

LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT

LANCASTER TOWNSHIP
113 Kings Alley
Harmony, Pennsylvania 16037

Phone: (724) 452-7213

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SUBDIVISION SUBMISSION PROCEDURES

The following is a guide to assist developers in the submission of plans and is not intended to fully encompass all of the requirements that may be necessary for a complete submission. Please refer to the Subdivision and Land Development Ordinance #86 for a complete listing of the requirements.

Applicants seeking final plan approval shall submit a completed final plan application form with (3) full size drawings – 24 x 36, and (10) half size drawings – 11 x 17.

Application to the Township to be submitted not more than (30) days prior to the regular Planning Commission Meeting, and not less than (20) days prior to the meeting.

The applicant shall attend the scheduled Planning Commission meeting and formally present the plan to the Commission. The Commission shall review the plan, and if the Commission is satisfied that all requirements have been met, it shall formalize its recommendations to the Board of Supervisors. The Commission may “table” its review of the plan if the applicant and/or his representative are not present at the meeting.

If Planning Commission determines that certain aspects of the plan are deficient, the Commission shall inform the applicant of the deficiencies and offer the applicant an opportunity to revise the plan to correct the deficiencies and the applicant may re-present the revised plan and the next regularly scheduled meeting of the Planning Commission.

Upon completion of the Planning Commission review, the applicant shall submit the final plan to the County Planning Commission for review/comment.

Upon completion of the County Planning Commission’s review, the applicant shall present the final plan to the Board of Supervisor’s at its next regularly scheduled meeting.

No final plan shall be approved by the Board of Supervisors unless the applicant has completed all required public improvements, in accordance with the provisions of Ordinance #86, or has filed with the Board of Supervisors and improvement bond.

Upon approval and certification of the final plan, the applicant shall within (90) days record the plan with the office of the Recorder of Deeds for Butler County. Failure to timely record the plan shall render the final plan approval null and void, requiring re-submittal of the plan.

Within (30) days following recording, the applicant shall file a full-sized paper copy of the recorded plan with the Township.

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SECTION 404. FINAL PLAN REQUIREMENTS.

404.01. All final plans shall be prepared by an engineer or surveyor licensed to practice in the Commonwealth of Pennsylvania to perform such duties.

404.02. All final plans shall show, be accompanied by, or be prepared in accordance with the following:

A. General Information:

(1) The map scale shall be either one inch equals fifty feet (1" = 50') or one inch equals one hundred feet (1" = 100');

(2) The map shall be prepared in ink on Mylar material submitted. A digital version, in a format specified by the Township, and/or 8.5" x 11" transparency shall also be submitted;

(3) If final plan approval is sought for only a part of the area for which preliminary plan approval has been granted, a key map shall be provided showing the relationship of the area for which final approval is requested to the area granted preliminary approval;

(4) A title block in the lower right hand corner of the plan sheet containing:

(a) Title/name, approved by the Township, under which the subdivision or development plan is to be recorded;

(b) Date of submission of the plan;

(c) Graphic scale;

(d) Name and address of landowner and/or applicant, if different; and

(e) Name and address of Registered Land Surveyor who prepared the plan with his Pennsylvania seal affixed.

(5) Certificates and acknowledgments, as may be required:

(a) Individual or corporate adoption, notarized;

(b) Individual or corporation acknowledgment, notarized;

(c) Guarantee of title and mortgagee's consent to recording, if applicable, notarized;

(d) Engineers and surveyors certificates, sealed;

(e) Review by Township Planning Commission;

(f) Review by County Planning Commission;

(g) Approval by Board of Supervisors;

(h) Release of Lancaster Township from obligations to construct improvements;

(i) Approval of any waivers/modifications, if granted;

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- (j) Developer's acceptance of responsibility for stormwater drainage facilities and control of stormwater drainage.
- (k) Private road/street notice;
- (l) Proof of recording; and
- (m) State Highway Occupancy notice, if access is to a State Highway

B. Information on Plan:

- (1) Perimeter boundary line of area for which final plan approval is sought, indicating bearings and distances of each line;
- (2) Street right-of-way lines, indicating bearings to the nearest second and distances of lines, radii and lengths of curves and right-of-way width to the nearest hundredth of a foot;
- (3) Subdivision or lot lines indicating bearings and distances of lines and radii and length of curves to the same accuracy as for streets;
- (4) All setback lines;
- (5) Easement right-of-way lines, indicating bearings and distances, widths and use of easement;
- (6) Names of all streets and street addresses for all building lots;
- (7) Lot or parcel numbers for each lot conforming to the approved preliminary plan;
- (8) Location of all monuments to be set by developer in accordance with the provisions of this Ordinance;
- (9) Location of any lands within the property to be dedicated for public use, public recreation or open space, such land to be designated for a specific use on the plan and dimensioned as for other lots;
- (10) Area of each parcel of land to be sold to the nearest one-hundredth (.01) of a square foot;
- (11) Names of owners of unplatted adjacent property and names of adjacent lot or development plans, in appropriate locations; and
- (12) North arrow.

C. Supplemental Information on Plan:

- (1) On-Lot Sewage Disposal: Approximate location of primary and secondary soil test sites approved by the Sewage Enforcement Officer within the plan, and approximate location of absorption fields on each lot.
- (2) Water Supply:
 - (a) Supply from on-lot well: Approximate location of well on each lot and volume of water capable of being produced, expressed in gallons per minute; or
 - (b) Attachment to existing public system: Location of proposed lines indicating size and material, hydrants, valve boxes, point of connection to existing system and any storage or pumping facilities in the plan.

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(3) Stormwater, grading and erosion control:

(a) The location of culverts, catch basins and subsurface storm lines, with size, pipe material and direction of flow;

(b) The location of stormwater detention facilities and staged release structures, together with a section through the release structure showing elevations of inlet and outflow pipes and maximum water level, overflow dam, freeboard, and other features;

(c) Where grading is to occur, the area to be disturbed shall be shown as well as the percentage of slope to be created and those methods proposed to contain erosion from the graded slopes; and

(d) Proposed planting of the slopes and means of directing stormwater around the top and toe of the slope.

(4) Profiles and typical cross-sections of public improvements shall be shown at the same horizontal scale as the final plan map, but the vertical scale should be exaggerated for clarity. Existing and proposed grades along the centerlines and existing and proposed grades indexed at ten foot (10') vertical intervals shall be shown:

(a) Profiles along centerline of each section of street to be constructed showing existing ground elevation, proposed grades, vertical curves connecting changes in grade and connection to existing roads;

(b) Typical cross-section through proposed streets between right-of-way lines showing depth and widths of materials to be used to meet Township road construction standards;

(c) Profiles along the centerline of each section of storm drain line, indicating line size, material and slope, inlets, culverts, points of intersection with other utilities and outfalls; and

(d) If attachment to a public sewage disposal system is proposed, the rules and regulations of the Municipal Authority with jurisdiction shall dictate.

D. Supplemental Documents:

(1) If the plan will be connected to existing public sewage disposal and/or water supply systems, letters from the utilities indicating they will accept sewage and/or provide water to the plan, as well as a Certificate of Public Convenience from the Pennsylvania Public Utilities Commission or a copy of an application for such a certificate provided by the water supplier;

(2) An accounting by a Registered Professional Engineer or Professional Land Surveyor preparing the submission, of all costs for constructing improvements to be provided by the developer. Costs shall be broken down into quantities, unit costs and totals;

(3) An improvement bond, or other financial security approved by the Township, equal in value to one hundred and ten percent (110%) of the estimated cost of installing the improvements;

(4) Any restrictive covenants, deed restrictions, and/or rights of easement in the form in which they will be recorded;

(5) If the proposed plan includes access to a State Highway, the Final Plan Map shall bear a notice that a highway occupancy permit is required, pursuant to Section 420 of the State Highway Act, before access to the adjacent State Highway will be permitted;

(6) Developers Agreement: A written agreement/contractual commitment signed by the applicant and approved by the Township solicitor. Such agreement shall require that the developer not

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cause any physical change in the land or to any structure which requires prior approval or the issuance of a permit, or both, from any governmental body or agency until such permits or approvals are actually obtained. Such agreement shall also specify among other things, that the subdivision or land development shall be completed and maintained in the manner approved in the final plan within the time schedule agreed upon and the hours within which construction is permitted to take place, the maintenance of existing and proposed roads and facilities and authorizing the Township to obtain an immediate ex-parte injunction, the withdrawal of permits and such other remedies as the Township deems appropriate against the developer, its agents and contractors in the Court of Common Pleas of Butler County, if work is commenced without such permits or approvals or in violation of the terms of the agreement. Such agreement shall also specify what additional information, as deemed appropriate by the Board of Supervisors, must be provided by the developer and shall specify available remedies for developer's failure to comply with the terms of the agreement; and

(7) For developments located in the Agricultural Security Area, the developer shall formally petition the Township to remove the land from the designated area.

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1. Contact the township Office to schedule an appointment for plan submittal. Plans submission must be made 30 days before the next meeting of the Planning Commission
2. All plans submitted MUST comply with the appropriate sections of the Subdivision and Land Development Ordinance 86. It is the responsibility of the property owner, developer, surveyor/engineer, or authorized agent to present plans in compliance the Ordinance 86. All plans submitted must also comply with Zoning Ordinance 89.
3. Applicants must submit a DETAILED narrative describing exactly what is being proposed and what action applicant is requesting from the township. In addition to the required 3 full size sets of plans and 10 ½ size plans, applicant must fill out an application and deposit appropriate filing fee prior to being placed on the agenda for the next Planning Commission meeting.
4. In the case of proposed subdivision, whether or not construction or development is planned, the Sewage Enforcement Officer must visit the site and prepare the required reports of inspection/perk test. This action is also required to be completed and documents submitted, 5 days prior to Planning Commission meeting.
5. After compliance with the filing procedures, the plan will be placed on the agenda of the Planning Commission. 1 completed set of filed plans will be forwarded to the Township Engineer for review and recommendations. Cost of this review will be paid from the applicants deposit fee.
6. The Township Engineer shall review the preliminary plans and provide the applicant and the Planning Commission with a written report of his review no later than 15 days after a complete submittal to the Township Secretary.
7. The applicant shall revise the plan in accordance with the engineer's findings and/or reply in writing to the findings of the Township engineer. Applicant shall provide the Planning Commission and the Township Engineer with 3 full size and 10 ½ size copies of the written reply no later than 10 calendar days after the date of the Township Engineer's letter.
8. The Township Engineer shall review the applicant's revised plan or written reply prior to the next regularly scheduled meeting of the Planning Commission occurring at least 30 days after the plan's complete submittal was filed with the Township Secretary. Applicant is required to attend the meeting.

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9. After Planning Commission review, you will be required to do the following: Return to the next meeting of the Planning Commission with any requested, additional information or documentation. All additional documentation must be submitted 10 days prior to the planning Commission meeting. If the Planning Commission recommends preliminary approval of the plan, applicant must submit the plan to the Butler County Planning Commission for review and approval. BCPC may be reached at 724-284-5300. Letter of approval from the Butler County Planning Commission must be presented to the Township Board of Supervisors;
10. Applicant must appear at the next Board of Supervisor's meeting for review and action.
11. If the Board of Supervisors approves a preliminary plan, applicant has one year to submit the final plan. If a final plan is not submitted within this time frame, approval of the preliminary plan is null and void. If the Board of Supervisors approves a final plan, the township secretary will record the Mylar at the Butler County Recorder of Deeds office, and all fees will be paid for by the applicants deposit fee.
12. Recorded plan and septic permit approval letter is needed prior to issuance of a building permit.
13. Copies of the Zoning Ordinance 89 and Subdivision and Land Development Ordinance 86 are available for review at the township office, or online at www.lancaster-township.com
14. Lancaster Township Planning Commission meetings are the second Tuesday of each month at 7:30 PM. The Board of Supervisors meets first Wednesday and the third Monday of each month at 8:00 PM.
15. Meetings are held at the Lancaster Township Community Center Building, 113 Kings Alley, Harmony, Pa. Any changes to dates, times or locations will be by public notice in the newspaper and posting at the Lancaster Township Municipal Building as well as listed on the township web site.

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SUBDIVISION AND LAND DEVELOPMENT APPLICATION

Application Information -Township Use Only-					
Date Application Received:		Total Fee Paid:			
Date of First Review:		Review Expiration Date (60 Days):			
Completed Checklist Received:					
Zoning District:					
Type of Application (choose one):	LOT LINE REVISION	MINOR	PRELIMINARY PLAN	FINAL PLAN	LAND DEVELOPMENT
Location Information					
Address:					
City:		State:		Zip:	
Name of Subdivision:					
Tax ID Number:					
Applicant Information					
Name:					
Address:					
City:		State:		Zip:	
Telephone:			Fax:		
Applicants Interest:					
Property Owner Information					
Name:					
Address:					
City:		State:		Zip:	
Telephone:			Fax:		
Engineer or Surveyor Information					
Name:					
Address:					
City:		State:		Zip:	
Telephone:			Fax:		
Subdivision and Land Development Details					
Total Acreage of tract:			Number of acres to be developed:		

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Proposed Use (choose one):	Single Family	Two Family	Town Homes	Multi- Family	Non Residential	Other
Estimated start date of development:						
Modifications/Waivers being requested:						

Subdivision and Land Development Details		
Water Supply (choose one):	Public	Other
If Other, please specify:		
Sewage Disposal (choose one):	Public	Other
If Other, please specify:		
Streets:		
Proposed for Dedication (choose one):	YES	NO
Total Number of Phases:		
Phase of this Application:		
Total Acres:		Acres of this Phase:
Total Lots:		Lots of this Phase:
Total Linear Feet of Storm Sewer:		
Total Storm Sewer this Phase:		
Right-of-Way(s) (choose one):	YES	NO

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Describe:		
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Easements (choose one):	YES	NO
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Describe:		
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Signatures		
Individual Applicant		
Signature:	Print Name:	Date:
Partnership Applicant		
Signature:	Print Name:	Date:
Corporate Applicant		
Name of Corporation:		
Signature:	Print Name:	Date:

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Subdivision and Land Development Site Plan
Preliminary Plan Checklist

The following checklist is intended to assist developers in the submission of plans and is not intended to fully encompass all of the requirements that may be required for a complete submission. Please refer to the Subdivision and Land Development Ordinance for a complete listing of the requirements for the submission of plans and information.

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Preliminary Plat (Section 303)			
Names and Addresses of the Owners of the Property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of the Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
North Arrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Graphic Scale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name, Seal and Signature of Professional Engineer, Surveyor, Architect Responsible for Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Datum establishing Contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Watercourses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Banks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Tree Masses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Rock Outcrops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Identify Floodplain, Flood Hazard Areas and Flood Prone Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location and Size of Existing Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location, Size and Invert Elevation of Sanitary Sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location, Size and Invert of Storm Sewers and Inlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Manholes, Culverts and Bridges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Water Mains, Fire Hydrants and Valves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Location of Gas Mains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Telephone Lines, Power Lines, Petroleum Lines and Communication Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Existing Streets and Grades on or Adjacent to the Tract including Name, Width, Right-of-way Width, and Type of Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Property Lines, Easements and Rights-of-ways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Proposed Streets and Grades, including width, Rights-of-way and Easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Street Names and Property Addresses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Lot Lines with Dimensions, Proposed Minimum Set Back, Public Areas, and Parcels of Land for Public Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Names of all Abutting Property Owners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sketch of Future Street and Lot Layout for Phased Developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Layout of Proposed Water Distribution System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Layout of Proposed Sanitary Sewer Collection System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADEP Planning Module for Proposed On Lot Sewage Disposal Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning District and Zoning Boundaries within 300 Feet of the Tract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Extensions Required for Adjoining or Contiguous Developed or Undeveloped Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subsurface Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Profiles showing Existing Ground and Proposed Street Centerline Grades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Typical Cross Section of Roadways showing Cartways, Water, Sanitary and Storm Sewers, Gas, Electric and Telephone Utilities and Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility Plan showing location and Size of Proposed Gas, Electric, Telephone and Cable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grading Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PennDOT Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Approvals from Appropriate Water and Sewer Entities Showing Capacity and Willingness to Serve Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Submit Eight (7) copies of Maps, Data, and Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Submit One (1) copy to the Butler County Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Submit Application and Appropriate Fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Subdivision and Land Development Site Plan
Final Plan Checklist

The following checklist is intended to assist developers in the submission of plans and is not intended to fully encompass all of the requirements that may be necessary for a complete submission. Please refer to the Subdivision and Land Development Ordinance for a complete listing of the requirements for the submission of plans and information.

Submit Application and three (3) full size and ten (10) 1/2 size copies of plan

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Layout Requirements			
Plans Submitted on Reproducible Mylar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans Submitted on 24" x 36" sheets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans Drawn with Waterproof Ink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans Drawn to a Scale of 1" = 100' or larger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Title block in lower right hand corner with name of subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Graphic Scale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name and address of the owner of land and development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name and address of Professional Engineer or Surveyor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Owner's/Corporation Adoption Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Individual/Corporate Acknowledgment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Title Cause Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Property Owner Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Engineer's Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Copy of Local Authority Stipulation Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Planning Commission Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of County Planning Commission Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Proof of Recording Certificate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
North point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Block and lot numbers in consecutive order	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dimensions by bearing and distances of all property lines and lot lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Area of each parcel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total number of lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acreage of whole development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boundary lines with dimension and bearings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street right-of-way lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street names	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian ways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street right-of-way lines dimensions by bearing and distances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curve data, deflection data, lengths of arcs, points of tangent and deflection and angles of all corners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street centerlines with dimension in feet and bearings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of permanent existing and proposed monuments and lot markers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dimensions of public land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easements for utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Widths of all rights-of-way, streets and easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building setback lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Names of owners of unplotted adjacent property and adjacent lot plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage disposal system map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water supply system map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas line, electric, telephone and street light maps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation facilities map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group parking area map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street trees, planting ground cover or ground surface treatment map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm drainage plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soil Erosion and Sedimentation Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Final Plan Documents Required (Section 3.06)

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Letters from public suppliers of water and sewage disposal stating that they will serve the development or from PA DEP that the systems meet the requirements and approval of the Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soil Erosion and Sedimentation Control Plan approval by PA DEP and Butler County Conservation District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of covenants and rights of easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amount of financial security to be posted for completion of the improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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REQUEST TO EXTEND SUBDIVISION AND LAND DEVELOPMENT DEADLINES

Date:

1. Subdivision Name:

2. Date Requested:

3. Developer's Name:

Address:

Phone:

4. Engineer's Name:

Address:

Phone:

5. Subdivision Filing Date:

6. Reason for Request:

7. Plan Extension Time Requested:

I certify that the statements made in this application for a Time Extension to Complete the Subdivision Plan are true and correct, and I agree to complete the plan for approval by the time requested.

Signature of Applicant

Date

For Township Use:
Date Received:
Board Action:

Butler County Subdivision and Land Development

Application

Butler County Planning Commission

124 W. Diamond Street, PO Box 1208, Butler, PA 16003-1208
Phone 724.284.5300 Fax 724.284.5315 TDD 724.284.5473

Site

Address: _____

Municipality: _____

Applicant: _____

Telephone Number: _____

Owner: _____

Telephone Number: _____

Engineer / Surveyor: _____

Telephone Number & Email: _____

Purpose of the Plan: _____

Type of Application

Type 1, to include:

Lot Line Revisions, and 3 Lots or Less

(Residual=1 Lot)...\$50.00

If New Right-of-Ways/Easements are

Proposed.....\$100.00

Type 2, to include:

All other Land Developments including, but not limited to Commercial, Industrial, and Institutional Site Plans, Planned Residential Developments, New Roads, Cell Towers and 4 Lots/Dwelling Units or more.....\$200.00

Developments that are over 4 Lots/Dwelling Units are subject to \$10.00/Unit/Lot additional.

***Please attach the appropriate fee payable to:Butler County Treasurer for this application to be reviewed.**