TAYLOR TOWNSHIP BOARD OF SUPERVISORS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ORDINANCE No. 08-01-2016-A
ORDINANCE No. 06-02-2025-Amending Section 505.2 Size (a) -pg 55
ORDINANCE No. 10-22-2026-Adding Section 805 Data Centers -pg 79.1
Adding Definitions -pgs 18 & 19,

Including:
RESOLUTION No. 020303 Subdivision and Land Development Fees
RESOLUTION No. 5122023 Amending Escrow Deposit

TAYLOR TOWNSHIP BLAIR COUNTY, PA

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ARTICLE I

GENERAL PROVISIONS

Section 101 Title

This ordinance shall be known and may be cited as the "Subdivision and Land Development ordinance of the Township of Taylor".

Section 102 Purpose

The Purpose of this ordinance is to provide for the orderly, logical and harmonious development of the Township and to protect, promote and create conditions favorable to the health, safety, morals and general welfare of the Township's Citizenry by:

102.1 Insuring that all future development is consistent with the Comprehensive Plan for Blair County and other plans developed through local level planning programs;

102.2 Providing for the orderly development of open lands and acreage in concert with environmental and natural capacities and limitations;

102.3 Assuring uniform and equitable processing of all Subdivision Plans by providing uniform standards and procedures;

102.4 Establishing requirements, standards and specifications to aid in guiding elected Public Officials, Planners, Planning Commissions, Subdividers, Developers, Land Surveyors, Landscape Architects, Architects, Engineers and others in the design and development of Subdivisions and Land Developments throughout the Township;

102.5 Assuring a coordination of proposed streets, parks and other features in and bordering a proposed Subdivision or Land Development, as to such widths and grades and in such locations as deemed necessary to accommodate prospective traffic, with the existing street and highway system of the Township thereby facilitating the rational movement of traffic;

102.6 Providing for adequate oversight of Subdivision and Land Development to assure that public concerns with accessibility, stormwater management, sewage disposal, water supply and other factors are taken into account;

102.7 Providing for adequate open spaces for traffic, recreation, light and air and for proper distribution of the population;

102.8 Encouraging and providing for innovations in new Residential Developments such as planned mixed use development, cluster development and other evolving methods which provide for: a greater variety in type, design and layout of dwellings; the conservation and more efficient use of useable space in relation to new dwellings; savings on energy, water use, infrastructure, and paving; and integration of slope and other undevelopable areas into the total Development Plan for use as open space;

102.9 Protecting the character and the social and economic stability of Taylor Township, by promoting a harmony between existing development, future development, and the natural environment;

102.10 Protecting and conserving the value of land throughout Taylor Township, and the value of buildings and improvements upon the land and minimize the conflicts among the uses of land and buildings;

102.11 Guiding public and private policy and action in order to provide adequate and efficient transportation, water supply, sewerage, stormwater management, schools, parks, playgrounds, recreation and other public requirements and facilities;

102.12 Preventing the pollution of air, streams and ponds; to assure the adequacy of drainage of facilities; to safeguard the groundwater resources; and to encourage the wise use and management of the natural resources in order to preserve the community and value of the land;

102.13 Preserving the natural beauty and topography of Taylor Township and to ensure appropriate development with regard to these natural features;

102.14 Providing the most beneficial relationship between the uses of land and buildings and the circulation of traffic within Taylor Township, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and building lines;

102.15 Providing for the logical and orderly addition and extension of the community facilities and public utilities systems to developing areas;

102.16 Upgrading the quality of land records through creation and filing of accurate and legible subdivision plans with the County Recorder of Deeds for future information and use by municipal officials and the general public;

102.17 Generally, insuring that the future orderly growth and development of Taylor Township is accompanied by adequate public facilities without negatively affecting the environment and making Taylor Township a better place in which to live and work.

102.18 Insuring that minimum setback lines and minimum lot sizes be applied throughout Taylor Township based on the availability of water and sewage.

102.19 Permitting Taylor Township to minimize developmental and related problems as may exist or which may be foreseen, by encouraging development on land exhibiting the appropriate soils, slope and other physiographic and environmental characteristics.

When development throughout the Township is guided by the foregoing and incorporated into the general context of Areawide Comprehensive Planning, a mutual benefit will be derived by the Developer, the Buyer, adjacent Local Municipalities, the Township, the County, and the General Public.

Section 103 Creation, Authority and Jurisdiction

103.1 Subdivision Control: The Taylor Township Board of Supervisors has the jurisdiction, powers and authorities as particularly and specifically set forth in the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, and specifically the said Taylor Township Board of Supervisors shall have the jurisdiction and control of all Subdivision of Land located within the limits of Taylor Township. All Plans shall be submitted to the Taylor Township Board of Supervisors for review and approval. This includes all plans, plots, or re-plots of land. No Subdivision or Land Development of any lot, tract or parcel of land within Taylor Township shall be made; no street, sanitary sewer, storm sewer, water main, or other improvements in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon except in accordance with the provisions of these Regulations. No plat shall be accepted for recording by the Blair County Recorder of Deeds unless such plat officially notes the approval of the Taylor Township Board of Supervisors and the Blair County Planning Commission.

103.2 Land Development Control: Land development must comply with the regulations contained in this ordinance. Such compliance shall include, but not be limited to: the filing of Preliminary and Final plans, the dedication and improvement of rights-of-way, streets and roads, and the payment of fees and charges as established by the Board of Supervisors. Land development plans shall indicate the location of each structure and clearly define each unit and shall indicate public easements, common areas, and improvements, all easements appurtenant to each unit and improvements to public rights-of-way.

103.3 Enforcement: For any person or persons violating this ordinance the following enforcement actions should be applied: A letter sent to the violator stating the violation to the ordinance and that a reply is required within thirty (30) days of the mailing date. If within the thirty (30) day reply period no reply is given then a letter written by the Township Solicitor stating that legal action may be enforced shall be sent to said violator and given a final thirty (30) day time period to reply before legal action may be enforced. Penalties may be enforced under Article XII, Section 1205 of this ordinance or similar type action may be enforced.

ARTICLE II

DEFINITIONS

Section 201 Interpretation - General Terms

For the purpose of this ordinance words in the singular include the plural, and those in the plural include the singular. Words in the present tense include the future tense. Words in the masculine gender include the feminine and neuter. The words "Person", "Subdivider" and "Owner" include a corporation, unincorporated association and a partnership or other legal entity, as well as an individual. The word "Street" includes Street, Avenue, Boulevard, Road, Highway, Freeway, Parkway, Lane, Alley, Viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. The word "Building" includes structures and shall be construed as if followed by the phrase "Or Part Thereof". The word "Watercourse" includes Channel, Creek, Ditch, Dry Run, Spring, and Stream. The words "Should" and "May" are permissive; the words "Shall" and "Will" are mandatory.

Section 202 Definitions - Specific Terms

For the purpose of this ordinance, the terms or words used herein unless otherwise expressly stated shall have the following meanings:

Accessory Building: A building detached from, supportive of, and subordinate to the principal building on the same lot or connected lot and used for purposes customarily incidental to the principal use.

Act: The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

Administrator: The officer as appointed by the Taylor Township Board of Supervisors to administer these regulations and to assist administratively the other Boards and Officers of the Township.

Alley or Service Drive: A minor right-of-way, privately or publicly owned, primarily for service access to the back or sides of properties.

Applicant: A landowner or developer, as hereinafter defined, who has filed an application for Subdivision and/or development including his heirs, successors and assigns.

Application for Development: Every application, whether preliminary, tentative, or final, required to be filed and approved prior to the start of construction or development, including but not limited to, an application for a building permit, for the approval of a subdivision plat or plan, or for the approval of a development plan.

Authority: A body politic and corporate created pursuant to the act of May 2, 1945 (P.L. 382, No. 164), known as "Municipality Authorities Act of 1945."

Blair County Conservation District: A legal subdivision of state government delegated to administer the Erosion Control Program as set forth under the Chapter 92 and Chapter 102 regulations of the PA Clean Streams Law within the County of Blair.

Block: A tract of land, a lot, or a group of lots bounded by streets, public parks, railroad rights-of-way, watercourses, and boundary lines of the Township, non-subdivided land, other definite barriers, or by a combination of the above.

Board of Supervisors: The Board of Supervisors of Taylor Township, Blair County, Pennsylvania.

Building: A combination of materials to form a permanent structure having walls and a roof, including but not limited to, all mobile homes.

Building Setback Line: The line within a property, parallel to, and defining the required minimum distance between the foremost part of any building and the adjacent right-of-way or property boundary line.

Campsite: Any site intended to be used for temporary and/or seasonal use for camping, inclusive of the area required to sustain a tent, camper, motorhome, or other temporary camping facility.

Cartway (Roadway): The portion of a street right-of-way, paved or unpaved, intended for vehicular traffic.

Clear Sight Triangle: An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of the street center lines.

Commerce Park: A tract of land that has been planned, developed, and operated as an integrated facility intended for a number of non-retail professional, business, personal, and other service uses, with special measures for traffic circulation, parking, utilities, and compatibility.

Commercial: Engaging in a business, enterprise, activity or other undertaking for a profit.

Commercial Building: A building for which the principal use is commercial. A building with a store on the first floor and apartments on the upper floors is a commercial building.

Common Open Space: A parcel or parcels of land; an area of land, an area of water, or a combination of land and water within a development site designed and intended for

the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities.

Comprehensive Plan: The Complete Plan plus any Amendments or any of its component parts for the development of Blair County and Taylor Township providing the continuing orderly development of the municipality and being recognized by the governing bodies of the County as the "Official Plan" including such elements as community development objectives, plans and policies for use of the land for housing, for community facilities, for transportation, and for plan implementation.

Condominium: Ownership in common with others of a parcel of land and certain parts of a building thereon which would normally be used by all the occupants, together with individual ownership in fee of a particular unit or apartment in such building or on such parcel of land and may include dwellings, offices, and other types of space in commercial and industrial buildings or on real property.

Construction Plan: The maps or drawings accompanying a subdivision or development plan and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Board of Supervisors as a condition of the approval of the plan.

County: Blair County, Pennsylvania

County Planning Commission: The Blair County Planning Commission.

Crosswalk: A right-of-way, municipally or privately owned, intended to provide access for pedestrians.

Cul-de-sac: A short street having one end open to traffic and being permanently terminated by a vehicular turn-around.

Culvert: A pipe, conduit, or similar enclosed structure, including appurtenant works, which carries surface water.

Cut: An excavation. The difference between a point on the original ground and designated point of lower elevation on the final grade. Also, the material removed in excavation.

Decision: Final adjudication of any board or other body granted jurisdiction under any land use ordinance or the Act to do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the Court of Common Pleas of Blair County.

Density:

High Density: Those residential subdivisions and land developments in which the density is equal to or greater than four (4) dwelling units per acre.

Low Density: Those residential subdivisions and land developments in which the density is less than four (4) dwelling units per acre.

Dedication: The deliberate appropriation of land by its owner for any general and public use, reserving to himself no other rights than those that are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Department of Environmental Protection (DEP): The Pennsylvania Department of Environmental Protection, its Bureaus, Departments, or Divisions.

Design Storm: The magnitude of precipitation from a storm event measured in probability of occurrence (e.g., 50-year storm) and duration (e.g., 24 hour), and used in computing stormwater management control systems.

Determination: Final action by an officer, body, or agency charged with the administration of any land use ordinance or applications thereunder, except the governing body and any local planning commission, only to the extent the planning agency is charged with final decision on preliminary or final plans under the subdivision and land development ordinance or planned residential development provisions. Determination shall be applicable only to the boards designated as having jurisdiction for such appeal.

Detention Basin: A basin designed to retard stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate. A detention basin can be designed to drain completely after a storm event or it can be designed to contain a permanent pool of water.

Developer: A person, firm, partnership, corporation, trust, or authorized agent thereof proposing to divide land so as to constitute a Subdivision, or engage in land development, as defined by the Act (See also Subdivider.)

Development: Any man-made change to improved or unimproved real estate, including but not limited to; buildings or other structures; the placement of mobile homes; the construction, extension, and/or installation of streets and other paving, utilities, mining, dredging, filling, grading, excavation or drilling operations; and the subdivision of land.

Development Plan: The provision for development including: a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when used in this ordinance shall mean the written and graphic materials referred to in this definition.

Drainage: The removal of surface water or groundwater from land by drains, grading or other means, and includes control of runoff to minimize erosion and sedimentation during and after construction or development.

Drainage Facility: Any ditch, gutter, culvert, storm sewer or other structure designed, intended, or constructed for the purpose of carrying, diverting, or controlling surface water or groundwater.

Drainage Right-of-Way: The lands required for the installation of storm sewers, drainage ditches, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

Driveway: A private vehicular passageway providing access between a street and a private parking area or private garage.

Dwelling: Any building which is designed for human living quarters.

Dwelling or Dwelling Unit: Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

a. Detached House: A dwelling unit occupying the whole of a freestanding residential structure.

b. Twin or Semi-Detached House: A residential structure occupied by two (2) dwelling units with a common wall.

c. Duplex: A residential structure divided horizontally into two (2) dwelling units.

d. Row House or Town House: A structure with two (2) or more party walls of three (3) or more units not having any horizontal division between units.

e. Apartment: A dwelling unit separated horizontally and/or vertically from one (1) or more other units in a structure.

    1. Apartment House or Multiple Dwelling Unit: A residential structure containing three (3) or more apartments.
    2. Garden Apartment: An apartment house not exceeding three (3) stories in height.
    3. High-Rise Apartment: An apartment house exceeding three (3) stories in height.

Easement: A right-of-way granted, but not dedicated, for specific use of private land for a public or quasi-public purpose, and within which the owner of the property shall not erect any permanent structure, but shall have the right to make any other use of the land which is not inconsistent with the rights of the grantee.

Engineer: A person licensed to practice in the Commonwealth of Pennsylvania as a "Registered Professional Engineer".

Engineering Specifications: The engineering criteria of Taylor Township regulating the installation of any improvement or facility.

Erosion: The removal of surface materials by the action of natural elements.

Erosion, Accelerated Water: Erosion of the soil or rock over and above normal erosion brought about by changes in the natural cover or ground conditions, including changes caused by human activity. There are several kinds of accelerated erosion, they are: Sheet, Rill, and Gully erosion.

Excavation: Any act by which earth, sand, gravel, rock, or any other material is dug into, cut, quarried, uncovered, removed, displaced, relocated, or bulldozed. It shall include the conditions resulting therefrom.

Fill: Sand, gravel, earth or other material placed or deposited so as to form an embankment or raise the elevation of the land surface. The term includes material used to replace an area with aquatic life with dry land or to change the bottom elevation of a surface water area.

Financial Security: Any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit and restrictive of escrow accounts from Federal or Commonwealth chartered lending institutions in an amount and form satisfactory to the Board of Supervisors and to be used wherever required by these regulations. (See Article III.)

Floodplain: The Lands adjoining a river or stream that have been or may be expected to be inundated by flood waters in a 100-year frequency flood.

Governing Body: The council in cities, boroughs, and incorporated towns; the board of commissioners in townships of the first class; the board of supervisors in townships of the second class; the board of commissioners in counties of the second class through eighth classes; or as may be designated in the law providing for the form of government.

Grade: The slope of a road, street, or other public way specified in percentage terms.

Industrial: Those fields of economic activity including construction contractors, mining, manufacturing, transportation, communication, electric, gas, sanitary services, and wholesale trade.

Industrial Building: A building for which the principal use is industrial.

Industrial Park: A tract of land that has been planned, developed, and operated as an integrated facility intended for a number of individual industrial uses, with special measures for traffic circulation, parking, utilities, and compatibility.

Infiltration Structures: A structure designed to direct runoff into the ground, e.g., French drains, seepage pits, dry wells, and seepage trenches.

Land Development: Any of the following activities:

1. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

   i. a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, a single nonresidential building on a lot or lots regardless of the number of occupants or tenure, the conversion of an existing residential building into a nonresidential building; or

   ii. the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

2. A Subdivision of land.

   For the purposes of this ordinance, the term Land Development includes accessory buildings and building additions only to the extent that the building setback and parking requirements set forth by this ordinance must be met. Under these circumstances, the landowner shall submit a sketch plan to the Board of Supervisors showing compliance with building setback and parking requirements, and such development shall not proceed until approved by the Board of Supervisors.

Landowner: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land.

Land Use ordinance: Any ordinance or map adopted pursuant to the authority granted in Articles IV, V, VI and VII of the Act.

Lot: A tract or parcel of land, regardless of size, intended for transfer of ownership, use, lease, improvements, or development, regardless of how or if it is conveyed. Lot shall mean parcel, plot, site, or any similar term which shall not be further subdivided.

Lot Area: The horizontal area contained within the property lines of a parcel of land as shown on a subdivision plan, excluding space within any street, but including the area of any easement.

Lot, Corner: A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.

Lot, Frontage: That side of a lot abutting on a street or way, and ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot.

Lot, Interior: A lot having side lot lines which do not abut on a street.

Lot of Record: Any lot which individually, or as part of a subdivision, has been recorded in the office of the Blair County Recorder of Deeds.

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

Lot, Through or Double Frontage: A lot with both front and rear street frontage.

Maintenance Guarantee: Any security, other than cash, which may be accepted by Taylor Township for the maintenance of any improvements required by this ordinance.

Marker: A metal stake placed to designate the boundary and corners of lots in the subdivision of land for the purpose of reference in land and property survey and to facilitate the sale of lots.

Marginal Access Streets: Minor collector streets parallel and adjacent to arterial streets providing access to abutting properties and control of intersections with an arterial street.

Mobile Home: A transportable, single family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) or more units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it shall be used without a permanent foundation.

Mobile Home Lot: A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

Modifications: Waivers of the requirements of one (1) or more provisions of the ordinance as the literal enforcement will exact undo hardship because of particular conditions pertaining to the land in question.

Monument: Stone or concrete monument of known coordinates, established by Professional Land Surveyors, and utilized to locate property lines.

Municipal Authority: A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the Municipality Authorities Act of 1945.

Municipal Engineer: A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency, or joint planning commission.

Municipality: The Township of Taylor.

Nonresidential Subdivision: A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations.

Official Map: The Municipal Map adopted by ordinance showing the exact locations of the lines of existing and proposed municipal streets, watercourses and public grounds, including widening, narrowing, extensions, diminutions, opening or closing of same, for the entire municipality or part thereof.

Organized Camp: A combination of program and facilities established for the primary purpose of providing an outdoor group living experience for children, youth, and adults, with social, recreational, and educational objectives and operated and used for five (5) or more consecutive days during one or more seasons of the year.

Peak Discharge: The maximum rate of flow of water at a given point and time resulting from a storm event.

Plan, Sketch: An informal optional submission preparatory to the Preliminary Plan showing the general intent of the subdivider.

Plan, Preliminary: A Subdivision Plan or Land Development Plan in lesser detail than the Final Plan.

Plan, Final: A complete and exact Subdivision Plan prepared for official recording as required by statute; a final plat.

Plat: The map or plan of a Subdivision or Land Development whether preliminary or final indicating the location and boundaries of individual properties.

Principal Use: The primary or predominant use of any lot or parcel.

Public Grounds:

1. Parks, playgrounds, trails, paths, and other recreational areas and other public areas.

2. Sites for schools, sewage treatment, refuse disposal, and other publicly owned or operated facilities.

3. Publicly owned or operated scenic and historic sites.

Public Hearing: Conducted to obtain, add, and provide information, stenographic records of which are retained as transcripts for future use in an appeal or related matter.

Public Meeting: A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act".

Public Notice: Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the public hearing and the particular nature of the matter to be considered at the public hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the public hearing.

Recreational and Seasonal Land Development: The improvement and development of land for camping and/or related activities via the provision of campsites and any supportive facilities on a rental basis.

Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which has its own motive power or is mounted on or drawn by another vehicle. The basic entities are travel trailer, camping trailer, truck camper, and motor home.

Recreation Vehicle Park: A parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreation vehicles of the general public as temporary living quarters for vacation or recreation purposes.

Recreation Vehicle Site: A plot of ground within a recreation vehicle park intended for the accommodation of either a recreation vehicle or other similar individual camping unit on a temporary basis.

Regulatory Flood Elevation: The elevation which includes the 100-year floodplain plus a freeboard safety factor of one (1) and one-half (1/2) feet.

Report: Any letter, review memorandum, compilation, or similar writing made by any body, board, officer, or consultant other than a solicitor to any other body, board, officer or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body, or agency nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer, or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of reproduction.

Reserve Strip: A parcel of ground separating a street from other adjacent properties, or from another street, which shall prevent a street from being connected or extended across property lines.

Right-of-Way: A public thoroughfare for vehicular or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, road avenue, boulevard, land or alley and including both cartway and shoulders.

Runoff: The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

Sanitary Sewage Disposal Community: A sanitary sewage collection system, either publicly or privately owned, in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant, generally serving a neighborhood area.

Sanitary Sewage Disposal, Public: A sanitary sewage collection system, owned by a municipality or municipal authority, in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant.

Sanitary Sewage Disposal, On-Lot: Any system of piping, tanks and other facilities designed to biochemically treat sanitary sewage within the boundaries of an individual lot.

Sedimentation: The process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited (or remains suspended in water) it is usually referred to as "sediment".

Septic Tank: A watertight receptacle which receives sewage or industrial wastes and is designed and constructed to provide for sludge storage, sludge decomposition, separate solids from liquids through a period of detention before allowing the liquid to be discharged.

Service Street: A minor public right-of-way providing secondary vehicular access to the side or rear of two (2) or more properties.

Setback Line: The line within a property defining the required minimum distance between any building to be erected and the adjacent property line. The front yard setback shall be measured at right angles from the front street right-of-way line which abuts the property on which said building is located and shall be parallel to said right-of-way line.

Shade Tree: A tree in a public place, street, special easement, or right-of-way adjoining a street as provided in these regulations.

Shopping Center: A group of retail establishments planned; constructed, and managed as a total entity with customer and employee parking provided on-site, provision of goods delivery separated from customer access, and protection from the elements via a canopy or other enclosure.

Sight Distance: The required length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. Sight distance measurements shall be made from a point ten (10) feet from the edge of cartway, three and one-half (3-1/2) feet high to a point three and one-half (3-1/2) feet above the road surface.

Slope: The rise or fall of the land usually measured in percent slope. The percent slope is equal to the rise or fall in feet for a horizontal distance of 100 feet.

Soil Percolation Test: A field test conducted to determine the suitability of the soil for on-site sanitary sewage disposal facilities by measuring the absorptive capacity of the soil at a given location and depth.

Solicitor: The licensed attorney designated by the Taylor Township Board of Supervisors to furnish legal assistance for the administration of this ordinance.

Stabilization: Natural or mechanical treatment of a mass of soil or ground area to increase or maintain its stability and ensure its resistance to erosion, sliding, or other movement.

Stormwater Management Plan: The plan for managing stormwater runoffas set forth in Section 509 of this ordinance.

Streets: A strip of land, including the entire right-of-way, intended for use as a means of vehicular and pedestrian circulation, and further defined by the following functional classification in accordance with the "Rural Area System" characteristics in the Design Manual Part 2 Highway Design, Publication 13, PennDOT Bureau of Design, Latest Edition.

Expressways, Interstates, and Limited Access Freeways: Those roadways providing limited access facilities.

Arterial Streets, Principal: Those streets serving statewide or interstate travel, serving all urbanized areas, and/or providing integrated movements without stub connections.

Arterial Streets, Minor: Those streets linking cities, larger towns, and other traffic generators; providing integrated interstate and intercounty service; spaced at proper intervals consistent with population density; and/or those corridor movements with greater trip lengths and travel densities than those served by rural collector or local systems.

Collector Streets, Major: Those streets which provide service to county seats, larger towns, and other traffic generators; connect routes of higher functional classification; and/or serve intercounty travel corridors.

Collector Streets, Minor: Those streets which are spaced at intervals to collect traffic from local roads, provide service to remaining small communities, and/or link local traffic generators with rural hinterland.

Local Streets: Those streets which provide access to land adjacent to the collector network, serve travel over relatively short distances, and/or constitute all rural mileage not classified in one of the higher systems.

Street, Private: Those streets not officially dedicated and/or accepted by the municipality.

Structure: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Subdivider: Same as developer.

Subdivision: The division or redivision of a lot, tract, or parcel of land by any means into two (2) or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Subdivision, Major: All subdivisions not classified as minor subdivisions, including subdivisions in which five (5) or more lots, tracts, or parcels are created, and/or new streets or extensions of existing streets, public or private, required to serve at least one (1) of the lots, tracts, or parcels in order to provide the minimum street frontage for the lot or lots, and/or sewer or water lines or both must be extended to serve one (1) or more of the lots. All commercial subdivisions are considered as Major Subdivisions.

Subdivision; Minor: The subdivision of land into not more than four (4) parcels, including the residual, located on an existing improved street, that does not involve: installation of improvements as required by this ordinance; extension of municipal facilities; adverse effect to adjoining properties; or conflict with Blair County's Comprehensive Plan, any portion of this ordinance or other State, County or Municipal ordinance, laws or regulations.

Substantially Completed: Where, in the judgment of the Township Engineer, at least ninety percent (90%) based on the cost of the required improvements for which financial security was posted pursuant to Article III- of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied, or operated for its intended use.

Surface Drainage Plan: A plan showing all present and proposed grades and facilities for stormwater drainage.

Surveyor: A licensed "Land Surveyor" registered by the Commonwealth of Pennsylvania.

Swale: A low-lying stretch of land which gathers or carries surface water runoff.

Temporary Occupancy: Occupancy of a campground or organized camp for no more than six (6) months in any consecutive twelve (12) month period.

Tent: A portable lodging unit usually made of skins, canvas, plastic, or strong cloth stretched and usually sustained by poles, and dependent upon separate toilet and lavatory facilities.

Topographic Map: A map showing the elevations of the ground by contours or elevations including all existing topographic features such as streams, roads, streets, existing facilities, and improvements, as specified herein.

Top Soil: Surface soil and subsurface soil which presumably is fertile soil and ordinarily rich in organic matter or humus debris.

Township: The Township of Taylor, Blair County, Pennsylvania.

Trailer: A vehicular portable structure built, or designed to be mounted, on a chassis or wheels, or constructed as an integral part of a self-propelled vehicle for use as a temporary dwelling for travel, recreation, and vacation and commonly known as travel trailers, pick-up coaches, motor homes, or camping trailers.

Waiver: When the subdivider can show that a provision of this ordinance would cause unnecessary hardship if strictly adhered to because of conditions peculiar to the site, and where, in the opinion of the Township, a departure from this ordinance may be made without destroying the intent of such provisions, the Township may authorize a waiver. A modification to the minimum standards of this ordinance. (Refer to Modifications.)

Watercourse: A permanent or intermittent stream, river, brook, creek, channel, or ditch for collection and conveyance of water, whether natural or man-made, having defined bed and banks.

Water Supply and Distribution System, Community: A system for supplying and distributing water from a common source to two (2) or more dwellings and other buildings within a subdivision, neighborhood, or whole community, the total system being publicly or privately owned.

Water Supply and Distribution System, On-Lot: A system for supplying and distributing water to a single dwelling or other building from a source located on the same lot.

Water Survey: An inventory of the source, quantity, yield, use of groundwater, and of surface water resources within a municipality.

Waters of the Commonwealth: Rivers, streams, creeks, rivulets, impoundments, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs and other bodies or channels of conveyance of surface water, or parts thereof, whether natural or artificial, within or on the boundaries of this Commonwealth.

Ord. 10212026 Amendment Addition.

CAMPUS DEVELOPMENT - A single site or group of contiguous parcels planned and developed as one integrated Data Center facility.

CLOSED LOOP COOLING SYSTEM - Designed to circulate water within a closed circuit, allowing it to absorb heat from equipment and then release that heat through a heat exchanger or cooling tower. This system minimizes water loss and reduces environmental impact by reusing the same water repeatedly.

DATA CENTER - A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

DATA CENTER ACCESSORY USE - Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. Accessory renewable energy systems including battery storage or on-site solar generations serving the Data Center are included in this defition and are permitted.

DATA CENTER ELECTRICAL SUBSTATION - A facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specifically for Data Center users on the same or adjacent site, or on a site immediately across a road right-of-way.

DATA CENTER PRINCIPAL BUILDING - A building that contains the office and/or data storage functions of a Data Center.

LEED - Leadership in Energy and Environmental Design.

LEED CERTIFICATION - A globally recognized symbol of sustainability achievement in building design, construction, and operation.

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) - The world's leading resource on fire, electrical, and related hazards, dedicated to eliminating loss through knowledge.

SENSITIVE RECEPTORS - Schools, preschools, daycare centers, in-home daycares, agricultural land, conservation land, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial or commercial use.

STATIONARY ENERGY STORAGE SYSTEMS-Large scale technologies designed to store electricity for later use.

Section 203 Terms Not Defined

Where terms or words are not defined in the foregoing definitions, they shall have their ordinarily accepted meaning or such as the context may imply; provided, however, that as to those terms which are not defined herein, but are defined in the Act of July 31, 1968 P.L. 247 (53 P.S. 10107), as amended, the Pennsylvania Municipalities Planning Code, then said words shall have the meaning as set forth in said section.

ARTICLE III

APPLICATION SUBMISSION AND REVIEW PROCEDURES

Section 301 General Procedures

The procedures established in this Article shall apply to all Subdivisions and Land Developments that require review and approval by Taylor Township. It shall be the subdivider's responsibility to observe and follow the procedures established in this Article and to submit all plans and documents as may be required herein.

301.1 Classification of Subdivision: Whenever any subdivision of land or land development is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision or land development shall be granted, the owner or his agent, shall apply for and secure approval of such proposed subdivision or land development in accordance with the following procedures for subdivision and land development, which includes a maximum of two (2) steps for a Minor Subdivision and maximum of three (3) steps for a Major Subdivision as follows:

(a) Minor Subdivision
1. Sketch Plan (optional)
2. Final Plan

(b) Major Subdivision
1. Sketch Plan (optional)
2. Preliminary Plan*
3. Final Plan*

*A subdivider may submit a Preliminary/Final Plan, in which case the procedures for a Final Plan (Article IV, Section 404) shall be followed.

301.2 Pre-Application Consultation: Prior to filing an application for approval of a Subdivision or Land Development within the Township, the owner or his authorized agent, may meet with the Township for an official classification of his proposed Subdivision or Land Development. The Township shall determine whether the proposal shall be classified as a Minor Subdivision, a Major Subdivision, or a Land Development. At this time, the Township may advise the owner or his authorized agent as to which of the procedures contained herein must be followed.

301.3 Official Filing Date: For the purpose of these regulations, the official filing date for required Plans shall be the date of the next regular meeting of the Taylor Township Board of Supervisors following the date the application and plans are received at the Township Building, provided that should the said next regular meeting occur more than thirty (30) days following the submission of the application, the official filing date shall be the thirtieth (30th) day following the day the application has been submitted. On receipt of an application for subdivision or land development approval, the Taylor Township Board of Supervisors shall affix to the application both the date of submittal and the official filing date.

301.4 Blair County Planning Commission Review: The Township will forward all plans to the Blair County Planning Commission for review in accordance with the prevailing rules and regulations of the County. The Township shall not take action on an application until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.

301.5 Municipal Authority Review: All plans shall be submitted to and reviewed by the applicable municipal authority in accordance with its requirements. The Township shall not take action on an application until the Authority's report is received.

Section 302 Submission and Review of "Sketch Plan" (Optional)

It is encouraged that prior to the preparation of a "Preliminary Plan" that the Applicant confer with the Township for the purpose of an informal discussion concerning the proposed subdivision or land development. The subdivider may submit a "Sketch Plan" following the guidelines set forth in Article IV, Section 402, of these regulations. The submission of a "Sketch Plan" is optional. When this option is chosen by the Applicant, the Sketch Plan shall be submitted for review not less than ten (10) days prior to the date of the regular meeting of the Board of Supervisors at which it is to be considered. The Applicant should also confer with the applicable municipal authority for all proposals involving public water and sanitary sewer connections or extensions.

302.1 "Sketch Plan" Review: The Township will review the "Sketch Plan" with the Applicant as it relates to:

(a) The Comprehensive Plan for Blair County

(b) Any Local Level Comprehensive Plan which may exist

(c) Other relevant ordinances which may exist

(d) The general suitability of the site for proposed development

(e) The demand for development for the type proposed and the particular location proposed

(f) The availability of necessary services and facilities

(g) The improvements and design required by these regulations

(h) Any proposals of either Local, State or Federal Governments for such improvements as: highways, dams, recreation areas, historic sites, plus any other facility that may have an impact on the proposed subdivision.

Section 303 Minor Subdivision Procedure

Minor subdivision plans shall be initiated and submitted for review in the form of a Final Plan as specified in Section 404 and shall be otherwise reviewed in accordance with the procedures and standards of Section 303 through Section 309.

303.1 Additional Subdivision: Any additional subdivision of a tract from which a minor subdivision has already been formed shall be deemed at the discretion of the Board of Supervisors, to be a major subdivision and shall follow the procedure applying thereto.

Section 304 Official Submission of the "Preliminary Plan"

Upon reaching conclusions in the informal discussion(s) as a result of reviewing the optional "Sketch Plan", and after reviewing the Plan requirements of this ordinance, the Applicant is then in a position to proceed with the preparation and official submission of the "Preliminary Plan". The "Preliminary Plan" shall conform with the requirements set forth in Article IV, Section 403, of this ordinance. When filing an application for review and approval of subdivision and land development plans, the Applicant may submit to the Taylor Township Board of Supervisors plans and data in two (2) stages of preparation which shall be designated as: (1) "Preliminary Plan" and (2) "Final Plan". However, the Applicant may also submit a combined Preliminary/Final Plan, which "Preliminary/Final Plan" shall conform with the requirements set forth in Article IV, Section 404, of this ordinance. Application forms for the submission of both "Preliminary" and "Final" Plans are available in the Township Office.

304.1 Application Fee: The fees for the submission and review of Subdivisions and Land Developments within Taylor Township shall be established by Resolution by the Board of Supervisors.

304.2 Number of Copies: When submitting an application for review and approval of a "Preliminary Plan", the Applicant shall submit seven (7) copies, of prints of the proposed subdivision or development plan, and supporting information along with two (2) copies of any proposed covenants to the Taylor Township Board of Supervisors. Copies of the letter of transmittal from the Applicant shall be sent to other relevant agencies and companies such as other affected Utility Companies, Post Offices, the Local School District, Assessors, and Fire Departments along with a notation that the plans are available for review in the Township Office.

304.3 Sewage Facilities Planning Module: When applicable, the application form shall be accompanied by four (4) copies of a completed Sewage Facilities Planning Module as required by and to be submitted to the Pennsylvania Department of Environmental Protection (DEP).

Section 305 Review of the "Preliminary Plan"

On receipt of the recommendations from the prints and information distributed to the County Planning Commission, affected water and sewer agencies, and the Township Engineer, and on receipt of the recommendations of the other agencies noted in Section 304.2, the Taylor Township Board of Supervisors shall review the application. Based on a thorough review of the comments of the above mentioned agencies and of the details of the "Preliminary Plan" in light of this ordinance, the Township Board of Supervisors shall approve, approve with modification, or disapprove the "Preliminary Plan". The Taylor Township Board of Supervisors shall render its decision not later than ninety (90) days following the date of the next regular meeting of the governing body following the date of the application is filed, provided that, should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.

305.1 Changes and Modifications: The Taylor Township Board of Supervisors may require or recommend changes or modifications of the "Preliminary Plan" as prerequisite for approval of the "Final Plan".

305.2 Action on the "Preliminary Plan": Approval or approval with conditions, revisions, or modifications as stipulated or suggested by the Township Board of Supervisors of the "Preliminary Plan" shall constitute approval of the subdivision or land development as to the character and intensity of development; the arrangement; and approximate dimension of streets, lots, and other planned features. However, approval of the "Preliminary Plan" shall not constitute acceptance of approval for final approval and recording on fulfillment of all requirements of these regulations.

When the application is not approved in terms as filed, the written decision shall specify the defects found in the application, describe the requirements which have not been met, shall cite the provisions of the statute or ordinance relied upon, and shall be communicated or mailed to the applicant.

Section 306 Submission of the "Final Plan"

After the Applicant has received official notification that his "Preliminary Plan" has been approved and recommended changes, if any, have been made, he has five (5) calendar years in which to submit a final plan. If the applicant does not do so within a five (5) year period, his "Preliminary Plan" shall be nullified unless a written time extension is approved by Taylor Township Board of Supervisors.

The "Final Plan" must conform to the general scheme of the "Preliminary Plan" as approved and must contain the information specified in Article IV, Section 404.

The "Final Plan" may be a portion of the entire subdivision shown on the "Preliminary Plan".

306.1 Provision for "Final Plan" Approval: Before requesting "Final Plan" approval, the Applicant must submit to the Taylor Township Board of Supervisors either a certification by a licensed engineer that all improvements and installations to the subdivision required by this ordinance have been made as required by this ordinance and have been made in accordance with the specifications and approved plans, or a bond which shall deposit with the municipality financial security in an amount sufficient to cover the costs of such improvements or common amenities including, but not limited to, roads, stormwater detention and other related drainage facilities, recreation facilities, open space improvements, or buffer or screen plantings which may be required.

No plat shall be finally approved unless the streets shown on such plat have been improved to a mud-free or otherwise permanently passable condition, or improved as may be required by this ordinance and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers, stormwater detention facilities, and other improvements as may be required have been installed in accordance with this ordinance. In lieu of the completion of any improvements required as a condition for the final approval of a plat, this ordinance provides for the deposit with the municipality of financial security in an amount sufficient to cover the costs of such improvements or common amenities including, but not limited to, roads, stormwater detention and other related drainage facilities, recreation facilities, open space improvements, or buffer or screen plantings which may be required.

1. When requested by the developer, in order to facilitate financing, the governing body or the planning agency, if designated, shall furnish the developer with a signed copy of a resolution indicating approval of the final plat contingent upon the developer obtaining a satisfactory financial security. The final plat or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within 90 days unless a written extension is granted by the governing body; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.

2. Without limitation as to other types of financial security which the municipality may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this section.

3. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

4. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action or approval or accompanying agreement for completion of the improvements.

5. The amount of financial security to be posted for the completion of the required improvements shall be equal to 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer. Annually, the municipality may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the municipality may require the developer to post additional security in order to assure that the financial security equals said 110%. Any additional security shall be posted by the developer in accordance with this subsection.

6. The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, in accordance with applicable Prevailing Wage Rates for Pennsylvania, submitted by an applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The municipality, upon the recommendation of the municipal engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the municipality are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the municipality and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid

equally by the municipality and the applicant or developer.

7. If the party posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional 10% for each one-year period beyond the first anniversary date from posting of financial security or to any amount not exceeding 110% of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above bidding procedure.

8. In the case where development is projected over a period of years, the governing body may authorize submission of final plats by section or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.

9. As the work of installing the required improvements proceeds, the party posting the financial security may request the governing body to release or authorize the release, from time to time, such portion of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the governing body, and the governing body shall have 45 days from receipt of such request within which to allow the municipal engineer to certify, in writing, to the governing body that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification, the governing body shall authorize release by the bonding company or lending institution of an amount as estimated by the municipal engineer fairly representing the value of the improvements completed or, if the governing body fails to act within said 45-day period, the governing body shall be deemed to have approved the release of funds as requested.

10. Where the governing body accepts dedication of all or some of the required improvements following completion, the governing body may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed 18 months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this section with regard to installation of such improvements,

and the amount of the financial security shall not exceed 15% of the actual cost of installation of said improvements.

11. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the municipality, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this section.

12. If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this section, the municipality shall not condition the issuance of building or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the final plat upon actual completion of the improvements depicted upon the approved final plat. Moreover, if said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following: the improvement of the streets, providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plat, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building, or buildings. Any ordinance or statute inconsistent herewith is hereby expressly repealed.

306.2 Release from Improvement Bond:

1. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the municipal governing body in writing of the completion of the aforesaid improvements and shall send a copy thereof to the municipal engineer. The applicant's engineer shall certify that all completed work complies with the approved plans. The municipal governing body shall, within ten days after receipt of such notice, direct and authorize the municipal engineer to inspect all of the aforesaid improvements. The municipal engineer shall, thereupon, file a report, in writing, with the municipal governing body, and shall promptly mail a copy of the same to the developer. The report shall be made and mailed within 30 days after receipt by the municipal engineer of the aforesaid authorization from the governing body; said report shall be detailed and shall indicate acceptance or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be accepted or shall be rejected by the municipal engineer, said report shall contain a statement of reasons for such non acceptance or rejection.

2. The municipal governing body shall notify the developer, within 15 days of receipt of the engineers report, in writing by certified or registered mail, of the action of said municipal governing body with relation thereto.

3. If the municipal governing body or the municipal engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released from all liability except that required under Section 306.1 (10), pursuant to its performance guaranty bond or other security agreement.

4. If any portion of the said improvements shall not be accepted or shall be rejected by the municipal governing body, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

5. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the municipal governing body or the municipal engineer.

6. Where herein reference is made to the municipal engineer, he shall be a duly registered professional engineer employed by the municipality or engaged as a consultant thereto.

7. The Township prescribes that the applicant shall reimburse the municipality for the reasonable and necessary expense incurred for the inspection of improvements, including resident inspection for those improvements as determined by the Township. Such reimbursement shall be based upon a schedule established by ordinance or resolution. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the municipal engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the municipality when fees are not reimbursed or otherwise imposed on applicants.

   (a) In the event the applicant disputes the amount of any such expense in connection with the inspection of the improvements, the applicant shall, within ten working days of the date of billing, notify the municipality that such expenses are disputed as unreasonable or unnecessary, in which case the municipality shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed engineer expense.

(b) If, within 20 days from the date of billing, the municipality and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and municipality shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

(c) The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within 50 days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.

(d) In the event that the municipality and applicant cannot agree upon the professional engineer to be appointed within 20 days of the billing date, then, upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the municipality is located (or if at the time there is no President Judge, then the senior active judge then sitting) shall appoint such engineer, who, in that case, shall be neither the municipal engineer nor any professional engineer who has been retained by, or performed services for, the municipality or the applicant within the preceding five years.

(e) The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to, or greater than the original bill. If the amount of payment required in the decision is less than the original bill by $1,000 or more, the municipality shall pay the fee of the professional engineer, but otherwise the municipality and the applicant shall each pay one-half of the fee of the appointed professional engineer.

306.3 Remedies to Effect Completion Improvements:

In the event that any improvements which may be required have not been installed as provided in the Subdivision and Land Development ordinance or in accordance with the approved final plat, the governing body of the municipality is hereby granted the power to enforce any corporate bond, or other security by appropriate legal and equitable remedies. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or correction to all the improvements covered by said security, the governing body of the municipality may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the monies necessary to complete the remainder

of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both shall be used solely for the installation of the improvements covered by such security, and not for any other municipal purpose.

Section 307 Review of the "Final Plan"

Within ninety (90) days from the submission of the "Final Plan", the Taylor Township Board of Supervisors shall review and act on the Plan and notify the Applicant, within 15 days, in writing of its action. On finding the "Final Plan" application to be in accordance with the requirements of this ordinance and for compliance with the approved Preliminary Plan, the Board of Supervisors shall affix its seal on the Plan together with the certifying signature of the Chairman. Where modifications of the "Final Plan" are requested or the Plan is disapproved, the grounds for these actions must be stated in the notification and noted in the Taylor Township Board of Supervisors records.

307.1 Approval of the "Final Plan": Based on a thorough review of the details of the "Final Plan', the Township shall approve; approve with conditions, revisions, or modifications; or disapprove the application; and render its decision within ninety (90) days after the date the "Final Plan" application was officially filed. The Taylor Township Board of Supervisors shall notify the applicant in writing of its decision. The approval of the "Final Plan" by the Township Board of Supervisors shall not be deemed an acceptance of the proposed dedication and shall not impose any duty concerning the maintenance or improvements of any such street, highway, alley, or other portions of these same, until the municipality shall have accepted or made actual appropriation of the same, by entry, use or improvement. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall in each case cite to the provisions of the statute or ordinance relied upon.

Section 308 Approval of Plats: Miscellaneous Procedures

All applications for approval of a plat, whether preliminary or final, shall be acted upon by the governing body within such time limits as may be fixed in this ordinance but the governing body shall render its decision and communicate it to the applicant no later than 90 days following the date of the next regular meeting of the governing body following the date the application is filed, provided that should the said next regular meeting occur more than 30 days following the filing of the application, the said 90-day period shall be measured from the 30th day following the day the application has been filed.

1. The decision of the governing body or the planning agency shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 15 days following the decision.

2. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

3. Failure of the governing body to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in matter of presentation of communication shall have like effect.

4. Changes in the ordinance shall affect plats as follows:

   (a) From the time an application for approval of a plat, whether preliminary or final, is duly filed as provided for in this ordinance, and while such application is pending approval or disapproval, no change or amendment of the zoning, subdivision or other governing ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provision of the governing ordinances or plans as they stood at the time the application was duly filed. In addition, when a preliminary application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations.

   (b) When an application for approval of a plat, whether preliminary or final has been approved without conditions or approved by the applicant's acceptance of conditions, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five years from such approval.

(c) Where final approval is preceded by preliminary approval, the aforesaid five year period shall be counted from the date of preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

(d) Where the landowner has substantially completed the required improvements as depicted upon the final plat within the five-year limit, or any extension thereof as may be granted by the governing body, no change of municipal ordinance or plan enacted subsequent to the filing of the preliminary plat shall modify or revoke any aspect of the approved final plat pertaining to zoning classification or density, lot, building, street or utility location.

(e) In the case of a preliminary plat calling for the installation of improvements or submission of the final plat beyond the specified time period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such a schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the governing body in its discretion.

(f) Failure of landowner to adhere to the aforesaid schedule of final plats for the various sections shall subject any such section to any and all changes in zoning, subdivision and other governing ordinances enacted by the municipality subsequent to the date of the initial preliminary plan submission.

5. Before action on any subdivision plat by the Board of Supervisors, the applicant shall show that all rights-of-way, streets, sewer and water facilities, and other public improvements have been certified by a registered professional engineer to have been completed in accordance with the approved plans.

6. Before acting on any subdivision plat, the governing body may hold a public hearing thereon after public notice.

Section 309 Recording of the "Final Plan"

Within thirty (30) days after the date of the approval of the "Final Plan" by the Taylor Township Board of Supervisors, the Applicant shall record an original of the same in the office of the Blair County Recorder of Deeds and file with the Township a Recorder's Certificate that the approved Plan has been recorded with the instrument number indicated. If the Applicant fails to have the Plan recorded, the decision of the Taylor Township Board of Supervisors is voided unless the Applicant has obtained a written extension of time approved in writing by the Township. The Applicant shall proceed with the sale of lots only after the "Final Plan" has been recorded with the County Recorder of Deeds. Recording the Final Plan shall be an irrevocable offer to dedicate all streets and other public ways to public use, and to dedicate or reserve all park, open space, and other public areas to public use unless reserved by the Applicant. The approval of the Final Plan shall not impose any duty on the Board of Supervisors or the Township concerning maintenance or improvements by ordinance or resolution.

ARTICLE IV

PLAN REQUIREMENTS

Section 401 Preliminary Considerations

After the effective date of this ordinance, no person, firm, or corporation proposing to make or having made a Subdivision or Land Development, within the area of jurisdiction of this ordinance, shall proceed with any development such as grading of roads or alleys or any other action before obtaining approval of the proposed subdivision or land development by the Taylor Township Board of Supervisors. The provisions and requirements of this ordinance shall apply to and control all land subdivision and development which has not been recorded in the Office of the Recorder of Deeds in and for Blair County, Commonwealth of Pennsylvania, prior to the effective date of this ordinance.

401.1 Discussion of Requirements: Before preparing a Sketch Plan or Preliminary Plan for a subdivision or land development, the Applicant should discuss with the Township the procedure for adoption of a subdivision or land development plan and the requirements as to the general layout of streets and for the reservation of land, street improvements, drainage, sewerage, fire protection, and similar matters as well as the availability of existing services. The Township shall also advise the Applicant, where appropriate, to discuss the proposed subdivision or land development with those officials (such as the Soil Conservationist, Township Engineer, and Sewage Enforcement Officer) who must eventually approve these aspects of the subdivision or land development plan coming within their jurisdiction.

401.2 Conformity with Master Plan: The layout of the proposed subdivision or land development shall be in conformity with the Comprehensive Plan for Blair County, and any local level plan which may exist within the area of the proposed subdivision.

401.3 Site Considerations: No land shall be subdivided or developed:

(a) Unless access to the land over adequate streets or roads exists, or will be provided by the Applicant; or

(b) If such land is considered by Taylor Township as unsuitable for residential use by reason of floodplain and floodway location or improper drainage, unacceptable underlying geologic structure, insufficient depth of the seasonal water table, unsuitable soil conditions, wetlands, unfavorable topographic features, or the presence of any other features harmful to the health and safety of possible residents and the community as a whole.

Section 402 "Sketch Plan" (optional)

Prior to the official submission of the "Preliminary Plan", a subdivision or land development "Sketch Plan" may be submitted by the Applicant or property owner to facilitate an informal discussion with the Township officials concerning the proposed subdivision or land development. This informal discussion may be extremely valuable in guiding the Applicant on the proper course in the development of a subdivision or land development thereby reducing the possibility for any costly mistakes. Submission of the "Sketch Plan" will not constitute formal filing of the plan with the Township. The "Sketch Plan" need not be drawn to scale or contain precise dimensions.

The following items are suggested for inclusion in the "Sketch Plan" presentation:

(a) Proof of Ownership;

(b) Name of Owner;

(c) General location within the Township;

(d) Proposed name of subdivision or land development;

(e) Tract boundary including all land which the Applicant intends to subdivide;

(f) General topographical and physical features along with water courses, streams, ponds, flood plains, and wetlands;

(g) Names of surrounding property owners;

(h) North point; approximate scale and date of original drawing;

(i) Streets on and adjacent to the tract;

(j) Proposed general street layout;.

(k) Proposed general lot layout or development;

(l) Proposed use of the lots or development;

(m) Any other information which would be helpful in the preliminary discussion of what the Applicant intends to do; and

(n) Statement of general availability of utilities of water and sewer, etc.

Section 403 "Preliminary Plan"

The "Preliminary Plan" shall be accurately drawn to a reasonable scale as determined by the Township's engineer. The sheets comprising a submission shall be on one common size and shall contain the information noted in Section 403.1.

403.1 Required Information: The "Preliminary Plan" shall contain the following information:

A. Notes and Data

1. Name of proposed subdivision or land development with identification as a preliminary plan and the name of the municipality in which it is located.

2. Name and address of record owner of the tract along with deed book and page numbers or instrument number of the deed conveying the property to the owner.

3. Name(s) and address of developer, applicant or authorized agent, if different from owner.

4. Name, address, and seal of Registered Professional Engineer, Surveyor, or Landscape Architect responsible for the plan.

5. Tax parcel number(s) of subject tracts.

6. Type of sewage disposal and water supply to be utilized. If on-lot groundwater is proposed to be used, a hydrogeological analysis including data on the source and supply may be required to be submitted.

7. Total acreage of the subject tracts, and total number of proposed lots or units (if applicable), total gross square footage of proposed buildings (if applicable).

8. North point, graphic scale, date of original plan along with date and description of revisions to the plan.

9. Base of benchmark for elevations on the plan.

10. Proposed use of property.

11. Number of required parking spaces (if applicable).

12. List of utility companies in accordance with Act 172, as amended, if project involves excavation.

13. Legend describing symbols used on plan.

14. Location map showing the proposed subdivision or land development in relation to municipal boundaries, public roads, streams, and adjoining areas.

15. Signed, notarized statement by the owner certifying ownership of the property, acknowledging their intention to develop the property as depicted on the plans, and authorizing recording of said plan.

16. Signed statement by owner listing land or facilities to be offered for dedication to the municipality and acknowledging that the owner will be responsible for maintenance of lands or facilities until they are completed and accepted by the municipality.

17. A place for the signatures of the Chairman and Secretary of the Township Board of Supervisors and space to fill in date of approval.

B. Topographic Mapping of the subject tract showing the following information:

1. Exterior boundary line of tract.

2. Ground elevations indicated by contours at intervals of two (2) feet for land with an average natural slope of ten (10) percent or less and at five (5) foot intervals for land with an average natural slope greater than ten (10) percent, and the location of benchmark and datum used. The developed area and topography for a distance of 20 feet beyond property lines will be shown on plans.

3. The name and deed references of all owners of immediately adjacent land.

4. Existing streets on and adjacent to the tract; name, location of right-of-way, right-of-way widths, cartway widths, shoulder widths, type of surfacing, elevation of surfacing, driveway cuts, and approximate grades.

5. Existing easements, including location, width, and purpose.

6. Existing utilities on and adjacent to the tract including location, type, size and invert elevation of sanitary and storm sewers, location and size of water mains and valves, fire hydrants, street lights, gas lines, oil and similar transmission lines, and power lines with utility poles, transformers, and related appurtenances. If any of the foregoing are not available at the site, indicate the distance to the nearest available utility and furnish a statement of availability.

7. Water courses, flood plains, wetlands, geologic features, tree masses, and other significant natural features.

8. Existing and manmade features including structures, railroads, bridges, and driveways.

9. Buffer areas required as a part of this or other relevant ordinance.

C. A Sewage Facilities Planning Module, Sewage Facilities Planning Exemption request, or Request for Planning Waiver and Non-Building Declaration as applicable.

D. If a preliminary plan is proposed to proceed to a final plan with the posting of financial security, the following shall be shown on the plans:

1. A statement that approval of the preliminary plans does not authorize construction of facilities or the sales of lots depicted on plans.

2. Location of proposed streets, including right-of-ways, right-of-way widths, cartway widths, shoulder widths, approximate grades, and the type and elevation of surfaces, ditches, etc.

3. Schematic design of proposed sanitary sewage system (if applicable), showing approximate location of manholes, pump stations, treatment facilities, force mains, sizes of mains and any other information as required by the applicable municipal authority. If the subdivision or land development is to be served by a sewer authority or agency, verification of the capacity to serve the proposed subdivision or land development must accompany the submission. If on-site sewage disposal is to be utilized, show soil types, location of soil probes and percolation test sites, a listing of the test areas, with a summary of the general suitability of each test area.

4. Schematic design of proposed water distribution system (if applicable) showing approximate location of fire hydrants, pumping facilities, treatment facilities, storage tanks, sizes of mains and any other information as required by the applicable municipal authority. If the subdivision or land development is to be served by a water authority or agency, verification of the capacity to serve the proposed subdivision or land development must accompany the submission. In cases where an on-lot water supply is to be utilized, the location of areas for proposed well sites shall be identified.

5. Schematic design of proposed stormwater management system including inlets, culverts, swales, channels, and detention facilities.

6. Proposed lot lines, lot numbers, area of each lot, and proposed minimum front, side, and rear building setback lines.

7. Areas to be reserved for parks, playgrounds or other public uses with statement of who will eventually assume ownership of such areas.

8. If applicable, proposed buildings with ground floor area, gross square footage and height of each building, vehicular and pedestrian circulation systems, outdoor storage facilities including bulk trash containers and material storage.

9. Proposed parking areas with handicap stalls, loading areas, driveways and driveway location at the street line accessing a proposed street for each lot, buffer and other landscape areas, and fire lanes.

10. Phasing of project and tentative time table with proposed sequence of the project (if applicable).

11. Proposed easements, including location, width, purpose, and information related to maintenance arrangements.

E. If a preliminary plan is proposed to proceed to construction, with a final plan submitted for approval after completion of required improvements, the following shall be shown on the plans:

(a) A statement that approval of preliminary plan authorizes construction of facilities depicted on plans, but does not authorize sales of lots or use of facilities.

(b) That information required by Section 404.1 Subsections 2-7 and Section 404.2 of this ordinance.

F. Additional information, when required by the Township, in the case of special conditions which may include the following:

(a) Profiles showing existing ground surface and proposed street grades, and typical cross sections of the roadways and driveways.

(b) Areas to be reserved for schools, shopping, churches, industries, multi-family dwellings, or any other known public use exclusive of single family dwellings.

(c) A draft of protective covenants in cases where the Applicant wishes to regulate land use within the subdivision or land development and otherwise regulate and protect the proposed development.

(d) A water and sewerage feasibility report prepared by a registered professional engineer.

Section 404 "Final Plan"

The "Final Plan" shall be accurately drawn to a reasonable scale as determined by the Township's engineer. The sheets comprising a submission shall be on one common size and shall contain the information noted in Section 404.1.

404.1 Required Information: The "Final Plan" shall contain the following information:

1. That information required by Section 403.1(A), except that the plan shall be identified as a "Final Plan", and Section 403.1(B) of this ordinance.

2. Boundary lines of each lot, or area to be dedicated or reserved for public or community use, completely dimensioned in feet and hundredths of feet and bearing with degrees, minutes and seconds, with an error of closure of not more than one (1) foot in two thousand (2,000). All curves shall show radii, lengths of arcs, tangents, and chord bearings with distances.

3. The location and material of all permanent monuments and lot markers.

4. Lot numbers, area and setback lines on each lot.

5. All proposed easements with dimensional information and purpose.

6. Space on lower edge of final plan for acknowledgment of receipt and recording of plan by the Blair County Recorder of Deeds Office.

7. The following information regarding proposed improvements:

   (a) Design of proposed streets including a plan showing geometry and proposed contours, typical cross section and profiles. Details of swales, ditches, driveway pipe sizes and materials, curbing, inlets or other facilities involved in street construction.

   (b) Design of stormwater management controls.

   (c) Design of sewage collection and treatment facilities (if applicable) including plan showing location of facilities, profiles, and details, and other information required by the entity that will assume responsibility for the system upon completion.

   (d) If on lot sewage is to be utilized; show soil types, location of soil probes and perc tests, suitable absorption bed area on each lot with provisions for their protection and reservation, and a summary of the general suitability of each test area. The following statement shall be placed on the plan: "This is not a guarantee that a sewage permit will or will not be issued for any lot or parcel. The Municipal Sewage Enforcement Officer (SEO) must be contacted to conduct any further tests, as necessary, to determine if a permit may be issued".

   (e) Design of water supply facilities (if applicable) including a plan showing location of facilities, profiles, details, and other information required by the entity that will assume responsibility for the system upon completion.

   (f) If applicable, proposed buildings with finished ground floor elevations, ground floor area, gross floor area and height listed.

   (g) If applicable, proposed pedestrian circulation systems including details of construction.

   (h) If applicable, outdoor storage facilities including bulk trash containers and material storage.

   (i) Proposed parking area showing parking stalls, handicap stalls, signage, loading areas, fire lanes and driveways, with dimensional information, and details of pavement construction.

   (j) If applicable, outdoor lighting showing type of fixtures and mountings.

(k) Landscaping plan when required by Article VIII, Section 802, or when buffer plantings are required.

(l) Grading plans with proposed contours.

(m) Location and details of soil erosion and sedimentation controls.

(n) Profile and detail of "typical" driveway showing materials, crosspipes, elevation, and connection with Municipal Street.

404.2 Supporting Documentation: If relevant to the proposed subdivision or land development, the following documentation shall be required and submitted prior to "Final Plan" approval:

1. A soil erosion and sedimentation control plan as required by Chapter 102 of the rules and regulations of the Department of Environmental Protection along with a letter from the Blair County Conservation District approving said plan, or the appropriate NPDES Permit for Stormwater Discharges from Construction Activities as required by the Department of Environmental Protection.

2. Applicable permits issued by the Department of Environmental Protection for waterway obstruction, stream or wetland encroachments, and community water systems.

3. A Sewage Planning Module or Request for Planning Exemption and letter of approval for such from the Department of Environmental Protection.

4. A water quality management permit, NPDES permit, or other permits that may be required for sewage systems.

5. Documents pertaining to homeowner associations, condominium declarations, and/or restrictive covenants.

6. Approval by the U.S Postal Service and/or emergency dispatching agencies of street names and individual lot addresses.

7. A Highway Occupancy Permit issued by the Pennsylvania Department of Transportation, if the subdivision or land development proposes access to a State road, and/or a Township Occupancy Permit issued by Taylor Township, if the subdivision or land development proposes access to a Township road.

404.3 Minor Subdivision Exclusions: The following may be omitted from plans for subdivisions meeting the definition as Minor Subdivisions:

1. Ground elevation information as otherwise required in Section 403.1 B-2. Topographic mapping on a base using USGS 7.5 minute mapping or better, may be substituted.

2. Information on proposed streets as delineated in Section 404.1-7(a) except that the width of all roads, streets and easements shall be shown.

3. Information on proposed sewage collection and treatment facilities, other than on-lot, as delineated in Section 404.1-7(c), except when located within the future service area of a sanitary sewer system as per an approved Act 537 Plan.

4. Information on proposed water supply facilities, other than on-lot, as delineated in Section 404.1-7(e).

5. Information on proposed pedestrian circulation systems as delineated in Section 404.1-7(g).

6. Information on proposed outdoor storage facilities as delineated in Section 404.1-7(h).

7. Information on proposed parking facilities as delineated in Section 404.1-7(i).

8. Information on proposed outdoor lighting facilities as delineated in Section 404.1-7(j).

404.4 Property Line Changes: A plan for changes in lot lines between two (2) adjacent lots of record: shall be reviewed as a "Final Plan" in accordance with Article III Section 303; shall be submitted to the Blair County Planning Commission in accordance with Article III, Section 301.4; must abide by the design standards set forth in Article V; may exclude adherence to Section 404.1, Section 404.2, and Section 404.3; and shall include the following information for each lot:

1. Name of property owners.

2. Signed, notarized statement by all affected property owners certifying ownership of the property, acknowledging their intention to change the property boundary as depicted on the plans, and authorizing recording of said plan.

3. Name, address, and seal of Registered Professional Land Surveyor responsible for the plan.

4. General location within the Township.

5. Tract boundaries, tax parcel numbers, and deed references for all land which the applicants intend to redivide.

6. The location and material of all permanent monuments and lot markers.

7. Owner names and tax parcel numbers of adjacent properties.

8. North point, scale, and date of original drawing.

9. Streets and right-of-way widths on and adjacent to the affected tracts.

10. Existing and proposed lot lines and easements.

11. Building setback lines in accordance with Article V, Section 505.4.

12. If applicable, existing well and septic system locations.

13. A statement noting that this plan is for a change in lot lines between two (2) existing lots of record, and not for the creation of a third new lot.

14. Any other information which would be helpful in the discussion of what the applicants propose.

15. A place for the signatures of the Chairman and Secretary of the Township Board of Supervisors and space to fill in date of approval.

16. A copy of the draft or drawing must be recorded with the deed.

ARTICLE V

DESIGN STANDARDS

Section 501 General Intent

In all land developments and subdivisions developed after the effective date of this ordinance, certain improvements shall be installed in accordance with design specifications set forth herein. Whenever the Township standards, in applicable zoning ordinances, building codes, road ordinances, or other ordinances, resolutions, or regulations require standards that exceed these minimum standards, those Township standards shall apply. Whenever the standards of this subdivision ordinance exceed those of the other municipal ordinances, the standards of this ordinance shall apply.

Section 502 General Standards

The following general standards shall apply to all types of development. The Township will study the following factors affecting the suitability of a proposed subdivision or land development:

(a) Land subject to flooding and land deemed by the Township to be uninhabitable for other reasons shall not be planned for residential occupancy, nor for such other uses as may increase danger to health, life, property, groundwater, or aggravate the flood hazard; but such land within a plan shall be set aside for such uses as will not be endangered by periodic or occasional inundation, or as will not endanger life, property, or further aggravate or increase the existing menace.

(b) Areas characterized by steep slopes (slopes generally greater than twenty (20) percent), geologic formations, sink holes, wetlands, or other such features which restrict the useability of the land shall not be subdivided or developed.

(c) In determining the suitability of land for subdivision, the Township shall refer to applicable studies by the County Planning Commission, State, and Federal agencies including the soil survey prepared by the US Department of Agriculture, Soil Conservation Service.

(d) The layout or arrangement of the subdivision or land development shall conform to the Blair County Comprehensive Plan, and to any regulations or maps adopted in furtherance thereof; in addition, the layout or arrangement of the subdivision or land development shall conform to any "Local Level" Comprehensive Plan or other applicable ordinances which may exist.

(e) Where evidence indicates that the minimum lot size requirements specified in other sections of this ordinance or in any applicable zoning ordinance are not adequate to permit the installation of individual on-lot water and/or sewerage disposal facilities, the Township shall require that the Township Sewage Enforcement Officer (SEO) or the Department of Environmental Protection (DEP) make such tests as are necessary to determine the adequacy of the proposed facilities in relation to the provisions of the Pennsylvania Sewage Facilities Act 537, as amended, plus other applicable State or local regulations. The Township shall review and shall make a final determination on the adequacy of the proposed facility.

(f) No subdivision showing reserve strips controlling the access to public ways will be approved, except where the control and disposal of the land comprising such strips are definitely placed within the jurisdiction of the Township under agreement meeting the approval of the Township.

(g) Lot lines shall, where possible, follow Municipal and County boundary lines rather than cross them.

Section 503 Streets

The following general standards shall apply to all streets within a subdivision:

(a) The location and width of all streets shall conform to the County and "Local Level" Comprehensive Plans or to such parts thereof as may have been adopted by the County or Township. The Township Supervisors reserve the right to specify any requirements it deems necessary for the safety and welfare of the intended public use.

(b) The proposed street system shall extend existing or recorded streets with the same width or larger but in no case less than the required minimum width.

(c) Where, in the opinion of the Township Supervisors and/or Planning Commission, it is desirable to provide for street access to adjoining property, street stubs shall be extended by dedication to the boundary of such property.

(d) New minor streets shall be so designed as to discourage through traffic, but the subdivider shall give adequate consideration to provision for the extension and continuation of major arterial and collector streets into and from adjoining properties.

(e) Where a subdivision abuts or contains an existing street of improper width or alignment, the Township may require the dedication of land sufficient to widen the street or correct the alignment.

(f) Private streets (streets not to be offered for dedication) are discouraged. Private streets will be approved only in a land development project not requiring subdivision if they meet the design standards of this ordinance.

(g) Street pavement design shall conform with the following:

1. The road construction standards contained herein are minimum standards. In no case should a proposed design provide for less than these standards require. Design in excess of these standards may be required when conditions warrant. Design criteria to be used shall be Pennsylvania Department of Transportation Design Manual, Part 2, Highway Design. Material and construction methods shall comply with the latest edition of PennDOT Specifications, Publication 408, and "Standards for Roadway Construction", PennDOT Publication 72.

2. The Township reserves the right to approve alternate designs for material type, depth, and width when sound engineering analysis proves the acceptability of the alternate. In no instance shall a proposed alternate design be less than the minimum requirements contained herein.

3. Roads on the State or Federal System must be designed to those specifications required by the above mentioned agencies, these standards notwithstanding.

4. All pavements shall be designed for a 20-year service life.

5. All roadways must be improved and maintained in a mud-free and dust-free condition prior to and during public use.

6. Where it is proposed to use a road prior to the placement of the wearing course, the base course of the road must be structurally designed to support all anticipated loads.

7. Parking lanes shall be provided where required by the Township. Thickness requirements for parking lanes shall be the same as the thickness requirements for the cartway.

8. Temporary turnarounds meeting the dimensional requirements contained herein for a cul-de-sac, shall be installed when streets are designed for future extension to adjoining properties or future extension to subsequent phases of a development. Temporary turnarounds shall be provided with easement meeting the right-of-way requirements herein for cul-de-sacs. Temporary turnarounds shall be constructed of a minimum of 6" of well compacted subbase material in accordance with the latest edition of PennDOT Publication 408, Section 350.

9. All construction materials, equipment, procedures and methods shall conform to the requirements of the Pennsylvania Department of Transportation Specifications, Publication 408, Latest Edition, unless specifically stated otherwise in this ordinance.

10. Subgrade: In accordance with the latest edition of PennDOT Publication 408, Section 210. The Township reserves the right to require compaction testing, with all costs paid by the Developer. The subgrade shall be approved by the Township prior to placing of subbase.

11. Subbase: In accordance with the latest edition of PennDOT Publication 408, Section 350. Subbase shall be approved by the Township prior to placement of base material.

12. Base: Bituminous base course in accordance with the latest edition of PennDOT Publication 408, Section 309. Base course shall be approved by the Township prior to placing of the wearing course.

13. Bituminous wearing course: In accordance with the latest edition of PennDOT Publication 408, Section 409. A tack coat shall be applied to the surface of any pavement prior to placement of a subsequent course, unless directed otherwise by the Township.

14. Plain cement concrete curb (where required): In accordance with the latest edition of PennDOT Publication 408, Section 630. Curbing shall be plain cement concrete curb as shown in PennDOT standards for roadway construction Publication 72, RC-64.

15. Shoulders: In accordance with the latest edition of PennDOT Publication 408, Section 653. Shoulders shall be Type 3 with full depth stone as shown in PennDOT standards for roadway construction, Publication 72, RC-25, and as specified in PennDOT Publication 408, except prime-coated bituminous surface treatment is not required. Shoulders less than 6' in width will not be required to use full depth asphalt.

16. Pavement structures as a minimum shall be as follows:

CLASSIFICATION OF STREET	**DEPTH OF COURSES**		
	Surface	**Base**	**Subbase**
Marginal access and cul-de- sac	1 ½"	4 ½"	10 ½"
Local (Minor)	1 ½"	4 ½"	10 ½"
Collector	3 ½"[1]	4"	10 ½"
Arterial	3 ½"[1]	4"	10 ½"

1 Consists of a 1 - ½" wearing and a 2" binder course. Binder course to be supplied by the developer/subdivider in accordance with PennDOT Pub. 408.

17. Street cross slopes shall be at a rate of 0.02 feet per foot for tangent alignments and shall be sloped in accordance with the superelevation requirements of the latest edition of the PennDOT Design Manual, Part 2. Shoulder cross slopes shall be at a rate of 0.06 feet per foot.

18. Adequate measures shall be provided to fully drain the subbase whether it be by placement of pipe underdrain, pavement base drain, subgrade drain, combination storm sewer and underdrain, or outletting subbase drainage into parallel ditches. Subsurface drains to be in accordance with current PennDOT Publication 72.

(h) All pipe culverts and driveway pipes must be protected at the inlet and outlet with an appropriate structure. Endwalls, end sections and inlets shall be as per the latest editions of the PennDOT Publication 408, Section 605 and PennDOT Publication 72, RC-31, 33, 45 and 46.

(i) Pipe culverts shall be as per the latest edition of PennDOT Publication 408, Sections 601, 602 and 603. The minimum size of culvert pipes shall be 15" I.D.

(j) Roads and streets must be designed and constructed to minimize the need for guide rail. Guide rail and median barrier requirements and design shall be as per PennDOT Publication 13, Design Manual Part Two, Chapter 12. Material and construction shall be as specified in PennDOT, Publication 408, Section 620 and PennDOT Publication 72, RC-50, 52, 53, and 54.

(k) All street construction shall be inspected by the Township. Contractor shall notify Township at least 48 hours prior to time when inspection is required. The contractor may not under any circumstances proceed with subsequent stages until authorization to proceed is given by the Township. All drainage facilities and underground utilities are to be placed prior to approval of the subgrade.

503.1 Width: Minimum street right-of-way and pavement and shoulder widths, if not specified in the County or Local Level Comprehensive Plans, shall be as set forth in the following table:

STREET RIGHT-OF-WAY
and
PAVEMENT WIDTHS

STREET TYPE	STREET WIDTH	SHOULDER WIDTH	MINIMUM GRADE	MAXIMUM GRADE
Turnaround of Cul-De-Sac				
Right-of-way (diameter)	100'			
Cartway (diameter)	80'	4′	.5%	5%
Length (maximum)	800'			
Local (Minor)				
Right-of-way	40'			
Cartway	20'	4′	.5%	14%
Collector				
Right-of-way*	50'			
Cartway*	24'	6′	.5%	12%
Arterial (Major)				
Right-of-way*	80'			
Cartway*	44'	10′	.5%	10%

*NOTE: The Board of Supervisors reserves the option to allow the determination of right-of-way width, cartway width, shoulder width and minimum and maximum grades of Collector and Arterial Streets to be determined on the basis of a traffic study furnished by the Applicant, and reviewed and accepted by the Township Engineer.

503.2 Alignment: Minimum street alignment standards shall conform with the PennDOT Smart Transportation Design Criteria for rural design found in Design Manual Part 2 Highway Design, Publication 13, PennDOT Bureau of Design; August 2009, as updated: Proper sight distance shall be provided with respect to both horizontal and vertical alignment in accordance with the lastest edition of A Policy on Geometric Design of Highways and Streets; AASHTO.

503.3 Grades: Minimum street grade standards shall conform with the Vertical Grade requirements of Design Manual Part 2 Highway Design, Publication 13, PennDOT Bureau of Design, August 2009, as updated.

503.4 Horizontal Curves: Minimum horizontal curves shall conform with the Horizontal Curvature requirements of Design Manual Part 2 Highway Design, Publication 13, PennDOT Bureau of Design, August 2009, as updated.

503.5 Vertical Curves: Shall be provided at all changes in grade of sufficient length to provide the safe sight distance for the design speed in accordance with the latest edition of A Policy on Geometric Design of Highways and Streets; AASHTO.

503.6 Intersections: The following standards shall apply to all street intersections:

(a) Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle less then seventy-five (75) degrees or more than one-hundred five (105) degrees.

(b) No more than two (2) streets shall intersect at the same point.

(c) Streets intersecting another street shall either intersect directly opposite to each other or shall be separated by at least one-hundred twenty-five (125) feet between center lines measured along the centerline of the street being intersected.

(d) Intersections with major streets shall be located not less than one-thousand (1,000) feet apart measured from centerline to centerline along the centerline of the major street.

(e) The cartway edge at intersections shall be rounded by a tangential arc with a minimum radius of:

1. Twenty (20) feet for intersections involving only minor streets;
2. Thirty (30) feet for all intersections involving a collector street; and
3. Forty (40) feet for all intersections involving a major street.

(f) Street right-of-way lines shall be parallel to (concentric with) cartway arcs at intersections.

(g) Clear sight triangles shall be provided at all street intersections. No buildings or obstructions are permitted in the area and such triangles shall be established from a distance of fifteen (15) feet behind the edge of pavement to the point:

1. Seventy-five (75) feet from the intersection of centerline for minor streets; and
2. One hundred fifty (150) feet from the intersection of centerline for all intersections with major streets.

Sight distance at intersections shall meet the requirements set forth by PA Code, Title 67, Chapter 441.

(h) Leveling areas shall be provided at all street intersections having not greater than three (3) percent grades for a distance of fifty (50) feet measured from the nearest cartway edge of the intersecting streets.

503.7 Alleys: Alleys shall not be permitted in residential subdivisions except in cases where other methods of entrance and exit are impractical. In other types of development, where permitted, their design standards shall be determined by the Township.

503.8 Names: The subdivider may choose street names subject to the approval of the Township. Proposed streets which are in alignment with others already existing and named, shall be assigned the names of the existing streets. In no case shall the name of a proposed street duplicate or confuse an existing street name in the Township, irrespective of the use of the suffix street, road, avenue, boulevard, driveway, place, court, lane, etc.

503.9 Petition for Dedication: A petition and deed of dedication prepared by the Developer in a form acceptable by the Township Solicitor, to take over the streets, or roads, and a release of damages, prepared by the Township Solicitor, must be executed and submitted to the Township Supervisors at or prior to any regularly scheduled meeting. The petition must contain signatures of all abutting landowners on the road, street, lane or alley, contain a survey of the road, street, lane or alley described by metes and bounds and indicating all abutting landowners, contain a provision releasing damages and agreeing to save harmless the Township and its Supervisors from all liabilities, suits or claims for damages from such taking over of the street, drainage facility, or road, and contain a provision assigning the Developer as agent for all parties to whom all necessary notices may be sent. The cost of advertising the same pursuant to statutory mandates, and the cost of the Township Solicitor for fees in connection therewith shall be the responsibility of the Developer and said fees must all be paid prior to the Township Supervisors taking over said road, street, lane or alley.

Section 504 Blocks

The length, width and shape of all blocks shall be determined with due regard to the following:

(a) Provision of adequate sites for building of the type proposed;

(b) Topography;

(c) Requirements for safe and convenient vehicular and pedestrian circulation; and

(d) Other site constraints.

504.1 Width: Blocks subdivided into lots will be two (2) lot depths in width excepting lots along a major thoroughfare which fronts on an interior street, or are prevented by the site topographic conditions or other inherent conditions of the property in which case the Township may approve a single tier of lots.

504.2 Length: All blocks in a subdivision shall have a maximum length of 1,200 feet and a minimum length of 400 feet. Blocks over 600 feet in length shall require crosswalks wherever necessary to facilitate pedestrian circulation and to give access to community facilities. Such crosswalks shall have a width of not less than ten (10) feet and a stabilized walkway of not less than five (5) feet.

Section 505 Lots

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.

Ord 06022025 Amendment

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 ~~87,120 square feet (2 acres)~~ 43,560 square feet (1 acre).

(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.

Section 506 Easements

The following shall apply to easements within all subdivisions unless otherwise noted herein:

(a) For major subdivisions, easements with a minimum width of twenty (20) feet shall be provided along all lot lines, interior and exterior for poles, wires, conduits, storm sewers, gas mains, and/or other utility lines intended to serve abutting lots. Easements for sanitary sewer and water systems shall be as prescribed by the applicable municipal authority. No structures shall be placed within such easements.

(b) Emphasis shall be placed upon the location of easements centered on or adjacent to side and rear lot lines.

(c) Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such watercourse, drainageway, channel, or stream and of such widths as will be necessary to preserve the unimpeded flow of natural drainage, or for the purpose of widening, deepening, improving, or protecting such drainage facilities or for the purpose of installing a stormwater system.

(d) There shall be a minimum distance of one-hundred (100) feet, measured in the shortest distance between each proposed dwelling unit and any petroleum products or natural gas transmission, high pressure line, or high tension electric line which may traverse the subdivision.

Section 507 Community Facilities

In reviewing subdivision plans, the Township will consider the adequacy of existing or proposed community facilities, including roadways, to serve the additional dwelling units proposed by the subdivision. The Board of Supervisors, at their discretion, may assess fees or require improvements to their facilities to accommodate increased traffic or increased use of community facilities.

Section 508 Public Utilities

The following public utilities, when required, shall meet the indicated standards below:

508.1 Water: Where public water lines are required in a new subdivision, they shall be in conformity with the "Areawide Water Plan' for Blair County and any applicable water plans developed for the entity providing the service in which the proposed subdivision is located. Whenever the entity providing the service has no standards, or has standards below those of the Department of Environmental Protection, the Standards of the Department of Environmental Protection shall apply. Notwithstanding the foregoing, fire hydrants are required to be spaced at 400 foot centers with a 6 inch minimum size line.

508.2 Sanitary Sewer: Where public sewer lines are required in a new subdivision, they shall be in conformity with the "Areawide Sewer Plan" for Blair County and any applicable sewer plans developed for the municipality in which the proposed subdivision is located. The design specifications of all sewer lines installed shall meet the minimum standards set forth by the entity providing the service. Whenever the entity providing the service has no standards, or has standards below those of the Department of Environmental Protection, the Standards of the Department of Environmental Protection shall apply.

508.3 On-lot Sewage Disposal: Where it is found necessary and feasible to rely upon on-lot systems for sewage disposal, the on-lot sewage disposal system shall meet the minimum requirements and standards of the Pennsylvania Department of Environmental Protection. Within Taylor Township, these provisions of Act 537 are administered by the Township's SEO.

508.4 Storm Sewers: Where storm sewers are required in a new subdivision, they shall be in conformity with any applicable stormwater management or storm sewer plans developed for the Township and/or the minimum standards set forth by the Township Engineer.

Section 509 Stormwater Drainage

All applicants shall comply with all applicable provisions of the Township's Stormwater Management ordinance. In addition, subdivision and land development plan applicants that propose to make surface changes in excess of 5,000 square feet shall first be required to prepare and submit stormwater management plans for review by the Township's engineer and gain approval by the Township.

Section 510 Lot Grading

The following standards shall apply to lot grading for Subdivision and Land Developments:

(a) Blocks and lots shall be graded to provide proper drainage away from buildings and to prevent the collection of stormwater in pools. Minimum two percent (2%) slopes away from structures shall be required.

(b) A Grading and Drainage Plan shall be required for all subdivisions and land developments, except minor subdivisions. Lot grading shall be:

(1) Designed as to carry surface waters to the nearest practical street, storm drain, or natural water course. Where earth drainage swales are used to deliver surface waters away from buildings, their grade shall not beless

than one percent (1%). These swales shall be sodded, planted or lined in accordance with the Pennsylvania Department of Environmental Protection Erosion and Sediment Control Program Manual, as amended or superseded. Paved drainage swales shall not be less than one-half of one percent (0.5%).

(2) Proposed contouring shall be provided for all detention/retention areas. Other contouring shall be provided as necessary to depict the proposed grading where typical sections and standard details are inadequate.

Lot grading shall be consistent with stormwater management controls contained in any local stormwater management ordinance.

(c) No final grading shall be permitted with a cut face steeper in slope than two (2) horizontal to one (1) vertical except under one or more of the following conditions:

(1) The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than two (2) horizontal to one (1) vertical, and a written statement of a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, to that effect is submitted to and accepted by the Township Engineer. The statement shall state that the site has been inspected and that the deviation from the slope specified hereinbefore will not result in injury to persons or damage to property.

(2) A retaining wall will be provided according to sound engineering standards from which plans are submitted to the Taylor Township Engineer for review and acceptance.

(d) No final grading shall be permitted which creates any fill surface steeper in slope than three (3) horizontal to one (1) vertical except under one or more of the following conditions:

(1) The fill is located so that settlement, sliding or erosion will not result in property damage or be hazardous to adjoining property, streets, alleys, or buildings.

(2) A written statement from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in slope stability, certifying that he has inspected the site and the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and accepted by the Township Engineer.

(3) A retaining wall will be provided to support the fill according to sound engineering standards from which plans are submitted to the Taylor Township Engineer for review and acceptance.

(e) The top or bottom edge of slopes shall be a minimum of three (3) feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. All property lines, where walls or slopes are steeper than one (1) horizontal to one (1) vertical and five (5) feet or more in height shall be protected by a protective fence or suitable barrier no less than three (3) feet in height accepted by the Township Engineer.

(f) All lots must be kept free of any debris or nuisances whatsoever.

Section 511 Erosion and Sediment Control

All applicants shall comply with all applicable provisions of the Township's Erosion and Sedimentation Control ordinance. In addition, subdivision and land development plan applicants that propose earthmoving activity in excess of 5,000 square feet shall first be required to prepare and submit an Erosion and Sedimentation Control Plan to the Blair County Conservation District for review and approval.

Section 512 Flood Plain Area Regulations

The following standards shall apply to flood plain areas within Taylor Township:

(a) Purpose

The specific purposes of these special provisions are:

(1) To regulate, the subdivision or development of land within any designated flood plain in accordance with the Flood Plain ordinance of the Township of Taylor, as amended, in order to promote the general health, welfare, and safety of the community.

(2) To require that each subdivision lot in flood prone areas be provided with a safe building site with adequate access; and that public facilities which serve such uses be designed and installed to preclude flood damage at the time of initial construction;

(3) To prevent individuals from buying lands which are unsuitable for use because of flooding by prohibiting the improper subdivision or development of unprotected lands within the designated flood plain area districts.

(b) Abrogation and Greater Restrictions.

To the extent that this section imposes greater requirements or more complete disclosure than any other provisions of this ordinance, in any respect, or to the extent that the provisions of this section are more restrictive than such other provisions, it shall control such other provisions of this ordinance.

(c) Disclaimer of Municipal Liability.

The grant of a permit or approval of a Plan for any proposed Subdivision or Land Development to be located within any designated flood plain area shall not constitute a representation, guarantee or warranty of any kind by the Township or by any official or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the Township, its officials, employees or agents.

(d) Application Procedures and Requirements.

(1) Pre-Application Procedures.

(a) Prior to the preparation of any plans, it is suggested that prospective developers consult with the Pennsylvania Department of Environmental Protection concerning soil suitability when on-site sewage disposal facilities are proposed;

(b) Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the effect of geologic conditions on the proposed development. At the same time, a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the subdivision or development.

(2) Preliminary Plan Requirements

The following information shall be required as part of the Preliminary Plan, in accordance with Section 403, and shall be prepared by a registered engineer or surveyor.

(a) Name of engineer, surveyor, or other qualified person responsible for providing the information required in this section;

(b) A map showing the location of the proposed subdivision or land development with respect to any designated flood plain area, including information on, but not limited to, the one hundred (100) year flood elevations, the Regulatory

Flood Elevation, boundaries of the flood plain area or areas, proposed lots and sites; fills, flood or erosion protective facilities, and areas subject to special deed restrictions;

(c) Where the subdivision or land development lies partially or completely within any designated flood plain area, or where the subdivision or land development borders on a flood plain area, the preliminary plan map shall include detailed information giving the location and elevation of proposed road, public utilities and building sites. All such maps shall also show contours at intervals of two (2) feet, and shall identify accurately the boundaries of the flood plain areas; and include such other information as is required by this ordinance and the Flood Plain ordinance, as amended.

(3) Final Plan Requirements

The following information shall be required as part of the final plan and shall be prepared by a registered engineer or surveyor:

(a) All information required for the submission of the Preliminary Plan incorporating any changes requested by the Board of Supervisors;

(b) A map showing the location and elevation of all proposed buildings, structures, roads and public utilities to be constructed within any designated flood plain area and the Regulatory Flood Elevation. All such maps shall show the contours at intervals of two (2) feet within the flood plain area and shall identify accurately the boundaries of the flood prone areas;

(c) Submission of the final plan shall also be accompanied by all required permits and related documentation from the Department of Environmental Protection, and any other governmental agency, or local municipality where alteration or relocation of a stream or watercourse is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified in advance of the proposed alteration or relocation. The Department of Community Affairs, and the Federal Insurance Administration shall also be notified in advance of any such proposed activity, and proof of such notification shall be submitted in advance of the Taylor Township Board

of Supervisors meeting at which such plan is to be considered.

(4) Design Standards and Improvements in Designated Flood Plain Areas.

(a) General

(1) Where not prohibited by this or any other laws or ordinances, land located in any designated flood plain area may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with this ordinance, the Flood Plain ordinance, as amended, and any other laws and ordinances regulating such development.

(2) Building sites for residences or any other type of dwelling or accommodation shall be in accordance with this ordinance and the Flood Plain ordinance, as amended.

(3) Building sites for structures and buildings other than for residential uses, and for Land Developments, shall be in accordance with this ordinance and the Flood Plain ordinance, as amended.

(4) If the Township determines that only a part of a proposed plat can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.

(5) When a developer does not intend to develop the plat himself and the Board of Supervisors determines that additional controls are required to insure safe development, it may require the developer to include appropriate deed restrictions on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plat.

(b) Drainage Facilities.

(1) Storm drainage facilities shall be designed to convey the flow of surface waters without damage to persons or property. The system shall insure drainage at all points along streets, and provide positive drainage away from buildings and on-site waste disposal sites.

(2) Plans shall be subject to the approval of the Township Supervisors. The Township may require a primary underground system to accommodate frequent floods and a secondary surface system to accommodate larger, less frequent floods. The facilities shall be designed to prevent the discharge of excess runoff onto adjacent properties.

(c) Other Facilities.

(1) Streets and Driveways: The finished elevation of proposed streets and driveways shall be in accordance with this ordinance and the Flood Plain ordinance, as amended. Profiles and elevations of streets and driveways to determine compliance with these requirements shall be submitted with the Final Plan. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

(2) Sewer Facilities: All sanitary sewer systems located in any designated flood plain area whether public or private, shall be flood-proofed up to the Regulatory Flood Elevation.

(3) Water Facilities: All water systems located in any designated flood plain area, whether public or private shall be flood-proofed up to the Regulatory Flood Elevation.

(4) Other Utilities: All other public or private utilities and facilities, including gas and electric, shall be elevated or flood-proofed up to the Regulatory Flood Elevation or as required by the Flood Plain ordinance.

ARTICLE VI

IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS

Section 601 General Requirements

It is the purpose of this Article to set forth the required improvements in all subdivisions and land developments, and the construction standards required. Where not set forth, they shall be in accordance with the prevailing standards as established by the Township Engineer. Alternate improvement standards may be permitted if the Township Supervisors deem them equal or superior in performance characteristics to the standards specified herein. Additional or higher type improvements may be required in specific cases where the Township believes it necessary to create conditions essential to the health, safety, morals, and general welfare of the citizenry of the Township.

Any or all of the following improvements as may be required by the Township Supervisors, pursuant to the authority granted in the municipal code, considering the needs of the area in which the proposed subdivision is located, must have been completed in accordance with the requirements established by this ordinance as well as in accordance with the requirements of the responsible public authority affected, public officials, or Township Engineer for that portion included in the final plat. If the improvements are not completed, then satisfactory arrangements must have been made with the Township Supervisors to the satisfaction of all public authorities concerned regarding proper completion of such improvements prior to the consideration of a final plat.

The following improvements shall be installed by the subdivider. The final plan shall not be approved until final detailed design of the improvements is approved and the improvements are installed or financial security has been established with the Township.

Section 602 Required Improvements

602.1 Monumentation:

(a) Prior to the release of the financial guarantee for completion of improvements as required by Section 306.2 of this ordinance, the Developer shall place substantial monumentation in accordance with the current version of the **Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania** at all property corners of lots and all points where lot lines intersect curves, both front and rear, and road right-of-

way and all points of curve tangency on all road right-of-way and property lines. Boundary monuments found on the parent tract or exterior boundary of the tract to be subdivided during the retracement survey process, that are found to be in their relative correct position, shall not be disturbed. However, said found boundary monuments shall be referenced (as to: material, size, shape and condition) on the Final Subdivision Plan to be recorded.

(b) Monuments should be set after the completion of roadway grading activities in major subdivisions.

(c) Monuments shall be set prior to final plan approval in minor subdivisions.

602.2 Streets: All streets shall be graded to the full width of the right-of-way, surfaced and improved to grades and dimensions shown on the plans, profiles, and cross-sections submitted by the subdivider and accepted by the Township Engineer. In subdivisions where sidewalks are not required, the Township Supervisors reserve the right to require the sidewalk areas to be graded in the same manner as if sidewalks were to be constructed.

(a) Streets shall be graded, surfaced, and improved to the dimensions required by the cross-sections. Pavement base course shall be constructed according to the specifications as contained in Section 503 of this ordinance.

(b) Prior to placing street base course, adequate subsurface drainage for the streets and all utilities under the streets shall be provided by the subdivider. Upon the completion of the street improvements, respective plans and profiles as built shall be filed with the Township.

602.3 Curbs: Curbs shall be required on new streets in subdivisions which have a typical lot width of interior lots at the building setback lines of less than one-hundred (100) feet. In such cases, curbs or other drainage controls shall be installed to properly control surface drainage and protect the streets from erosion. The curbing requirements may be waived at the discretion of the Township, upon the request and justification by the Applicant. When the requirement is waived, grass-lined swales or rock-lined ditches shall be required. Curbs shall be as specified in Section 503 of this ordinance. All curbs shall be depressed at intersections to sufficient width to accommodate the requirements of the handicapped. The depression shall be in line with sidewalks where provided.

602.4 Sidewalks: Sidewalks shall be provided where streets of a proposed subdivision are extensions of existing streets having a sidewalk on one (1) or both sides. Sidewalks shall also be provided when considered necessary by the Township Supervisors for the protection of the public or whenever it is determined that the potential volume of pedestrian traffic or safety conditions creates the need for

them. Sidewalks shall be provided on all streets and parking areas within multi-family and apartment developments, and for Land Developments as noted in Section 803 (d) (3).

When sidewalks are required, they shall meet the following standards:

(a) Sidewalks shall be located within the street right-of-way, one (1) foot from the right-of-way line, and shall be a minimum of four (4) feet wide, except along collector and arterial streets, and in the vicinity of shopping centers, schools, recreation areas, and other community facilities, where they shall be a minimum of five (5) feet wide.

(b) Generally, a grass planting strip should be provided between the curb and sidewalk.

(c) Sidewalks shall be at least four (4) inches thick, and shall be made of Class A concrete as specified in PennDOT, Publication 408, Section 704 and installed in accordance with PennDOT Publication 408, Section 676, except that aggregate for bedding shall be at least four (4) inches deep, and concrete shall be broom finished.

(d) Where unusual or peculiar conditions prevail with respect to prospective traffic and/or safety of pedestrians, the Township Supervisors may require different standards of improvements than those set forth in the previous paragraphs. Crosswalks may be required when deemed necessary by the Township Supervisors, and as noted in Section 504.2.

(e) Handicap-accessible ramps shall be provided on all sidewalks at street intersections. Ramps shall be concrete as specified in Section 602.4 (c) of this ordinance with a non-slip finish and shall comply with PennDOT Publication 72, RC-67, as updated.

In areas where sidewalks are not required, a suitable area shall be graded as if sidewalks were to be installed.

602.5 Sanitary Sewers: The method of sanitary waste disposal in a proposed subdivision shall be determined by the Township. Generally, where a public sanitary sewer system is within one-thousand (1,000) feet of, or where plans approved by the governing bodies provide for the installation of such public sanitary sewer facilities to within one-thousand (1,000) feet of the proposed subdivision, and the capacity exists to serve the proposed subdivision, the subdivider shall provide the subdivision with a complete sanitary sewerage system to be connected to the existing or proposed public sanitary sewerage system. The system shall be designed by a registered professional engineer

and meet the requirements of the Pennsylvania Department of Environmental Protection and the respective municipal authority.

To aid the Township Supervisors in making their decision upon the best method of sanitary waste disposal within a proposed subdivision, the subdivider shall submit (when applicable), accompanying the "Preliminary Plan" application, four (4) copies of the "Sewage Planning Module" and a copy of the transmittal letter to DEP which accompanied the Planning Module Submission.

In cases where no municipal sewer system is available under the conditions stated previously, a decision shall be made as to which of the following methods of sewage disposal best meets the needs of the proposed subdivision: a community disposal system; an interim treatment plant; individual on-lot septic systems or other satisfactory methods of sewage waste disposal. The Township shall recommend the most suitable type of sewage disposal in consideration of the results of the Sewage Planning Module, the individual site characteristics of the proposed subdivision, and both the short-range (5 to 10 years) water and sewer program and the long-range (20 years) water and sewer plan for the Township. Regardless of the method of sewage disposal chosen, the system must meet the requirements of the Pennsylvania Sewage Facilities Act 537, as amended, and other applicable local, state and federal regulations. Where required, a DEP Sewage Planning Module approval shall be obtained prior to Township plan approval authorizing construction.

The plans for installation of a sanitary sewer system shall be prepared for the subdivision with the cooperation of the applicable municipal authority and accepted by its engineer. A statement of approval from the municipal authority to which the subdivision will be connected shall be submitted to the Township. Upon completion of the sanitary sewer system, community disposal system, and/or interim treatment plant, one (1) copy of as-built drawings shall be filed with the Township, and one (1) copy shall be filed with the respective municipal authority.

Minimum depth of sewer lines shall be four (4) feet, minimum size lines eight (8) inches, with manholes spaced not to exceed four hundred (400) feet.

602.6 Water: Where a municipal water system is within one-thousand (1,000) feet of, or where plans approved by the governing body or municipal authority provide for the installation of municipal water supply facilities to within one-thousand (1,000) feet of the proposed subdivision, and the capacity exists to serve the proposed subdivision, the subdivision shall be provided with a complete water main supply system which shall be connected to the municipal water supply.

The system shall be designed by a Registered Professional Engineer. The system design shall be approved by the municipal authority or entity providing service. Evidence of issuance of permits from the Pennsylvania Department of Environmental Protection, when such permits are required, shall be presented to the Township Supervisors prior to approval of plans authorizing construction.

If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence that the subdivision or development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority, or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence. In cases where no municipal or community water supply system is available, each lot in a subdivision shall be provided with an individual water supply system in accordance with the minimum standards of the Pennsylvania Department of Environmental Protection.

The plans for installation of a water supply system shall be prepared for the subdivision with the cooperation of the applicable water supply agency, and accepted by its engineer. A. statement of approval from the water supply agency to which the subdivision will be connected shall be submitted to the Township. Upon the completion of the water supply system, one (1) copy each of the as-built plans for such system shall be filed with the Township and the water supply agency.

Minimum depth of water lines shall be four (4) feet and minimum size of water lines shall be six (6) inches, with hydrants at four hundred (400) feet spacing and at the ends of all cul-de-sacs and at all intersections.

602.7 Stormwater Management Control: Lots shall be laid out, designed, and graded in such a manner as to provide for drainage of surface runoff away from buildings and into the natural drainage system of the area. Stormwater management control improvements, as required by the Township Stormwater Management ordinance, shall be installed and maintained in accordance with the plans submitted by the subdivider or developer and accepted by the Township Engineer. One (1) copy of as-built drawings of stormwater management control systems shall be filed with the Township. Under no circumstances shall storm sewers be connected with sanitary sewer.

602.8 Off-Street Parking: Off-street parking shall meet the following standards:

(a) Each proposed dwelling unit in a subdivision or land development shall be provided with three (3) off-street parking spaces. Such off-street parking spaces may be provided as an individual garage, carport, and/or driveway, preferably located behind the building line, or in a parking compound adjacent or near the dwelling units it serves. Each parking space shall contain at least two hundred (200) square feet. Parking compound dimensions shall comply with those specified in Article VIII, Section 803 (a) (1) of this ordinance.

(b) Non-residential subdivisions and land developments within the scope of this ordinance shall provide paved parking areas in conformance with Article VIII, Section 803 of this ordinance.

602.9 Street Name Signs: Street name signs shall be placed at all intersections in conformance with the specifications of the Township. They shall be paid for by the subdivider and installed by the Township.

602.10 Buffer Areas: All non-residential subdivisions and land developments shall include a landscaped buffer area with a ten (10) foot wide landscaped strip along all property lines to be planted with a minimum of one shade tree (or evergreen tree) and ten (10) shrubs per thirty-five (35) linear feet of frontage, excluding driveway openings, or a twenty-five (25) foot wide strip of existing woodlands. One evergreen may be substituted for five (5) shrubs. In areas where the buffer areas abut homes the developer shall place either a six (6) foot high berm with one shade tree and five (5) shrubs per thirty-five (35) linear feet, or six (6) foot evergreen screen, with trees a minimum six (6) feet high at planting, spaced a minimum nine (9) feet on center with double staggered rows. Decorative fencing may be installed as a substitute for landscaped buffers where the proposed location and type of fencing is acceptable to the Township.

Interior planting shall be required for any parking area which is 7,000 square feet or larger including townhouse and/or multi-family dwelling. The minimum amount of interior planting area shall be six (6%) per cent of the overall parking area and is to be located within the parking area. Landscape areas situated outside the parking area may not be counted as interior planting. At least one shade tree shall be provided for each 300 square feet or fraction of interior landscape area. No tree planting area shall be less than five (5) feet in width.

All plans shall include a note stating that all landscaping and improvements required by this section must be maintained and must be replaced in kind if the vegetation is damaged, diseased, cut, or dies. The party responsible for maintenance of landscaping and improvements shall be listed on the plans.

602.11 Street Lights: At the discretion of the Township Supervisors, street lights may be required to be installed by the subdivider. The subdivider shall be

responsible for making the necessary arrangements with the applicable agencies, and whether or not street lights are initially installed, the subdivider shall be responsible for providing utility easements for future street lighting installations.

602.12 Shade Trees: All possible efforts should be made by the subdivider to preserve existing shade trees. When provided, shade trees of deciduous hardwood type with a minimum caliper of two (2) inches shall be planted between the sidewalk and the building line at least five (5) feet from the sidewalk, or between the curb and sidewalk provided the planting strip is a minimum of six (6) feet wide. Preserved shade trees may be included in the buffer areas required under section 602.10.

602.13 Fire Hydrants: Fire hydrants should be provided as an integral part of any water supply system and shall be in accordance with the specifications set forth by the National Fire Protection Association, the local water supply agency, and as approved by the respective local fire company.

602.14 Underground Wiring: All electric, telephone, and television cable lines shall be placed underground. Electric, telephone, and television cables and appurtenances shall be constructed in accordance with the rules, regulations, and specifications of the respective utility providers.

602.15 Bulk Trash Containers: All bulk trash containers shall be surrounded with fencing or screening of sufficient height, width and depth to prevent dispersal of the trash, solid waste and/or any other refuse contained or placed therein.

ARTICLE VII

MOBILE HOME PARK DESIGN STANDARDS

Section 701 General Requirements

The submission and review procedures contained in Articles III and IV, the general design standards and required improvements of Articles V and VI and residential design standards shall apply to mobile home park subdivisions or developments even though streets may not be submitted for dedication. The following additional standards shall also apply to mobile home developments.

Section 702 Specific Design Standards

(a) Site Location: A mobile home park shall be located on land having reasonably flat terrain (having an average slope of eight percent [8%] or less). The land area shall be free from swamps, marshes, garbage, excessive noise, smoke, or other elements generally considered detrimental to residential development. The location shall be free from flooding by a one-hundred (100) year flood and shall have access to public roads.

(b) Placement of Mobile Homes: Each mobile home site shall be provided with a stand or pad to accommodate the axles of the mobile home. Each mobile home site shall also be provided with a poured concrete outdoor patio four (4) inches thick and at least one-hundred eighty (180) square feet in area at the main entrance to the mobile home. The mobile home shall be required to be provided with anchors and tie-downs which are able to sustain a total tensile load equal to four times the weight of the particular mobile home. Each mobile home shall have skirting around the base between the bottom of the exterior and the ground. The length of each mobile home unit shall be parallel with the contour of the land so that no end of the unit is elevated higher than the other from the ground. The minimum size requirement for a mobile home park shall be three (3) acres.

(c) Mobile Home Lot Requirements: Lot area, dimensions, setbacks, and coverage shall meet with the approval of the Township Supervisors and meet the following minimal requirements:

(1) Minimum lot area – 5,200 square feet per lot
(2) Minimum lot width – 45 feet
(3) Minimum setback from other homes and buildings – 30 feet
(4) Minimum setback from streets, paved areas, and common areas – 30 feet
(5) Maximum lot coverage by buildings/structures – 25%

(d) Buffer Areas: All mobile home parks projected to contain ten (10) or more units at full build-out shall be bounded by a buffer area with a minimum of thirty-five (35) feet depth as measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it. All mobile home parks projected to contain less than ten (10) units at full build-out shall be bounded by a buffer area with a minimum of ten (10) feet in depth as measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it. Buffer areas shall be landscaped and consist of at least 50% evergreens. All landscaping shall be at least three (3) feet in height and spaced no further than five (5) feet apart at the time of planting. Buffer areas shall be maintained in accordance with Article VI, Section 602.10.

(e) Recreation Areas: A mobile home park shall be provided with a recreation area for mobile home residents. The recreation area shall be no less than five percent (5%) of the total area of the park. Such an area shall be appropriately developed with recreation facilities and easily accessible to all homes in the park.

(f) Utilities: All utilities serving mobile home lots shall be placed underground in accordance with the requirements of the respective utility companies. Each mobile home in the park shall be served by public water and sewerage or approved central water and sewerage systems as well as with electric and other utilities.

(g) Drainage: Storm drainage from roofs and paved areas shall be channeled to natural drainage courses and away from adjoining properties and public roads. Trees and shrubbery shall be maintained on the property of the mobile home park and on every lot within the park for absorption of water runoff and hence for flood protection. Storm drainage shall also be handled according to the requirements prescribed by the Township Engineer and/or in any Township Stormwater Management ordinance.

(h) Refuse Storage: Each mobile home shall provide its own garbage and refuse containers in accordance with any Township regulations pertaining to garbage and other solid wastes, or the mobile home park shall provide a dumpster and private hauling service where individual mobile homes cannot be served.

(i) Sewerage Systems: Sanitary sewage systems serving mobile home parks shall be in accordance with the applicable municipal authority's requirements. Each mobile home lot shall be provided with at least (4) inch diameter vertical riser pipe which connects

the mobile home sewage drain outlet to the sewer line. Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be directed away from the riser. The rim of the riser pipe shall extend at least six (6) inches above ground elevation.

(j) Water Systems: Water systems serving mobile home parks shall be in accordance with the applicable municipal authority's requirements. Each mobile home lot shall have a water riser pipe with a minimum inside diameter of 3/4-inch which connects the mobile home water supply to the central water system. An outside hose bib shall be supplied for each mobile home. Adequate provisions shall be made to protect water service lines from damage, including a shut-off valve below the frost line for each mobile home lot.

(k) Sidewalks: All mobile home parks shall be provided with safe, convenient, all-season pedestrian walks of bituminous concrete or Portland Cement Concrete to a depth and width approved by the Township Engineer between individual mobile homes and streets and to all park facilities provided for the residents. Walkways serving park facilities shall have a minimum width of four (4) feet.

(l) Parking Areas: Three off-street parking spaces shall be provided for each mobile home. All parking spaces for mobile home lots shall be provided with a minimum of a tar and chip surface.

(m) Ingress and Egress: Streets within the mobile home park whether or not they are to be offered for municipal dedication shall be constructed to Township specifications as described in Article V. All streets within mobile home parks, whether offered for municipal dedication or not, shall conform to the following.

(1) General Requirements - a safe and convenient vehicular access shall be provided from abutting Municipal Streets or roads.

(2) Access - the entrance road connecting the park streets with a Municipal Street or road shall have a minimum cartway width of twenty-four (24) feet. Wherever a street intersects a Municipal Street, a stop sign shall be installed and maintained in accordance with Township regulations.

(3) Illumination - at the discretion of the Township Supervisors, street lights may be required to be installed within mobile home parks by the developer. The developer shall be responsible for making the necessary arrangements with the applicable agencies, and whether or not street lights are initially installed, the developer shall be responsible for providing utility easements for future street lighting installations.

(n) Street Signs: Street identification signs in accordance with Township specifications shall be provided for all streets at every intersection in the mobile home park.

ARTICLE VIII

SUPPLEMENTARY LAND DEVELOPMENT

REQUIREMENTS Section 801 General Requirements and Intent

In accordance with the definition of this ordinance, as per the Act, Land Development may include various types of development and subdivision of land. In this regard, Articles V and VI delineate design standards and construction requirements which are intended to apply to all types of development, while Article VII applies standards to the design of Mobile Home Parks. It is recognized by the Board of Supervisors that certain types of Land Development may have needs and requirements unmet by these articles alone. This Article provides such supplementary standards for various forms of-non-residential development such as commercial, retail, professional offices, and manufacturing uses. It is the intent of this Article to supplement and not replace any of the standards and requirements of the above referenced previous Articles.

Section 802 Submission Review Procedures and Plan Requirements

The submission and review procedures contained in Article III and Article IV shall be required for all Land Development proposals, as noted in each applicable Section of the above referenced Articles. In addition, the following shall be required for all proposals for Commercial, Retail and Professional Office development in excess of 15,000 square feet of floor space and for all proposals for manufacturing uses:

(a) A traffic study analyzing the capacity of area streets, roads, and intersections
abutting the development, as determined by the Board of Supervisors. The study shall include, at a minimum, an analysis of the system before development, at each phase of development (if applicable), and at full build-out. The study shall include an analysis of capacities, levels of service, and improvements required to maintain acceptable levels of service.

(b) A landscape plan for the site prepared by a landscape design or site planning
professional.

(c) A sewer and water study of the proposed development as directed by the Township Engineer.

Section 803 Parking Requirements

Non-residential development shall be designed in a manner that maximizes benefits and minimizes conflicts in relation to parking and traffic safety. Specific supplementary requirements are as follows:

(a) All non-residential proposals shall meet the following:

(1) In cases where more than a single row of parking spaces are required due to projected parking demand and/or site conditions, the following design configurations shall be followed:

- A minimum parking bay width of 51 feet shall be provided for 45-degree (diagonal) parking, with a one-way thru lane having a minimum width of 15 feet.

- A minimum parking bay width of 60 feet shall be provided for 90-degree (head-on) parking with a two-way thru lane having a minimum width of 24 feet.

(2) Parking areas shall be paved with a bituminous surface or with concrete, and include adequate drainage control as accepted by the Township Engineer and/or in accordance with any Township Stormwater Management ordinance.

(3) Parking areas shall be designed so that vehicles need not back out onto a public right-of-way.

(4) Truck loading, unloading and maneuvering shall be accommodated within the paved areas outside public rights-of-way.

(b) Non-residential land developments within the scope of these regulations shall provide paved parking areas. The minimum number of 9' X 18' parking stalls provided shall be determined by a parking study submitted by the applicant and accepted by the Township. At a minimum, the parking study shall include the anticipated number of employees, hours of operation and work shifts, and estimated customer traffic based on historical data from operations of similar nature and size. If the applicant chooses not to provide a parking study, the Township will determine the minimum number of stalls to be provided using the following table as a reference:

Assembly/Finishing Operation	1 per 800 sq. ft. GFA
Bowling Alley	4 per alley
Car Wash	4 per washing stall
Church/Synagogue	1 per 3 seats
Convenience Stores	1 per 200 sq. ft. GFA
Fiduciary Institutes	1 per 300 sq. ft. GFA
Hotel/Motel	1.5 per room
Industrial/Manufacturing	1 per employee during peak shift
Library	1 per 200 sq. ft. GFA
Medical Center	1 per 250 sq. ft. GFA
Nursing/Personal Care Home	1 per 3 rooming units
Offices :	
Under 49,999 sq. ft. GFA	4.5 per 1,000 sq. ft. GFA
50,000 – 99,999 sq. ft. GFA	4 per 1,000 sq. ft. GFA
100,000+ sq. ft. GFA	3.5 per 1,000 sq. ft. GFA
Receiving/Shipping	1 per 5,000 sq. ft. GFA
Restaurant	1 per 3 seats
Quick Food Establishments	1 per 50 sq. ft. FGA
Retail Store	1 per 200 sq. ft. GFA
Schools:	
Elementary	2 per classroom; but not less than 1 per teacher & staff
Intermediate	1.5 per classroom; but not less than 1 per teacher & staff

Secondary	2.5 per classroom; but not less than 1 per teacher & staff
Service Station	4 per bay & work area
Shopping Center	1 per 250 sq. ft. GFA
Supermarket/Grocery	1 per 250 sq. ft. GFA
Storage Areas	1 per 5,000 sq. ft. GLA
Theater	1 per 3 seats
In Shopping Center	1 per 4 seats
Warehouse	1 per 5,000 sq. ft. GFA

GFA = Gross Floor Area

GLA = Gross Leasable Area

(c) In addition to the requirements for non-residential parking areas noted above, parking facilities provided shall also include the following:

1. Illumination: All parking areas shall be illuminated by light standards with a maximum height of forty (40) feet, with sharp cut-off shields on the fixtures to allow the direction of lighting on the lot and to avoid glare above the lot and on adjacent properties.

2. Interior Landscaping: All parking areas shall include interior landscaping of at least six (6) percent of the area of the parking lot, exclusive of any buffer areas provided under Article VI, Section 602.10.

3. Sidewalks: The principal access point for commercial, service, and industrial establishments abutting the parking lot shall have a paved walkway with a minimum width of five (5) feet.

4. Access Drives: Each parking area shall include adequately sized access drives having a minimum width of twelve (12) feet when separate exit and entrance lanes are provided, and twenty (20) feet when combined exit and entrance lanes are provided.

5. Special Access Designation: Fire lanes and handicap parking stalls appropriately located in relation to the structure shall be designated by signage and pavement markings.

Section 804 Supplementary Requirements

Non-residential development shall be designed in a manner that maximizes benefits and minimizes conflicts in relation with public safety. Specific supplementary requirements are as follows:

(a) Proposed developments with drive-in facilities shall meet the following standards:

(1) No more than two (2) driveways shall be provided to any one property from a public right-of-way.

(2) No portion of any driveway access shall be located outside the property frontage boundary line.

(3) The maximum width of driveways shall be as specified by PA Code, Title 67, Chapter 441.

(4) The intersection of any private drive and a public right-of-way shall provide for proper sight distance visibility.

(5) A State Highway Occupancy Permit shall be required from the Pennsylvania Department of Transportation for any driveway access to a State Highway, and a Township Highway Occupancy Permit shall be required from the Taylor Township Board of Supervisors for any driveway access to a Township Road prior to plan approval.

(6) Gasoline or other fuel pumps shall be no closer than thirty (30) feet to any public right-of-way.

(b) Proposals for industrial and/or commerce parks and shopping centers shall meet the following requirements:

(1) A fifty (50) foot buffer shall be provided around the proposed Park.

(2) Any internal illumination shall be of the sharp cut-off variety avoiding glare above- and onto adjacent properties.

(3) An internal street or traffic circulation system shall be provided.

(4) All plans for individual structures or buildings shall be subject to review under the requirements of this ordinance.

(c) Proposals for industrial facilities shall meet the following requirements:

(1) All outdoor storage areas shall be buffered by landscaping or an opaque fence.

Section 805 Data Centers and Related

The following requirements shall apply to all Data Centers. In the event that any of the following regulations are found to be in conflict with regulations found elsewhere in this Subdivision and Land Development Ordinance, the most restrictive regulations shall be applied, unless otherwise stated. Any application made pursuant to this Ordinance shall demonstrate that all of these conditions are met or are capable of being met by the proposed project, and all of the requirements below shall remain in effect as a condition of any approval given under this Ordinance.

A. Building Placement and Orientation

1. All principal and accessory structures associated with a Data Center shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties. In general, Data Centers that visually approximate commercial office buildings are encouraged.
2. Buildings shall be sited and oriented to:
    a. Minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and Sensitive Receptor areas.
    b. Provide safe and convenient vehicular access to the site, including sufficient on-site queuing areas at security gates.
    c. Accommodate adequate parking.
    d. Minimize impacts to natural resources.
    e. Incorporate appropriate stormwater management practices, including but not limited to compliance with any stormwater management requirements of this Ordinance or any other Township stormwater management ordinance or regulations.

3. Data Center campuses containing more than one building shall provide a variety in building size, massing, siting, and appearance by transitioning from smaller or lower buildings along street frontages to larger and taller structures on the interior of the site. Consideration of topography shall be given to avoid placement of larger, taller, or more massive buildings in a prominent location on the property or along a public street.

B. Maximum Height

The maximum building height for Data Centers shall be 60 feet.

C. Setbacks

All Data Center principal buildings, accessory structures, and Data Center Electric Utility substations shall maintain the following setback distances:

1. Property lines, road rights of way - 300 feet from all adjoining properties and public road right of ways.
2. Residential structures or other occupied buildings – 300 feet from any existing residential structure not located on the project parcel or any sensitive receptor.
3. Parking lots – 50 feet from public road rights-of-way, and from all property lines.
4. Water bodies – 200 feet to any body of water, perennial or intermittent stream, or wetland.

D. Parking Requirements

A minimum of 1 parking space per employee on the largest shift is required, plus an additional 3 visitor spaces.

E. Off Street Loading

A minimum of one loading bay is required. Loading bays shall be located on one facade of the Data Center Principal Building. These bays shall be designed to cause no obstructions to adjacent street traffic whether during backing and parking or parking and unloading. Sufficient area shall be provided to allow for emergency access around loading areas.

F. Noise/Vibration

1. No noises originating from the project property may exceed 50 decibels, measured using both A-weighted and C-weighted decibels, when measured at the boundary of any property containing a Sensitive Receptor or any property containing a residential structure.
2. The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal, or road repair.
3. Except in the case of an emergency, no generator operation or testing may occur other than between the hours of 9 am and 8 pm.
4. The applicant shall demonstrate through a sound study conducted by a professional acoustical expert using generally accepted methodology that the sound generated by a Data Center and/or Data Center Accessory Uses will conform to these limits.
    a. A sound study shall be conducted as part of the land development permitting process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits.
    b. Thereafter, an interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the Data Center and Data Center Accessory Uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.

c. Finally, an as-built sound study shall be conducted six months after issuance of the certificate of occupancy and prior to the final escrow release for any land development phase. An as-built sound study may also be required thereafter by the Township if there is reasonable basis to suspect ongoing noncompliance with the noise limits. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this Ordinance.

5. Any mechanical equipment, including but not limited to HVAC equipment, generators, or cooling equipment, located on the property, whether on a roof top, on the ground level, or elsewhere on the exterior of the property, must be screened on all four sides by an acoustical barrier consisting of a solid or louvred wall containing sound-proofing materials designed to absorb noise and protect neighboring properties from noise pollution. Other noise reduction barriers or devices may be required at the discretion of the Township when it is in conclusive that noise level tests do not conform to accept able noise levels.

G. Safety

1. The equipment used in any Data Center operation shall be housed in a metered, electrically grounded, and pre-engineered metal-encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.

2. Any Data Center use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar

standards and must include fire suppression systems designed specifically for battery storage.

H. Power

The applicant shall provide written verification from the applicable service provider stating the following:

1. Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the service area is consistent with the normal projected load growth envisioned by the provider,
2. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use,
3. Any system designed for cooling and operation of the facility (electricity, water, or other means) shall be adequate and will not negatively impact the surrounding region,
4. The use shall not cause electrical interference or fluctuations in line voltage on and off the operating premises, and
5. Prior to operation, applicant shall provide the Township with written verification that the electrical work has passed a third-party final inspection.

I. Lighting

All outdoor lighting fixtures shall be properly shielded so that such lighting will not adversely affect any abutting property or public street.

J. Perimeter Fencing/Security

The Perimeter shall be surrounded by black chain link security fencing and shall be a minimum of eight feet in height aboveground and shall be of high-quality design and materials.

K. Power Lines and Data Center Electric Utility Substations

1. Data Center Electric Utility Substations must include year-round opaque landscaping or a screen wall a minimum of eight feet in height to minimize visual impact.
2. Electric Utility Substations on the same property as the Data Center they serve must be located on the side or rear of a Data Center Principal Building so they are screened from public view and must not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.
3. All new and enhanced electric lines, both transition and distribution, must be located underground if technically possible. On-site power lines of 34.5kV and below must be buried.
4. The Data Center Electric Utility Substation shall be set back 200 ft from all adjoining property lines and roadways. The setback for residential structures shall be 500 ft from the residential structure not on the project parcel. Setbacks shall be measured from the edge of the compound containing the substation to the property boundary of the lot it occupies.

L. On-site Power Generation

1. On-site or behind the meter generation using natural gas, renewable fuels, or other clean sources when used to improve reliability, efficiency, or sustainability is permissible. All systems shall meet environmental, safety, and utility interconnection standards. The applicant shall use Tier 4 or greater generators that are subject to stringent emission standards aimed at reducing pollutants and improving air quality and that operate at the lowest dBA and dBC levels.

2. All building roofs shall be solar ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of roof-mounted solar energy systems. The applicant shall submit a Solar Energy Plan prepared by a qualified professional, demonstrating:

a. The use's projected annual electricity consumption in kilowatt hours (kWh);
b. The type, capacity, and location of proposed solar energy systems;
c. Calculations showing how much of the projected annual consumption that the proposed systems will generate;
d. A timeline for installation of solar energy systems, which shall be completed no later than 12 months following issuance of the certificate of occupancy for the Data Center.

M. Emergency Contact Information

Each Data Center operation shall provide 24-hour emergency contact signage visible at the access entrance. Signs shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.

N. Sensitive Receptors

Unless physically impossible, loading bays, truck entries, and truck drive aisles shall be located away from nearby Sensitive Receptors. Screening as described below shall be provided. When making feasibility decisions, the Township must consider existing laws and regulations and balance public safety with the site development's potential impacts on nearby Sensitive Receptors.

O. Buffer Yards and Screening

All Data Center operations shall provide buffer yards and screening along all property boundary lines, except for areas of ingress and egress to the site.

1. Service Areas - Loading bays, refuse collection areas, and service entrances shall be screened from view from existing or planned public roads, Sensitive Receptors, and residential properties.
2. Mechanical/Electrical Equipment Screening
   a. Ground-Mounted

i. Ground-mounted equipment adjacent to and serving the Data Center Principal Building shall be completely screened behind an opaque wall or fence. When the equipment is located between buildings, a combination of walls and gates may be used at the openings between buildings.

ii. When in or adjacent to an industrial use, ground-mounted equipment screening is only required from any existing or planned public road.

iii. Ground-mounted equipment is prohibited in any required setback.

b. Roof Top

i. All rooftop-mounted equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides that is constructed of materials complementary to those used in the exterior construction of the Data Center Principal Building. This shall be accomplished by setting the penthouse or screened area back from the facade of the building such that the top of the penthouse or screen is below a 45-degree line drawn from the top of the parapet. Roof-top equipment to be screened includes, but is not limited to, the following: cooling, ventilation, and power supply machinery.

ii. Rooftop equipment that is visible above the parapet wall shall be setback from the exterior or parapet wall a distance no less than the height of said equipment.

3. Buffering

a. Data Center sites abutting Sensitive Receptors or collector/arterial roads must include an enhanced buffer yard with required plantings located on an earthen berm with a grade no steeper than 2:1. The minimum height of the berm abutting Sensitive Receptors is two feet, and abutting collector/arterial roads is two feet.

i. Where the combined footprint of the principal structure or structures is less than100,000square feet:

a) A minimum100-foot buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any properly line which abuts or is within 1,000 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park or public open space.

b) A minimum 50-foot buffer yard shall be provided along any property line adjacent to an predominantly residential area.

ii. Where the combined footprint of the principal structure or structures is between 100,000 square feet and 250,000 square feet:

a) A minimum 150-foot buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 200 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park, or public open space.

b) A minimum 50-foot buffer yard shall be provided along all other property lines.

iii. Where the combined footprint of the principal structure or structures exceeds 250,000 square feet:

a) A minimum 200-foot buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 300 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park, or public open space.

b) A minimum 50-foot buffer yard shall be provided along all other property lines.

iv. Utilities should be located outside of buffer yards to the maximum extent feasible to maintain a cohesive buffer yard, protect landscaping, and preserve open space. Utilities should be co-located

when feasible to minimize the number of utility crossings through the required buffer yard, particularly when such crossings cannot be avoided.

v. Use of existing vegetation for landscaping and screening is strongly encouraged and may be substituted for new berms and plantings if approved by the Township.

vi. Where a lot line drainage or utility easement is required, the buffer yard shall be measured from the inside edge of the easement.

vii. Buffer yards shall not include environmental encumbrances such as, but not limited to, wetlands, wetland transition areas, riparian buffers, and flood hazard areas as may be imposed by outside agencies.

viii. The buffer yard shall include a dense landscape buffer consisting of the following or plant material approved by the Township.

a) One (1) large evergreen tree per 25 linear feet of buffer. The size of large evergreen trees shall have a minimum of eight (8) feet in height at the time of planting. Narrow/upright evergreen species may also be used within buffers at a ratio of 3:1. No more than 25% of the total required large evergreen species can be substituted with narrow/upright species.

b) One (1) canopy (shade) tree per 75 linear feet of buffer. The size of canopy (shade) trees shall be a minimum of 2 ½ inch caliper at the time of planting.

c) Five (5) shrubs per 25 linear feet of buffer. Shrubs shall be fully branched and a minimum of three (3) feet in height at the time of planting. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of 50% evergreen.

ix. The landscape buffer shall be located along the outer edge of the buffer yard.

x. Plant material within buffer plantings shall meet the following requirements:

a) Be resistant to diesel exhaust.
b) Not identified on the most current DCNR invasive species or watchlists.
c) Shall be planted on the top and the exterior of any berm in order to provide effective screening.
d) Shall be arranged in groupings to allow for ease of maintenance and to provide a natural appearance.

xi. The buffer yard may be located within the required building setback lines. No impervious surface is permitted within the buffer yard aside from access drives, sidewalks, and associated improvements.

P. Environmental and Community Impact Analysis

The applicant shall provide an environmental and community impact analysis. The environmental and community impact analysis shall include:

1. A narrative description of the nature of the on-site activities and operations, including the market area served by the facility, the hours of operation of the facility, the total number of employees on each shift, the times, frequencies, and types of vehicle trips generated, the types of materials stored and the duration period of storage of materials.
2. A site plan of the property indicating the location of proposed improvements, flood plains, wetlands, waters of the Commonwealth and cultural and historic resources on the property and within 500 feet of the boundaries of the property.
3. Evidence that the disposal of materials will be accomplished in a manner that complies with local, state and federal regulations.
4. An evaluation of the potential impacts of the proposed use, both positive and negative, upon:
   a. Emergency services and fire protection,
   b. Water supply,
   c. Sewage disposal,
   d. Solid waste disposal,

e. School facilities and school district budget, and

f. Municipal revenues and expenses.

5. Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, heat, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts.
6. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances.

Q. Building Colors

External building materials shall be of colors that are low-reflective, subtle, or earth tone. Fluorescent and metallic colors shall be prohibited as exterior wall colors.

R. Water and Sewer

1. If the use will be served by a public water supply and/or public sewage system, the applicant shall submit documentation from the public authority certifying that the public authority will supply the water needed and the sewage system can accept the additional flow.
2. If the use is to rely upon non-public sources of water, the applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity, including, but not limited to, the impact on agricultural irrigation. No data center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity. The water feasibility study shall include the following information at a minimum:

   a. The projected water demands of the Data Center.

b. The source of water to be used.
c. A description of how water will be used, including the amount or proportion of water to be used for each purpose (e.g. cooling, humidity control, fire suppression, and domestic usage).
d. The long-term safe yield of the water source.
e. A description of the amount and portion of water withdrawn that will be recycled or discharged and by what means.
f. A geologic map of the area with a radius of at least one mile from the site.
g. The location of all existing and proposed wells within 1,000 feet of the property boundary, with a notation of the capacity of all high-yield wells.
h. The location of all surface waters, including perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps, and estuaries, within 1,000 feet of the property boundary.
i. Determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table, and the impact on agricultural irrigation uses.
j. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

3. Any water cooling systems in a Data Center shall utilize a closed-loop cooling system to manage temperature by recirculating water without direct exposure to the atmosphere.

S. Emergency Responders

The applicant shall coordinate with the Blair County Department of Emergency Services 911 Coordinator to ensure there is adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the county Public Safety Radio Communications System at the exterior of the building and shall install enhancement systems as needed to meet compliance. A 911 address shall be obtained. It shall be confirmed that the local emergency departments have

the proper chemicals/supplies in the event of a fire emergency. The applicant shall submit an Emergency Response Plan (ERP) to the Blair County Department of Emergency Services and to the local fire department(s) having jurisdiction.

T. Environmental Impact Assessment

An Environmental Impact Assessment shall be performed. The assessment shall be prepared by a professional engineer, ecologist, environmental planner, or other qualified individual. An assessment shall include a description of the proposed use, including location, relationship to other projects or proposals, with adequate data and detail for the Township to assess the environmental impact. The assessment shall also include a comprehensive description of the existing environment and probable future effects of the proposal. The description shall focus on the elements of the environment most likely to be affected as well as potential regional effects and ecological interrelationships. At a minimum, the assessment shall include an analysis of the items listed below regarding the impact of the proposed use and the mitigation of any such impacts. The assessment shall also include a detailed examination of public resources most likely impacted by the development plan and include the following focus areas:

1. Air pollution impacts from emissions from vehicle operations, including from truck engines during idle time. The applicant shall identify all stationary and mobile sources of fine particulate matter (PM2.5), volatile organic compounds, and nitrogen oxides at the site. The applicant shall specify best management practices for preventing and reducing the concentration of air-polluting emissions at the site. The owner or operator of the facility shall have anti-idling signs prominently posted in areas where 15 or more trucks may park or congregate.
2. The potential for public nuisance to residents resulting from operations and truck traffic, including noise, glare, light, and visual obstacles, exists.
3. A stormwater management plan will be required consistent with any applicable local stormwater ordinance, and all Commonwealth of

Pennsylvania Department of Environmental Protection regulations and requirements.

4. Consistency with the municipal and county comprehensive plan. The applicant shall submit an assessment report of the impact of the proposed use on the goals of the respective plans. Where the proposed use conflicts with the comprehensive plan(s), the assessment report shall identify mitigation measures that may be undertaken to offset any degradation, diminution, or depletion of public natural resources.
5. Additional considerations. The following shall also be addressed:
    a. Alternative analysis. A description of alternatives to the impacts.
    b. Adverse impacts. A statement of any adverse impacts that cannot be avoided.
    c. Impact minimization. Environmental protection measures, procedures, and schedules to minimize damage to critical impact areas during and after construction, including design considerations.
    d. Mitigation steps. A listing of steps/structural controls proposed to minimize damage to the site before and after construction.
6. Critical impact areas. In addition to the above, plans should include any area, condition, or feature that is environmentally sensitive or that, if disturbed during construction, would have an adverse impact on the environment.
    a. Critical impact areas include, but are not limited to, flood plains, riparian buffers, streams, wetlands, slopes greater than 15%, highly acid or highly erodible soils, hydric soils, hydrologic soil groups, areas of high-water table, and mature stands of native vegetation and aquifer recharge and discharge areas.
    b. A statement of impact upon critical areas and of adverse impacts that cannot be avoided.
    c. Environmental protection measures, procedures, and schedules to minimize damage to critical impact areas during and after construction.

U. Decommissioning

1. A decommissioning plan that ensures the return of all participating properties to a useful condition, including removal of above-surface facilities and infrastructure that have no ongoing purpose, shall be provided by the applicant. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond issued by an insurance company or other surety with at least an AM Best A++ rating or equivalent, or an irrevocable letter of credit issued by a bank or other financial institution with at least an S&P rating of AAA or equivalent, but excluding cash, to be determined by the applicant. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the facility, after deducting salvage or recycling value, as calculated by a third party with expertise in decommissioning, hired by the applicant.
2. In no event shall the security be less than 100 percent of the estimated cost of decommissioning. The owner shall provide a new estimate of the cost of decommissioning every ten years thereafter and increase its security if the cost increases.
3. The Township is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the Township's right to seek reimbursement from the owner or successor for decommissioning costs in excess of the amount deposited in the account and to file a lien against any real estate owned by the owner or successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed bylaw to enforce said lien.

ARTICLE IX

RECREATIONAL AND SEASONAL LAND DEVELOPMENT STANDARDS

Section 901 General Requirements

A Recreation and Seasonal Land Development includes the improvement and development of land for seasonal and/or leisure time activities. Such developments are for temporary occupancy and are not intended now or in the future for year-round dwelling purposes, and may include travel trailers, motor homes, campers, lots intended for tents, and land intended for various other outdoor recreation activities such as hunting and fishing. However, development comprised of cottages, cabins, second homes, other permanent and fixed dwelling structures, and any recreational and seasonal lots for sale are excluded from this Article and are viewed as residential subdivisions in relation to this ordinance.

901.1 Classification: Whenever any land development is proposed, before any contract is made for the sale or lease of any part thereof, and before any permit for development in such proposed land development shall be granted, the owner or his agent, shall apply for and secure approval of such proposed land development in accordance with the following procedures for development, which includes a maximum of two (2) steps for a Minor and three (3) maximum steps for a Major Land Development as follows:

(a) Minor Development - includes ten (10) or fewer campsites for recreational and/or seasonal use
   1. Sketch Plan (optional)
   2. Final Plan

(b) Major Development includes eleven (11) or more campsites for recreational and/or seasonal use
   1. Sketch Plan (optional)
   2. Preliminary Plan*
   3. Final Plan*

   *A subdivider may submit a Preliminary/Final Plan, in which case the procedures for a Final Plan (Article IV, Section 404) shall be followed.

901.2 Pre-Application Consultation: Prior to filing an application for approval of a Land Development with the Township, the owner or his authorized agent, shall meet with the Taylor Township Board of Supervisors for an official classification of his proposed Land Development. The Board of Supervisors shall determine whether the proposal shall be classified as a Minor Development or a Major Land Development. At this time, the Township shall advise the owner or his authorized agent as to which of the procedures contained herein must be followed.

901.3 Official Filing Date: For the purpose of these regulations, the official filing date shall be the date of the next regular meeting of the Taylor Township Board of Supervisors following the date the application and plans are received at the Township Building, provided that should the said next regular meeting occur more than the thirty (30) days following the submission of the application, the official filing date shall be the thirtieth (30th) day following the day the application has been submitted. On receipt of an application for land development approval, the Township shall affix to the application both the date of submittal and the official filing date.

901.4 Blair County Planning Commission Review: All plans shall be submitted to and reviewed by the Blair County Planning Commission in accordance with its then prevailing rules and regulations. The Township shall not take action on an application until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.

Section 902 Submission and Review of "Sketch Plan" (Optional)

The submission and review of the Optional Sketch Plan for Land Developments shall follow the procedures outlined in Article III, Section 302.

Section 903 Official Submission and Review of the "Preliminary Plan"

The submission and review of the Official Preliminary Plan shall follow the procedures outlined in Article III, Sections 304 and 305. Prior to the review and approval of the Preliminary Plan, the applicant must meet all requirements of PA Code, Title 28, Chapter 19, regarding Organized Camps and Campgrounds, as well as any other State Government regulations which may apply.

Section 904 Official Submission and Review of the "Final Plan"

The submission and review of the Final Plan shall follow the procedures outlined in Article III, Sections 306 and 307.

Section 905 Recording of the "Final Plan"

The recording of the Final Plan shall follow the procedures outlined in Article III, Section 309.

Section 906 Performance Guarantees

The submission of required performance guarantees shall follow the procedures outlined in Article III, Section 306.1.

Section 907 Plan Requirements

Plan Requirements for all Recreation and Seasonal Land Developments shall follow the requirements delineated in Article IV.

Section 908 Design Standards

Recreational and Seasonal Land Developments shall be designed pursuant to the applicable standards and requirements contained in Article V and Article VI in this ordinance, except for the following:

(a) Sections 503 and 602.2 Streets (with the exception of Section 503.6 which remains in effect for situations as noted in Section 908.1 below)
(b) Section 504 - Blocks
(c) Section 505 - Lots
(d) Section 602.3 - Curbs
(e) Section 602.4 - Sidewalks
(f) Section 602.8 - Off-Street Parking

The following design standards apply to Recreational and Seasonal Land Developments not covered elsewhere in this ordinance.

908.1 Streets: The Land Development shall be designed to provide an access and internal traffic circulation system adequate to accommodate the type and volume of traffic to be generated, and shall be constructed to provide a sound, all-weather driving surface, reasonably smooth, free of mud, dust, and/or standing water. All private streets shall be considered to be required improvements. The following minimum standards apply to all private streets:

(a) Right-of-Way Width - 40 feet

(b) Cartway Width - 16 feet for two-way roads, 10 feet for one-way roads

(c) Cartway Construction - Six (6) inches of suitable, compacted and graded stone base material to provide a permanent and all-weather surface which will facilitate storm drainage management.

(d) Maximum Allowable Grade - The maximum allowable grade for private roads shall be a fourteen (14) percent slope for distances of no more than 500 feet. However, special drainage measures and consideration will be required on grades exceeding a six (6) percent slope, including special roadway cross sections, grading, shoulder construction and stabilization, cross drainage structures, and cut-and-fill slopes, as recommended and/or accepted by the Township Engineer.

(e) Cul-de-Sac Minimum Standards - While there are no minimum or maximum length requirements, excessively long segments are discouraged due to emergency vehicle access considerations. A turn-around area shall be provided at the terminus of all dead-end and/or cul-de-sac segments having an unobstructed maneuvering area equal to a fifty (50) feet turning radius.

The internal street and roadway system shall be privately owned and appropriately noted on the Final Plan, and provide safe and convenient access to all campsites and facilities. The alignment and gradients of all internal streets and roadways shall be properly adapted to the topography, to the types of anticipated traffic, and to the satisfactory control of surface water. Points of connection between the private street and roadway system and the exiting Municipal Street system shall be designed to avoid congestion and hazardous intersection, in accordance with Section 503.6, Intersections.

908.2 Lots: Individual campsites shall be comprised of a minimum area of at least 1,500 square feet, with no more than a total of fifteen (15) individual campsites per acre. Each campsite shall be accessible from the private street/roadway system without the necessity to cross any other campsite. In addition, Recreation Vehicle campsites shall have a minimum width of forty (40) feet, and a minimum depth of fifty (50) feet or thirty percent (30%) longer than the maximum length of the recreation vehicle anticipated to occupy the space.

908.3 Parking: Parking spaces shall be provided to accommodate the number and size of vehicles anticipated. Parking spaces for all campsite users shall be on the campsite. In addition, a minimum of one (1) parking space for every two (2) campsites shall be provided for visitors. Parking spaces for visitors may be on a common parking area. The parking spaces shall be of a compacted and graded stone base material to provide a permanent and all-weather surface, and support the types, lengths, and weights of vehicles anticipated to use the facility.

908.4 Campsites: Individual campsites and accessory buildings shall be designed to be at least fifty (50) feet from any arterial highway, or thirty-five (35) feet from any other type of public right-of-way. Recreational vehicle campsites for trailers, campers, and/or motor homes shall contain a stabilized vehicular parking pad of shale, gravel stone, paving, or other suitable material, and shall be dimensioned that when any space is occupied, no portion of any camping unit shall be within ten (10) feet of any portion of any other camping unit or accessory building, and at least fifteen (15) feet from any internal private roadway.

908.5 Relationship with Adjoining Properties: The design of proposed land developments governed by this Section shall take into account potential effects and impacts on adjacent properties. A landscaped buffer strip having a minimum width of twenty (20) feet shall be provided along the perimeter of the land development, within which no campsites shall be located. Buffer areas shall be maintained in accordance with Article VI, Section 602.10.

908.6 Minimum Acreage: The minimum size for a Recreation Vehicle Park is five (5) acres, of which ten percent (10%) shall be set aside and developed as common use areas for open and unenclosed recreation facilities, which may include any required buffer areas.

Section 909 Improvements

Where appropriate the Applicant of any Land Development shall be required to provide the following improvements, or a suitable guarantee pursuant to Section 306.1, and address at least the following:

(a) Streets and access roads, including, where applicable, parking areas, driveways, curb cuts, and traffic control devices.

(b) Utilities including, where applicable, stormwater management facilities, sanitary sewer facilities, water facilities, pumping facilities, gas lines, electrical facilities, telephone, and other utility facilities.

(c) Any proposed amenities including recreational facilities, meeting facilities, and screening and landscaping.

(d) Any other improvements which may be required for approval.

(e) Procedures and mechanisms guaranteeing the perpetual private maintenance of all improvements by the owner and/or operator of the facility.

Section 910 Minimum Facilities

At a minimum, Land Developments proposed under this Article shall include certain facilities, depending upon the type of camping area planned.

(a) Camping areas intended to primarily serve the needs of overnight tenting campers shall include toilet facilities.

(b) Camping areas intended to primarily serve the needs of overnight campers; trailers and motorhome users shall include the availability of electric service to

individual campsites, central travel trailer sanitary and water stations, and toilet facilities.

(c) Camping areas intended to serve as longer term destinations shall include back-in parking at campsites, individual electric and water connections, central travel trailer sanitation stations, and central toilet and shower facilities.

The above are minimal requirements, subject to more stringent requirements imposed by the regulations of Title 28, Chapter 19 of the Pennsylvania Code. The applicant may provide enhanced facilities such as laundry, picnic, swimming and other facilities. The applicant shall specify the manner in which all facilities are to be privately maintained.

ARTICLE X

FEES & ESCROW

Section 1001 Payment of Fees & Escrow

The following fees shall be paid by the developer, subdivider or his agent to the Township of Taylor by check, money order, or other acceptable means.

(a) An application fee for Preliminary Plan review when such plan is required. The fee shall be as established by Resolution by the Board of Supervisors.

(b) An application fee for Final Plan review, which fee shall be as established by Resolution by the Board of Supervisors.

(c) All review fees shall be at the current hourly rate for the Township Engineer as approved by the Board of Supervisors. Otherwise section 503 of the Act shall control and any dispute over the fee amount shall be resolved in the manner prescribed by said Code.

(d) A financial security in the amount of 110% of the cost of proposed required improvements if the completion of such improvements is to be delayed as a condition of final approval. (See Article III)

(e) A financial security for the maintenance of improvements for no more than eighteen (18) months from the date of their acceptance of dedication and not to exceed 15% of their actual cost of installation. (See Article III.)

(f) An inspection fee based on the actual cost of inspection by the Township Engineer of required improvements.

(g) Any disputes regarding the amount of fees shall be resolved in the manner prescribed by the Act.

With the application, the applicant shall deposit in escrow with the Township such amount as directed to be used toward paying engineering review fees. The Township may request the applicant to make additional deposits during the engineering review processes in the event it is apparent that the existing deposit will be insufficient to pay all fees. Nevertheless, in the event that the escrow deposit is exhausted and the Township's engineering fees associated with the review remain unpaid, the applicant shall still be responsible for the balance of the fees, and the Township will not grant approval of the plan until any remaining fees are paid in full, which could result in a denial of approval as required by the time limits of the Act and the necessity for the applicant to re-apply and start the process again upon paying the unpaid review fees. Upon the termination of the project by the applicant or the approval of a plan by the Township and after all engineering fees related to the review of the

plan have been paid in full, the Township shall return to the applicant any remaining balance held in escrow.

ARTICLE XI

RELIEF FROM REQUIREMENTS

Section 1101 General Provisions

From time to time a situation may arise where the standards of the subdivision and land development ordinance cause an undue hardship or prove unreasonable in application. Faced with this situation, a modification or alteration of requirements can be granted from the literal application of the standards. However, modifications cannot be contrary to the public interest and must observe the basic purpose and intent of the ordinance.

Assurance must be provided that any modification is absolutely necessary and represents the minimum possible modification. Unusual physical circumstances may involve minor adjustments in curve radii, street grade or slope, cul-de-sac length, or problems over the width of an existing right-of-way. In most cases, minor design modifications will not jeopardize public safety.

Any request must be submitted in writing, citing the specific provisions or standards from which relief is requested, and should be part of the preliminary or final plan submission. A request states in full the grounds and facts of unreasonableness or hardship upon which the request is based, the provisions of the ordinance involved, and the exact alteration or modification necessary. A record of the request should appear in the official minutes of the Taylor Township Board of Supervisors. This record documents the reasons for the request, facts of unreasonableness, and any action taken on the request. Any relief approved should represent the minimum or least possible modification of the standard.

ARTICLE XII

ADMINISTRATION, AMENDMENT, AND ENFORCEMENT

Section 1201 Revision and Amendment

The Taylor Township Board of Supervisors may revise or amend in whole or in part the provisions of this Subdivision and Land Development Ordinance, provided however, that the amendment thereof shall be accomplished in accordance with the provisions of Section 505 of the Act of July 31, 1968, P.L. 247, (53 P.S. 10505) as supplemented and amended.

Section 1202 Modification of Requirements

1202.1 Modified Standards: The provisions of these regulations are the minimum standards for the protection of the public welfare. The Taylor Township Board of Supervisors reserves the right to modify or to extend these regulations as may be necessary in the public interest.

1202.2 Waiver: If a majority of the Township Board of Supervisors determines that this ordinance causes undue hardship upon a particular subdivision, they may grant a waiver providing it does not nullify the intent and purpose of this ordinance. In granting waivers, the Board of Supervisors may impose such conditions as will, in its judgment, advance the achievement of the intent of this ordinance. The standards and requirements of these regulations may be modified by the Township Board or Supervisors in the case of a plan or program for complete community, new town, neighborhood, cluster subdivision, or mobile home park which in the judgment of the Board of Supervisors provides adequate open and public spaces and improvements for circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions which will assure conformity to and achievement of the development goals of the Township.

Section 1203 Reconsideration and Appeal

1203.1 Any subdivider aggrieved by a finding, decision, or recommendation of the Taylor Township Board of Supervisors may request and shall receive another opportunity to appear before the Township Board of Supervisors to present additional relevant information. This request shall be in writing within thirty (30) days after the original date of action by the Board of Supervisors.

1203.2 Upon receipt of such appeal, the Township Board of Supervisors shall hold a public hearing after proper notification of all parties concerned and in a manner prescribed by law.

1203.3 After such public hearing, the Township Board of Supervisors may affirm or reverse the original action of the Township Board of Supervisors by a recorded vote and in the manner prescribed by law. The findings and reasons for the disposition of the appeal shall be stated on the records of the Township Board of Supervisors. Affirmative action shall authorize the subdivider to continue application from the point at which it was interrupted.

1203.4 Any person aggrieved by action of the Board of Supervisors may appeal within thirty (30) days directly to the Court of Common Pleas of Blair County in accordance with and in a manner prescribed by law.

Section 1204 Keeping of Records

The Township Board of Supervisors shall maintain a record of their findings, decisions, and recommendations relative to all subdivision plans filed for review. Such records shall be made available to the public.

Section 1205 Penalties

Any person, partnership or corporation who has violated or permitted the violation of the provisions of this ordinance and the Act under which they have been adopted shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than $500 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. If the defendant neither pays nor timely appeals the judgment, the municipality may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the magisterial district judge determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the magisterial district judge and thereafter each day that a violation continues shall constitute a separate violation.

The court of common pleas, upon petition and the posting of a bond, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the municipality the right to commence any action for enforcement pursuant to this section.

Section 1206 Preventive Remedies

1206.1 In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violation, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building or premises.

1206.2 In accordance with the Act, the Township may refuse to issue any permit or grant approval to further improve or develop any property which has been developed in violation of this Chapter, including but not limited to a building permit.

1206.3 In order to perform the functions of this ordinance, the Township Representative shall have the authority to enter any building, structure, premises; property or development in the Township upon presentation of proper credentials, at any reasonable hour to reinforce the provisions of this ordinance. During the construction/development period, the Township Representative may inspect the premises to determine that the work is progressing in compliance with the information provided on the plans, and this ordinance.

Section 1207 Severability

Should any article, section, subsection, paragraph, sentence, clause, phrase or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, such judgment shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so declared invalid or unconstitutional.

Section 1208 Repeal of Conflicting Ordinances

All other ordinances or parts of ordinances which are contrary to or conflict with the provisions of this Chapter are hereby repealed to the extent necessary to give this ordinance full force and effect. This repealer shall include but not be limited to Taylor Township Ordinance Nos.090897, 110298 and 070306.

Section 1209 Effective Date

This ordinance shall become effective five (5) days after the date of final passage.

Duly elected and ordained by the Board of Supervisors of Taylor Township, Blair County, Pennsylvania, this 1st day of August, 2016.

TAYLOR TOWNSHIP BOARD OF SUPERVISORS

ATTEST:

Barbara M Greenleaf
Secretary

William A Replogle
Chairman

Paul D Closson

(SEAL)

I, Barbara Greenleaf, do hereby certify that the foregoing is a true copy of an ordinance adopted by the Board of Supervisors of Taylor Township, Blair County, Pennsylvania, on August 1st, 2016.

Barbara M. Greenleaf
Township Secretary

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~~ 3rd, 2002.
Mon. Feb.

ATTEST: TAYLOR TOWNSHIP SUPERVISORS

BY: Barbara M Greenleaf BY: Charles A Smith

Secretary Chairman

(SEAL)

ORDINANCE NO. 01032025

AN ORDINANCE OF TAYLOR TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO CHANGE, FROM TWO ACRES TO ONE ACRE, THE MINIMUM LOT SIZE FOR A LOT NOT SERVED BY PUBLIC SANITARY SEWER NOR PUBLIC WATER FACILITIES

WHEREAS, this Board of Supervisors have adopted Ordinance No. 08-01-2016-A, being the Taylor Township Subdivision and Land Development Ordinance (the "SALDO"); and

WHEREAS, the SALDO requires, in Section 505.2(a) that all lots not served by public sanitary sewer service nor public water facilities shall have a minimum area of 87,120 square feet (2 acres); and

WHEREAS, the Taylor Township Board of Supervisors has determined it is in the best interest of the Township to reduce this minimum lot size;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Taylor Township, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION 1: Section 505.2(a) of Ordinance No. 08-01-2016-A, being the Taylor Township Subdivision and Land Development Ordinance, shall be replaced in its entirety with the following:

505.2 Size

(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 acre).

SECTION 2: All other portions of the SALDO, shall remain unchanged and shall remain in full force and effect.

SECTION 3: Any Ordinance or parts of Ordinances of Taylor Township, Blair County Pennsylvania, conflicting with this Ordinance or any part thereof is hereby repealed insofar as the same affects this Ordinance.

SECTION 4: This Ordinance shall become effective five (5) days after adoption.

ADOPTED as an Ordinance of the Board of Supervisors of the Township of Taylor, Blair County, Pennsylvania, at a meeting of said Board of Supervisors held on the 2nd day of June, 2025.

IN WITNESS WHEREOF, we hereunto set our hands and corporate seal this 2nd day of June, 2025.

ATTEST:

Michelle Dick
Secretary

TOWNSHIP OF TAYLOR

By _____

_____

_____

TAYLOR TOWNSHIP

RESOLUTION 5 1 2023

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 1st day of May, 2023, by the Board of Supervisors for the Township of Taylor in lawful session duly assembled.

TAYLOR TOWNSHIP SUPERVISORS

William Ed Replogle

Paul D Classon

ATTEST:

Michele Dick

Secretary

ORDINANCE NO. 102126

AN ORDINANCE OF TAYLOR TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO ADDRESS STANDARDS APPLICABLE TO DATA CENTERS AND RELATED USES

WHEREAS, this Board of Supervisors of Taylor Township (the "Township") have adopted Ordinance No. 08-01-2016-A, being the Taylor Township Subdivision and Land Development Ordinance (the "SALDO"); and

WHEREAS, Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. § *10601, et seq.,* authorizes the Township to enact, amend and repeal ordinances within Taylor Township; and

WHEREAS, the Board of Supervisors deems it to be in the best interest and general welfare of the residents of the Township to update and amend provisions of the Township's Subdivision and Land Development Ordinance to provide for data centers and related uses; and

WHEREAS, the Board of Supervisors of Taylor Township desires to add provisions to their Subdivision and Land Development Ordinance relating to data centers and related uses;

NOW, THEREFORE, the Board of Supervisors of the Township

hereby ordains the following:

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Taylor Township, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION 1: Ordinance No. 08-01-2016-A, being the Taylor Township Subdivision and Land Development Ordinance, shall be amended to add the following definitions to Section 202, which contains definitions:

202. Definitions – Specific Terms

CAMPUS DEVELOPMENT - A single site or group of contiguous parcels planned and developed as one integrated Data Center facility.

CLOSED LOOP COOLING SYSTEM - Designed to circulate water within a closed circuit, allowing it to absorb heat from equipment and then release that heat through a heat exchanger or cooling tower. This system minimizes water loss and reduces environmental impact by reusing the same water repeatedly.

DATA CENTER - A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

DATA CENTER ACCESSORY USE - Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power

when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. Accessory renewable energy systems including battery storage or on-site solar generations serving the Data Center are included in this defition and are permitted.

DATA CENTER ELECTRICAL SUBSTATION - A facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specifically for Data Center users on the same or adjacent site, or on a site immediately across a road right-of-way.

DATA CENTER PRINCIPAL BUILDING - A building that contains the office and/or data storage functions of a Data Center.

LEED - Leadership in Energy and Environmental Design.

LEED CERTIFICATION - A globally recognized symbol of sustainability achievement in building design, construction, and operation.

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) - The world's leading resource on fire, electrical, and related hazards, dedicated to eliminating loss through knowledge.

SENSITIVE RECEPTORS - Schools, preschools, daycare centers, in-home daycares, agricultural land, conservation land, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial or commercial use.

STATIONARY ENERGY STORAGE SYSTEMS - Large scale technologies designed to store electricity for later use.

SECTION 2: Ordinance No. 08-01-2016-A, being the Taylor Township Subdivision and Land Development Ordinance, shall be amended to add the following new Section 805, which reads as follows:

805. Data Centers and Related

The following requirements shall apply to all Data Centers. In the event that any of the following regulations are found to be in conflict with regulations found elsewhere in this Subdivision and Land Development Ordinance, the most restrictive regulations shall be applied, unless otherwise stated. Any application made pursuant to this Ordinance shall demonstrate that all of these conditions are met or are capable of being met by the proposed project, and all of the requirements below shall remain in effect as a condition of any approval given under this Ordinance.

A. Building Placement and Orientation

1. All principal and accessory structures associated with a Data Center shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties. In general, Data Centers that visually approximate commercial office buildings are encouraged.
2. Buildings shall be sited and oriented to:
    a. Minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and Sensitive Receptor areas.
    b. Provide safe and convenient vehicular access to the site, including sufficient on-site queuing areas at security gates.
    c. Accommodate adequate parking.
    d. Minimize impacts to natural resources.

e. Incorporate appropriate stormwater management practices, including but not limited to compliance with any stormwater management requirements of this Ordinance or any other Township stormwater management ordinance or regulations.

3. Data Center campuses containing more than one building shall provide a variety in building size, massing, siting, and appearance by transitioning from smaller or lower buildings along street frontages to larger and taller structures on the interior of the site. Consideration of topography shall be given to avoid placement of larger, taller, or more massive buildings in a prominent location on the property or along a public street.

B. Maximum Height

The maximum building height for Data Centers shall be 60 feet.

C. Setbacks

All Data Center principal buildings, accessory structures, and Data Center Electric Utility substations shall maintain the following setback distances:

1. Property lines, road rights of way - 300 feet from all adjoining properties and public road right of ways.
2. Residential structures or other occupied buildings – 300 feet from any existing residential structure not located on the project parcel or any sensitive receptor.
3. Parking lots – 50 feet from public road rights-of-way, and from all property lines.
4. Water bodies – 200 feet to any body of water, perennial or intermittent stream, or wetland.

D. Parking Requirements

A minimum of 1 parking space per employee on the largest shift is required, plus an additional 3 visitor spaces.

E. Off Street Loading

A minimum of one loading bay is required. Loading bays shall be located on one facade of the Data Center Principal Building. These bays shall be designed to cause no obstructions to adjacent street traffic whether during backing and parking or parking and unloading. Sufficient area shall be provided to allow for emergency access around loading areas.

F. Noise/Vibration

1. No noises originating from the project property may exceed 50 decibels, measured using both A-weighted and C-weighted decibels, when measured at the boundary of any property containing a Sensitive Receptor or any property containing a residential structure.
2. The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal, or road repair.
3. Except in the case of an emergency, no generator operation or testing may occur other than between the hours of 9 am and 8 pm.
4. The applicant shall demonstrate through a sound study conducted by a professional acoustical expert using generally accepted methodology that the sound generated by a Data Center and/or Data Center Accessory Uses will conform to these limits.
    a. A sound study shall be conducted as part of the land development permitting process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits.
    b. Thereafter, an interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the Data Center and Data Center Accessory Uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.

c. Finally, an as-built sound study shall be conducted six months after issuance of the certificate of occupancy and prior to the final escrow release for any land development phase. An as-built sound study may also be required thereafter by the Township if there is reasonable basis to suspect ongoing noncompliance with the noise limits. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this Ordinance.

5. Any mechanical equipment, including but not limited to HVAC equipment, generators, or cooling equipment, located on the property, whether on a roof top, on the ground level, or elsewhere on the exterior of the property, must be screened on all four sides by an acoustical barrier consisting of a solid or louvred wall containing sound-proofing materials designed to absorb noise and protect neighboring properties from noise pollution. Other noise reduction barriers or devices may be required at the discretion of the Township when it is in conclusive that noise level tests do not conform to accept able noise levels.

G. Safety

1. The equipment used in any Data Center operation shall be housed in a metered, electrically grounded, and pre-engineered metal-encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.

2. Any Data Center use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar

standards and must include fire suppression systems designed specifically for battery storage.

H. Power

The applicant shall provide written verification from the applicable service provider stating the following:

1. Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the service area is consistent with the normal projected load growth envisioned by the provider,
2. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use,
3. Any system designed for cooling and operation of the facility (electricity, water, or other means) shall be adequate and will not negatively impact the surrounding region,
4. The use shall not cause electrical interference or fluctuations in line voltage on and off the operating premises, and
5. Prior to operation, applicant shall provide the Township with written verification that the electrical work has passed a third-party final inspection.

I. Lighting

All outdoor lighting fixtures shall be properly shielded so that such lighting will not adversely affect any abutting property or public street.

J. Perimeter Fencing/Security

The Perimeter shall be surrounded by black chain link security fencing and shall be a minimum of eight feet in height aboveground and shall be of high-quality design and materials.

K. Power Lines and Data Center Electric Utility Substations

1. Data Center Electric Utility Substations must include year-round opaque landscaping or a screen wall a minimum of eight feet in height to minimize visual impact.
2. Electric Utility Substations on the same property as the Data Center they serve must be located on the side or rear of a Data Center Principal Building so they are screened from public view and must not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.
3. All new and enhanced electric lines, both transition and distribution, must be located underground if technically possible. On-site power lines of 34.5kV and below must be buried.
4. The Data Center Electric Utility Substation shall be set back 200 ft from all adjoining property lines and roadways. The setback for residential structures shall be 500 ft from the residential structure not on the project parcel. Setbacks shall be measured from the edge of the compound containing the substation to the property boundary of the lot it occupies.

L. On-site Power Generation

1. On-site or behind the meter generation using natural gas, renewable fuels, or other clean sources when used to improve reliability, efficiency, or sustainability is permissible. All systems shall meet environmental, safety, and utility interconnection standards. The applicant shall use Tier 4 or greater generators that are subject to stringent emission standards aimed at reducing pollutants and improving air quality and that operate at the lowest dBA and dBC levels.

2. All building roofs shall be solar ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the installation of roof-mounted solar energy systems. The applicant shall submit a Solar Energy Plan prepared by a qualified professional, demonstrating:

a. The use's projected annual electricity consumption in kilowatt hours (kWh);
b. The type, capacity, and location of proposed solar energy systems;
c. Calculations showing how much of the projected annual consumption that the proposed systems will generate;
d. A timeline for installation of solar energy systems, which shall be completed no later than 12 months following issuance of the certificate of occupancy for the Data Center.

M. Emergency Contact Information

Each Data Center operation shall provide 24-hour emergency contact signage visible at the access entrance. Signs shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.

N. Sensitive Receptors

Unless physically impossible, loading bays, truck entries, and truck drive aisles shall be located away from nearby Sensitive Receptors. Screening as described below shall be provided. When making feasibility decisions, the Township must consider existing laws and regulations and balance public safety with the site development's potential impacts on nearby Sensitive Receptors.

O. Buffer Yards and Screening

All Data Center operations shall provide buffer yards and screening along all property boundary lines, except for areas of ingress and egress to the site.

1. Service Areas - Loading bays, refuse collection areas, and service entrances shall be screened from view from existing or planned public roads, Sensitive Receptors, and residential properties.
2. Mechanical/Electrical Equipment Screening
   a. Ground-Mounted

i. Ground-mounted equipment adjacent to and serving the Data Center Principal Building shall be completely screened behind an opaque wall or fence. When the equipment is located between buildings, a combination of walls and gates may be used at the openings between buildings.

ii. When in or adjacent to an industrial use, ground-mounted equipment screening is only required from any existing or planned public road.

iii. Ground-mounted equipment is prohibited in any required setback.

b. Roof Top

i. All rooftop-mounted equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides that is constructed of materials complementary to those used in the exterior construction of the Data Center Principal Building. This shall be accomplished by setting the penthouse or screened area back from the facade of the building such that the top of the penthouse or screen is below a 45-degree line drawn from the top of the parapet. Roof-top equipment to be screened includes, but is not limited to, the following: cooling, ventilation, and power supply machinery.

ii. Rooftop equipment that is visible above the parapet wall shall be setback from the exterior or parapet wall a distance no less than the height of said equipment.

3. Buffering

a. Data Center sites abutting Sensitive Receptors or collector/arterial roads must include an enhanced buffer yard with required plantings located on an earthen berm with a grade no steeper than 2:1. The minimum height of the berm abutting Sensitive Receptors is two feet, and abutting collector/arterial roads is two feet.

i. Where the combined footprint of the principal structure or structures is less than100,000square feet:

a) A minimum100-foot buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any properly line which abuts or is within 1,000 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park or public open space.

b) A minimum 50-foot buffer yard shall be provided along any property line adjacent to an predominantly residential area.

ii. Where the combined footprint of the principal structure or structures is between 100,000 square feet and 250,000 square feet:

a) A minimum 150-foot buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 200 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park, or public open space.

b) A minimum 50-foot buffer yard shall be provided along all other property lines.

iii. Where the combined footprint of the principal structure or structures exceeds 250,000 square feet:

a) A minimum 200-foot buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 300 feet of an existing residential property line or zone, school, daycare center, hospital, place of worship, designated park, or public open space.

b) A minimum 50-foot buffer yard shall be provided along all other property lines.

iv. Utilities should be located outside of buffer yards to the maximum extent feasible to maintain a cohesive buffer yard, protect landscaping, and preserve open space. Utilities should be co-located

when feasible to minimize the number of utility crossings through the required buffer yard, particularly when such crossings cannot be avoided.

v. Use of existing vegetation for landscaping and screening is strongly encouraged and may be substituted for new berms and plantings if approved by the Township.

vi. Where a lot line drainage or utility easement is required, the buffer yard shall be measured from the inside edge of the easement.

vii. Buffer yards shall not include environmental encumbrances such as, but not limited to, wetlands, wetland transition areas, riparian buffers, and flood hazard areas as may be imposed by outside agencies.

viii. The buffer yard shall include a dense landscape buffer consisting of the following or plant material approved by the Township.

a) One (1) large evergreen tree per 25 linear feet of buffer. The size of large evergreen trees shall have a minimum of eight (8) feet in height at the time of planting. Narrow/upright evergreen species may also be used within buffers at a ratio of 3:1. No more than 25% of the total required large evergreen species can be substituted with narrow/upright species.

b) One (1) canopy (shade) tree per 75 linear feet of buffer. The size of canopy (shade) trees shall be a minimum of 2 ½ inch caliper at the time of planting.

c) Five (5) shrubs per 25 linear feet of buffer. Shrubs shall be fully branched and a minimum of three (3) feet in height at the time of planting. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of 50% evergreen.

ix. The landscape buffer shall be located along the outer edge of the buffer yard.

x. Plant material within buffer plantings shall meet the following requirements:

a) Be resistant to diesel exhaust.
b) Not identified on the most current DCNR invasive species or watchlists.
c) Shall be planted on the top and the exterior of any berm in order to provide effective screening.
d) Shall be arranged in groupings to allow for ease of maintenance and to provide a natural appearance.

xi. The buffer yard may be located within the required building setback lines. No impervious surface is permitted within the buffer yard aside from access drives, sidewalks, and associated improvements.

P. Environmental and Community Impact Analysis

The applicant shall provide an environmental and community impact analysis. The environmental and community impact analysis shall include:

1. A narrative description of the nature of the on-site activities and operations, including the market area served by the facility, the hours of operation of the facility, the total number of employees on each shift, the times, frequencies, and types of vehicle trips generated, the types of materials stored and the duration period of storage of materials.
2. A site plan of the property indicating the location of proposed improvements, flood plains, wetlands, waters of the Commonwealth and cultural and historic resources on the property and within 500 feet of the boundaries of the property.
3. Evidence that the disposal of materials will be accomplished in a manner that complies with local, state and federal regulations.
4. An evaluation of the potential impacts of the proposed use, both positive and negative, upon:
   a. Emergency services and fire protection,
   b. Water supply,
   c. Sewage disposal,
   d. Solid waste disposal,

e. School facilities and school district budget, and

f. Municipal revenues and expenses.

5. Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, heat, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts.
6. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances.

Q. Building Colors

External building materials shall be of colors that are low-reflective, subtle, or earth tone. Fluorescent and metallic colors shall be prohibited as exterior wall colors.

R. Water and Sewer

1. If the use will be served by a public water supply and/or public sewage system, the applicant shall submit documentation from the public authority certifying that the public authority will supply the water needed and the sewage system can accept the additional flow.
2. If the use is to rely upon non-public sources of water, the applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity, including, but not limited to, the impact on agricultural irrigation. No data center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity. The water feasibility study shall include the following information at a minimum:

   a. The projected water demands of the Data Center.

b. The source of water to be used.
c. A description of how water will be used, including the amount or proportion of water to be used for each purpose (e.g. cooling, humidity control, fire suppression, and domestic usage).
d. The long-term safe yield of the water source.
e. A description of the amount and portion of water withdrawn that will be recycled or discharged and by what means.
f. A geologic map of the area with a radius of at least one mile from the site.
g. The location of all existing and proposed wells within 1,000 feet of the property boundary, with a notation of the capacity of all high-yield wells.
h. The location of all surface waters, including perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, natural seeps, and estuaries, within 1,000 feet of the property boundary.
i. Determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table, and the impact on agricultural irrigation uses.
j. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

3. Any water cooling systems in a Data Center shall utilize a closed-loop cooling system to manage temperature by recirculating water without direct exposure to the atmosphere.

S. Emergency Responders

The applicant shall coordinate with the Blair County Department of Emergency Services 911 Coordinator to ensure there is adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the county Public Safety Radio Communications System at the exterior of the building and shall install enhancement systems as needed to meet compliance. A 911 address shall be obtained. It shall be confirmed that the local emergency departments have

the proper chemicals/supplies in the event of a fire emergency. The applicant shall submit an Emergency Response Plan (ERP) to the Blair County Department of Emergency Services and to the local fire department(s) having jurisdiction.

T. Environmental Impact Assessment

An Environmental Impact Assessment shall be performed. The assessment shall be prepared by a professional engineer, ecologist, environmental planner, or other qualified individual. An assessment shall include a description of the proposed use, including location, relationship to other projects or proposals, with adequate data and detail for the Township to assess the environmental impact. The assessment shall also include a comprehensive description of the existing environment and probable future effects of the proposal. The description shall focus on the elements of the environment most likely to be affected as well as potential regional effects and ecological interrelationships. At a minimum, the assessment shall include an analysis of the items listed below regarding the impact of the proposed use and the mitigation of any such impacts. The assessment shall also include a detailed examination of public resources most likely impacted by the development plan and include the following focus areas:

1. Air pollution impacts from emissions from vehicle operations, including from truck engines during idle time. The applicant shall identify all stationary and mobile sources of fine particulate matter (PM2.5), volatile organic compounds, and nitrogen oxides at the site. The applicant shall specify best management practices for preventing and reducing the concentration of air-polluting emissions at the site. The owner or operator of the facility shall have anti-idling signs prominently posted in areas where 15 or more trucks may park or congregate.
2. The potential for public nuisance to residents resulting from operations and truck traffic, including noise, glare, light, and visual obstacles, exists.
3. A stormwater management plan will be required consistent with any applicable local stormwater ordinance, and all Commonwealth of

Pennsylvania Department of Environmental Protection regulations and requirements.

4. Consistency with the municipal and county comprehensive plan. The applicant shall submit an assessment report of the impact of the proposed use on the goals of the respective plans. Where the proposed use conflicts with the comprehensive plan(s), the assessment report shall identify mitigation measures that may be undertaken to offset any degradation, diminution, or depletion of public natural resources.
5. Additional considerations. The following shall also be addressed:
    a. Alternative analysis. A description of alternatives to the impacts.
    b. Adverse impacts. A statement of any adverse impacts that cannot be avoided.
    c. Impact minimization. Environmental protection measures, procedures, and schedules to minimize damage to critical impact areas during and after construction, including design considerations.
    d. Mitigation steps. A listing of steps/structural controls proposed to minimize damage to the site before and after construction.
6. Critical impact areas. In addition to the above, plans should include any area, condition, or feature that is environmentally sensitive or that, if disturbed during construction, would have an adverse impact on the environment.
    a. Critical impact areas include, but are not limited to, flood plains, riparian buffers, streams, wetlands, slopes greater than 15%, highly acid or highly erodible soils, hydric soils, hydrologic soil groups, areas of high-water table, and mature stands of native vegetation and aquifer recharge and discharge areas.
    b. A statement of impact upon critical areas and of adverse impacts that cannot be avoided.
    c. Environmental protection measures, procedures, and schedules to minimize damage to critical impact areas during and after construction.

U. Decommissioning

1. A decommissioning plan that ensures the return of all participating properties to a useful condition, including removal of above-surface facilities and infrastructure that have no ongoing purpose, shall be provided by the applicant. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond issued by an insurance company or other surety with at least an AM Best A++ rating or equivalent, or an irrevocable letter of credit issued by a bank or other financial institution with at least an S&P rating of AAA or equivalent, but excluding cash, to be determined by the applicant. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the facility, after deducting salvage or recycling value, as calculated by a third party with expertise in decommissioning, hired by the applicant.
2. In no event shall the security be less than 100 percent of the estimated cost of decommissioning. The owner shall provide a new estimate of the cost of decommissioning every ten years thereafter and increase its security if the cost increases.
3. The Township is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the Township's right to seek reimbursement from the owner or successor for decommissioning costs in excess of the amount deposited in the account and to file a lien against any real estate owned by the owner or successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed bylaw to enforce said lien.

SECTION 3: Without limiting any general applicability of the existing SALDO, the Board of Supervisors expresses its intention that the enforcement provisions for this ordinance shall include at least all of the same enforcement provisions already contained in the SALDO. More specifically, and again without

limiting anything in the existing SALDO or in this Ordinance, the provisions of this Ordinance may be enforced by the Township or its designee(s) in any manner lawfully authorized by the Pennsylvania Municipalities Planning Code or any other applicable legal standard.

SECTION 4: All other portions of the SALDO, shall remain unchanged and shall remain in full force and effect.

SECTION 5: Any Ordinance or parts of Ordinances of Taylor Township, Blair County Pennsylvania, conflicting with this Ordinance or any part thereof is hereby repealed insofar as the same affects this Ordinance.

SECTION 6: This Ordinance shall become effective five (5) days after adoption.

ADOPTED as an Ordinance of the Board of Supervisors of the Township of Taylor, Blair County, Pennsylvania, at a meeting of said Board of Supervisors held on the 22nd day of October, 2026.

IN WITNESS WHEREOF, we hereunto set our hands and corporate seal this 22nd day of October, 2026.

ATTEST:

Secretary

TOWNSHIP OF TAYLOR

By

TAYLOR TOWNSHIP
BLAIR COUNTY, PA