

**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 THE TOWNSHIP OFFICE 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 ORDINANCES

THEY ARE AVAILABLE FOR REVIEW OR PURCHASE AT THE SLIPPERY ROCK TOWNSHIP OFFICE OR ON THE WEBSITE SRTWP.COM

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

(See page 27-47 zoning ordinance C-9)

- | | | | |
|--|-----------------------|-----------------------|-----------------------|
| i. Conceptual landscaping plan | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| j. General grading plan | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| k. Location of proposed common space | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| l. Table showing each phase with quantitative date | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| m. Total area devoted to each use | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| n. Floor Area Ratio (F.A.R.) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| o. Percentage of area of the land covered streets/parking/buildings/etc _____% | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| p. Total area devoted to planned recreational - open space | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| q. Calculation of impervious surface | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

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

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

5. **DEVELOPMENT SCHEDULE:**

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

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 days 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