Updated: 12/4/18

## 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: \_\_\_\_\_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 six (6) copies showing the entire proposed subdivision lots and a digital (PDF) format of the plan. A. 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. **ADDRESS** ZIP Submit \$500.00 for the first ten (10) lots, then \$50.00 for each additional lot. Make check payable to Rostraver 5. 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 Date Received: By: \_\_\_\_\_ Fee Received:

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

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## 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 <u>WILL NOT</u> 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 and one (1) Digital (PDF)			
wh	Name and seal of the registered professional engineer to prepared the plan and the registered surveyor who reveyed 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			
	Existing land uses shall be shown for the subject property dadjacent land areas			
	. Certification blocks for the appropriate governing and anning 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. Exi	isting physical features to include: 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					
a desig	he proposed subdivision or a part thereof, is located in nated floodplain, base flood elevation data shall be ned in the plan					
cartwa	cation, Name and Width of all proposed streets and roads ys, showing the courses and distances traversed by the line of each.					
	rights-of-way, easements and the purposes for they are to be established.					
21. Lot	lines of all parcels					
22. Bu	ilding lines					
-	plan showing all areas that would meet the standards ervations of ground for recreation					
size of	olan of the proposed water distribution system, water pipes and location of valves and fire ts, or a plan showing the location of individual wells.					
approp require	plan of the proposed sanitary sewerage system, with riate planning module submitted, or a plan, where d, showing the proposed location and type of on-lot e disposal facilities.					
subdiv	nere the preliminary plan covers only a part of the ider's entire holding, a sketch shall be submitted of pective street layout of the remainder of the land.					
	eet profiles showing existing ground elevations and ed center-line street grades					

Updated: 12/4/18 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: \_\_\_\_\_ EMAIL ADDRESS: