

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

Application # _____
Date Received _____
Zoning District _____
Fee \$20.00 plus costs _____

(814) 781-1718
(814) 834-1304 (FAX)
www.cityofstmarys.com

APPLICATION FOR LAND DEVELOPMENT

APPLICATION OF:

ENGINEER:

NAME

NAME

ADDRESS

ADDRESS

CITY, STATE, ZIP

CITY, STATE, ZIP

TELEPHONE

TELEPHONE

CURRENT OWNER

ADDRESS

TELEPHONE

PROPERTY

LOCATION _____ ROAD/STREET

SIZE _____ ACRES _____ SQUARE FEET

SCOPE OF DEVELOPMENT (IMPERVIOUS AREA IN SQUARE FEET) _____

PROPOSED USE _____

SEWAGE: ON SITE

WATER: WELL/SPRING

CITY SANITARY SEWER SYSTEM

CITY WATER

COPY OF PROPOSED DEED OR SALES AGREEMENT ATTACHED

SITE PLAN ATTACHED (AS PER CHECK LIST)

STORMWATER CONTROL PLAN (AS PER CHECK LIST)

THE APPLICANT REQUESTS APPROVAL OF THE CITY OF SAINT MARYS SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO COMPLY WITH ALL ORDINANCES AND REGULATIONS OF THE CITY AND THOSE OF 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 SAINT MARYS ZONING OFFICER AND :

MEETS ALL APPLICABLE CITY REGULATIONS AND ORDINANCES

DOES NOT MEET APPLICABLE CITY REGULATIONS AND ORDINANCES

ZONING OFFICER

DATE

COMMENTS _____

REVIEWED AND APPROVED BY THE CITY OF SAINT MARYS ENGINEER AS MEETING ALL APPLICABLE CITY REGULATIONS AND ORDINANCES (IF APPLICABLE).

CITY ENGINEER

DATE

COMMENTS _____

SAINT MARYS CITY PLANNING COMMISSION

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

SECRETARY

CONDITIONS _____

SAINT MARYS CITY COUNCIL

REVIEWED BY SAINT MARYS CITY COUNCIL THIS _____ DAY OF _____,
_____ SUBJECT TO ANY CONDITIONS LISTED BELOW.

SECRETARY

CONDITIONS _____

CITY OF SAINT MARYS

CHECK LIST LAND DEVELOPMENT

1. Name and address of developer _____
2. Name and address of buyer _____
3. Drawing of property showing boundary lines with bearings and distances in feet and detailed floor plan of building. _____
4. Stormwater management plan (as per check list) _____
5. Highlight lot to be developed showing boundary lines with bearings and distances in feet. _____
6. Name of adjoining property owners. _____
7. Road/Street lines, lot lines, right-of-way easements _____
8. Size of current parking lot (square feet) _____
Surface type _____
Size of parking lot to be paved (square feet) _____
9. Planning module (required on subdivisions with on-lot sewage systems and/or extensions of main sanitary sewer line). _____
10. Application complete (including ten copies of property drawing no wider than 24"). _____
11. Fee paid (\$20.00) _____

Application, drawing, planning module, and fee are to be submitted to the Permit Office eight days (Monday) prior to the monthly Planning Commission meeting (first Tuesday of every month).

Applications not requiring a planning module are to be reviewed by the Planning Commission and City Council.

Applications requiring a planning module are to be approved by the Planning Commission, City Council, PA Department of Environmental Protection, City Engineer, and the Fire Department.

This check list is to be returned to the Permit Office along with the completed application, development plans, and fee.

Signature

Date

CITY OF SAINT MARYS

CHECK LIST

STORMWATER MANAGEMENT

1. Name and address of property owner/developer _____
2. Name and address of engineering firm _____
3. Plan contents including: _____
 - a. Name of project
 - b. Scale (1" = 50' \leq 20 acres; > 20 acres - 1" = 100')
 - c. Date of plan/revision
 - d. North arrow
 - e. All required permits
 - f. Location map
 - g. Statement of ownership and maintenance program
 - h. Certificate signed and sealed by a registered surveyor
 - I. Show all existing features at least 50' beyond perimeter of tract, including topography and soils data.
 - J. Show all proposed features
4. Written report _____
5. Performance bond and security _____
6. Four copies of stormwater management plans _____
7. Application fee paid: \$50.00 – less than 20,000 sq. ft. of impervious surface
+\$100.00 – over 20,000 sq. ft. of impervious surface
(Engineer review fees) _____

Stormwater management plans are to be reviewed by the City Zoning Officers and Planning Commission. Plans are to be submitted to the Permit Office one week prior to the Planning Commission meeting (first Tuesday of every month).

Signature

Date

OWNERSHIP AND MAINTENANCE PROGRAM

(ARTICLE III - SECTION 308)

1. Following the completion of construction and occupancy of _____, located at _____ in Saint Marys, Pa. 15857, as owner and operator of the facility shall maintain all storm sewer systems and the detention basin in order to maintain the designed capacity and to prevent erosion. This pertains only to the drainage channels, storm sewer systems, and detention basin on property owned and controlled by the owner.
2. The owner agrees that the City of Saint Marys shall have the right to inspect the stormwater management facilities. Any damage/deficiencies identified during the joint City investigations shall be corrected by the owner. Corrections shall return the facilities to their designated functionality/capacity.

STATEMENT

(ARTICLE III - SECTION 308)

_____ agrees that the stormwater facilities shall be maintained in accordance with the above Ownership and Maintenance Program and remain a permanent fixture which can be altered or removed only after the approval of a revised plan by the City.

Name

Date

Title

Company