

**TOWNSHIP OF ROSTRAVER – BOARD OF COMMISSIONERS
APPLICATION FOR LAND DEVELOPMENT**

Application is hereby made for a Land Development and the following information is submitted:

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

2. Property Information:
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 _____.

A. Scale: Attach five (5) copies showing the entire proposed land development.
18 x 24
3 acres or less - 1 inch = 50 ft.
up to 20 acres - 1 inch = 100 ft.

B. Proposed Use: Land Development

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.

	<u>NAME</u>	<u>ADDRESS</u>	<u>ZIP</u>
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____

5. Submit \$750.00 for the Land Development (up to 3 acres - \$75.00 for each additional acre). 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

LAND DEVELOPMENT 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 the Subdivision/Land Development Ordinance No. 175, the Zoning Ordinance No. 195 and the Stormwater Management Ordinance No. 164 for more specific information.

YES NO N/A

- 1. Five (5) 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 of land development plan _____
- 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. Proposed use(s) of the land _____
- 13. Boundary lines with courses and distances clearly marked _____
- 14. Existing and proposed streets, alleys and/or easements adjacent to the tract _____

YES NO N/A

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

16. Lot lines, dimensions and land area of proposed lots _____

17. Building lines _____

18. Traffic circulation features within the site _____

19. Location of vehicular access onto the site _____

20. Off-street parking and loading facilities shown on the plan _____

21. Height, length and width of structure(s) shown on the plan _____

22. Location of existing and/or proposed structures shown to meet all setbacks _____

23. Description and details for fencing, walls and signs _____

24. A landscaping plan _____

25. A grading plan _____

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

27. A plan of the proposed water distribution system, size of water pipes and location of valves and fire hydrants. _____

28. 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. _____

29. Approval letters from public utilities for water and sewage _____

30. Planning Module approvals as specified by PADEP _____

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

YES NO N/A

- 32. Approved PennDOT highway occupancy permits and traffic impact studies _____
- 33. A plan for the placement of gas, electric, telephone and cable television service lines _____
- 34. Floor plans and elevations _____
- 35. Lighting Plan including a photometric grid _____
- 36. 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: _____