

RIDGWAY TOWNSHIP

MINOR SUBDIVISION
Subdividing (Less than 10 lots)

The following must be complied with or shown on the plot plan before a residential subdivision is approved: (check list is provided below)

Lot size for residential use:

_____ 10,000 square feet if public sewage and public water available;
_____ Must have 75' front lot line; where Residential/Slope, need 200' front lot line.

_____ 20,000 square feet if no public sewage or no public water;
_____ Must have 100' front lot line.

_____ Proof of on-lot septic from SEO, or must have signed application from Municipal Authority allowing lot(s) to tap onto public sewer system.

_____ Planning modules and waivers may need to be addressed. _____ Yes _____ No

_____ Locate existing, and/or proposed on-lot septic system and test pits and distance to property lines, or locate public sewer line.

_____ Wells must be 100 feet from on-lot septic. Locate existing and/or proposed wells and distance to property lines, or locate public water line.

_____ Include notice that a highway occupancy permit is required pursuant to the "State Highway Law" if along a state highway.

_____ Must obtain a driveway permit from Ridgway Township, if along a township road.

_____ Include width and length of existing and proposed streets, alleys, easements, private and public right of ways, public utility right of ways, driveways, cul-de-sac, etc., on or adjacent to the tract. (50' right-of-way is required for all streets to possibly be maintained by the Township in the future or for public access. When applicable, statement by owner dedicating streets or right-of-way for public use).

_____ Lot lines, dimensions of land area of proposed lot(s). Also, size and shape of area remaining in the original parcel (residue). May scale down residue in corner of original map.

_____ Map should include a signature block for “Elk County Planning Commission” – 1 line.

_____ Map should include a signature block for “Ridgway Township Planning Commission” – 7 lines.

_____ Map should include a signature block for “Ridgway Township Board of Supervisors” – 3 lines. (*No signature block is needed for the Zoning Officer*).

_____ Existing and if possible, proposed buildings or structures, include distance from property lines (need not be surveyed).

_____ Number each lot to identify.

_____ Proposed use of land.

_____ Location by municipality, State, County.

_____ North, date, graphic scale.

_____ Available utilities.

_____ Fire hydrants if available.

_____ Names of abutting property owners.

_____ Name of subdivider and subdivision (owner of original parcel/name(s) to be recorded in).

_____ Name of person(s) buying the property, if known.

_____ Name of registered professional engineer or registered professional surveyor and/or preparer of plan.

_____ 6 original survey maps, if doing planning modules – (1 for DEP; 1 for SEO).

_____ The Township’s Storm Water Management Ordinance must be complied with when applicable.

Review of Subdivision Plan

_____ Elk County Planning Commission review. Review fee is \$10.00

_____ Township Planning Commission review.

_____ Board of Supervisors review and approval.

_____ Within 60 days from Supervisors approving plan, record all original maps at Elk County Court House; Court House keeps 1, applicant returns 1 to Township office, applicant keeps the remainder.

Building permit will not be issued until Township receives a recorded original map.