

**SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA**

**PLANNED RESIDENTIAL DEVELOPMENT (PRD)**

**CHECKLIST**



**Name of PRD:** \_\_\_\_\_

**Map & Parcel #:** \_\_\_\_\_ **Acres:** \_\_\_\_\_

**Developer's Name:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Developer's Address:** \_\_\_\_\_

**Developer's Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Property's Owner Name:** \_\_\_\_\_  
(If different than developer)

**Property Address:** \_\_\_\_\_

**Property's Owner Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_  
(If different than developer)

**Date of Application:** \_\_\_\_\_ **Fees:** \_\_\_\_\_

**Signature of Applicant:** \_\_\_\_\_ **Current Zoning:** \_\_\_\_\_

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1. THIS FORM MUST BE COMPLETED BY THE APPLICANT'S ENGINEER AND/OR SURVEYOR AND SUBMITTED AS PART OF THE SUBDIVISION AND/OR LAND DEVELOPMENT PRD APPLICATION FOR PRELIMINARY PLAN AND/OR FINAL PLAN REVIEW.

2. NO PLANS WILL BE DISTRIBUTED UNTIL ALL FEES HAVE BEEN PAID TO SLIPPERY ROCK TOWNSHIP. PLEASE CONTACT KAREN CONNELL AT 724-794-2369 FOR A FEE SCHEDULE.

3. THIS FORM IS SUPPLIED TO YOU AS A COURTESY TO ASSURE THAT YOUR PLAN CONSIDERS ALL THE NECESSARY ASPECTS OF THE ORDINANCE YOUR ENGINEER/SURVEYOR SHOULD REVIEW THE SLIPPERY ROCK TOWNSHIP ZONING ORDINANCE AND THE SLIPPERY ROCK TOWNSHIP SUBDIVISION/LAND DEVELOPMENT ORDINANCE FOR ADDITIONAL INFORMATION. IN THE EVENT YOUR ENGINEER/SURVEYOR DOES NOT HAVE A COPY OF THE ORDINANCE IT IS AVAILABLE FOR REVIEW OR PURCHASE AT THE SLIPPERY ROCK TOWNSHIP OFFICE, DURING REGULAR BUSINESS HOURS OR BY CONTACTING 724-794-2369.

<b>1. <u>INFORMATION:</u></b>	<b>NOT SHOWN</b>	<b>SHOWN</b>	<b>N/A</b>
a. <b>North Point Arrow</b>	<b>0</b>	<b>0</b>	<b>0</b>
b. <b>Graphic Scale &amp; Legend</b> (Describing all symbols on plan)	<b>0</b>	<b>0</b>	<b>0</b>
c. <b>Day/Month/Year</b> (Plan was prepared & revisions occurred)	<b>0</b>	<b>0</b>	<b>0</b>
d. <b>Name &amp; Address of Owner</b> (Deed Book Page & Number/Date of deeds conveyed)	<b>0</b>	<b>0</b>	<b>0</b>
e. <b>Name/Address/Seal of preparer of plan</b>	<b>0</b>	<b>0</b>	<b>0</b>
f. <b>Names of abutting property owners</b> (Tax parcel #'s/Deed book page & #)	<b>0</b>	<b>0</b>	<b>0</b>
g. <b>Key Map showing the location of the proposed PRD &amp; all roads within five-thousand (5,000) feet</b>	<b>0</b>	<b>0</b>	<b>0</b>
h. <b>Butler County Tax Parcel #'s</b> (On all parcels & include the PRD parcel)	<b>0</b>	<b>0</b>	<b>0</b>
i. <b>Certification of Ownership &amp; Plan</b> (Acknowledgement signature block)	<b>0</b>	<b>0</b>	<b>0</b>
j. <b>Offer of dedication signature block</b>	<b>0</b>	<b>0</b>	<b>0</b>
k. <b>Township approval signature block</b>	<b>0</b>	<b>0</b>	<b>0</b>
l. <b>Recorder of Deeds signature block</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2. <u>EXISTING FEATURES:</u></b>			
a. <b>Perimeter boundaries of total property</b> (To the nearest minute & distance to the nearest hundredth of a foot)	<b>0</b>	<b>0</b>	<b>0</b>
b. <b>Total acreage of the property and total square feet with each lot of the development</b>	<b>0</b>	<b>0</b>	<b>0</b>
c. <b>Natural features</b> (See page 27-46 zoning ordinance B-3)	<b>0</b>	<b>0</b>	<b>0</b>
d. <b>Topographic Contour</b> Vertical intervals of ten (10) feet	<b>0</b>	<b>0</b>	<b>0</b>
e. <b>Existing features</b> (See page 27-47 zoning ordinance B-4)	<b>0</b>	<b>0</b>	<b>0</b>
f. <b>Land under current agricultural uses</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. <u>PROPOSED DEVELOPMENT:</u></b>			
a. <b>The location &amp; use of buildings and other structures in square feet</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Location &amp; area of driveways, parking, and loading</b>	<b>0</b>	<b>0</b>	<b>0</b>
b. <b>Property lines of lot to be subdivided</b> (To the nearest foot)	<b>0</b>	<b>0</b>	<b>0</b>
c. <b>Location of sidewalks/bike or foot paths</b>	<b>0</b>	<b>0</b>	<b>0</b>
d. <b>Location of utility &amp; drainage easements</b>	<b>0</b>	<b>0</b>	<b>0</b>
e. <b>Location &amp; pipe diameter of water/sewer mains</b>	<b>0</b>	<b>0</b>	<b>0</b>
f. <b>Location of fire hydrants</b>	<b>0</b>	<b>0</b>	<b>0</b>
g. <b>Perimeter setbacks &amp; required buffer yards</b>	<b>0</b>	<b>0</b>	<b>0</b>
h. <b>Street information</b> (See page 27-47 zoning ordinance C-9)	<b>0</b>	<b>0</b>	<b>0</b>
i. <b>Conceptual landscaping plan</b>	<b>0</b>	<b>0</b>	<b>0</b>
j. <b>General grading plan</b>	<b>0</b>	<b>0</b>	<b>0</b>
k. <b>Location of proposed common space</b>	<b>0</b>	<b>0</b>	<b>0</b>
l. <b>Table showing each phase</b>	<b>0</b>	<b>0</b>	<b>0</b>

	with quantitative date			
m.	Total area devoted to each use	0	0	0
n.	Floor Area Ration (F.A.R.)	0	0	0
o.	Percentage of area of the land covered streets/parking/buildings/etc _____ %	0	0	0
p.	Total area devoted to planned recreational - open space	0	0	0
q.	Calculation of impervious surface	0	0	0

**4. NARRATIVE STATEMENT WITH MASTER PLAN:**

a.	Ownership of all land included in masterplan	0	0	0
b.	Explanation of design pattern of the PRD	0	0	0
c.	Statement describing design concepts	0	0	0
d.	Covenants	0	0	0
e.	Grants of easement(s)	0	0	0
f.	Any restrictions	0	0	0
g.	Organization to maintain common areas	0	0	0
h.	Proposed use & improvements common areas	0	0	0
i.	Proposals to preserve natural features	0	0	0

**5. DEVELOPMENT SCHEDULE:**

a.	<b>DEVELOPMENT THAT WILL CONTINUE IN PHASES</b>			
i.	Approximate date phases will be submitted for final approval	0	0	0
ii.	Approximated date each phase will be completed	0	0	0
b.	Submission in writing a statement setting forth reasons why the PRD is in the best interest of the township	0	0	0
c.	Application for tentative approval of PRD submitted to SRPC	0	0	0

**6. FINAL PLAN APPROVAL STEPS:**

- a. Complete a Final Planned Residential Development (PRD) application
- b. The final copy of the PRD (to be recorded at the Butler County Recorder of Deeds) **MUST BE LABELED** as follows:  
“FINAL PRD APPROVED PLAN FOR (name of plan and/or developer)”  
and the date final approval was given by Township
- c. Submit to the township office a copy of the recorded filing from Butler County “Recorder of Deeds” to verify the final plan was recorded

\_\_\_\_\_  
Signature (applicant)

\_\_\_\_\_  
Date application submitted to township

\_\_\_\_\_  
Print Name



**FOR TOWNSHIP USE ONLY**

- 1. Hold public hearing within 60 days of application**
- 2. Refer PRD to SRPC & BCPC for comments and recommendations**
- 3. Within 60 day of the public hearing provide written decision with conditions, if applicable  
(failure to act shall be deemed approval)  
(see page 27-50 zoning ordinance for findings of approval or denial)**
- 4. Must receive a copy of the recording from the Butler County Recorder of Deeds to verify the final PRD filing**