

**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. Attach five (5) copies showing the entire proposed land development. Submit a digital (PDF) format to [planning@rostraver.us](mailto:planning@rostraver.us)  
SCALE: 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 K2 Engineering, for on-lot sewage (724) 739-3440.

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

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

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: \_\_\_\_\_

By: \_\_\_\_\_

Fee Received: \_\_\_\_\_

**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 and one (1) Digital (PDF) copy \_\_\_\_\_

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. If available, submit a digital (PDF) copy. \_\_\_\_\_

YES NO N/A

32. Approved PennDOT highway occupancy permits and traffic impact studies. If available, submit a digital (PDF) copy. \_\_\_\_\_

33. A plan for the placement of gas, electric, telephone and cable television service lines. If available, submit a digital (PDF) copy. \_\_\_\_\_

34. Floor plans and elevations. If available, submit a digital (PDF) copy. \_\_\_\_\_

35. Lighting Plan including a photometric grid If available, submit a digital (PDF) copy. \_\_\_\_\_

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: \_\_\_\_\_