

TOWNSHIP OF ROSTRAVER – BOARD OF COMMISSIONERS
APPLICATION FOR PRELIMINARY SUBDIVISION

Application is hereby made for a Preliminary Subdivision and the following information is submitted:

1. Owner's Name: Address: Phone No.: Email Address: Fax No.:

2. Property Information: Tax Map Number: Deed is recorded in the recorder's office of Westmoreland County at: Deed Book Vol., Page, Tax Map No., Property is presently zoned.

A. Scale: Attach six (6) copies showing the entire proposed subdivision lots. 18 x 24, 3 acres or less - 1 inch = 50 ft, up to 20 acres - 1 inch = 100 ft.

B. Proposed Use: Subdivision

C. General Description:

3. Complete form "Planning Module for Land Development" and have notarized. Contact Bob Lohr, Sewage Enforcement Officer, for on-lot sewage – (724) 929-8877.

4. List names and addresses of all adjacent property owners.

Table with columns NAME, ADDRESS, and ZIP, containing 8 numbered rows for listing adjacent property owners.

5. Submit \$500.00 for the first ten (10) lots, then \$50.00 for each additional lot. Make check payable to Rostraver Township.

6. THE ABOVE ITEMS AND ALL SUPPORTING DOCUMENTS ON THE ATTACHED CHECKLIST 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. MEETINGS ARE HELD ON THE FIRST WEDNESDAY OF EACH MONTH.

Owners Signature Applicant's Signature, If Different From Owner

For Office Use Only

Date Received: Fee Received: By:

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

TOWNSHIP OF ROSTRAVER
BOARD OF COMMISSIONERS

PRELIMINARY SUBDIVISION CHECKLIST

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 Subdivision/Land Development Ordinance No. 175 for more specific information.

YES NO N/A

1. Six (6) Copies of Plans _____

2. Name and seal of the registered professional engineer who prepared the plan and the registered surveyor who surveyed the property _____

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 _____

8. North point, date and graphic scale _____

9. Location map _____

10. Existing land uses shall be shown for the subject property and adjacent land areas _____

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

12. Boundary lines with courses and distances clearly marked _____

13. Existing easements, their location, width and distance _____

14. Contours at vertical intervals of two feet for land areas with slope of 5% or less and at five-foot intervals for land areas with a slope of greater than 5%. Contour lines must extend 10 feet on all sides. _____

15. Datum to which contour elevations refer _____

- 16. Bench marks

- 17. Existing physical features to include:
 - a. Watercourse, culverts, bridges and drains

 - b. Buildings, sewers, water mains and fire hydrants, water wells and septic facilities

 - c. Street and alleys on or adjacent to the tract, including name, right-of-way widths and cartway widths

 - d. Telephone conduit line, electric power transmission lines, petroleum product lines and other significant man-made features

- 18. If the proposed subdivision or a part thereof, is located in a designated floodplain, base flood elevation data shall be contained in the plan

- 19. Location, Name and Width of all proposed streets and roads cartways, showing the courses and distances traversed by the center line of each.

- 20. All rights-of-way, easements and the purposes for which they are to be established.

- 21. Lot lines of all parcels

- 22. Building lines

- 23. A plan showing all areas that would meet the standards for reservations of ground for recreation

- 24. A plan of the proposed water distribution system, size of water pipes and location of valves and fire hydrants, or a plan showing the location of individual wells.

- 25. A plan of the proposed sanitary sewerage system, with appropriate planning module submitted, or a plan, where required, showing the proposed location and type of on-lot sewage disposal facilities.

- 26. Where the preliminary plan covers only a part of the subdivider's entire holding, a sketch shall be submitted of a prospective street layout of the remainder of the land.

- 27. Street profiles showing existing ground elevations and proposed center-line street grades

- 28. Subsurface condition of the tract _____
- 29. Typical cross sections of roadways _____
- 30. Construction drawings and plans for storm sewers _____
- 31. Grading Plan _____
- 32. Draft of protective covenants, if any _____
- 33. Time line for phasing _____
- 34. Construction Sequence _____
- 35. Traffic Impact Study _____

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: _____