

# TAYLOR TOWNSHIP BLAIR COUNTY

## Application for Approval

Name of Subdivision/Land Development \_\_\_\_\_

Plan No. \_\_\_\_\_ Location \_\_\_\_\_

Applicant \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

Name/Address of Developer \_\_\_\_\_

Name/Address of Engineer/Surveyor \_\_\_\_\_

Contact Person \_\_\_\_\_ Contact# \_\_\_\_\_

Deed Book/Page \_\_\_\_\_ Tax Parcel# \_\_\_\_\_

Type of Plan:    \_\_\_\_\_ Minor Subdivision (4 or less lots)                      \_\_\_\_\_ Non-building Waiver  
                         \_\_\_\_\_ Major Subdivision (5 or more lots)                      \_\_\_\_\_ Mobile Home Park  
                         \_\_\_\_\_ Re-Subdivision    \_\_\_\_\_ Land Development  
                         \_\_\_\_\_ Lot Merger    \_\_\_\_\_ Other Land Develop. \_\_\_\_\_

If a re-subdivision:    Name of Previous Plan \_\_\_\_\_

                                 Date of Approval \_\_\_\_\_

                                 Recorder's Office Reference \_\_\_\_\_

Type of Approval Requested:    \_\_\_\_\_ Sketch                      \_\_\_\_\_ Preliminary                      \_\_\_\_\_ Final\*

\*Final Plan Applicants for Major Subdivisions/Land Developments requiring improvements must include the following:

Financial security-accordance w/Article III of Ord. (check)

\_\_\_\_\_ Bond

\_\_\_\_\_ Escrow Account SALDO - \$750.00

\_\_\_\_\_ Escrow Account STORMWATER - \$750.00

\_\_\_\_\_ Irrevocable Letter of Credit

\_\_\_\_\_ Items requiring a bond have been completed; attached is a certificate from a licensed engineer stating improvements have been made according to plan.

Total Tract Area \_\_\_\_\_ Number of Lots/Units \_\_\_\_\_

Please identify the following as they relate to the proposal

a. Proposed water supply    \_\_\_\_\_ On-Lot  
   \_\_\_\_\_ Public(Supplier \_\_\_\_\_)  
   \_\_\_\_\_ Private Community System

b. Proposed sewage disposal    \_\_\_\_\_ On-Lot                      \_\_\_\_\_ Public (Supplier \_\_\_\_\_)  
   \_\_\_\_\_ Private Community System

\*Lots with on-lot septic require a minimum size of 1 acre

Lots with public water or sewer require a minimum size of .5 acres

Lots with public water & sewer require a minimum size of 9,000sf

d. Proposed streets \_\_\_\_\_ number \_\_\_\_\_ lineal feet- To be offered to Twp. for takeover? yes / no

e. Proposed recreational facilities and/or dedicated open spaces? yes / no

f. Sidewalks yes / no

g. Curbs yes / no

h. Electric yes / no      Underground yes / no

i. Telephone yes / no      Underground yes / no

j. Cable yes / no      Underground yes / no

k. Natural gas yes / no

l. Other improvements \_\_\_\_\_

If yes, please list the specific section of the Ordinance from which relief is requested and the justification.

If this is an application for a Preliminary Plan which will proceed to a Final Plan with the posting of financial security, rather than the completion of improvements, the applicant must acknowledge that preliminary plan approval does not authorize the construction of facilities or the sale of lots by initialing this space \_\_\_\_\_.

**NOTE: Article III of the Subdivision & Land Development Ordinance details the Submission and Review Process, and Article IV details all plan requirements which are summarized on the following pages. Failure to follow these procedures and to submit complete and truthful information may result in delays and/or refusals to process applications.**

**Article XII of the Subdivision & Land Development Ordinance allows a representative of the Township to enter upon the grounds of the subdivision or land development to enforce the provisions of the Ordinance. By signing below, the Developer acknowledges this requirement and grants permission for a Township Representative to enter upon all land contained within the subdivision.**

Date \_\_\_\_\_

# TAYLOR TOWNSHIP BLAIR COUNTY

## SECTION 505 LOTS & RESTRICTIONS ACKNOWLEDGEMENT

By signing below, I acknowledge that:

I have reviewed and received a copy of the above Taylor Township Blair County SALDO Section 505 Lots. I understand that it provides various requirements applicable to the proposed development of my land located at:

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I further understand that while I am required to comply with these rules, my compliance with the rules will not exempt me from other applicable federal and state standards. I understand also that issuance of any permit for any proposed activity on my land will not be considered an affirmative representation by Taylor Township that my proposal complies with other requirements relating to deed restrictions, easements, or other privately held covenants or restrictions. I agree to indemnify the Township from any claims by third parties relating to these other standards that might apply.

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Printed Name

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Address

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Contact Number

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Signature

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Date

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Witness

TAYLOR TOWNSHIP BLAIR COUNTY

SECTION 505 LOTS & RESTRICTIONS  
SUBDIVISION AND LAND DEVELOPMENT  
“SALDO” ORDINANCE No. 08-01-2016-A  
Amended 6/2/2025

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

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

(a) All newly created lots in a subdivision (major or minor) shall have access by direct frontage or by dedicated right-of-way to a municipal street. In cases where access is provided by means of a private right-of-way or easement, a shared use and maintenance agreement shall be required to be submitted for Township approval, along with notation of the Final Plan specifying maintenance responsibilities for the proposed access;

(b) Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or to overcome specific topographic problems.

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

(a) In all sections of the Township not served by public sanitary sewer nor public water facilities, each lot shall have a minimum width of one-hundred fifty (150) feet at the building line and a minimum area of 43,560 square feet (1 acres).

(b) In all sections of the Township served by either public water supply or public sewerage, each lot shall have a minimum width of one hundred (100) feet at the building line and at least 32,670 square feet (3/4 acre) in area per single family dwelling; not less than 16,335 square feet (3/8 acre) in area per living unit for duplex dwellings; and not less than 10,890 square feet (1/4 acre) in area per living unit for row houses and apartments.

(c) In all sections of the Township served by both public water supply and public sewerage, each lot shall have a minimum width of seventy-five (75) feet at the building line and a minimum area of 21,780 square feet (1/2 acre).

505.3 Width: In no case shall the width of the lot at the building setback line be less than sixty (60) feet. Corner lots for residential use shall have a width of at least twenty (20) percent greater than the aforementioned required widths to permit appropriate building set back from and orientation to both streets, providing that corner lots need not exceed one-hundred (100) feet.

505.4 Setback Lines: Buildings built on lots shall meet the following setback lines depending upon the availability of public water and sanitary sewer service. In all sections of the Township served by sanitary sewer and public water facilities, residential buildings shall be constructed no closer than thirty-five (35) feet from front, twenty (20) feet from side, and twenty-five (25) feet from rear property lines. In sections lacking public water and/or sanitary sewer service, setbacks for residential buildings shall be adequate to permit the proper installation and functioning of such systems, and be at least the depth of those for lots having public water and sewer service. For commercial buildings, setbacks shall be thirty (30) feet side yard and sixty (60) feet front and rear yard. Setback distances shall be measured from the right-of-way line where a property abuts a public road.

RESOLUTION NO. 020303  
TAYLOR TOWNSHIP SUPERVISORS  
SUBDIVISION AND LAND DEVELOPMENT FEES

WHEREAS, the Taylor Township Subdivision and Land Development Ordinance was passed by the Board of Supervisors on September 8, 1997; and

WHEREAS, Article X, Section 1001 of said Ordinance allows the establishment of review fees by the Resolution of the Board of Supervisors.

NOW THEREFORE BE IT RESOLVED, that the Taylor Township Board of Supervisors enact the following fee schedule in relation to the administration of the Subdivision and Land Development Ordinance:

FUNCTION		FEE
1. Sewage Facilities Modules		
* Minor Review		\$ 150.00
* Major Review		\$ 300.00
* Stream Discharge/Single Lot		\$ 50.00
* Stream Discharge/Large		\$ Cost Incurred
* DEP Sewage Exemption Form		\$ 150.00
2. Subdivisions		
* Sketch Plan Review		- 0 -
* Property Line Changes		\$ 50.00
* NonBuilding Waivers	\$50 per lot with a minimum fee of \$100.00	
* Preliminary Plan	\$50 per lot with a minimum fee of \$100.00	
* Final Plan	\$50 per lot with a minimum fee of \$100.00	
3. Land Developments (below list is minimum/cost incurred)		
* Under One (1) Acre/per Lot		\$ 150.00
* One (1) to five (5) Acres		\$ 300.00
* Five (5) to ten (10) Acres		\$ 400.00
* Over Ten (10) Acres		\$ 600.00
4. Resident Inspections Required for proposed improvements	Actual Costs by Township for reasonable & necessary consulting fees	
5. Copy of Subdiv. & Land Dev. Ord.		\$ 20.00

I HEREBY CERTIFY that the foregoing is a true and correct copy of the Resolution adopted by the Taylor Township Supervisors at its meeting held on ~~Tuesday, September 3<sup>rd</sup>~~, 2002.

*mon, feb.*

ATTEST:

TAYLOR TOWNSHIP SUPERVISORS

BY: *Barbara M. Greenwood*

BY: *Charles A. Smith*

Secretary

Chairman

(SEAL)

**TAYLOR TOWNSHIP**

**RESOLUTION 512023**

**OF THE BOARD OF SUPERVISORS OF TAYLOR TOWNSHIP, BLAIR  
COUNTY REQUIRING ESCROW OF FUNDS FOR REVIEWS BY  
DEVELOPERS UNDER THE TOWNSHIP'S STORMWATER  
MANAGEMENT ORDINANCE AND THE SUBDIVISION AND LAND  
DEVELOPMENT ORDINANCE**

WHEREAS, this Board of Supervisors has adopted Ordinance No. 08-01-2016-C, being the Taylor Township Stormwater Management Ordinance, which requires in Section 8 the deposit of funds in escrow to pay for the cost of the Township's Engineer's review of the Plan; and

WHEREAS, this Board of Supervisors have adopted Ordinance No. 08-01-2016-A, being the Taylor Township Subdivision and Land Development Ordinance, which requires in Article X the deposit of funds in escrow to pay for the cost of the Township's Engineer's review of the Plan; and

WHEREAS, the Township has experienced problems from time to time where a developer fails to reimburse the Township for the expense of the Township Engineer to review a plan; and

WHEREAS, the Township desires to avoid this situation from reoccurring in the future and has included the escrow requirement in the foregoing referenced Ordinances with the amount of such initial deposit to be as set forth in a Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors that the initial amount of the required escrow in Section 8 of the Stormwater Management Ordinance shall be \$750; and

BE IT FURTHER RESOLVED, that the initial amount of the required escrow in Article X of the Subdivision and Land Development Ordinance shall be \$750.

DULY ADOPTED this 1<sup>st</sup> day of May, 2023, by the Board of Supervisors for the Township of Taylor in lawful session duly assembled.

TAYLOR TOWNSHIP SUPERVISORS

William B. Repley  
[Signature]  
Paul D. Carson

ATTEST:

Michael Dick  
Secretary