

**TOWNSHIP OF SOUTH STRABANE
550 WASHINGTON ROAD
WASHINGTON, PA 15301-9622
PHONE: 724/225-9055 FAX: 724/225-2035**

APPLICATION FOR LAND DEVELOPMENT PLAN APPROVAL

Date: _____

Name of Development or Project: _____

Site Location: _____ **Zone:** _____

Applicant/Contact Person:

Name: _____

Address: _____

_____ **Phone:** _____

Owner:

Name: _____

Address: _____

_____ **Phone:** _____

Fee: \$100.00 Paid: _____ **Ck. No.:** _____ **Cash:** _____

REVIEW BY PLANNING COMMISSION:

<u>Date</u>	<u>Comments</u>
_____	_____
_____	_____
_____	_____

REVIEW BY BOARD OF SUPERVISORS:

<u>Date</u>	<u>Comments</u>
_____	_____
_____	_____
_____	_____

TOWNSHIP OF SOUTH STRABANE

LAND DEVELOPMENT PREPARATION REQUIREMENTS

1. PRELIMINARY LAND DEVELOPMENT PLAN TO INCLUDE:
 - A. Base Map furnished on 24" x 36" reproducible ink mylar.
 - B. Title block in lower right hand corner showing name of development, date prepared, property owner's name and address, name of engineering firm or architect preparing the plans and drawing scale.
 - C. Scale shall be 1" = 50' or larger.
 - D. Vicinity location map showing major roads and landmarks in the proximity of the development.
 - E. Existing elevations in the form of 2' contour elevations.
 - F. Boundary bearings and distances for all lot lines.
 - G. Show all recorded easements, rights of way for utilities, access or highways.
 - H. Show all major physical land features within this development to include water courses, vegetation, existing structures, etc.
 - I. Please verify if any part of this development is contained in the FEMA Flood Insurance Study as prepared for the Township and show the extent of the 100-year flood plain limits on the plan.
 - J. Locate all public utilities and your proposed connection routing.
 - K. Locate and show all highways and physical features that may pertain to this development. All highways and roads should be designated by the State Route Number, Township Road Number and common name.
 - L. A Zoning Table must be shown specifying the actual site requirements, i.e.: zoning district, minimum lot size, minimum lot width, building setback distances, parking requirements, etc. (Please see Zoning Ordinance for all requirements to be specified).
 - M. The seal of a Registered Professional Engineer/Architect is required on all Land Development Plan submittals.
 - N. Show any required open spaces, landscape/buffering areas per zoning requirements.
 - O. Show all required lighting per the Zoning Ordinance requirements.

- P. Please provide architectural layouts showing the basic conceptual design for all proposed structures and facilities. These are not shown on the base Land Development Plan but should be available for Township review.
- Q. Please review wetlands inventory maps and outline any wetlands area that may be on the proposed site.
- R. Please review slide activity maps available at the Washington County Planning Commission Office in regard to past slide activity on the proposed site. If any exist, please show the areas on the drawing.

2. FINAL LAND DEVELOPMENT REQUIREMENTS:

In addition to those items listed in Section 1, the following are required for the Final Land Development Plan Review by South Strabane Township:

- A. All proposed buildings, structures and improvements located on the site must be shown in accordance with all Township zoning requirements.
- B. Please show all traffic circulation patterns through the proposed site.
- C. Please locate and designate size of all parking and loading zones per ordinance requirements.
- D. Show proposed contours and spot elevations for your final facility design.
- E. Please describe the layout of the development with dimensions to verify all ordinance requirements have been met, i.e.: building setbacks, space between buildings, roadway widths, etc.
- F. Locate and designate all utility connections.
- G. Please provide a Storm Water Management Plan for the proposed site per South Strabane Township requirements.
- H. Please provide construction details for all proposed streets, sanitary system, storm water system, slope stabilization, lighting, planting, etc.
- I. Where applicable, please provide profiles, elevations and cross section views for all proposed infrastructure improvements.

3. OTHER GENERAL AND GOVERNMENTAL AGENCY REQUIREMENTS THAT ARE NEEDED PRIOR TO FINAL APPROVAL:

- A. If access/egress to the site is via a State or Federal roadway, a State Highway Occupancy Permit/Federal Highway Permit may be required.
- B. If any utility work for the site requires working within the State or Federal highway rights or way including slope easements, a Highway Occupancy Permit will be required.

- C. An approved Erosion and Sedimentation Control Plan or NPDES Permit will be required from the Washington County Conservation District and/or Pennsylvania Department of Environmental Protection.
- D. Any work done in flood prone areas, i.e., building construction, stream channel alteration, bridges, etc. will require permitting from the Pennsylvania Department of Environmental Protection and possibly the Army Corps of Engineers.
- E. All buildings will require Pennsylvania Labor and Industry Approval.
- F. A sewage planning module from the Pennsylvania Department of Environmental Protection will be required for the site or verification from the Department of Environmental Protection that no sewage planning module is required.
- G. Written verification of the availability of public utilities is required.
- H. Verification of the availability of sewer tap-ins or future tap-in allocations should be discussed at the earliest possible time with the South Strabane Township Zoning Officer.
- I. If signage is anticipated, please verify the need for a permit with the South Strabane Township Zoning Officer. A separate sign permit application is required for any signage.

All drawings to be considered for Land Development Plan Approval must be prepared according to the above Land Development Plan Preparation Requirements. Zoning Ordinance books and zoning maps are available for review and purchase at the Township Municipal Building; the Zoning Ordinance is also available on the Township website at www.southstrabane.com.

Preliminary Land Development Approval is required prior to Final Land Development Plan Review. Nine (9) copies of the Land Development Plan must be delivered to the South Strabane Township Municipal Building **two (2) weeks prior to the Planning Commission Meeting you plan to attend.** The Planning Commission meets the first Thursday of each month at 7:00 P.M. Applicant, or representative, must be in attendance at Planning Commission Meeting. Applicant is responsible for additional charges for the engineer's review and will be billed at a later date.

After a recommendation for Final Land Development Plan Approval is granted by the Planning Commission, the applicant must make arrangements to be on the agenda of the Board of Supervisors to request the final approval. Further questions can be referred to the Township Manager/Zoning Officer, John Stickle at the Municipal Building 724/225-9055.