

TAYLOR TOWNSHIP BLAIR COUNTY

Application for Approval

Name of Subdivision/Land Development _____

Plan No. _____ Location _____

Applicant _____ Telephone _____

Address _____

Name/Address of Developer _____

Name/Address of Engineer/Surveyor _____

Contact Person _____ Contact# _____

Deed Book/Page _____ Tax Parcel# _____

Type of Plan: _____ Minor Subdivision (4 or less lots) _____ Re-Subdivision
 _____ Recreational/Seasonal Land _____ Major Subdivision (5 or more lots)
 _____ Mobile Home Park _____ Land Development
 _____ Non-building Waiver _____ Other Land Develop.

If a re-subdivision: Name of Previous Plan _____
 Date of Approval _____
 Recorder's Office Reference _____

Type of Approval Requested: _____ Sketch _____ Preliminary _____ Final*

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

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

_____ Bond
_____ Escrow Account SALDO - \$750.00
_____ Escrow Account STORMWATER - \$750.00
_____ Irrevocable Letter of Credit
_____ Items requiring a bond have been completed; attached is a certificate from a licensed engineer stating improvements have been made according to plan.

Total Tract Area _____ Number of Lots/Units _____

Please identify the following as they relate to the proposal

- a. Proposed water supply _____ On-Lot
 _____ Public(Supplier _____)
 _____ Private Community System
- b. Proposed sewage disposal _____ On-Lot _____ Public (Supplier _____)
 _____ Private Community System

*Lots with on-lot septic require a minimum size of 1 acre
Lots with public water or sewer require a minimum size of .5 acres
Lots with public water & sewer require a minimum size of 9,000sf

c. Storm drainage system Storm sewers (lineal ft)
 Swales
 Detention Basin
 Retention Basin
 On-Lot

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

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

f. Sidewalks yes / no

g. Curbs yes / no

h. Electric yes / no Underground yes / no

i. Telephone yes / no Underground yes / no

j. Cable yes / no Underground yes / no

k. Natural gas yes / no

l. Other improvements _____

Are there any waivers from requirements requested? yes / no

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

Proposed Land Uses: Single family home(s) Multi Family Duplexes
 Commercial Town Houses Industrial

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

How will this proposed Subdivision/Land Development be accessed?

 State Highway(s) Township Road(s) Both State and Township Roads

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

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

Signature

Date

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. Greenwood*

BY: *Charles A. Smith*

Secretary



Chairman

(SEAL)

SECTION 505 LOTS & RESTRICTIONS

TAYLOR TOWNSHIP BLAIR COUNTY

7217 Woodbury Pike
Roaring Spring, PA 16673

814-224-2738  taylortownshipa@gmail.com 
www.taylortownship.org

By signing below, I acknowledge that:

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

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

Printed Name

Address

Contact Number

Signature

Date

Witness

SECTION 505 LOTS & RESTRICTIONS

SUBDIVISION AND LAND DEVELOPMENT

“SALDO” ORDINANCE No. 08-01-2016-A

TAYLOR TOWNSHIP BLAIR COUNTY

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

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

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

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

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

(a) In all sections of the Township not served by public sanitary sewer nor public water facilities, each lot shall have a minimum width of one-hundred fifty (150) feet at the building line and a minimum area of 87,120 square feet (2 acres).

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

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

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

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