

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

APPLICATION FOR SUBDIVISION APPROVAL

Complete application and submit with payment and (9) nine copies of the subdivision plan to the Municipal Building (2) two 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 Applicant Representative must be present at meeting.

APPLICANT/CONTACT PERSON:

NAME: _____

ADDRESS: _____

PHONE NO.: _____ FAX NO.: _____

PROPERTY OWNER:

NAME: _____

ADDRESS: _____

NAME OF SUBDIVISION: _____

PROPERTY LOCATION: _____

NO. OF LOTS: _____ ACRES: _____ ZONING DISTRICT: _____

SEWAGE: PUBLIC _____ ON-LOT _____

VARIANCE(S) GRANTED: _____

FEE PAID: _____ DATE: _____

*** FEE SCHEDULE***

1 - 2 LOTS	-	\$100.00	* APPLICANT IS RESPONSIBLE FOR CHARGES FOR THE ENGINEER'S REVIEW THAT WILL BE BILLED AT A LATER DATE AT THE CURRENT RATE OF \$60/\$65/HR.
3 - 10 LOTS	-	\$125.00	
MORE THAN 10	-	\$125 + \$25.00	

FOR EACH LOT OVER 10

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PLANNING COMMISSION REVIEW:

BOARD OF SUPERVISORS:

RECEIPT RECEIVED FROM COUNTY RECORDER'S OFFICE: _____

**TOWNSHIP OF SOUTH STRABANE
SUBDIVISION APPROVAL PROCEDURES**

The following procedure should be followed when an individual is subdividing one (1) parcel of land into ten (10) lots or less that do not require public improvements within South Strabane Township.

1. OBTAIN SANITARY SEWER APPLICATION and/or tests based upon the following:

NO PUBLIC SEWERS: **A.** Obtain on-lot sewage tests and permits from
Washington County Sewage Council. (724) 223-0504
 B. Complete PennDEP Component I and Transmittal.

PUBLIC SEWERS: **A.** Complete PennDEP Components II and IV, Transmittal
and Resolution.

2. OBTAIN FROM A REGISTERED SURVEYOR OR ENGINEER an original reproducible plastic film drawing and nine (9) copies of the proposed Subdivision.

The following minimum information must be clearly identified on the Subdivision Plan :

- A.** The proposed name of the Subdivision.
- B.** Name of the Applicant.
- C.** Name of the Registered Owner.
- D.** Name and Seal of the Surveyor responsible for the plan.
- E.** North Point, Scale and Date.
- F.** Boundaries of the subdivided parcel with bearings, distances, and area (square feet).
- G.** Location of water courses, pavements, roadbeds, existing buildings, sewers, inlets, culverts, water mains, fire hydrants, railroads and existing or confirmed streets that are visible on the land surface, and right-of-way easement widths for utilities.
- H.** Adjacent streets, street names, route numbers and right-of-way widths.
- I.** Building setback and side yard lines.
- J.** Adjacent owners and deed book and page numbers.
- K.** Location map showing parcel(s) relative to surrounding area.
- L.** Table showing:

Zoning District	Minimum Lot Size	Minimum Rear Yard
Front Yard Setback Line	Minimum Lot Width	Minimum Side Yard
- M.** Iron pin or concrete monuments on the lot corners and points of tangency on ARCS.
- N.** Show the entire parcel the lot is being subdivided from.

3. PRESENT THE PROPOSED SUBDIVISION PLAN to the Washington County Planning Commission and obtain County Approval Signatures on the original plastic film drawing.

4. AT LEAST TWO (2) WEEKS prior to the South Strabane Township Planning Commission meeting deliver the nine (9) copies of the proposed Subdivision and completed Application Form and payment of fee to the Township Building. These prints will be delivered to the Commission members and the Township Engineer by the Township. (South Strabane Township Planning Commission meets the 1st Thursday of each month at 7:00 P.M.)

5. APPEAR OR APPOINT a Representative to attend the Township Planning Commission meeting. Be prepared with:

- A.** Proof of Ownership
- B.** The original plastic film drawing(s) of the Subdivision signed by the Washington County Planning Commission.
- C.** A general knowledge of the area and the purpose of the Subdivision.

6. APPEAR OR APPOINT a Representative to attend the Township Supervisor’s meeting. Bring your signed original plastic film drawing.

Supervisors meet the second and fourth Tuesday of each month. All Engineer’s comments and other conditions set forth by the Planning Commission must be completed prior to attending the Supervisor’s meeting.

7. RECORD approved plan at the Washington County Court House and submit copy of receipt to the Township.