

No.		City of Lower Burrell				Date	
Subdivision & Site Development Application							
The undersigned hereby makes application for approval of a subdivision/site plan submitted under the provisions of the ordinances of the City of Lower Burrell.							
Location				Tax Map LD. #			
Approximate Size of Property		Zone District		No. of Existing Lots		No. of Proposed Lots	
Title of Plan			Date of Plan		Revision Dates of Plan		
Prepared By							
Owner			Address			Phone No.	

Preliminary Approval		Final Approval		Sewer Module		Resolution	
Date	Initial	Date	Initial	Date	Initial	Date Passed	Initial
Signature		Signature		Signature (Engineer's Approval)			

Fee Schedule

Resolution 1-1996

Site Plan Review Fees

Residential

Two (2) lots or buildings\$50.00 (minimum)
 Each additional lot or building.....\$25.00

In addition, the applicant or developer shall pay a sum estimated at the time of signing of the developers agreement or inspection of facilities including but not limited to streets and storm sewers.

Sewage Module Review

10% of tap-in fee or \$1,000, whichever is greater*

* Also serves as tap allocation deposit. *Resolution 8-1994*

Inspection Fees

\$25.00 per hour

Commercial & Residential Developments

Storm Water Management Plan Review

Less than 5 acres\$200.00
 5 to 10 acres.....\$300.00
 100 acres.....\$400.00

In addition, the applicant or developer of any residential, commercial or industrial development shall pay a Storm Water Management Plan review fee in the amounts listed above provided; however, that the fees required to be paid for such review shall be the actual fees and costs accrued by reason the City's Engineer and/or other professional consultants reviewing the subject improvements and reporting thereon to the City, which fees and costs shall be charges made by said Engineer and/or professional consultant at the rate normally charged to the City for such services at the time that the same are performed. All fees are based on the first submittal. The second submittal and subsequent submittals will be charged at the City's cost.

BE IT FURTHER RESOLVED, and it is hereby further resolved that the aforementioned review fees shall be paid at the time of the filing of a preliminary plan for subdivision and/or land development; and

Subdivision Requirements (All Plans)

(s) = Small Development Requirements

Yes No n/a

- 4 prints of each drawing.
- Application fee paid. *See fee schedule on back.*
- Reproducible plan submitted.
- Plan size 18 x 22 and scale of 1" = 50' or 1" = 100'.

General

- (s) Name and address of owner(s) and subdivider.
- (s) Layout of lots showing dimensions, lot numbers and area.
- (s) Tract and lot metes and bounds descriptions including any existing and/or proposed easements.
- (s) Source of Title, DBV and Page No.
- (s) Key Plan, Location Plan, Legend.
- (s) Current Zoning of Parcel.
- (s) Building setback lines and other zoning requirements.
- (s) Graphic scale, North arrow, and date.
- (s) Letter from Water Authority indicating sufficient capacity in their systems to accept development flows.
- (s) Letter from Sewer Authority (Development/ Agreement/ Planning Modules/etc.) or Septic Permit.
- Site Map/Land Inspection Sketch showing terrain features, wood areas, buildings, and other natural and artificial features which would effect the plan.
- Utilities (existing & proposed) should be shown including sanitary and storm sewers, waterlines, gas mains, electric lines, telephone, Cable TV, etc. as anticipated to serve the development. Line size shall be stated.
- Flood plain designation.
- Profile drawings of streets, sanitary and storm sewers proposed and existing.
- (s) An Erosion and Sedimentation Control plan approved by Westmoreland Conservation District.
- (s) A Storm Water Management plan in accordance with City Ordinance 6-1992.

Small Development Plan Requirements

- (s) Narrative Description of Storm Water Management techniques.
- (s) Site Plan.
- (s) Site boundaries.

Standard Development Plan Requirements

- (s) 100 Year floodplain boundaries.
- (s) Natural features (i.e. watercourses and wetlands).
- Soil types and boundaries.
- (s) Existing storm water control facilities.

- (s) Protective covenants proposed.
- (s) Appropriate sewage modules, resolution and transmittal required by current DER Requirements.
- (s) PennDOT Driveway Permit.
- Street names proposed, right-of-way width.
- Complete curve data for streets both horizontal and vertical.
- (s) Certification by a registered professional engineer or land surveyor.
- Certificate of dedication of streets and other public property. *(See City Ordinance for wording)*
- Certificate that all improvements and installations have been complete and accepted by the City Engineer or a bond in accordance with the City Ordinance in the amount of 110% of the construction cost for streets and storm water facilities. *(Itemized cost estimate from developer as backup for bond amount)*
- Narrative addressing traffic volume and flow patterns.
- (s) All necessary information was present in the ordinance office 10 days prior to Planning Commission Meeting. *(3rd Wednesday of each month)*