

ORDINANCE NO. 06-11-03

AN ORDINANCE OF THE TOWNSHIP OF TYRONE, BLAIR COUNTY, PENNSYLVANIA, RESCINDING ORDINANCE NO. 11-6-84, KNOWN AS "THE SUBDIVISION REGULATIONS OF THE TOWNSHIP OF TYRONE" AND ENACTING A NEW ORDINANCE TO BE KNOWN AS "TYRONE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE" WHICH SHALL INCLUDE: A PURPOSE; 1. DISCLAIMER; 2. DEFINITIONS; 3. SUBDIVISION REGULATIONS (GOVERNING LAND DEVELOPMENT, STORMWATER, PLANS, PROCEDURES FOR REVIEWING PLANS, INSPECTIONS, FINANCIAL SECURITY FOR COMPLETION OF IMPROVEMENTS, STORMWATER MAINTENANCE FUND, REVIEW FEES, EXEMPTIONS, REMEDIES TO EFFECT IMPROVEMENTS, MODIFICATIONS, ENFORCEMENT REMEDIES, AND RIGHT OF ENTRY/NOTIFICATION); 4. SPECIFICATIONS (GOVERNING PLAN REQUIREMENTS, ROADWAY AND DRAINAGE IMPROVEMENTS, STORMWATER MANAGEMENT, LOT SIZE AND GRADING, EROSION AND SEDIMENTATION CONTROL, WATER OBSTRUCTIONS AND ENCROACHMENTS, FLOOD PLAINS, UTILITIES, MOBILE HOME PARKS AND MONUMENTS); 5. A REPEALER AND 6. AN EFFECTIVE DATE.

The Board of Supervisors of the Township of Tyrone hereby ordains the following:

SECTION 1. RECISSION OF ORDINANCE NO. 11-6-84. Ordinance No. 11-6-84, is hereby rescinded in its entirety.

SECTION 2. ENACTMENT OF TYRONE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. The following is hereby adopted as the "Tyrone Township Subdivision and Land Development Ordinance":

Part 1

Title, Purpose and Disclaimer

- §101. Title
- §102. Purpose
- §103. Liability Disclaimer

Part 2

Definitions

- §201. Definitions

Part 3

Subdivision Regulations

- §301. Regulation of Land Development, Subdivision and Stormwater Management
- §302. Plans and Procedures for Land Development, Subdivisions and Stormwater Management
- §303. Specifications
- §304. Inspections
- §305. Improvements Remain Private until Accepted
- §306. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plat Approval and Stormwater Maintenance Fund
- §307. Release from Improvement Bond
- §308. Review Fees
- §309. Exemptions
- §310. Remedies to Effect Completion of Improvements
- §311. Modifications
- §312. Preventive Remedies
- §313. Recording Plats and Deeds
- §314. Enforcement Remedies
- §315. Right of Entry/Notification
- §316. Additional Remedies

Part 4

Specifications for Public Improvements

- §401. Plan Requirements
- §402. Additional Lot Requirements
- §403. Roadway and Drainage Improvements
- §404. Storm Water Management
- §405. Stormwater Plan Requirements
- §406. Lot Grading
- §407. Erosion and Sedimentation Control
- §408. Water Obstructions and Encroachments
- §409. Flood Plains
- §410. Utilities
- §411. Mobile Home Parks
- §412. Monuments

Part 1

Title, Purpose and Disclaimer

§101. Title. This Ordinance shall be known and may be cited as the "Tyrone Township Subdivision and Land Development Ordinance."

§102. Purpose. The purpose of this Ordinance is to assure the orderly growth and development within Tyrone Township in the following manner:

1. To assist orderly, efficient and integrated subdivision and land development.
2. To provide for the coordination of existing streets and the uniform regulation of the construction, opening and dedication for public use and travel of streets.
3. To provide for efficient and orderly extension of community services and facilities at minimum cost and maximum convenience.
4. To promote thereby the health, safety and general welfare of the residents of Tyrone Township.
5. To secure equitable handling of all subdivision and land development plans by providing uniform procedures and standards.
6. To insure that provision shall be made for drainage, water, sewerage, streets and other needed improvements.
7. To assure safe management of stormwater runoff resulting from land alteration and disturbance activities in accordance with watershed stormwater management plans adopted pursuant to the Pennsylvania Storm Water Management Act (Act 167 of 1978, as amended).
8. To utilize and preserve the existing natural drainage systems and to preserve the flood-carrying capacity of streams.
9. To encourage natural infiltration of rainfall to preserve groundwater supplies and stream flows.
10. To provide for adequate maintenance of all permanent stormwater management structures in the Township.

§103. Liability Disclaimer.

1. Neither the granting nor the denial of any approval nor the compliance with the provisions of this Ordinance or with any condition imposed by the Township, its officials, employees, or designated representatives thereunder, shall relieve any person from any responsibility for damage to persons or property resulting therefrom, or as otherwise imposed by law, nor impose any liability upon Township officials, employees or its designated representatives to the maximum extent permitted by law.

2. Neither the granting nor the denial of any permit which includes any stormwater management requirements shall not constitute a representation, guarantee or warranty of any kind by the Township, the Township officials, employees, or designated representatives thereof of the practicability or safety of any stormwater structure or facility, use or other plan proposed, and shall create no liability or cause of action upon any Township official, employee, or designated representative thereof for any damage that may result pursuant thereto to the maximum extent permitted by law.