

CITY OF ST. MARYS
ELK COUNTY, PENNSYLVANIA
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

(814) 781-1718
(814) 834-1304 (FAX)
www.stmarypa.gov



Application # _____
Date Received _____
Zoning District _____
Fee \$25.00 _____

APPLICATION FOR LAND DEVELOPMENT PLAN APPROVAL

APPLICATION OF:

NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

TELEPHONE _____

ENGINEER:

NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

TELEPHONE _____

CURRENT OWNER _____

ADDRESS: _____

TELEPHONE: _____

PROPERTY

LOCATION _____ ROAD/STREET

LOT SIZE _____ ACRES OR _____ SQ. FT.

SCOPE OF DEVELOPMENT (IMPERVIOUS AREA IN SQUARE FEET) _____

PROPOSED USE: _____

UTILITIES:

ON SITE SEPTIC SYSTEM

EXTENSION OF CITY SANITARY SEWER

WELL/SPRING

CITY WATER

COPY OF PROPOSED DEED OR SALES AGREEMENT ATTACHED.

SITE PLAN ATTACHED.

STORMWATER CONTROL PLAN (AS PER CHECKLIST)

THE APPLICANT REQUESTS APPROVAL OF THE CITY OF ST. MARYS SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO COMPLY WITH ALL ORDINANCES AND REGULATIONS OF THE CITY AND THOSE OTHER CITY BOARDS AND AUTHORITIES PERTAINING TO ZONING, SEWAGE DISPOSAL, STORMWATER MANAGEMENT, ETC.

SIGNATURE OF APPLICANT _____

DATE _____

THE APPLICATION AND ATTACHED PLANS HAVE BEEN REVIEWED BY THE CITY OF ST. MARYS ZONING OFFICER AND:

MEETS ALL APPLICABLE CITY REGULATIONS AND ORDINANCES

DOES NOT MEET APPLICABLE CITY REGULATIONS AND ORDINANCES

ZONING OFFICER

DATE

COMMENTS _____

ST. MARYS CITY PLANNING COMMISSION MEMBERS

REVIEWED AND APPROVED BY THE CITY PLANNING COMMISSION THIS _____ DAY OF _____, _____ SUBJECT TO ANY CONDITIONS LISTED BELOW.

CONDITIONS _____

ST. MARYS CITY COUNCIL

REVIEWED AND APPROVED THIS _____ DAY OF _____, _____ SUBJECT TO ANY CONDITIONS LISTED BELOW.

SECRETARY

MAYOR

CONDITIONS _____

CITY OF ST. MARYS

CHECK LIST

LAND DEVELOPMENT PLAT REQUIREMENTS

1. Reasonable scale _____
2. Name and address of developer/owner _____
3. Name of subdivision _____
4. Name, registration number, and raised seal of surveyor _____
5. North arrow _____
6. Margin of one inch on each side _____
7. Date _____
8. Location map _____
9. Tract boundaries with bearings and distances _____
10. Location, bearing, length of streets, ROW widths, existing and proposed _____
11. Names and deed references of adjoining property owners _____
12. Size of parcels in square feet, and/or acres _____
13. Correct setback requirements according to zoning district _____
14. Copies of proposed deeds for new and residual lots _____
15. Lot numbers _____
16. Draft of protective covenants or restrictions if applicable _____
17. Location of erosion and sedimentation controls (If applicable) _____
18. Stormwater management plan (If applicable) _____
19. DEP Planning modules (If applicable) _____
20. Utility line locations _____

Application and plans are to be approved by the City Planning Commission, and City Council; plans are reviewed by the Elk County Planning Commission, Elk County Conservation District, PA Department of Environmental Protection and must comply with any other federal, state or local laws.

Return this check list along with completed application and fee to the City Permit Office EIGHT days prior (Monday) to the Planning Commission meeting (first Tuesday of every month). Any applications turned in after this time will be reviewed at the next meeting, and any incomplete applications will not be accepted.

20 copies of land development site plan are required. At least 3 **MUST** be full-size originals; the remainder may be reduced in size, but must be legible. Only 3 copies of ancillary plans (E&S, stormwater, etc.) are required.

- 9 – City Planning Commission
- 1 - Elk County Planning Commission
- 7 - City Council and Mayor
- 3 – Originals.

Additional copies and plans may be needed according to development type.
DEP (with planning module, etc.)

Signature

Date