TOWNSHIP OF ROSTRAVER – BOARD OF COMMISSIONERS APPLICATION FOR FINAL SUBDIVISION

APPLICATION FOR FINAL SUBDIVISION Application is hereby made for a Final Subdivision and the following information is submitted: 1. Owner's Name: _____Phone No.: _____ Fax No.: _____ Email Address: **Property Information:** 2. Tax Map Number: 56-____ Deed is recorded in the recorder's office of Westmoreland County at: Deed Book Vol._____, Page_____. Tax Map No.______. Property is presently zoned _____. Scale: Attach one (1) mylar, or linen tracing, and five (5) copies showing the entire proposed subdivision lots and A. proposed land development. Submit a digital (PDF) format to planning@rostraver.us 18 x 24 3 acres or less - 1 inch = 50 ft.up to 20 acres - 1 inch = 100 ft. Proposed Use: Subdivision B. C. General Description: 3. Complete form "Planning Module for Land Development" and have notarized. Contact K2 Engineering, Sewage Enforcement Officer, for on-lot sewage – (724) 739-3440. List names and addresses of all adjacent property owners. 4. **NAME ADDRESS ZIP** 5. Submit \$750.00 for final subdivision. Make check payable to Rostraver Township. THE ABOVE ITEMS AND ALL SUPPORTING DOCUMENTS ON THE ATTACHED CHECKLIST 6. MUST BE SUBMITTED TO THE MUNICIPAL OFFICE TWENTY (20) DAYS PRIOR TO THE MONTHLY MEETING. IF ALL DOCUMENTS ARE NOT SUBMITTED TWENTY (20) DAYS PRIOR -YOUR REQUEST WILL NOT BE ON THE BOARD OF COMMISSIONERS AGENDA. ARE HELD ON THE FIRST WEDNESDAY OF EACH MONTH. Owners Signature Applicant's Signature, If Different From Owner For Office Use Only

NOTICE: THE INFORMATION IN THIS DOCUMENT IS SUBJECT TO DISCLOSURE.

By: _____

Date Received:

Fee Received:

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 <u>WILL NOT</u> 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 1	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	
Summitted 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 ALL THE REQUIREMENTS ARE NOT COMPLETE, AN AGENDA.	
DATE: SUBMITTE	ED BY:
DATE: SUBMITTE ENGINEER/SURVEYING COMPANY NAME:	
ADDRESS:	
PHONE NUMBER: FAX	X NUMBER:
EMAIL ADDRESS:	