



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 \_\_\_\_\_

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.

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16. Acreage of each lot or parcel

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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

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

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19. Location, dimension and purpose of all easements

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20. Number to identify each lot

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

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22. Location and description of survey monuments

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

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

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

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

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

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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.

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2. Typical cross sections of roadways and sidewalks

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- 3. A 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: \_\_\_\_\_