1.1 The Comprehensive Plan in Bloomfield Township

This report includes the results of more than a year of data collection. The physical features of the Township were analyzed. Social and economic conditions in the Township were examined. Problems and opportunities were identified. All the information collected and analyzed was considered in light of the goals and objectives for Township development established by the Bloomfield Township Planning Commission. Out of this work, a Revised Township Plan for the Township was created. This entire process, including all the background information, statements of the Township's development objectives and plans for achieving these objectives are set forth in this document, the Bloomfield Township Comprehensive Plan.

The Comprehensive Plan involves an inventory of conditions and characteristics, as they currently exist within the Township. Its primary purpose is to establish the policies that will guide land use decisions over the next 20 years. It is intended to promote a coordinated development pattern that will meet the Township's long-term planning goals and is compatible with regional planning efforts.

In order to achieve sound and effective policy recommendations, the various social, economic, cultural, historical and physical factors that impact land use are analyzed. An examination of local and regional demographics is useful in the identification of development and social patterns, and can provide insight for future growth potential. The extensive mapping of natural and man-made landscapes provides a record of existing features and, when analyzed in conjunction with demographic data, enables an assessment of future needs in terms of housing, infrastructure, community facilities, and conservation of natural resources. A basis from which to locate areas that are suitable for development and areas that are not suitable for development, as well as areas that call for special conservation efforts are the results of the planning efforts.

This Plan is a result of the combined efforts of the Bloomfield Township Planning Commission and the Crawford County Planning Commission staff. Due to almost 30 years since the previous Comprehensive Plan, this update came into consideration by both groups. For historical reference and as a nod to an extremely detailed picture (as of 1978) of street, sewer and water systems in the Canadohta Lake/Riceville area, see **Map 15** at the end of this document. This map is from the 1978 Comprehensive Plan. It served in the 1978 Plan as a proposal for future lot, road and facility systems. It should be noted that as of 2007, only some of

the proposals have come to fruition.

1.2 Pennsylvania Municipalities Planning Code

The Pennsylvania Municipalities Planning Code (MPC) empowers municipalities in Pennsylvania to, individually or jointly; prepare plans for their future development and, by various legal and other measures, to implement those plans. Those municipalities choosing to plan for their future and take advantage of those benefits must meet the planning requirements of the MPC. Article III, Section 301 of the MPC requires that municipal comprehensive plans through the use of maps, charts, and text should include the following basic elements:

1. Community Development Objectives
2. A Plan for Land Use
3. A Plan for Housing
4. A Plan for Community Facilities and Utilities
5. A Plan for Transportation

Because Planning is a public process, the Township must adhere to the following series of steps before the plan can become Township policy:

1. The Planning Commission reviews and comments on the draft plan and holds a public hearing before forwarding the comprehensive plan to the governing body.
2. The governing body shall hold at least one public hearing pursuant to public notice before proceeding to vote on the plan, or amendment thereto.
3. The adoption of the Comprehensive Plan shall be by resolution carried by the affirmative votes of not less than a majority of all members of the governing body.

Counties shall consider amendments to their comprehensive plan proposed by municipalities that are considering adoption or revision of their municipal comprehensive plans so as to achieve consistency.

Community planning should be a continuing process. It is not finished, for example, with the printing of this plan. Year by year things will happen which will require adjustments in the plans proposed in this report. This should be clearly understood. This plan should not be considered as one would consider the "Holy Bible." The planning period used in this planning effort is approximately twenty years - to the year 2025.

1.3 History

Bloomfield Township was organized from the territory of Oil Creek Township early in 1811, first appearing on record in May of that year. Its boundaries, as then formed, included more than we know today as Bloomfield Township. Included was all of Sparta Township, the northern part of Rome Township and the northeastern part of Athens Township. Rockdale Township included the western part of what we know today as Bloomfield Township until

1829, at which time the currently established boundaries were constituted. Within its original bounds the population in 1820 was only 214, while every other township in the county contained 400 or more. The Township in 1850 contained 834 inhabitants; in 1860, 1,662; in 1870, 1,262 and in 1880, 1,491. The decrease in the years 1860 to 1880 was caused by separate enumerations of the Riceville settlement.

The southern part of the Township originally was part of the Eighth Donation District. Land in the donation districts was established for Revolutionary War veterans. The northern part of the Township originally included State owned land. Some of this State owned land was claimed by John Fields, a wealthy Philadelphian. James Hamilton, his agent, made his first appearance in the Bloomfield wilderness in 1798 with a view to stimulate settlement. He supervised the construction of a grist mill and a saw mill at the foot of Oil Creek Lake (now Canadohta Lake). The mill was the first in the northeast part of the county. Mr. Hamilton was followed to Bloomfield Township by a number of hardy pioneers; but most of them left the Township within a few years because of land difficulties and the "dull" soil.

One of the earliest permanent settlers was Thomas Bloomfield, whose name has been transmitted to the Township. He was born in New Jersey, and at the age of twenty-three married Elizabeth Morris, the niece of Robert Morris, the financier of the American Revolution. Being a man of considerable means he, engaged extensively in trade. In 1797 he moved from Fayette County, Pennsylvania to the French Creek Valley area. The following year he moved to Bloomfield Township.

Another prominent resident of Bloomfield Township was Richard Shreve, son of General William Shreve, of Revolutionary War fame. Besides being a farmer in Crawford County, he served as justice of the peace and as captain of the local militia. Descendants of his family still reside in the Township.

The first school in the Township dates from 1820 and is said to have been taught by Isaac Bloomfield. It was held in a log cabin near Tillotson's Corners. There were three schools in the Township prior to 1834. At one time Bloomfield Township had a total of thirteen individual school buildings.

Lincolnville had a population of 107 persons in 1880. Seth C. Lincoln, originally from Massachusetts, settled here in 1837. Soon after his arrival Mr. Lincoln constructed a water mill, a saw mill and a grist mill all on Oil Creek. The village plat was laid out by E. F. Lincoln in 1861, when the village contained about eight families. In 1885, Lincolnville contained two general stores, a hardware and drug store, one hotel, W. O. Carter's steam feed mill, Brunstietter's steam saw mill, Batcheldor's steam saw mill, Wood's shingle mill, two blacksmith shops, a wagon shop, a shoe shop, a two-story frame schoolhouse and a Baptist Church.

Tillotson's Corners, in the 1880's, contained a general store, blacksmith shop, wagon shop and a half dozen dwellings. A steam saw mill and a hotel were also formerly a part of the business interests of this locality.

Riceville became an incorporated borough in 1859 but was abolished by court order in 1927. Samuel Rice, the first settler, came to this area about 1831 and erected a sawmill on Oil Creek. He also started the first store in 1834. The first

school in Riceville was taught by Dorcas Taylor in 1835. In 1847 the first permanent schoolhouse was built on the hill east of the creek. The village grew gradually and reached a population of 314 in 1880. In 1885 it contained three general stores, a hardware ,and drug store, two millinery stores, a meat market, a grist mill, one water and one steam sawmill, a planing mill, a handle factory, a shingle mill, one hotel, two churches, three blacksmith shops, one cabinet shop and furniture store, a harness shop, a cooper shop and a wagon and carriage shop. The Union & Titusville Railroad once passed through Riceville on its way north (along the west side of Canadohta Lake) into Erie County. The right-of-way of this line no longer exists in the Township.

II. BACKGROUND INFORMATION

2.1 Physical Characteristics

An important component of any Comprehensive Plan is knowledge of the natural environment of the area to be planned. The physical features of the area, including topography, soils, and flood-prone lands are important in evaluating past growth, and are particularly significant in guiding the future growth of the community. Certain aspects of the natural features of a community serve as limitations upon the type and degree of development of a given area; and as limitations, should be considered before development.

The purpose of this section will be to describe the natural features in Bloomfield Township and the implications of these features on future development within the Township.

The Topography

The topography, or shape of the land in terms of its "3rd dimension" is indicated by contour lines. Topography can be a limiting factor on development; for example steep slopes tend to prohibit extensive development and act as natural boundaries. Bloomfield Township has no major topographic limitations. However, the Township in a sense is divided in half by Shreve Ridge, which runs from Erie County and the northwest part of the Township to a termination point at the southern end of Canadohta Lake. (See Map 2—Topographic Features).

The Lake is part of the headwaters system of Oil Creek and in fact its outlet is the beginning of Oil Creek. The Creek flows south through the village of Riceville in the southeast section of the Township, on to Titusville, and finally joining the Allegheny River at Oil City in Venango County.

Other features of the Township include the Dutch Hill promontory east of the Canadohta Lake basin and the "hill and valley" terrain in the southwest portion of the Township.

Agricultural Quality

Agricultural authorities have classified soil into eight categories relative to their capability for agricultural purposes. The limitations on the use of soil become progressively greater as its classification number increases. Following is a listing of the eight soil classes and an explanation of the limitations involved with each. This system of classification is taken from the Soil Survey of Crawford County, Pennsylvania, issued May 1979.

- Class I - Soils that have few limitations, which restrict their use.
- Class II - Soils that have some limitations, which reduce the choice of plants or require moderate conservation practices.
- Class III - Soils that have severe limitations, which reduce the choice of plants, require special conservation practices, or both.

- Class IV - Soils that have very severe limitations which restrict the choice of plants, require careful management, or both.
- Class V - Soils that have little or no erosion hazard but have other limitations, which are impractical to remove and limit their use largely to pasture, woodland, or wildlife food and cover.
- Class VI - Soils that have severe limitations which make them generally unsuited to cultivation and limit their use largely to pasture, woodland, or wildlife food and cover.
- Class VII - Soils that have very severe limitations, which make them unsuited to cultivation and restrict their use largely to grazing, woodland or wildlife.
- Class VIII - Soils and land forms that have limitations which prevent their use for commercial plant production and restrict their use to recreation, wildlife, water supply and aesthetic purposes.

For mapping purposes this Comprehensive Plan report groups all of the Township's soil into three categories:

- Category 1. Good agricultural land, which can be effectively and relatively easily cropped (Classes I and II).
- Category 2. Land, which is fair for cropping (Class III).
- Category 3. Marginal to poor land for cropping (Classes IV and VIII).

These categories reflect such classification criteria as soil quality and slope. For example land with a slope of 8% to 15% is automatically classified in Category 2; land with a slope greater than 15% is classified in Category 3 regardless of how good the soil quality may be. **Map 3** indicates the patterns of soil categories in Bloomfield Township.

On-Lot Sewage Suitability

Act 537, the Pennsylvania Sewage Facilities Act (1966) requires every municipality in the Commonwealth to adopt an "official plan" addressing its needs relative to sewage disposal. A separate Countywide comprehensive plan for water and sanitary sewers was developed by the Crawford County Planning Commission in 1970 with the aid of a consulting firm and subsequently adopted by all the municipalities within the County as their "official plan." This plan deals primarily with those areas of the County having existing or proposed water and sewer systems, or with those areas where population concentrations are great enough so as to make on-lot disposal systems precarious. Lincolnville and the Canadohta area are identified in this plan as needing and extending sewers within a three or five year period.

The capability of soil to properly filter sewage effluent is perhaps the most critical element of land development in areas where centralized sewage treatment plants do not exist. Filtering capability is based on: (1) soil permeability, (2) depth of soil to bedrock or some other impervious layer, and (3) the slope of the land. **Map 4**, entitled On-Lot Sewage Suitability, establishes three categories of soil indicating their relative suitability for on-lot sewage disposal systems. These categories are described as follows:

Good Suitability - Soils in this category will normally be approved by the Township's sewage enforcement officer and the Pennsylvania Department of Environmental Protection (DEP) for conventional disposal systems. A conventional system includes a septic tank in which the heavier solids settle out of the liquid effluent and the lighter particles float to the surface. In the septic tank anaerobic bacteria (needing no oxygen) digest the surface scum and most of the solids. The partially treated liquid is then discharged from the tank into a subsurface absorption area where the effluent is purified of its remaining bacteria as it percolates through the soil. Soils suitable for these systems:

- Are not susceptible to flooding
- Have minimum depth to an impervious layer of 6 feet
- Have a depth of 4 feet or more to the seasonal high water table
- Are termed well-drained by the U. S. Soil Conservation Service
- Have percolation rates of 6 to 60 minutes; this means it takes 6 to 60 minutes for water to drop 1 inch in a "saturated hole"; or, in reference to permeability, it means the soil has a range of between 10.0 and 1.0 (inches of water movement per hour)
- Have a slope no greater than 15%; and
- Are not so stony as to make system installation impossible.

Fair Suitability- Soils in this category will not normally qualify for a conventional system but may qualify for a modified or "alternate" on-lot disposal system. Such alternate systems must be carefully designed and installed. To adequately function in these soils a system would have to be more elaborate than a conventional system. Generally alternate systems are more costly to install. Soils grouped within this category:

- Are not susceptible to flooding;
- Have minimum depth to an impervious layer of 20 inches;
- Have a depth to the seasonal high water table of between 20 inches and 4 feet;
- Are termed moderately well drained by the U. S. Soil Conservation Service;

- Have percolation rates of 60 to 300 minutes; and a permeability range of 1.0 to 0.2 inches of water movement per hour;
- Have a slope no greater than 25%and;
- Are not so stony as to make system installation impossible.

Poor Suitability- Soils within this category will not normally qualify for a conventional sewage disposal system and may not qualify for an “alternate” system due to the presence of one or all of the following conditions. These soils may:

- Be susceptible to flooding;
- Have a depth to the impervious layer of less than 20 inches;
- Have a depth to the seasonal high water table of less than 20 inches;
- Be termed poorly or very poorly drained by the U. S. Soil Conservation Service;
- Have a percolation rate of greater than 300 minutes; and a permeability range of less than 0.2 inches of water movement per hour;
- Contain slopes greater than 25% and;
- Be so stony as to make system installation impossible.

These three categories represent generalized statements about soil suitability. The mapping of these soils provides a general idea of the on-lot sewage suitability of the Township's land. Exceptions to the conditions portrayed on the map may be discovered when a specific parcel is examined in more detail.

An examination of the On-Lot Sewage Suitability Map indicates that there are no large concentrations of soils having good suitability in the Township. The largest concentration of these soils is found in Lincolnville, Riceville and the southeast section of Canadohta Lake. Interestingly, these areas are the locations of the first settlements in the Township.

Flood Prone Areas

Another limiting factor on development is the susceptibility of land to flooding. In July 1975, Bloomfield Township qualified for the National Flood Insurance Program. This program was established to encourage individual municipalities to take a responsible role in controlling development in areas subject to flooding. To qualify for this program a municipality is required to accept a flood prone area map, which delineates lands subject to flooding. The Federal Insurance Administration (FIA) prepares these maps. If the municipality feels the Federal map does not accurately reflect those areas within its boundaries, which are subject to flooding, the Federal program establishes an appeal procedure. The Crawford County Planning Commission staff aided the Township in developing an appeal map, which was

subsequently accepted by FIA as the operative flood management map; this map is reproduced on **Map 5**, *Flood Prone Areas*, and the relationship of areas now managed under the FIA program to flood plain soils can be examined. As can be seen areas designated as flood prone are defined based on soil survey information.

Sand and Gravel Potential

Sand and gravel are important resources to any relatively rural Township. Knowledge of good deposits of these materials can prove beneficial to the municipality. **Map 6**, entitled *Sand and Gravel*, designates areas considered by the US Soil Conservation Service (DCNR) to have good sand and gravel potential. The largest concentrations of sand and gravel in the Township occur adjacent to Canadohta Lake in the southern section of the Township. While the suitability of the identified soils may vary widely, this map helps to pinpoint where future surface mining operations may occur.

Canadohta Lake - Oil Creek

Canadohta Lake is the second largest natural lake in Pennsylvania. It is primarily a spring-fed body of water more than one mile long and one half mile wide. It also accepts water from the north and east via East Shreve Run and water from the north and west via West Shreve Run. As discussed above the Lake is part of the headwaters of Oil Creek. Oil Creek was utilized by the early oilmen in floating the oil barges down to the Allegheny River and the Pittsburgh market. Early settlers in the area also used Oil Creek, at flood tide, to raft timbers down the creek to outside markets. Early settlers in the Canadohta area named the lake Washington Lake, because of the friendship of George Washington and Colonel Crawford, for whom the county was named. During the oil excitement in 1860 the name was changed to Oil Creek Lake. In 1894 the name was changed to honor the name of Chief Canodaughto, a chief of the Cornplanter Tribe of Six Nations.

Oil Creek offers a series of limited recreational opportunities in Bloomfield Township. It is an excellent stream for fishing but is not deep enough to permit canoeing along its full length.

2.2 Socio-Economic Analysis

This section will examine and update the population, employment, and income characteristics that represent Bloomfield Township since the 1978 Comprehensive Plan. Population projections are provided to give Township officials an insight into the future, and how this may have an impact on infrastructure, community facilities, and services.

Trends

According to the 2000 U.S. Census, Bloomfield Township's total population was 2,051 persons. This figure represents an 11.5% increase in population from the 1990 Census. This figure is in line with neighboring

townships, with the exception of Rockdale, whose change was nearly 29%. As compared to the County as a whole, whose growth rate was under 5%, Bloomfield Township has a relatively high growth rate.

Population Projections

It is difficult to look into the future and know exactly what is going to happen. However, since Comprehensive Planning is concerned with future growth and development, it is important to estimate it as accurately as possible. Population projections attempt to provide an estimate of future Township population size based on trends that have occurred in the past. The resulting figures will aid in the planning of circulation patterns, facility and service needs, and how the demand for land use will change over time.

To arrive at a *range* of projections, three forecasting techniques have been used. Future population size is expected to fall within this range. In all three figures, the 2000 U.S. Census count is used as the base year population size for the Township. These projections consider the trends that have occurred over the past 30-40 years to establish a pattern, additionally the numbers take into account permit data for new houses, modular, and mobile homes if they are new and not replacing an existing/demolished home.

- **Low Range Projection-** This number represents a constant numerical change within the population and projects the change into the future. It is based on an average gain of 223 residents each decade, as experienced between 1960 and 2000. An increase of 446 persons is projected to occur during the next 20 years. This method is the most conservative of the three used.
- **Medium Range Projection-** This technique examines building permit data to find the number of new housing units built between 1996 and 2001 (42). An approximate family size of 3.08 is acquired from the 2000 U.S. Census, and applied to the average rate of building permits issued from 1996-2001 (8.4). Using this method, an increase of 493 persons can be expected over the next 20 years. This technique provides a moderate projection.
- **High Range Projection-** This method determines a rate of change figure that was calculated for each decade. Again, the time period from 1960-2000 was used to establish an average rate of 15.5% growth. An increase of 636 persons would occur under this method. This method of figuring population has yielded the highest rate of growth.

Table 1
Numeric Population Change (1930-2000)

1930	1940	1950	1960	1970	1980	1990	2000
946	1,029	1,214	1,161	1,378	1,714	1,839	2,051

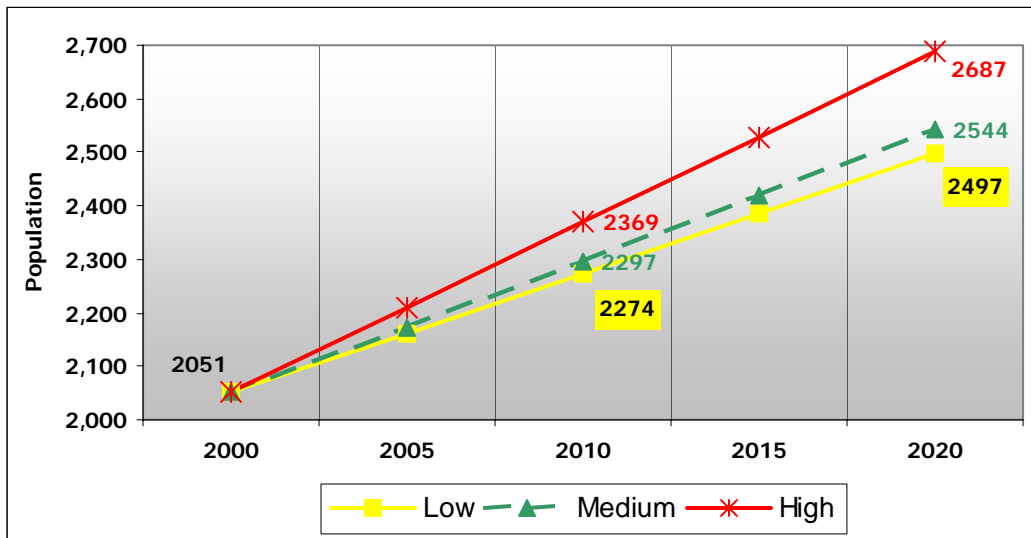
Table 2
Percent Population Change (1930-2000)

1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000
8.8%	18.0%	-4.4%	18.7%	24.4%	7.3%	11.5%

Table 3
Population Projections

Projection Technique	2000	2005	2010	2015	2020	Net Population Increase
Low	2,051	2162	2274	2386	2497	446
Medium	2,051	2174	2297	2421	2544	493
High	2,051	2210	2369	2528	2687	636

Figure 1 Population Projections



Employment

A population work force is considered to be all persons 16 years of age and over. In 2000 Bloomfield Township had 1,014 persons in the work force. Of this total, 956 or 61% were listed as being employed. Of the remaining persons, roughly 4% in the work force were unemployed and the remaining persons were either in school, or chose not to work.

According to the 2000 Census, 30% of the employed persons residing in the Township work in the *production / transportation / material moving* occupations, and 22% work in the *sales and office* occupations. The largest industry in the Township is still manufacturing, employing 262, or 27% of the working population.

2.3 Housing Analysis

Housing is a very important issue to local governments. Not only does a sound housing stock make the community more attractive for various job-creating developments, it is fundamental to the health, safety, and welfare of the Township's residents. Housing conditions also directly affect the Township's tax base. The information in the following section is derived from two sources; a "windshield" housing condition survey conducted by the staff of the Crawford County Planning Commission in the Spring and Summer of 2004, and the 1990 and 2000 U.S. Census.

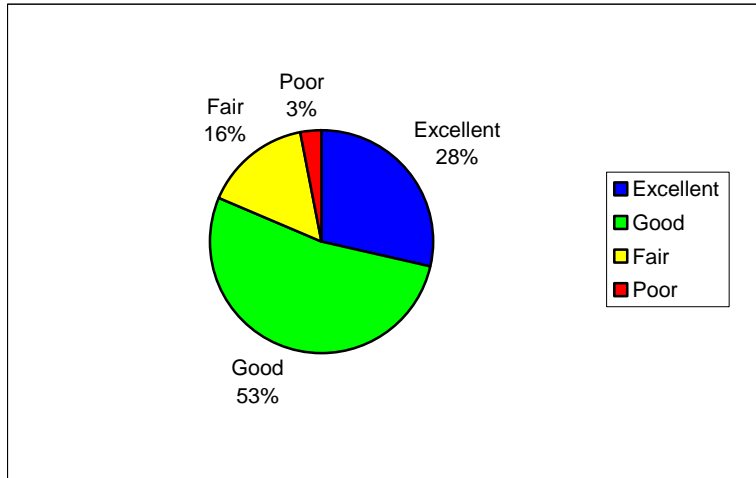
Housing Condition Survey

In the Spring/Summer of 2004, a comprehensive housing condition survey was conducted in Bloomfield Township. The survey area consisted of the entire township as well as the area surrounding Canadohta Lake. The following rating system was applied to the houses of Bloomfield Township:

1=Excellent; 2=Good; 3=Fair; 4=Poor

In the entire Township, it was determined that only 19% of the houses were classified as in either fair or poor condition, leaving 81% ranked as excellent and good. Because of the scattered nature of housing in the Township, the dynamics of substandard housing in rural areas are generally different than in urban areas, it is more difficult to determine concentrations of housing condition problems. **Map 7** provides the general results of this housing condition survey. On this map, a few areas having concentrations of housing in poor/fair condition can be identified by color. The following Figure 2 shows a pie chart with the percentages of the housing conditions.

Figure 2 Housing Condition



The Bureau of Census categorizes a housing unit as “overcrowded” if there are more than 1.01 persons per room in a unit. The Township has 18 units with more than one person per room that can be classified as overcrowded. This represents a very small amount of the total occupied units (2.3%); this figure is only up slightly from 1990’s 14 units (2.2%).

Historical Pattern of Growth in Housing

The following chart shows Bloomfield Township’s pattern of growth in housing units for selected periods from 1940, through March 2000. The chart indicates that the period from the 1950s through the 1970s saw the most rapid expansion in the Township, with the most intense activity occurring around Canadohta Lake. The intensity of homebuilding has since leveled off, and is now more dispersed throughout the Township. According to the 2000 Census, the median year a structure was built in Bloomfield Township is 1957, which is in line with the State average, but slightly older than the County average year of 1959.

Table 4 Housing Growth from 1940-2000

<u>Period Covered</u>	<u>No. Units Built</u>	<u>Average Per Year</u>
40 - 49	105	10.5
50 - 59	298	29.8
60 - 69	224	22.4
70 - 79	260	26
80 - 90	128	12.8
90 - 2000 *	167	16.7

* through March 2000

Housing Units by Occupancy

The US Census Bureau tabulated 1329 total housing units in Bloomfield Township during the 1990 enumeration period. Occupied housing units accounted for 632 units or 48% of the Township's housing stock. By the 2000 enumeration period, there were 1467 total housing units, with 757, or 52% now being occupied. Examining this trend, it appears that each census period is seeing an increase in the number of housing units that are now being occupied on a year-round basis. If this trend continues, the Township will have to account for a higher population on a year-round basis needing services from the Township.

Housing Value

The value of a housing unit is another indicator of housing condition in Bloomfield Township. The 2000 Bureau of Census data on *median value of housing* (the value that falls midway in the range of housing values) and *median gross rent* represent the housing value and contract rent prices in Bloomfield Township as of 2000. The results indicate that the median value for housing in the Township in 2000 is \$70,700, which represents a slightly lower value than Crawford County's \$72,800. The median gross rent for the Township is \$444, which is higher when compared to the County's \$406, but lower than the state's \$531.

Summary

Based upon the above measures of housing condition, overcrowding, age of structure, value and the survey, Bloomfield Township can be characterized as being representative of a community with the majority of its housing units being quality units, and well maintained. These indicators will help us to set goals for the future of housing in the Township.

2.4 Existing Land Use

This section provides for an inventory and analysis of current land uses, which will serve as a foundation for analyzing future development patterns. Comparing past development patterns with current land uses helps to identify trends, which can then be used to plan for the future. The information obtained through the analysis of the existing land use will be used to develop the future land use plan and map.

Land development is the main component of physical growth in a Township. It is the relationship of various land uses, which creates values and produces an urban or rural pattern of development. The way in which each parcel of land is developed and used is of great importance, not only to its current owner and adjacent owners, but also to Bloomfield Township as a whole, since the provision of adequate public facilities and services also must be conditioned upon how land is being or is to be used.

To determine how the land in Bloomfield Township is used, a land use inventory was taken in 2004. To supplement the field data, Crawford County tax maps, tax assessment files and aerial photography were consulted. From the information collected a map of existing land use in the Township was prepared, along with a table showing the statistical results of the inventory, by land use category. (See **Map 8**)

Land Use Categories

A field survey of existing land uses was conducted in 2004 to provide the basis for a land use analysis. The results of this survey produced an existing land use map, which graphically represents the existing patterns of development in the Township. Map 6 shows the results of this survey. The following categories were used in the survey:

Agricultural: This includes land used for crop production and pasturage, and land that is cleared that, with only a modest amount of preparation, could be used for crops or pasturage.

Rural Residential: This includes both single-family and multi-family housing. The housing unit may be either of conventional construction, a mobile home or a modular home. It must be located in rural areas away from the lake.

Lakeside Residential: Single-family or multi-family housing that is located in the densely populated areas around Canadohta Lake.

Commercial: This includes a wide range of wholesale, retail activities, and office activities, but excludes activities where goods are made and which are more appropriately classified as industrial. This category also includes mixed residential and commercial.

Conservation: This includes land owned by the State Game Commission.

Woodland and Pastures: This includes forested areas, areas with heavy growth of brush and land going to brush, which would not appear to be easily converted to farmland.

Public/Semi Public: Lands, which are used for government or public functions, are included in this classification.

Water: Larger bodies of water, such as Canadohta Lake.

Figure 3 provides a pie chart of the existing land uses in the Township. Some of the smaller land uses are not visible on this chart because they are so small. Table 5 shows the percentage present of each of the existing land uses in the Township.

Figure 3 Existing Land Use Accounts Graph

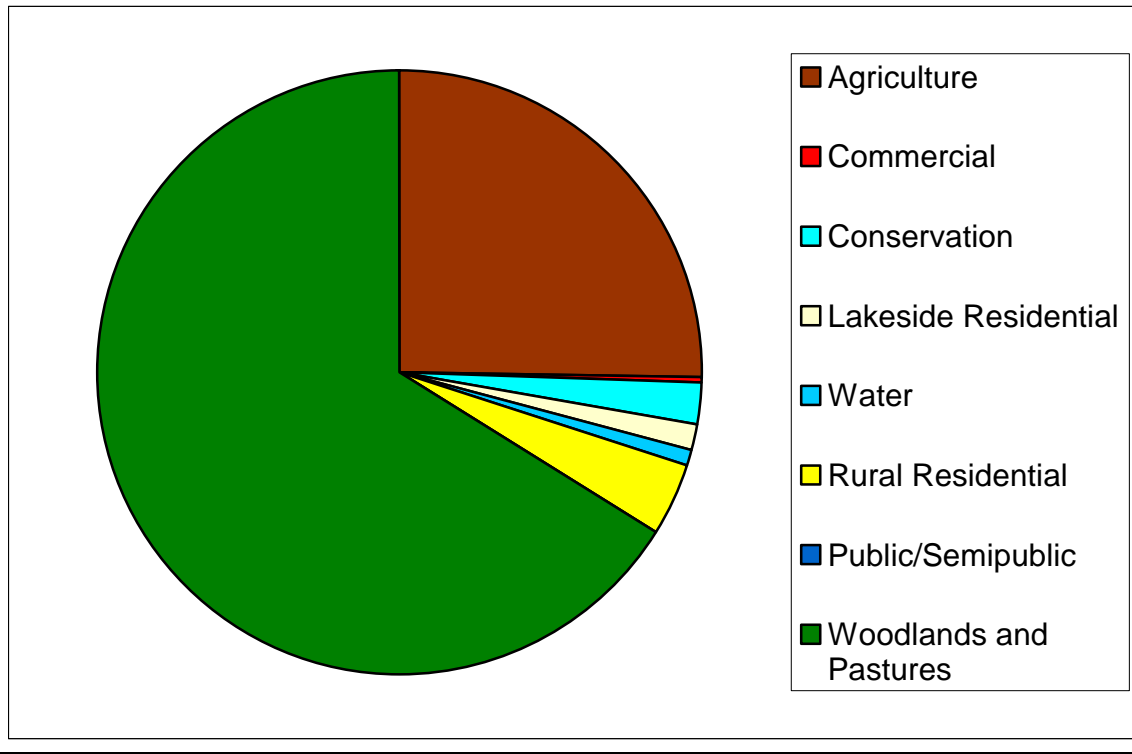


Table 5 Existing Land Use Accounts Table

Agriculture	Commercial	Conservation	Lakeside Residential	Water	Rural Residential	Public/Semipublic	Woodlands and Pastures
25.3%	0.4%	2.1%	1.4%	0.8%	3.9%	0.2%	66.0%

The majority of commercial and residential areas are located around Canadohta Lake and along Route 8. The eastern portion of the Township is a very sparse and rural area, though housing is uniformly spread throughout. Along the lake is a limited amount of open/public space, and there is room for more along the northern and eastern sides of the lake. The idea of expanding on this public space is addressed in the Community Facilities / Recreation / Utilities Plan.

2.5 Transportation Analysis

Road Network

The road network makes up the development framework for any municipality. Road locations have strongly influenced the Township's residential development patterns. There are 87.31 miles of roads in

Bloomfield Township. The breakdown of ownership of these roads is as follows:

State Owned and Maintained (PennDOT)	33.31 miles
Township Owned and Maintained	54.00 miles

Most township roads are unpaved. The township supervisors should consider the implementation of a paving program as the population of the township grows. All PennDOT maintained roads are paved.

Classification of Roads

Key to understanding the planning for roads is the recognition that they form a network. The relationship of the roads in the network is important because all roads should not serve the same function. The network concept is based on a hierarchy of roads, which takes into account the transportation needs that individual roads serve. Some roads serve interstate and inter-county needs. Others serve inter-borough travel requirements, while still others function only to provide access to abutting properties. In reality, however, often the same road serves too many functions in which case problems can arise.

The Federal Functional Classification System defines a “hierarchy” for roads. The Pennsylvania Department of Transportation (PennDOT) accepts the federal system as the classification system to use in describing and categorizing roads. This plan, therefore, follows the nomenclature in the Federal Functional System. The road classifications in this system are as follows:

- Interstate: A road designated as a route of the Interstate System. I-79 is the only Interstate System road in Crawford County.
- Minor Arterial: A road, which serves interstate and inter-county travel, and where trips are normally of long duration. In the Bloomfield area, PA Routes 77 and 8 are in this category.
- Major Collector: A road serving inter-county travel, which connects development centers within a county. Riceville Road (State Route 1039) and Lake Road (State Route 1024) are in this category.
- Minor Collector: A road, which collects traffic from the local road system and funnels it to the major collector and minor arterial systems. Shreve Ridge Road, Mt. Pleasant Road, Brown Hill Road and Little Cooley Road are examples of roads in this category.
- The four categories described above include roads, which have reasonable continuity. The following two categories demonstrate a difference in the continuity characteristics, especially the local access road.

- **Local (Collector):** This category of road is named local in the Federal System and it includes all Township maintained streets.
- **Local Access:** This is the true local street, which would never, even with full development surrounding it, carry appreciable through traffic. It primarily serves as access for abutting property owners. There are many roads in the Canadohta Lake region that are included in this category.

Besides providing a convenient way to organize one's thinking about the Bloomfield Township road network, the Federal Functional System has other important characteristics. It denotes the amount of financial help the federal government will supply to a particular road category. It also is a key to relative road importance and major improvement priorities. Minor Arterial and Major Collector roads qualify for substantial federal aid. Minor Collector and Local (Collector) roads do not participate in the conventional federal aid programs.

The classification system previously described, although developed by the federal government mainly to provide an ordering for state maintained roads, has been articulated and organized in this report to include township maintained roads. It can be said that the township has three types of roads based on ownership: state roads, township maintained roads and private roads. All state and township roads have number designations. There are three digits in the Township numbers, and four digits in the state numbers. Where a state road has a route designation, this designation is reflected in the four-digit number. All township roads have names, which are reflected in the accompanying maps. **Map 9** shows the Federal Classification System. All the State roads are broken up into classifications and everything left is either owned by the Township or a private road. **Map 10** shows the road network with names in the denser lake area.

Average Daily Traffic (ADT) Counts

Map 11 shows the 2005 ADT counts for the state maintained roads in Bloomfield Township as well as the problem intersections. These counts show the average number of vehicles that travel the state roads every day. The counts are done by the PA DOT through a process of keeping track of traffic over a given period of time and determining averages from the study. As it would seem, the two Primary State Roads, Route 77 and Route 8, are the roads with the highest ADT counts.

Problem Intersections

The Planning Commission looked at a township road map and picked out eleven problem intersections around the Township. The following descriptions are the results of this study and correspond to **Map 11**. When examining the map, it can be seen that the majority of the problem intersections are around the lake area and along Route 8. There are no

problem intersections in the western portion of the Township. This is most likely due to the fact that the eastern portion of the Township and the lake area are both more densely populated, and also because of the heavy traffic volumes on Route 8. The two most dangerous intersections are along Route 8. If one were to look at traffic accident data, more accidents would probably be present in the eastern half of the Township.

- Shreve Ridge Road and Mount Pleasant Road: This intersection is angular; there is confusion over who should stop at the stop sign.
- Mount Pleasant Road and Crest Road: This is a blind intersection.
- Mount Pleasant Road and Weed Road: Mount Pleasant Road contains a sharp bend just east of its' intersection with Weed Road.
- PA Route 8 and Mount Pleasant Road: This is a somewhat angular intersection, Southbound Route 8 traffic can have difficulty turning west onto Mount Pleasant Road. A turning lane might alleviate this problem.
- Mount Pleasant Road and Wilson/Blakeslee Road: This is a blind intersection, southbound traffic emerging onto Mount Pleasant Road has poor visibility.
- Church Road and Bolas Road: This is a blind T intersection, due mainly to trees at the southeast corner.
- PA Route 8 and Lake Road: There have been violent, deadly collisions at this intersection, the majority of which have occurred when eastbound traffic on Lake Road runs the stop sign into Route 8.
- Teddy Drive and Shawham Avenue: This intersection is extremely angular; there is confusion over who should stop at the stop sign.
- PA Route 8 and PA Route 77 (Riceville Corners): There have been violent, deadly collisions at this intersection, the majority of which have occurred when eastbound traffic on Route 77 runs the blinker light into Route 8. Route 8 south of the blinker light contains a sudden rise for northbound traffic; leveling out this rise would improve intersection visibility.
- PA Route 77 and Riceville Road: Southbound traffic on Riceville Road occasionally runs the stop sign into Route 77 and crosses into the adjacent pasture to the south.
- Riceville Road and Lake Road: This is a blind T intersection.
- Brown Hill Road and Wilkins Road: This intersection needs better signage.
- Little Cooley Road, Mickle Hollow Road and Range Road: This intersection needs better signage.
- PA Route 8 and Dutch Hill Road: This intersection needs better signage.

- PA Route 8 and Hilton Road: This intersection needs better signage.

2.6 Township Survey Results

Public Input

One of the most important considerations when formulating a comprehensive plan is public input. In the process of studying community development issues, one of the most effective tools in getting to the root of resident concerns is to obtain their opinions through a survey. Due to the fact that surveys are received through the mail, filled out in the privacy of a home, and then returned anonymously to the Crawford County Planning Commission, we can be reasonably sure of the integrity of the replies to the Crawford County Planning Commission.

The State of Pennsylvania requires that a “statement of community development objectives” be included in any comprehensive plan. In devising this statement we shall consider the location, character and timing of future development. It is also intended that such a statement lay out any goals concerning subdivision / zoning ordinances, setting forth desired land use, population density, housing, business, industry, streets, community facilities, agricultural land and natural resources. Bloomfield Township decided that the residents are the best source for opinions on these subjects, and they should be consulted before any official statement of goals and objectives were formulated.

Community Survey

The Bloomfield Township Community Survey was mailed and administered by the Planning Commission during the Spring 2004. The questions contained in the survey were designed to help the Planning Commission gather information about public sentiment on a variety of issues affecting the future of Bloomfield Township. The questions asked for basic demographic, community facility, housing, and economic information as well as any additional comments about any issues residents would like to express their concern over.

The Community Survey was mailed to all per capita and property taxed owners in the Township. The recipients were asked to complete the attached survey and return it in the postage paid envelope within 2 weeks and were assured that all survey responses were confidential and would be used for no other purpose. All surveys were sent directly for tabulation to the Crawford County Planning Commission, and the complete results are available either at the Township Municipal Building, or in the Crawford County Planning Commission Office.

Results of the Survey

The response to this survey was considered to be average when compared to other similar endeavors in other County Townships. The surveys were collected throughout June 2004 and, altogether, some 414 or 26% of the surveys were returned with information. A total of 1582 surveys were mailed to the official addresses based on the County Assessment Office records.

As previously mentioned, the complete results and comments are available at the Township and County offices. A brief summary of the results follows:

Demographics

- The average age as indicated by those responding to the Bloomfield Township Community Survey is 47 years.
- Roughly 35% of respondents have owned property in the Township over 25 years, with the average length of residency being 21 years.
- Over 32% of Township residents commute more than 25 miles to work, and more than 62% of respondents commute more than 10 miles.
- The Average household income reported is \$48,103. Approximately 36% of respondents did not answer this question.

Community Facilities

- Levels of satisfaction ranked very high for senior center programs, fire department and emergency medical service, while road conditions and cellular telephone service ranked low.

Housing

- 98% of survey respondents own their home.
- 79% of residents live in a single-family, frame built house.
- The majority of Township residents feel the appearance (69%) and price (57%) of housing is *average*.
- Small numbers of residents felt that public housing is needed in the Township (around 6%), while more people felt that elderly housing, and high-income housing are desired.

Economics

- The majority of Township residents go to Erie and Union City for their services (groceries, banking, medical, entertainment, etc.)
- 73% of respondents would like to see more business and job opportunities within the Township, with retail being the most desired type of business.

- Cell Phone Service, Economic, and Recreation are the top 3 services that residents feel need improvement.
- Of those that had an opinion, 70% felt that the Township should provide additional resources (time, effort, money) to attract more businesses and job opportunities.
- When examining future population, roughly 47% felt that the Township population should increase somewhat, while 30% felt it should remain the same, and only 4% stated that the Township population should become smaller over the next 25 years.
- Approximately 45% of respondents felt that retail growth and development should occur in the Lincolnville and Route 8 areas of the Township. The remainder named areas scattered throughout the Township.
- 59% of respondents would like to see communication towers zoned.
- 55% of residents were in favor of the expansion of the Commercial Zoning Districts.
- The survey indicated that nearly 77% of respondents supported the development of tourism in Bloomfield Township.
- The majority of respondents desired farmland to remain as productive farmland.

The majority of respondents travel outside of the Township for work. Of these, 32% traveled more than 25 miles. This distance is equivalent to driving to Meadville, or to other towns farther north. Respondents want cell phone service to be increased in the area, but they also want communication towers to be zoned. Overall, the majority of residents want to see growth in the Township, but want commercial growth to occur in Lincolnville and along Route 8 and a small number wanted public housing.

2.7 Community Facilities & Services

This section of the plan provides the Township an overview to collect and summarize information on the facilities and service systems fulfilling “community” needs in the residents’ lives. The following paragraphs provide this information. Map 10 shows the existing community facilities.

Schools

Bloomfield Township is part of the Union City School District whose headquarters is in Erie County. Currently, no school buildings are located in the Township. The last school operating in the Township, an elementary school located in Lincolnville, was abandoned in 1973. The students in Bloomfield Township are bussed to Union City, which has one elementary school with grades K-5 and one junior/senior high school with grades 6-12. Total enrollment in the Union City School District was approximately 1305 as

of October 1, 2006. The district employs 106 teachers and 78 support staff. A staff of 11 Administrators supports the whole district; these include a Special Education Coordinator, Technology Coordinator, Facilities Manager and Business Manager plus the Principals and a Superintendent.

Recreation

The Bloomfield Township Recreation Board was created in 1976. The purpose of the Recreation Board is to provide recreational opportunities for all residents of the Township. The Township has two ball fields and a children's playground at the municipal building. There is another ball field where the Lincolnville School was located. The recreation board holds numerous events throughout the year for township families, ranging from a community picnic to roller-skating parties, as well as a bike parade. The board holds a public meeting the first Monday of each month at the municipal building.

Canadohta Lake

Canadohta Lake is the second largest natural lake in Pennsylvania, with the largest being Conneaut Lake. This lake is a popular destination for summer cottage owners, and attracts many people from outside Crawford County. It offers various public and private recreation opportunities. The public areas include Elmwood Park, which is used as a beach and picnic area. The Pennsylvania Fish and Game Commission owns approximately eight acres on the west side of the Lake. This land is improved with an off-street parking area and a very simple launching facility.

Bloomfield Township Municipal Lake Authority

The Bloomfield Township Municipal Lake Authority was organized by the Board of Supervisors of Bloomfield Township. The Articles of Incorporation were enacted on December 17, 1979. The Authority's purpose is to manage the waters of Canadohta Lake for the benefit of boaters, swimmers, those who enjoy the sport of fishing, and other recreational activities that attract people to the Lake area. The duties of the Authority also encompass the supervision of the water level of the lake; including flood control projects, and management of weeds and algae.

The original members of the Bloomfield Township Municipal Lake Authority were Alex Aversa, Jack Beiber, Henry Hicks, James Rapp, Jeane Young, Sue Godenez, and John Reed. The board was composed of a mixed group of full-time residents and cottage owners who were seasonal residents. These public spirited volunteers were committed guardians of the waters of Canadohta Lake. In the succeeding years many willing and dedicated people have been members of the Lake Authority. In 2006 the Bloomfield Township Municipal Lake Authority has been represented by Wayne Kopp, Rita Mineo, Bob Leffler, Bob Gates, and Glenn Shreve (resigned in early 2007, replaced by

Chris Brenner). The board has authorized the weed control program, worked with local and state officials to procure funding for the dam repair, and sponsored a golf tournament to raise money for these renovations. Together, they have served to meet the changing and challenging needs of the Lake community.

The Bloomfield Township Municipal Lake Authority meets at the Township Building the second Monday of the month at 7:00 PM, April through September. The meetings are open to the public, and those with questions or concerns about the waters of Canadohta Lake are urged to attend. Residents are encouraged to become involved in this organization to help preserve and protect the natural beauty of Canadohta Lake for personal enjoyment and for generations to come.

Library

Bloomfield Township residents pay taxes to the Union City Library System. The Union City public library was constructed in 2000 and has approximately 32,000 books and reference materials. The library is open Monday through Saturday, but is closed on Wednesday.

Emergency Services

The Bloomfield Township Volunteer Fire Department is housed in the Township Municipal Building, on Shreve Ridge Road, and was incorporated in 1948. This fire company serves the Township, and one third of Athens Township. Throughout the territory the company responds to an average of 180 ambulance calls and 32 fire calls a year. The department actively solicits money from the community by doing an annual fund drive, and has many fundraisers throughout the year to help meet the needs of the department. The fire department consists of four sections that include firefighters, ambulance tenders, fire police, and business officers. Approximately 40 members populate the four sections. These groups oversee a vehicle inventory that includes a 1999 International pumper with a 1000 gallon water tank, a 2005 Peter Built with a 2000 gallon tank and a 1500 gpm pump, a 1975 GMC with a 650 gallon tank and a 750 gpm pump, and a 2003 Lifeline Ambulance.

Police Protection

At the present time, the Corry City station of the Pennsylvania State Police provides protection to the Township.

Municipal Building

The municipal building, located along Shreve Ridge Road, contains the secretary, sanitary authority, sewer authority, planning commission, lake authority, and zoning officer. It also houses the Bloomfield Fire Department and it provides a place for public meetings. The equipment used by the road crew in the township includes, one grader, two large trucks, a loader, and a tractor with mowing attachment.

Utilities

Utilities in Bloomfield Township include electric service, which is provided by REC and also Penelec in some areas of the Township. Phone service is provided by Verizon. An independent company provides cable services and most residents use a satellite dish. Internet is only available through dial-up.

The Bloomfield Township Sewage Authority provides sewerage facilities for the Lake Canadohta Area of the Township. The treatment facilities have been online since May 22, 1986. The system was designed to handle the needs of the lake area and Lincolnvile. At this time Lincolnvile is not sewerred, yet the Sewage Authority feels it is only a matter of time before there are public sewers in Lincolnvile. The sewer lines and extent of service is located on **Map 12**.

The treatment plant is designed for seasonal fluctuations because the area consists, in large part, of summer cottages. Currently the system serves 900 customers, 350 of those being year round residences. The number of year round residents grows each year and will continue to grow in the future. The sewage system has more than enough capacity to handle the additional growth. The facility uses about half of its capacity.

The treatment facility consists of a two-cell aerated facultative lagoon system. The lagoons are designed for a detention time of 16 days per lagoon in the summer and 32 days per lagoon in the winter.

The collection system consists of 6", 8", and 10" collector sewers that are gravity fed to a force main. There are 7 sewage-pumping stations and 2 small grinder pumps flowing sequentially into one main lift station, which then conveys the sewage to the treatment facility.

The effluent from the treatment facility is discharged into Oil Creek by authorization given under the National Pollution Discharge Elimination System Permit Number PA 0100960.

The Bloomfield Township Planning Commission believes the location of the treatment plant in the township is an asset to the area. The location will allow an orderly development pattern of the areas outside the lake area where soils are not favorable to on-lot systems. More land will be available to development. The expansion of the sewage system into the Lincolnvile area will allow the area to renew itself and provide for future growth. The expansion will lessen the social and economic differences between the Canadohta Lake area and Lincolnvile. Both communities will be part of one united growth area, and it is more likely they will cooperate in solving township problems. Lincolnvile will have opportunities to grow, which will be unavailable to this village if it remains unsewered.

III. REVISED TOWNSHIP PLAN

3.1 Community Development Objectives

The objectives are the “compass”, so to speak, for the Plan sections of this report. The Land Use and Facilities Plans should, and do, reflect the objectives that are listed below. Objectives should “tie-to” the problems and opportunities that have been identified in the Township. Stated simply the sequence, then, is: Problems and Opportunities – Objectives – Plan. As accurate, as analytical, and as creative as we have been in handling this sequence this is the measure of success in this comprehensive planning effort:

1. To protect farming areas from excessive development, which hurts agricultural interests.
2. To insure that rural development takes place on lots that are of adequate size and in places where on-lot sewage systems will be functional and not a problem for neighbors.
3. To insure that a higher density residential development is located in areas that are served by community facilities, particularly a community sewer system.
4. To increase the tax base of the Township by encouraging a more self-sufficient economy, which means created employment opportunities within the Township in business, industry and in public institutional (such as schools) sectors.
5. To encourage growth in the Township and to guide this growth into patterns where areas of employment, including industrial, commercial and public uses, are located and arranged convenient to residential areas and are readily accessible to transportation facilities.
6. To encourage commercial and industrial businesses to locate not in new isolated locations, but in areas already established as areas of settlement and service.
7. To encourage the location of public communication facilities in the Township.
8. To improve Bloomfield Township, making it a better place to live and visit, both environmentally and aesthetically; by involving the public sector in guiding, regulating, and assisting growth.
9. To protect the headwaters, aquifer recharge areas, and the environmentally sensitive areas in Bloomfield Township, by regulating the density and type of development that can be located on these lands.

10. To link Lincolnville, Riceville, and the Lake Area in one development network so that the areas can share assets and become one united community serving all of Bloomfield Township and neighboring municipalities.
11. To provide adequate open space and recreational land in the Township.
12. To suggest road and bridge improvements to make the Township's roads safer, more convenient, and more efficient.
13. To coordinate the development of the Township with land use patterns in surrounding municipalities.
14. To protect and promote the public health, safety, and general welfare of the residents of the Township.
15. To provide improvement and regulation of public communication technologies in all areas of the Township.

3.2 Land Use Plan

The Comprehensive Plan is concerned with how land use is being used, which is one of its most important parts. The plan shown on **Map 13**, is the mapped expression of how the Planning Commission would see the lands in the Township used through the next 20 years. This plan is based on the objectives established by the Commission and on balancing of all the facts about the Township the Commission has been able to gather and analyze. The objectives of the Land Use Plan include:

- Objective 1: To encourage existing agricultural activities to remain functioning and to promote their expansion where possible, but not to consider residential activities incompatible with agricultural activity. This can be done by supporting the County with their Farmland Preservation Board. This is a program that purchases Agricultural Easements from farmers to ensure that non-agricultural development of the affected property is prevented. Farmers are supplied with money from the State.
- Objective 2: To continue the work to update the Bloomfield Township Zoning Ordinance. This Land Use Plan will set the framework for creating new zoning districts and modifying the existing ones.
- Objective 3: To encourage medium and large scale residential (subdivisions and mobile home parks), commercial and industrial developments, to locate in such proximity to Canadohta Lake as to allow for the feasible extension of public sewerage at a future date. Instead of the scattered nature of Township residential growth, which puts a strain on rural Township roads, this objective urges the concentration of new residential development to occur in proximity to the lake.

- **Objective 4:** To realize the need for planning and zoning to have flexibility between the distinct separations in the varying types of land use. In Bloomfield Township, residential, commercial, agricultural, and industrial activities may exist in varied patterns and side by side where lot sizes and distance requirements are observed. The land use classifications listed below reflect more the scale and concentration of development rather than specific land uses permitted in each area.
- **Objective 5:** Enforce the Bloomfield Township Subdivision and Land Development Ordinance to ensure that future residential lots and lot patterns are efficiently ordered and front new or existing public roads.

Changing conditions undoubtedly will cause this plan to change from time to time. At the present time, however, the Commission thinks this plan represents the best arrangement of land uses it can assemble. This Land Use Plan should serve as a guide for public and private actions as these interests contemplate building, developing or using land in the Township.

Following is a brief explanation of the land use categories shown on **Map 13**.

- **Agriculture-** These areas include agricultural uses such as fields and forested lands. Large lot and smaller lot agricultural uses are present in these areas. Most of these areas should be using on site sewage systems and wells.
- **Residential-** Residential areas that are more concentrated than housing in Agricultural areas.
- **Concentrated Residential-** These areas include the dense residential areas surrounding the lake, the densely populated intersection to the north west of the lake.
- **Commercial-** These lands are judged to be the most logical areas for commercial uses, both retail and more intensive types of business activity. Community forming, public and semipublic uses also should be encouraged to locate in these areas.
- **Industrial-** These lands should be promoted as the best locations for job-creating industrial and heavy commercial activities.
- **Conservation-** The areas shown under this designation are part of the State Game Lands, and should be free from any development.

The explanations above coupled with an acquaintance with the land itself identify the principles built into this Land Use Plan. The agriculture land use area includes both the many areas in the Township underlain with good soils as well as most of the active farm holdings. The agriculture land use area north of Canadohta Lake includes the tributary streams feeding the Lake; to safeguard the water quality in the Lake. The Plan advocates that these lands be as free from man's development as is possible.

It may be felt that the land use categories as shown on the map are arbitrary. They are not meant to be so. A line must be drawn somewhere if one is to make allocations for the best arrangement of land uses. The Existing Land Use map was used as a basis for this Future Land Use Plan. The framers of this plan in no way think these use lines are absolutely sacred. It is felt that land use arrangements in their general sweep and bulk will be useful in guiding the future development decisions that will be made in the Township.

3.3 Community Facilities/Recreation/Utilities Plan

Just as road management is a key mechanism available to the Township in attempting to influence the location of development, so too is the management of other community facilities and services. All public investments must be managed to try to concentrate development so as to increase service efficiency, maintain the rural-agricultural character of the Township and provide increased safety and amenity to all Township residents. It is necessary to mention, however, that Bloomfield, like most other rural townships in Crawford County, does not presently provide a wide range of facilities and services for its residents particularly in comparison to what more urbanized municipalities offer. Though, the amenities of Canadohta Lake and the denser populations in the area create more amenities than are found in neighboring townships. With this in mind, the question becomes, what is the threshold at which the Township should consider getting involved in such additional programs? Certainly, this can be determined, to a large extent, by monitoring the facility and service needs of Township residents – particularly as the population of the Township increases. However, even as needed facilities and services are identified, Bloomfield’s limited financial resources will restrict the extent to which the Township can become involved.

The following objectives establish the position of Bloomfield relative to providing community facilities and services adequate to meet resident’s needs, and to expand such services where feasible.

- Objective One: Support the Bloomfield Township Fire Department by utilizing the 35 acres across from the current township for a new fire hall and a Social Club and update current equipment.
- Objective Two: To provide adequate open space and recreational land in the Township. The public open space available around Canadohta Lake should be maintained and expanded where possible.
- Objective Three: To provide improvement and regulation of public communication technologies in all areas of the Township. This includes cable television and high speed internet. Cellular telephone service is a utility that many residents would find useful but is currently not available, and therefore the Supervisors are encouraged to consider an ordinance to regulate where construction of cell towers may occur.

- Objective Four: To provide recreational possibilities through the establishment of a bicycle lane in proximity to Canadohta Lake.

Open Space

One of the keys to encouraging residential construction in and around the Canadohta Lake-Lincolnvile areas is through increased availability of public open space on the Lakeshore. Such open space should be developed with beaches, walkways, picnic areas, boat launching areas, etc. Every attempt should be made to acquire as much contiguous open space as possible. Because the subdivision around the Lake date back many years and most of the lake front property is developed, acquiring useable open space maybe be difficult. This section of the Plan will identify some methods that may be used in acquiring open space, suggest areas to be acquired and make specific recommendations concerning implementation.

Methods of Acquiring Open Space

1. Fee Simple. The best way to acquire land is to buy it outright. Government can buy land and manage it for open space itself. Or, once it owns the land, government can lease the land to other parties subject to restrictions, which guarantees uses in the public interest. In purchasing land for open space and recreation uses, local governments can use Federal and State grants to handle the transactions.

2. Easements. Government can acquire from a landowner a right to his property--the right that the property remain as open space either undeveloped or developed for certain public uses. Easements purchased in the Canadohta Lake area should include the right of public access. There are certain benefits for landowners in easement arrangements. One of course is that they keep their land. There are also tax benefits. If a property owner gives an easement on part of his property, he can enter the value of it as a charitable deduction on his income tax. More importantly perhaps, is the matter of local real estate taxes, if a landowner gives a public open space easement, he will not necessarily get a reduction in his present tax, but since the assessor in all likelihood values the land only as open space, the easement insures that he will keep valuing it this way and not raise the assessment on the bases of development potential.

Suggested Areas to be Made Available for Public Open Space

It is recommended that all of the areas shown as existing public space on **Map 8** remain available for public use if there is not any present doubt about their ability to be used this way. The area of Elmwood Park has historically had a system where the land is not sold, but only the right to build a structure on the land. The Elmwood Park Association owns all of the lots in the area and it is recommended that this land remains to be open space.

There are two areas designated as proposed for public open space.

-Four lots at the north end of the Lake

-An area on the northwest side of the Lake

The four lots on the northern portion of the Lake are Township owned properties acquired because of delinquent taxes. The Assessment Parcel numbers are: 1306-19-B, 1306-19-B-1, 1306-19-C and 1306-20-A. These properties are wet most of the year but could be used for limited recreational purposes. The area on the west side of the Lake includes portions of five separate properties, the most prominent of which is Assessment Parcel 1306-5, a privately owned parcel. The area adjacent to the Lake, in this suggested public open space holding, is also wet during most of the year. However there is high ground away from the shore with limited, recreational development possibilities. **Map 14** shows the proposed areas along the northern portion of the lake. This problem is dealt with in the General Recommendations section under "Open Space Survey, Canadohta Lake."

General Recommendations It is recommended that the Township continue to develop the park and recreation area surrounding its municipal building. It is also recommended that funds be programmed to fix up and maintain the park in Lincolnville. It is also recommended that the Township pursue funding sources for acquiring property to utilize as public open space.

Redevelopment Actions

Because of the blighted conditions existing in areas of the Township this plan recommends redevelopment actions as the remedy for these locations. The areas recommended for this action are in all areas of Bloomfield Township. To help implement this recommendation it is necessary that the County-wide redevelopment authority be involved. This issue is discussed in the General Recommendations section of the Plan. The Township supervisors seeing a need to address the vacation, removal, repair or demolition of any structure dangerous to the public health or safety passed an ordinance, 1983-7-5, in July of 1983. This ordinance needs to be enforced. The ordinance and these measures would improve the conditions in the township. Redevelopment action would include widening and straightening of the streets in this area. Deteriorated structures would be acquired and removed. The land would then be made ready for new development built in accord with a plan worked out in cooperation with the people of the Township. The land, once redeveloped would be returned to the private sector and would pay taxes as conventional development does. The buying and reselling of the properties would be the responsibility of the county Redevelopment Authority; however, the Authority would work with the Bloomfield Township Supervisors and Planning Commission throughout the process.

Electronic Communications

The importance and need of electronic communications has grown in the past years and will continue to grow in the future. A cable television network was developed in the more densely populated areas of the township

in the mid-1980's. A television signal satellite download facility was built along the west side of Weed Road and television cable was strung in the more densely populated areas of the township.

Cell phones have become an integral part of daily life for most Americans, yet cell phone usage in Bloomfield Township is hindered by the lack of signal reception due to the need of a signal relay tower. The cell phone signal in the township is poor or does not exist in most areas. In the recent survey done by the Planning Commission, cellular telephone service was one of the highest rated concerns of those surveyed. Three areas in the township have been investigated as a possible location of a signal relay tower to provide service within the Township. The first area was along the eastside of State Route 8 in Bloomfield Township about one tenth of a mile south of the Erie county line. A second site surveyed for the construction of a relay tower was along the eastside of Lake Road on the Joseph Miller property. A third site was along the south side of Dutch Hill Road on the Lawrence property. The supervisors and Planning Commission should encourage the construction of a relay tower to allow residents access to cell phone usage. The Supervisors should also consider an ordinance to regulate where construction of cell towers may occur.

3.4 Housing Needs Plan

The Housing Needs Plan has been designed to address key housing issues in the Township. These issues include the provision of a mix and balance of housing types and costs to meet the needs of all segments of the community, provision of affordable housing for special needs groups in the community, and the maintenance of the existing affordable housing stock found predominantly in the Bloomfield-Allotment areas. The Housing Element has been designed to meet the requirements of the Pennsylvania Municipalities Planning Code.

- Objective One: To provide adequate housing sites suitable for residential development for all types of housing units that are properly located taking into consideration environmental constraints, community facilities, and public services. As in accordance with the Land Use Plan these new housing sites should focus around the Lake area and Lincolnville for the easy extension of the sewer system.
- Objective Two: To encourage residential developments to occur through the subdivision process rather than as isolated elements of the lot split process.
- Objective Three: Bloomfield Township shall continue to enforce its building and development codes so as to maintain and improve existing residential neighborhoods, to insure sound new residential construction, and to protect the housing consumer. The results of the housing condition survey shows that 81% of the housing stock is determined to be in excellent or good condition, which is outstanding.

A high proportion of housing units labeled as poor (which only make up 3% of the total housing stock) were located in Black Bear Lane, this issue should be assessed. This can be assisted by suggesting to the Crawford County Commissioners to reinstate the H.O.M.E. Program in the County. This program provides money to individual homes

- Objective Four: Encourage development of Senior Citizen Housing.
 - Examine the number (percentage) of senior housing units compared to the total housing stock.
 - Promote the location of senior housing proximate to commercial areas to facilitate easy access and access without automobiles.
 - Promote the location of senior housing adjacent to transit corridors and appropriate public facilities.

The Township is open to various plans that provide affordable housing; whether it is condominiums, manufactured housing, apartments, or senior living communities. Well thought out plans are encouraged, before development can occur.

3.5 Transportation Plan

Introduction

Bloomfield Township is served by a mixture of state, township and private roads. The majority of the state highways are in the center or Canadohta Lake region of the township. The private roads are mainly near the lake. The township roads are mainly near the lake and in the far “corners” of the township. The far “corners” of the township are rural in character and gravel roads are part of that character. For this reason, this plan avoids a paving schedule in favor of maintaining the township’s existing gravel roads to the township’s best ability given budget realities.

- Objective 1: To accept the Federal Functional Classification System as a proper way to classify highways with respect to their roles in the overall highway network for the Township. Because the Township has adopted a Subdivision and Land Development Ordinance, this System affects the amount of right-of-way each road category should have.

Most people recognize that the local highway system is part of a larger overall network which ties into the national network of highways and byways. Moreover, most people intuitively understand that individual roads in this network serve different purposes. The network concept is predicated upon the principle that, given the different purposes roads serve, there appears over time a “hierarchy” of needs across this network. In Pennsylvania, PennDOT accepts the federal highway system for describing and categorizing its roads. It would serve Bloomfield Township well to adopt this classification

system since, by definition, the Township contains Minor Arterials, Major and Minor Collectors, Collectors and Local Access Roads.

- Objective 2: To maintain all Township roads in gravel surfacing unless, finances permitting, the density of development exceeds an average of one use for each 400 feet of road frontage. From a standpoint of adopting a strategy revolving around budgetary issues, the Township should consider adopting a formal schedule for grading road profiles and ditches predicated upon their ADT's and incidence of heavy truck traffic.
- Objective 3: To effectuate safety improvement and needed major repair or replacement (realignment) projects in the road network with a priority given to those intersections identified in the Transportation Analysis portion of this Comprehensive Plan as "Problem Intersections." The following is a list of transportation project priorities:

- **Project 1:** Shreve Ridge Road and Mount Pleasant Road: The geometry of this Intersection should be altered. An intermediate measure would be to install "loud signage" at each approach to this intersection. This project should be placed on PennDOT's Twelve Year Program.
- **Project 2:** Mount Pleasant Road and Lakeview Road: This slightly angular intersection should either be realigned as there is a vision impairing hillcrest or, as an intermediate step, have "loud" signage installed at the approaches. This project should be placed on PennDOT's Twelve Year Program.
- **Project 3:** Mount Pleasant Road and Weed Road: The sharp curve in Mount Pleasant Road should be realigned. This project should be placed on PennDOT's Twelve Year Program.
- **Project 4:** PA Route 8 and Mount Pleasant Road: A turning lane on Southbound 8 heading west onto Mt. Pleasant Road would alleviate angular cutback turns. This project should be placed on PennDOT's Twelve Year Program.
- **Project 5:** Mount Pleasant Road and Wilson/Blakeslee Road: The geometry of this intersection should be altered. This project should be placed PennDOT's Twelve Year Program.
- **Project 6:** Church Road and Bolas Road: Trees and vegetation should be removed to improve visibility.
- **Project 7:** PA Route 8 and Lake Road: "Loud" signage has been installed at this intersection. Keeping field crops and vegetation cutback will improve visibility.

- **Project 8:** Teddy Drive and Shawham Avenue: “Loud” signage should be installed at this intersection.
- **Project 9:** PA Route 8 and PA Route 77 (Riceville Corners): Route 8 south of the blinker light contains a sudden rise for northbound traffic; this rise should be leveled out to improve visibility.
- **Project 10:** PA Route 77 and Riceville Road: Rumble strips should be installed in the southbound lane of Riceville Road to prevent “running” the stop sign.
- **Project 11:** Riceville Road and Lake Road: Trees and vegetation should be removed to improve visibility.
- **Project 12:** Brown Hill Road and Wilkins Road: Clearer signage should be installed at this intersection.
- **Project 13:** Little Cooley Road, Mickle Hollow Road and Range Road: Clearer signage should be installed at this intersection.
- **Project 14:** PA Route 8 and Dutch Hill Road: Clearer signage should be installed at this intersection.
- **Project 15:** PA Route 8 and Hilton Road: Clearer signage should be installed at this intersection.

The Transportation Planning Process

To realize improvements to the transportation infrastructure, interface with the County Planning Office is essential to get projects both identified and funded. Every two years, the County Planning Office, working with and through the Northwest Commission (the RPO), solicits for transportation projects which are evaluated and prioritized for submission to the State Transportation Commission (STC) who in turn assigns funding for these projects through the Northwest Commission. The next year for Project submission is calendar year 2007, and the submission process is as follows:

1st STEP

Municipal Level: potential Road and Bridge projects are identified, ranked and sent off to the County Planning Office for inclusion in the County’s TYP submission to the State Transportation Commission.

2nd STEP

County Level: Every two years, the County Planning Office catalogues all potential Road and Bridge projects, ranks these projects in accordance with their immediate need and fit within the larger transportation infrastructure, and submits these to the Northwest Commission (the RPO) based in Oil City, which is the designated agency by the Pennsylvania Department of Transportation for packaging all transport projects in the

region and submitting them to the State. The Northwest Commission acts as the 'liaison agency' in this regard for Crawford, Clarion, Forest, Warren and Venango Counties.

3rd STEP

Northwest Commission: As stated, the Northwest Commission or the RPO packages all projects and with the direct assistance of all Counties within its jurisdiction, presents these projects to state officials on the State Transportation Commission for potential inclusion in the Twelve Year Plan update and subsequent project funding.

Once a project is designated for funding from the State, both the County Planning Office and the Northwest Commission work with PADOT to target specific projects across the Transportation Improvement Program (a subset of the TYP) and work with local officials to ensure that any match requirements are met and projects can proceed unimpeded during the First Four Years of the Twelve Year Program.

3.6 Implementation Strategies

General Recommendations

This section of the Plan is intended to serve as a guide for elected and appointed officials and citizen groups in implementing recommendations framed to strengthen Township life physically, economically and socially. The proposals listed in the following paragraphs are meant to improve Township services, solve perceived problems and take advantage of identified opportunities. The Bloomfield Township Planning Commission should take a lead role in dealing with these recommendations. Communities never "run out of problems." In continuing its planning program the Commission should give the following proposals a high priority. In dealing with these recommendations a high degree of cooperation should be encouraged between the Commission, the Township Supervisors, other appointed officials and interested citizen groups.

Zoning

The previous plan recommended the creation of a zoning ordinance and that has since been drafted and followed in the Township. It is recommended that the zoning ordinance be updated and enforced by the Township Supervisors. These regulations, among other things, establish (1) use districts throughout the Township, assigning minimum lot sizes in each district, (2) installation standards for individual mobile homes, mobile home parks, travel trailer parks and campgrounds, (3) site standards for junk yards, and (4) off-street parking requirements.

Expanding role of Township Sewer Authority

The established Township Sewer Authority has made considerable headway in representing the Township's interests in operation and expansion

of a public sewage system for the densely populated area of the Township. This authority would be the logical organization to investigate the possibility of developing a public water supply system in the Township. At the present time a community water system may not seem necessary, but if population increases as this plan expects, a public water supply system should be feasible within the next 20 years.

Expanding role of Township Recreation Board and Planning Commission

Currently the Township's Recreation Board is responsible for improving and maintaining two public park sites, the site surrounding the Township building and the site in Lincolnville adjacent to the former elementary school. They also facilitate community activities for the purpose of drawing the community together. There is, "public type" land in the Canadohta Lake area. The Plan section of this report delineates this land and insuring recommendations in this section of the report point out the need for survey and management activities relative to this land. It is recommended that the Commission be requested by the Board of Township Supervisors to enlarge its area of concern by including the park and open space land into its "area of concern."

Improvement of the public open space system around Canadohta Lake is felt to be an important step in strengthening property values in the entire community around the lake. It would be advantageous if the Commission coordinated and/or supervised the improvement and management of the Canadohta Lake area open space, the two Township park sites discussed earlier in this recommendation and any other park areas that the Township may from time to time acquire.

Open Space Survey, Canadohta Lake Area

Land subdivision practice in the "Lake" area was carried on in the past with rather imprecise surveys, and in many cases, accompanied by vaguely worded land declarations. A research effort, involving the examination of subdivision plats, accompanying covenants and individual deeds is recommended to establish in as clear a manner as possible the nature of public and semipublic ownerships in the Canadohta Lake area. Hopefully the results of this survey can be used by the Township Recreation Board in coordinating an improved system of public (semipublic) open spaces.

The proposed possibilities in the Community Facilities / Recreation / Utilities Plan should be considered in this survey. It is further recommended that this survey might be undertaken through the Crawford County Planning Commission's program of independent study projects handled in conjunction with Allegheny College. College students do the work under loose supervision out of the County Planning Commission office. It is believed that to achieve good results, interviews with Township leaders and residents would be necessary. This study may be sufficiently complicated so as to require more than one independent study assignment.

Subdivision

The board of Township Supervisors and the Planning Commission should maintain a strong awareness of subdivision and land development activity in the Township and take an active role in the Crawford County Planning Commission's subdivision approval process. In effect, that County staff becomes an extension of the Township's staff in subdivision and land development control activity. Under the current operating system, the County Planning Commission with the advice and consent (and approval of basic improvements) of the Township, approves new subdivision plats. It is recommended this method be used to process new subdivision development for the present.

County-wide Redevelopment Authority

There are neighborhoods in Bloomfield Township, which need almost total replanning – redevelopment – if they are to be healthy and stable members of the township. Federal money is available to clear and rebuild blighted areas through programs the Department of Housing and Urban Development (HUD) administers. This Authority would be able to coordinate HUD programs in Bloomfield Township and would be able to act for the Township in redeveloping dilapidated and abandoned properties in the township. This recommendation is also listed in the Crawford County Comprehensive Plan, which was updated in 2000.

Industrial Development

It is recommended that the Bloomfield Township Planning Commission and Township Supervisors form an Industrial Development Committee. This committee would have as its objective promoting industrial development within the Township. The committee could establish an advisory group made up of local businessmen to help it in its work. This committee should identify, based on this comprehensive plan, proposed industrial sites. Promotional material (brochures) could be printed to assist in attracting industrial uses into the Township. Liaison should be established with the Meadville Area Industrial Commission and the Titusville Chamber of Commerce, which handles industrial promotional activity in the Titusville area. Contact should be developed with the Crawford County Industrial Development Authority; this authority handles loans for prospective industrial enterprises throughout the County, although it has no staff. Should the Commissions Industrial Development Committee be unable to get sufficient assistance from the existing industrial development organizations listed above, it is recommended that the Committee discuss with the Board of County Commissioners the matter of more active involvement of CCIDA in industrial promotion work throughout the County – through an extension of CCIDA's capability in providing staff in order to function more aggressively.

Establishment of Housing Code

Bloomfield Township in 2005 has adopted a housing code ordinance to

ensure good quality housing construction in all areas of the Township. This was suggested in the previous plan and followed through with. The code is designed to correct existing substandard conditions and to provide sound and practical standards for new development. The code requires basic facilities such as minimum heating, water supply, toilet, ventilation, and lighting equipment. Adequate waste and garbage handling facilities should be required. Minimum maintenance requirements are established. In addition a process is established authorizing the vacation and/or removal of dwellings not fit for human habitation.

Handling of Abandoned Vehicles and Appliances

It is recommended that Bloomfield Township's Ordinance number 101, dated 1973, "Ordinance Relating to Abandoned or Junk Vehicles" be enforced more strictly. This ordinance should be amended to include abandoned and junk appliances such as refrigerators, stoves, etc.

Sanitary Landfill

Due to the increase in population for the Township, the general increase in solid waste generation by the public, and the lack of long term solid waste disposal facilities, it is believed that the disposal of solid waste is a problem of inconsiderable concern in the Township. No one municipality in Crawford County, by itself, can solve this problem adequately. It is recommended that the Township Supervisors indicate concern to the Crawford County Commissioners over the fact that the County does not have an approved solid waste disposal facility within its boundaries; that the Supervisors urge the Crawford County Commissioners to work actively on a lasting solution to the problem of solid waste disposal; and that they pledge their cooperation to the Crawford County Commissioners in the program they elect to undertake in solving this problem.

Senior Citizens Program

The Crawford County Office of the Aging offers a comprehensive program for senior citizens. This program is funded under the Social Security and Older Americans Act and is free to all senior citizens in the County. The most convenient full service center to Bloomfield Township is in Union City. The program provides, in the main, recreation services; however, meal benefits and transportation services are also provided. The Senior Citizens meet every Friday at the township building. Currently few citizens of Bloomfield Township utilize this program. Discussions should be initiated with the Office of the Aging staffers with the end in view of insuring that more opportunities exist for including elderly Bloomfield Township residents in the benefits of this program. This will be achieved, most likely, through providing transportation service from the Township to one of the existing centers.

Funding Strategies

Most of the recommendations outlined within this Comprehensive Plan cost money. The following list provides potential funding sources that may be applicable to various plan components.

- **Community Development Block Grant (CDBG):** *Crawford County receives an entitlement of CDBG funds each year. This translates to roughly \$350,000 to be spent countywide on various projects. This program also has a competitive component. This competitive program is generally used for bridge and road projects or for larger projects that serve an urgent or compelling need, such as water line replacement or extensions.*

What Qualifies: To qualify for this program, a potential project must meet one of three National Objectives – 51% of those served by the project must be of Low or Moderate Income, the project must relieve slum and blight, or the project must serve an urgent need.

Potential Projects: Water and Sewer Systems, roadway/bridge repair and expansion.

Who to Contact: Crawford County Planning Commission 814 333-7341 or Crawford County Development Corporation 814 337-8200.

- **Community Revitalization Assistance Program:** *This program provides Grant funds to support local initiatives designed to promote the stability of communities and to assist communities in achieving and maintaining social and economic diversity, ensuring a productive tax base and good quality of life. This program has very broad guidelines and is best suited for large-scale projects that are not fundable through the other programs mentioned above. This program could also be used as a local match for programs that require such.*

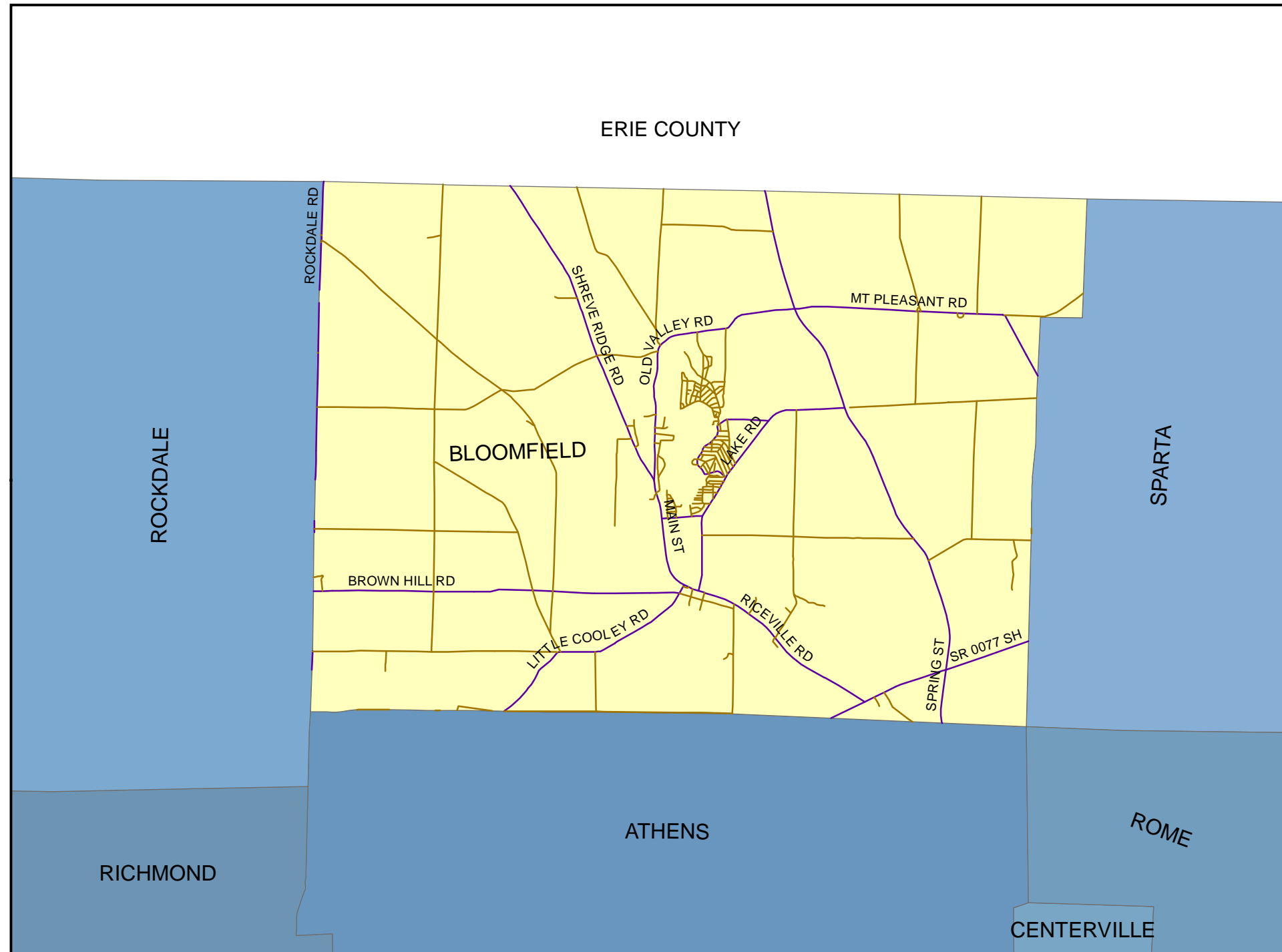
Who to Contact: PA Department of Community and Economic Development 717 787-7120

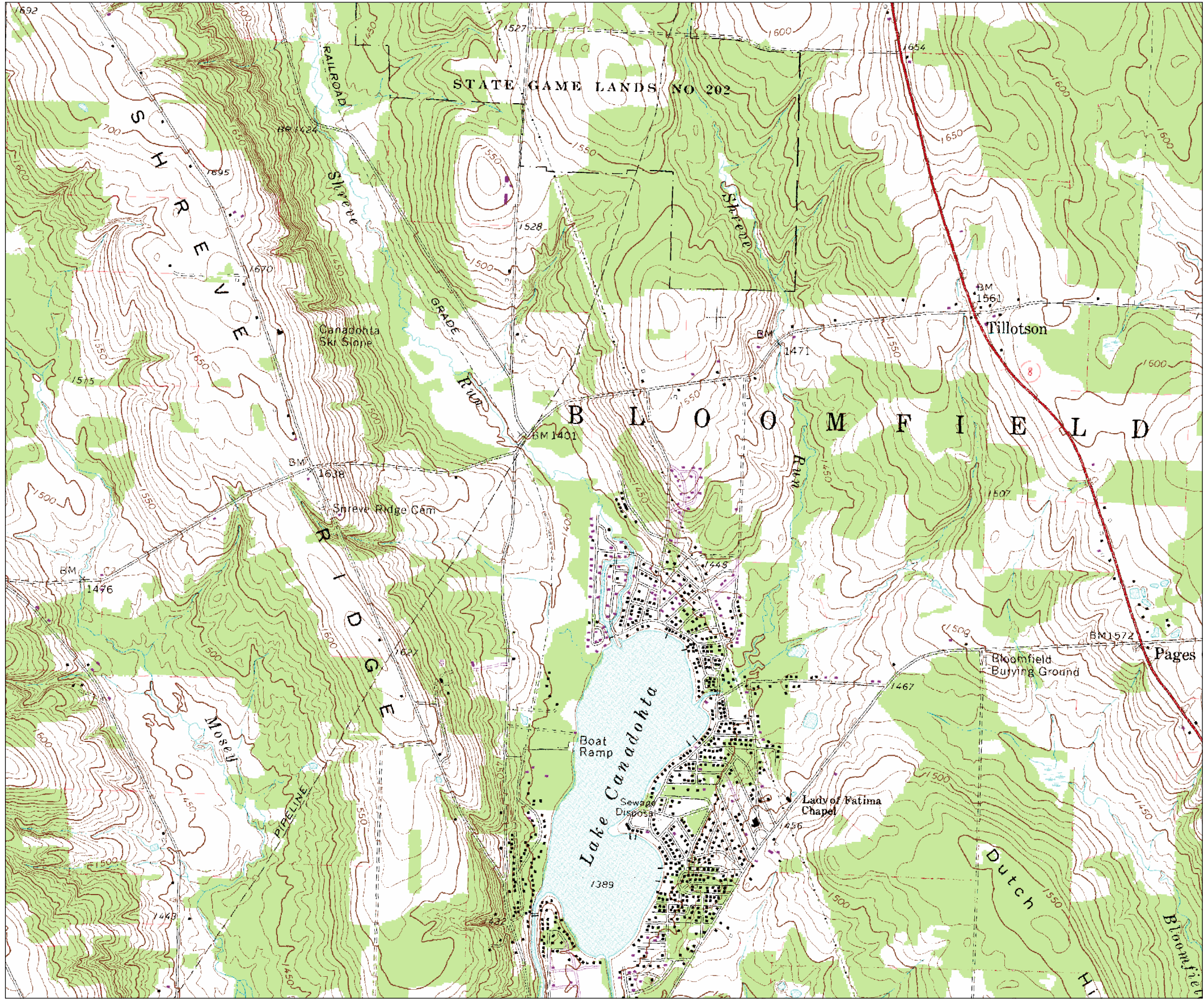
Regional Location

Bloomfield Township



July 2006

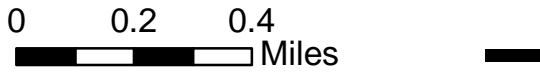




Topographic Features

Lake Canadohta Basin

Bloomfield Township







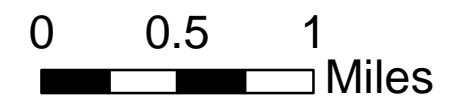
March 2007

Agricultural Land Quality

Bloomfield Township

Soil Limitations

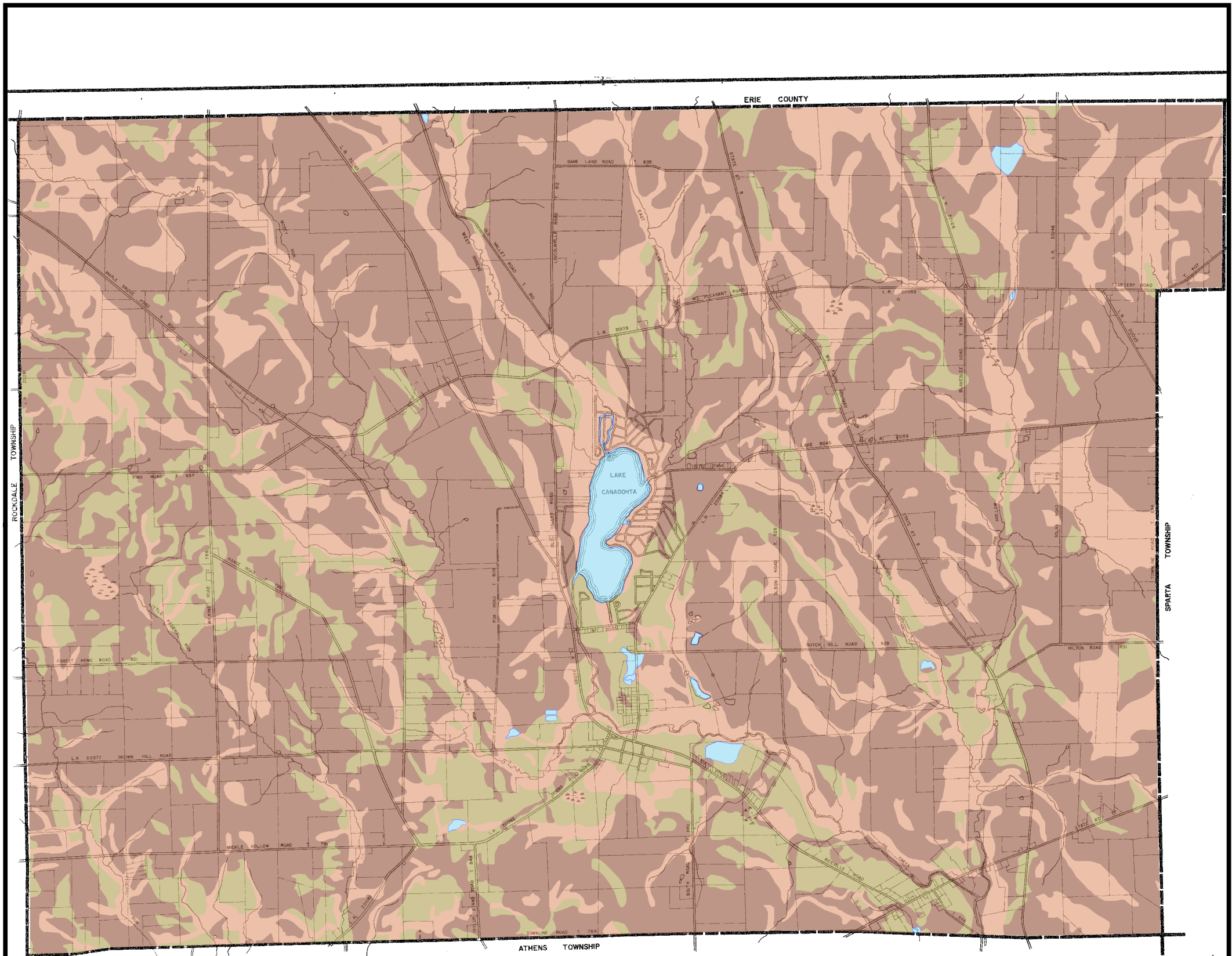
-  Good Agricultural Land
-  Fair
-  Marginal to Poor Agriculture Land
-  Water



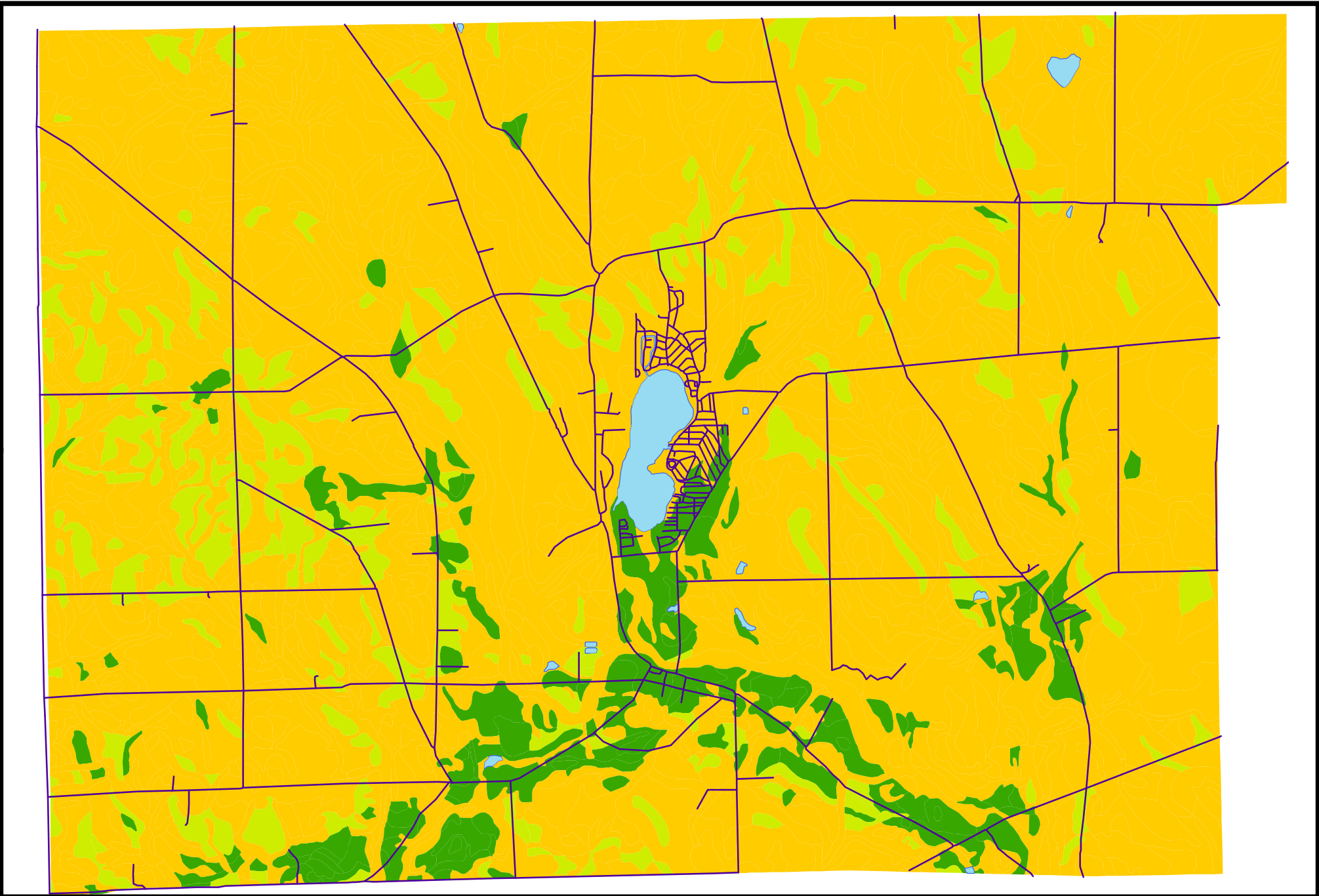
July 2006

PROPERTY PARCELIZATION RECORD
 AS OF AND INCLUDING JUNE 23, 1979
BLOOMFIELD TOWNSHIP
 CRAWFORD COUNTY, PENNSYLVANIA
 SCALE 1"=1000'

NOTE: PROPERTY PARCELIZATIONS AS SHOWN HEREON ARE BASED ON ASSESSMENT MAPS MAINTAINED BY



On-Lot Sewage Suitability Bloomfield Township



Sewage Suitability

- Good
- Fair
- Poor
- Water

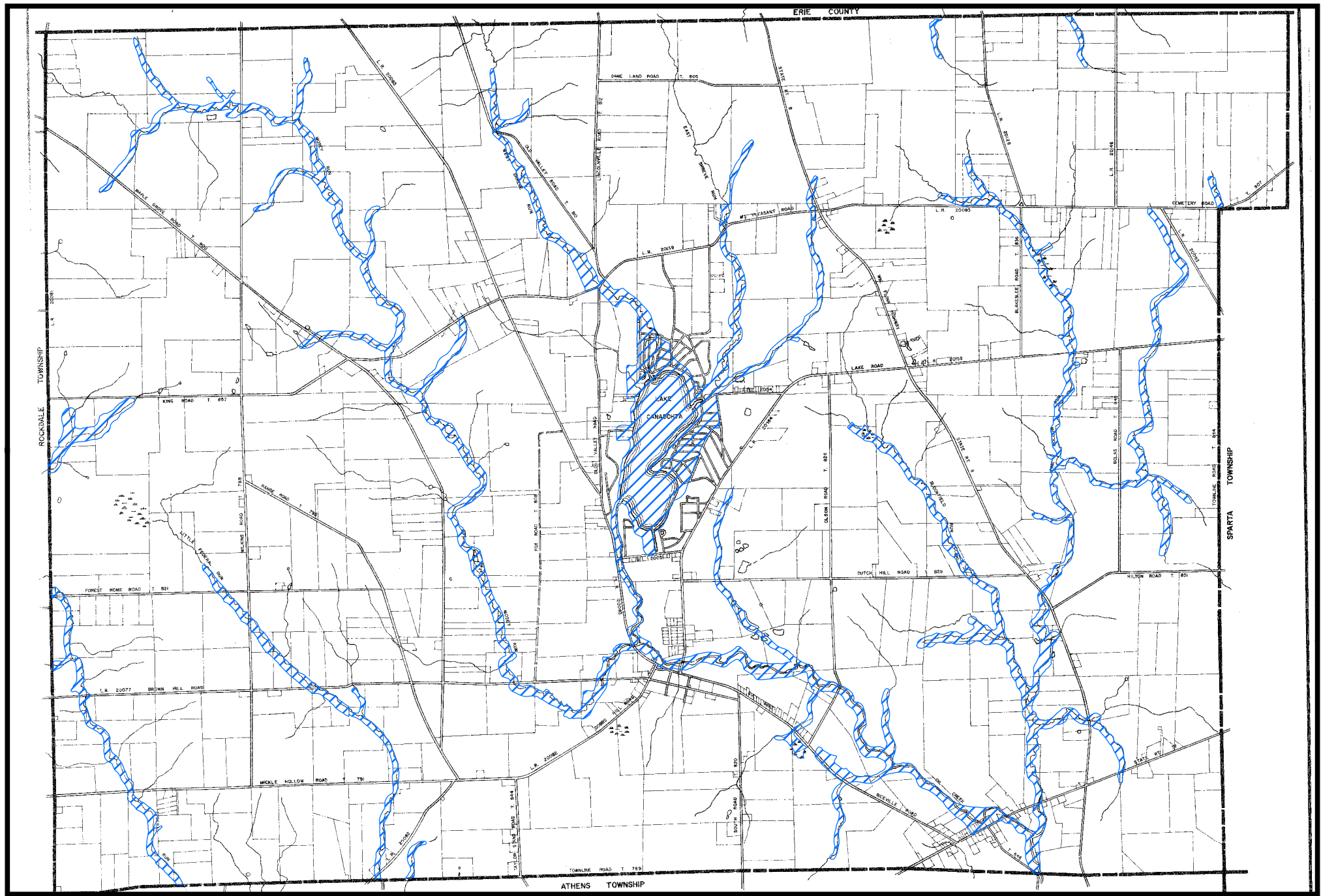
0 0.5 1 Miles



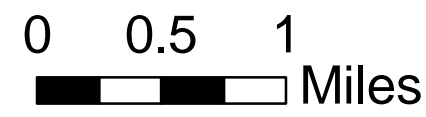
July 2006

Note: This map is a representation only. Individual parcel investigations may prove different results.

Flood Prone Areas Bloomfield Township

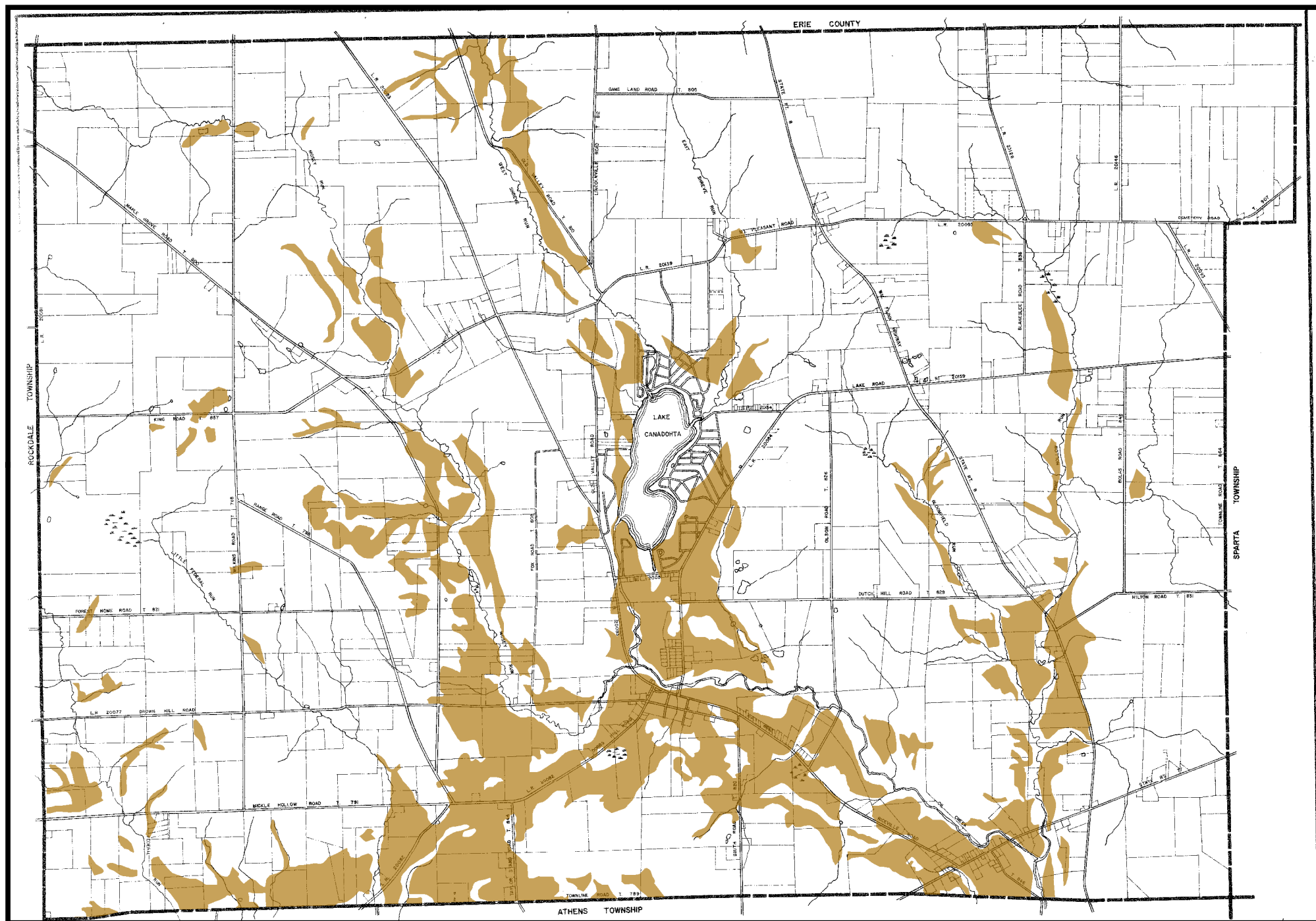


 Flood Prone Areas



Note: This is only a representation. Not all areas identified may experience flooding, and other areas as well may be subject to flooding.


July 2006



Sand and Gravel Potential

Bloomfield Township

 Sand and Gravel Potential

0 0.5 1
 Miles

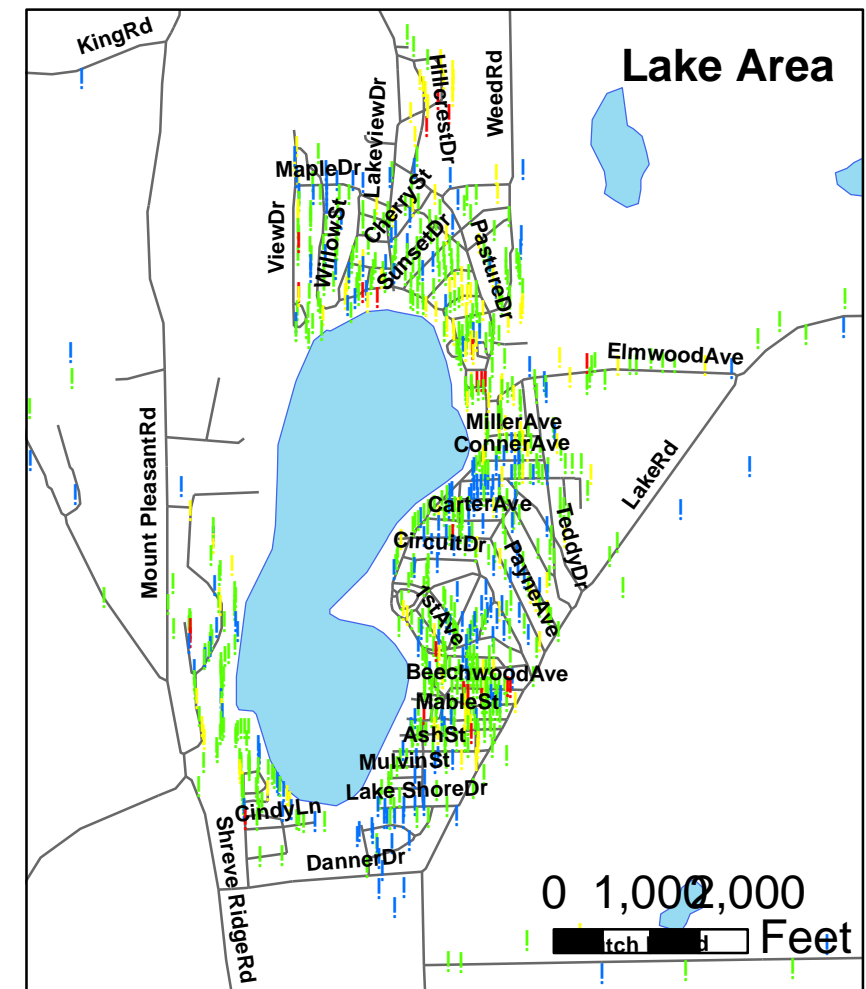
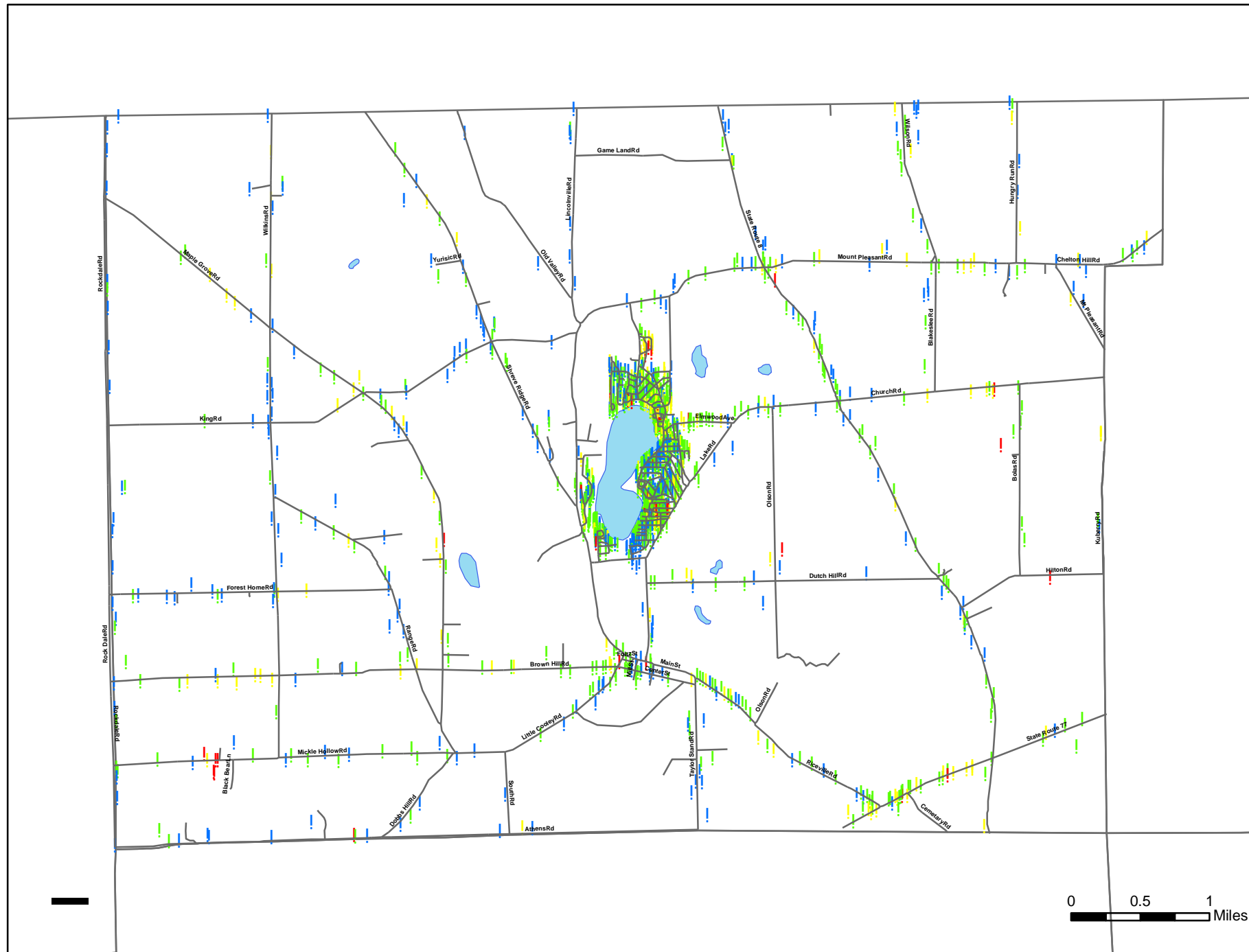


July 2006

Housing Condition

Bloomfield Township

Housing Condition	
	Excellent
	Good
	Fair
	Poor

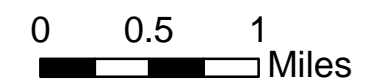
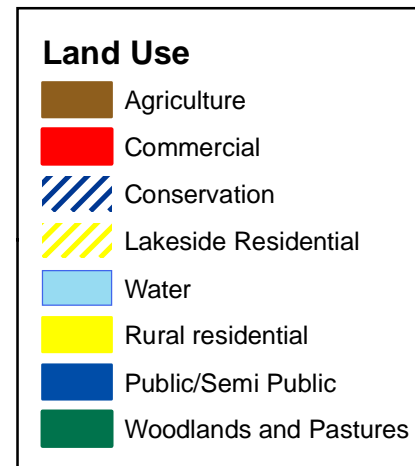
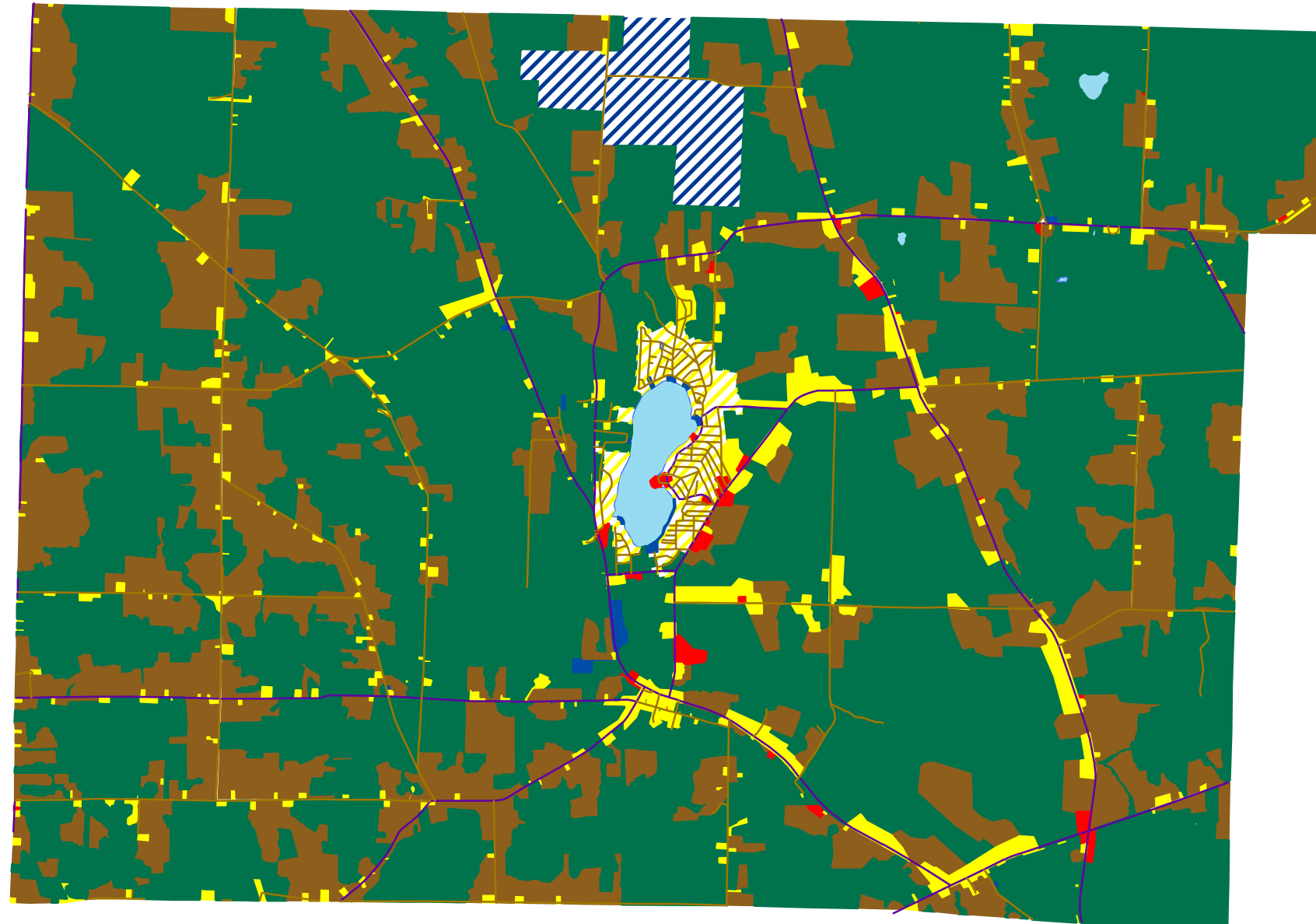


August 2006



Existing Land Use

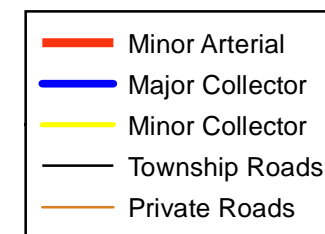
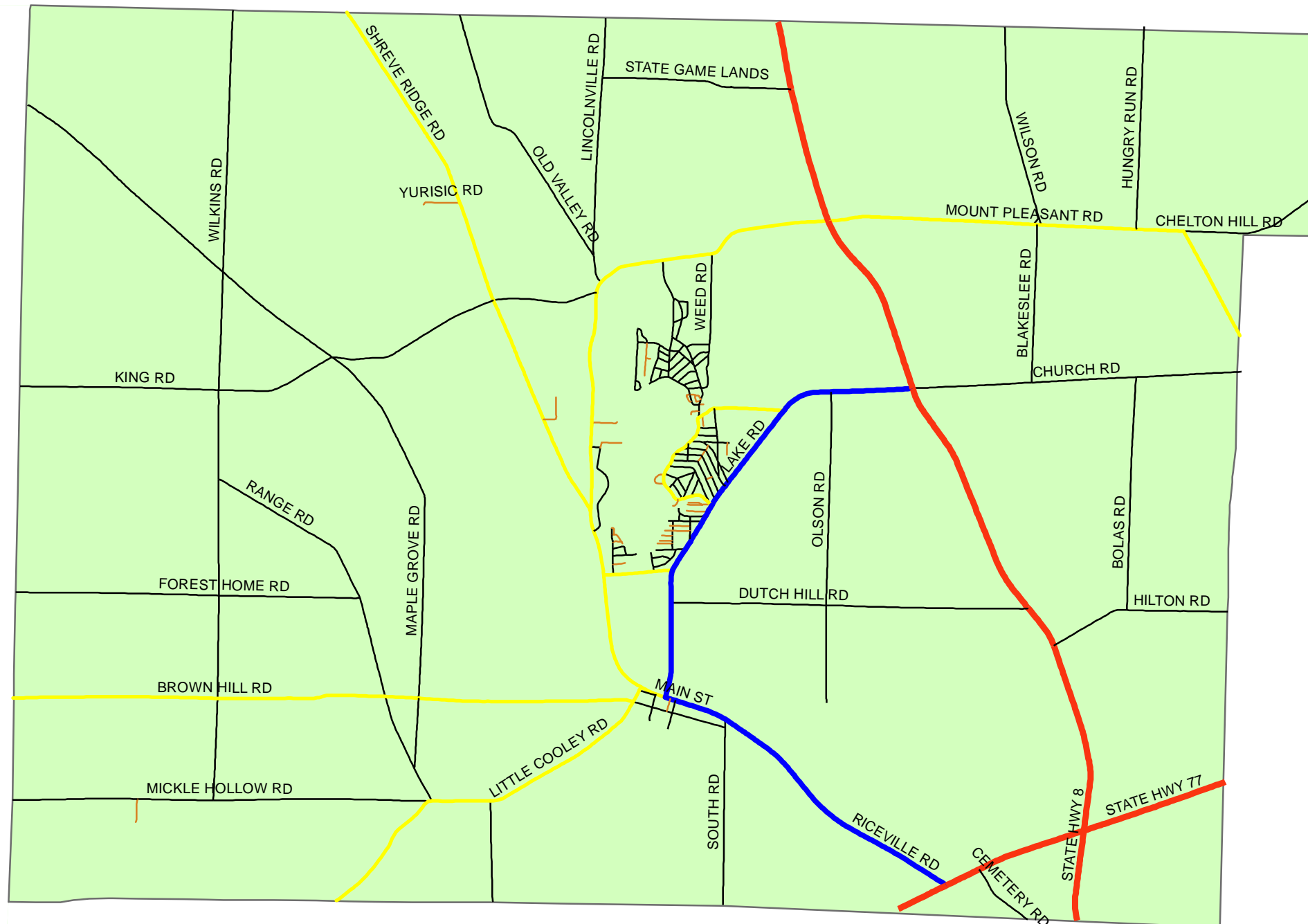
Bloomfield Township



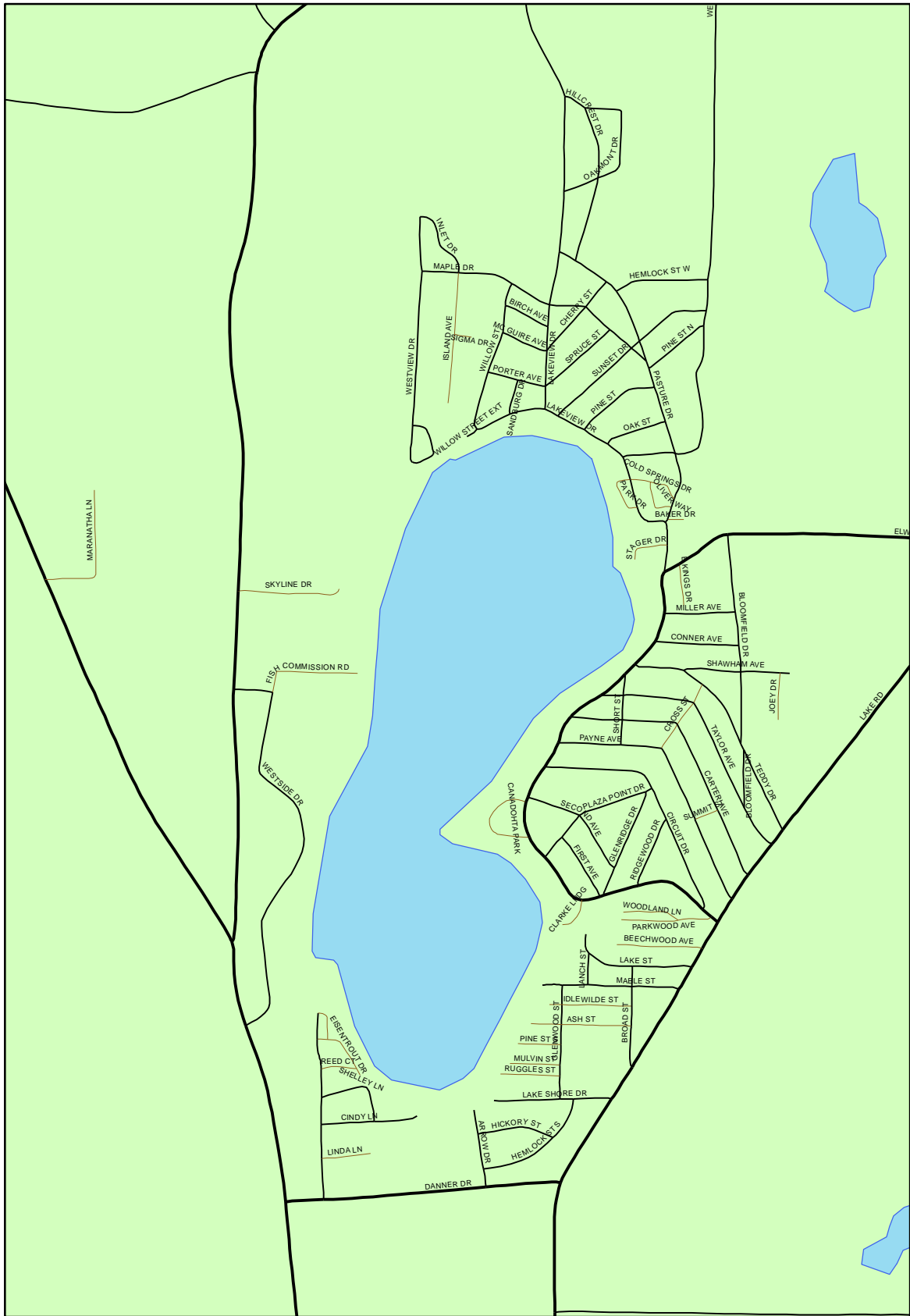
December 2006

Federal Road Classifications

Bloomfield Township



January 2007



Canadohta Lake Roads

Bloomfield
Township
October 2006

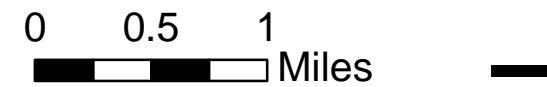
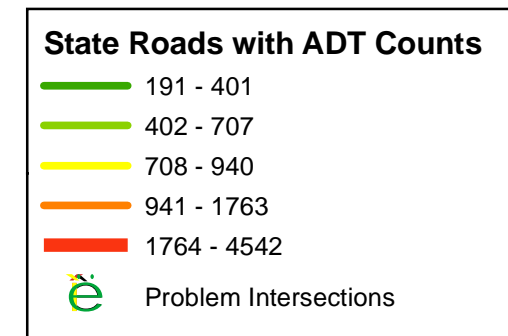
Roads	
	State Route
	Township Road
	Private
	County Lakes

0 500 1,000
Feet



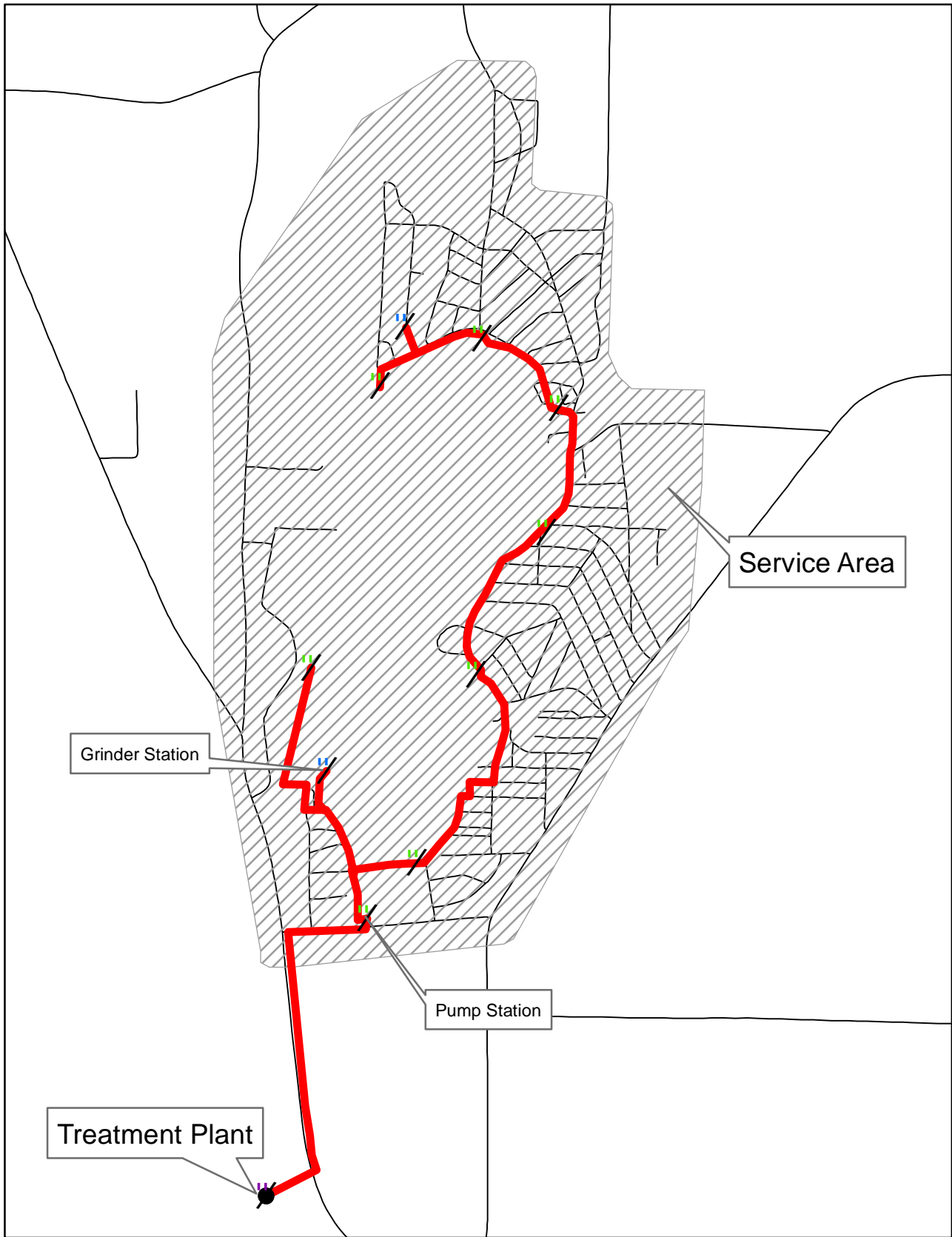
Problem Intersections and ADT Counts

Bloomfield Township



December 2006

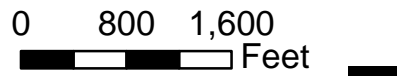


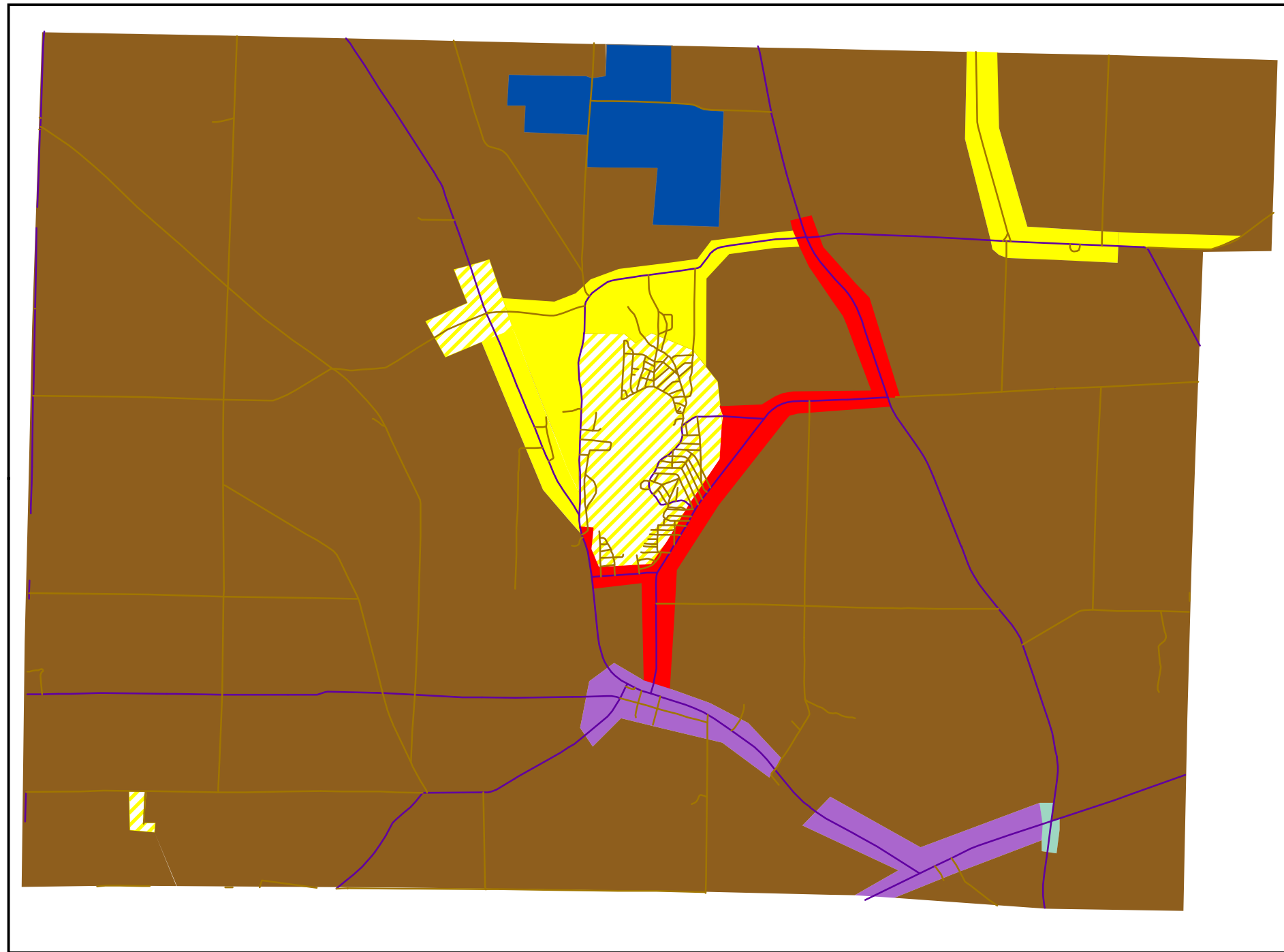


Bloomfield Township Sewer System
Sewage Authority



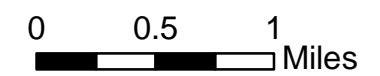
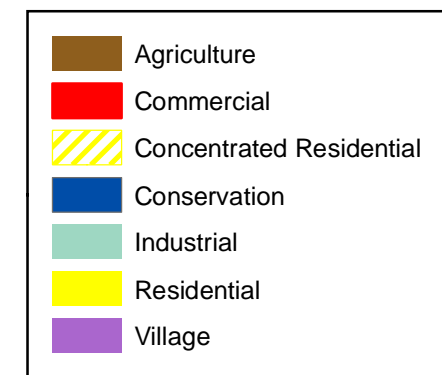
January 2007





Future Land Use

Bloomfield Township



July 2006



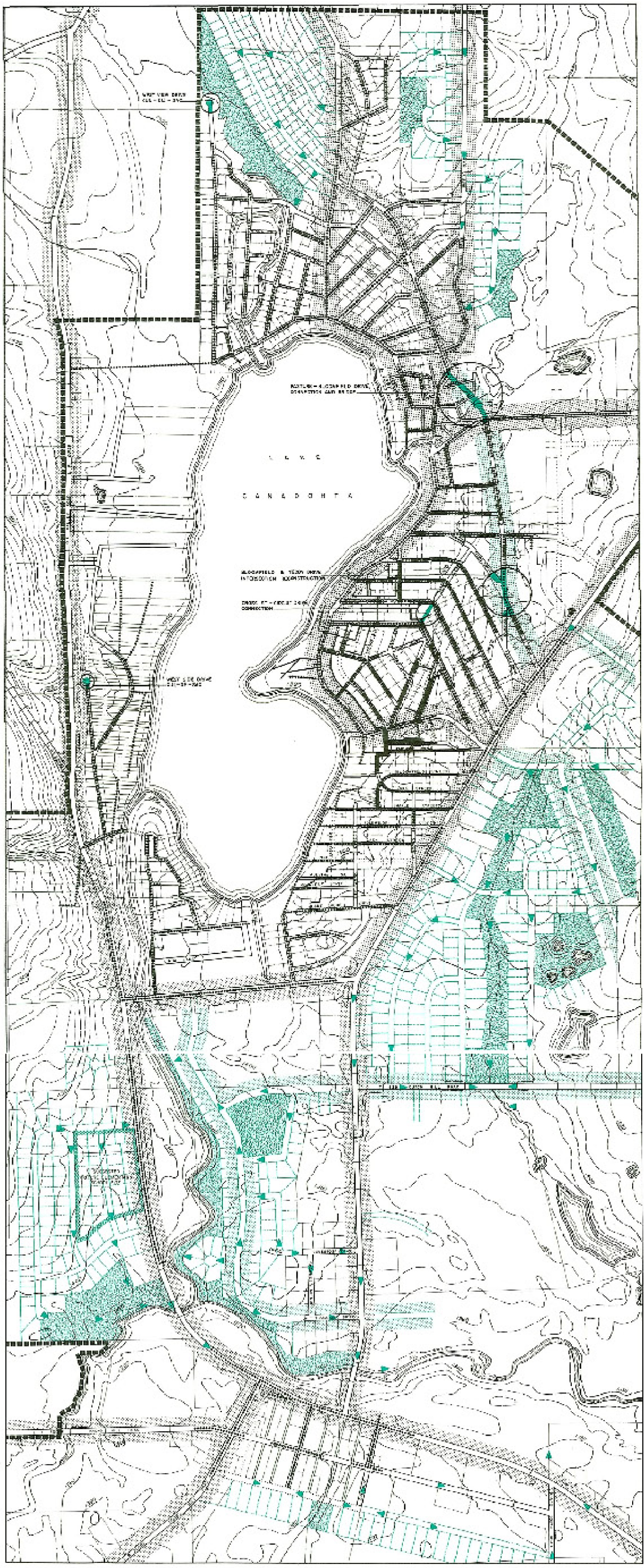
Proposed Open Spaces

Bloomfield
Township

0 75 150
Feet



February 2007



L E G E N D

- EXISTING WATER SYSTEM
- ⊙ EXISTING WATER SYSTEM WELL & STORAGE TANK
- PROPOSED SEWERS (NORTH-WEST ENGINEERS, INC.)
- COLLECTOR ROAD SYSTEM
- DEVELOPMENT DISTRICT LINE
NOTE: SEE LANS 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
- SUGGESTED STREET EXTENSIONS
- ▶ SUGGESTED SEWERS
- SUGGESTED COLLECTOR ROAD SYSTEM
- SUGGESTED FUTURE L.C.T. PATTERN
- SUGGESTED OPEN SPACE
- SUGGESTED ROAD IMPROVEMENTS

BLOOMFIELD TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 300'
PREPARED BY: [unreadable]
 DRAWN BY: [unreadable]
 CHECKED BY: [unreadable]
 DATE: [unreadable]



**STREET, SEWER & WATER
SYSTEMS FACILITIES
CANADOHTA LAKE AREA
AND LINCOLNVILLE**