

TOWNSHIP OF ROSTRAVER
BOARD OF COMMISSIONERS

FINAL SUBDIVISION CHECKLIST

(May be filed only following approval of a preliminary plan by the Board of Commissioners)

Requirements:

All of the following must be COMPLETED at the time of SUBMITTAL. Please note, if ALL THE REQUIREMENTS ARE NOT COMPLETE, YOUR SUBMISSION WILL NOT BE PLACED ON AN AGENDA. Please refer to the Subdivision/Land Development Ordinance No. 175 and the Stormwater Management Ordinance No. 164 for more specific information.

YES NO N/A

1. One Mylar prepared in waterproof black ink, plus five (5) Copies of Plans and a digital (PDF) format to planning@rostraver.us _____

2. Name, seal and address of the registered professional surveyor who prepared the plan _____

3. Applicant's notarized signature _____

4. Name by which the subdivision will be recorded _____

5. Location of the municipality, county and state _____

6. Name and addresses of the owner or owners _____

7. Name and addresses of abutting property owners and land use _____

8. North point, date and graphic scale _____

9. Location map _____

10. Certification blocks for the appropriate governing and planning bodies _____

11. Boundary lines with courses and distances clearly marked by heavy dashed and two dotted lines _____

12. Existing easements, their location, width and distance by light dotted lines _____

13. Lot lines of all parcels by medium solid lines _____

14. Restriction of building lines by medium dashed lines _____

15. Primary control points of benchmarks approved by the Township Engineer or description and ties to which all dimensions, angles, bearings and similar data shall be referred, tract closures, boundaries with bearings, distances, acreage and tax parcel identification.

16. Acreage of each lot or parcel

17. Tract boundary lines, right-of-way of streets, easements and their purpose and other right-of-ways and property lines of lots and other sites with accurate dimensions, bearing or deflection angles, radii, arcs and central angles of all curves

18. Name and right-of-way width of each street or right-of-way

19. Location, dimension and purpose of all easements

20. Number to identify each lot

21. Purpose for which sites other than residential are to be used for

22. Location and description of survey monuments

23. Metes, bounds and acreage of grounds being reserved for recreational facilities.

24. Statement by the owner dedicating streets, rights-of-ways and site for public use

25. Owner's acceptance language of responsibility for providing stormwater drainage facilities

26. Protective covenants, if any, in form for recording

27. Clear site triangles and site distances in both directions at all street intersections

Submitted with the final plan shall be the following:

1. Plan and profile sheets for all streets with horizontal and vertical alignments and existing center-line profiles with the location and size of storm sewers inlets and invert elevations.

2. Typical cross sections of roadways and sidewalks

3. An approved plan by MAWC with the size of water pipes and location of valves and fire hydrants. _____

4. A plan showing the location of manholes, invert elevations, grades and sizes of sanitary sewers _____

5. A final grading plan _____

6. An approved erosion and sedimentation control plan by the County Conservation District _____

7. Plan indicating the location and specifications of all recreational facilities _____

8. An approved sewage disposal plan by the RTSA and DEP _____

9. A plan for the placement of gas, electric, telephone and cable television service lines _____

10. If the proposed subdivision is located in a designated floodplain, base flood elevation data shall be contained on the plan. _____

11. A complete drainage and Stormwater drainage plan approved by the Westmoreland County Conservation District and Rostraver Township with appropriate agreement and bonding _____

12. Approved PennDOT highway occupancy permits and traffic impact studies _____

13. Development Agreement with the Township for public facilities. A bond will need to be posted along with the agreement for public improvements. _____

14. Construction Cost Estimate for public improvements _____

Please review this checklist with your surveyor/engineer for completeness, prior to submission. Please note, if ALL THE REQUIREMENTS ARE NOT COMPLETE, YOUR SUBMISSION WILL NOT BE PLACED ON AN AGENDA.

DATE: _____ SUBMITTED BY: _____

ENGINEER/SURVEYING COMPANY NAME: _____

ADDRESS: _____

PHONE NUMBER: _____ FAX NUMBER: _____

EMAIL ADDRESS: _____