

TOWNSHIP OF COLLIER

Fee: \$2000.00
(2 Checks, \$300 & \$1700)

**APPLICATION FOR FINAL REVIEW
OF MAJOR LAND DEVELOPMENT**

Plans must be folded – Rolled plans will not be accepted.

If an application for Final Approval of a land development, or in the case of a phased development, an application for the first phase of the land development is not submitted within one (1) year from the date of the grant of Preliminary Approval by Township Board of Commissioners, Preliminary Approval shall expire, unless a written request for an extension is submitted by the applicant and approved by Township Board of Commissioners. Any request for extension shall be submitted to Township Board of Commissioners at least thirty (30) days prior to the prevailing expiration date. Extensions may be granted for one (1) or more six (6) month periods upon a finding by Township Board of Commissioners that such extension is warranted for reasonable cause and not due to the applicant’s own negligence or inaction.

APPLICANT INFORMATION

Applicant’s Name: _____

Address: _____

Phone: _____

Property Owner: _____

Address: _____

Phone: _____

Name of Engineer or Surveyor: _____

Address: _____

Phone: _____

GENERAL DEVELOPMENT INFORMATION

Name of Development: _____

Location: _____

Proposed Use: (Circle one) Residential Commercial Industrial

Other: _____

Gross square feet area of new buildings or additions: _____

Number of Residential Dwelling Units: _____ Density (units/acre) _____

of Lots: _____ Total Site Acreage: _____ Acreage of to be Developed: _____

Note: Developed area includes all areas utilized for building, parking, loading, recreation and all areas graded, improved or otherwise disturbed in connection with the development of the site.

Present Zoning: _____ Is rezoning required to permit proposed land use: _____

If yes, has an application for rezoning been filed? _____

Does the proposed development require the issuance of any zoning variances: _____

If yes, give details: _____

If yes, has an application for a variance been filed: _____

Does the proposed development require the issuance of waivers or modifications: _____

If yes, give details: _____

Note: a written request for modification must accompany the application.

STREETS:

The proposed streets will be: public private Linear feet of new streets: _____

Has a Highway Occupancy Permit from the proper authority been applied for or issued: _____

Will any existing roads need additional right-of-way? _____

If yes, give details: _____

UTILITIES

Is public water available to the site: _____

Name of Water Company: _____

Has a letter of intent for service been supplied with this application? _____

Is public sewage available: _____ Name of public sewage facilities owner: _____

Distance to nearest public sewer in feet: _____

Has a sewage facilities planning module been submitted: _____

Has the public sewage facilities owner approved the design plans: _____

Has a stormwater management plan with supporting documentation been submitted: _____

SITE INFORMATION

Is the site within the 100 year flood boundary: _____

If yes, have plans been prepared in accordance with the Township Floodplain Ordinance: _____

Has an on-site sub-surface soils investigation been conducted? _____

Has a copy been submitted with the application: _____

Has there been a determination regarding the likelihood of landslides or landslide prone areas or soils on the site: _____

Has the site been deep mined: _____ Give details: _____

Has a traffic impact analysis been performed: _____ Submitted: _____

Will the proposed development include the relocation, alteration or enclosure of any watercourse or wetland? _____

If so, have necessary permits been applied for and/or submitted: _____

THE APPLICANT HEREBY ACKNOWLEDGES THAT THE HE/SHE HAS FAMILIARIZED HIMSELF/HERSELF WITH THE REQUIREMENTS OF THE TOWNSHIP'S GOVERNING ORDINANCES AND HEREBY AGREES TO ABIDE BY ALL RULES, REGULATIONS, ORDINANCES AND RESOLUTIONS OF THE TOWNSHIP OF COLLIER. THE APPLICANT FURTHER UNDERSTANDS THAT HE/SHE IS RESPONSIBLE FOR ALL ENGINEERING AND LEGAL REVIEW FEES ASSOCIATED WITH THIS APPLICATION.

Applicants Signature

Date

Owners Signature

Date

Applications without the owners signature will not be accepted.

All applications for final approval of a major land development shall include the following:

- A. Twelve (12) copies of the completed application form supplied by the Township.
- B. Application filing fee, as required by §22-1101.A of this Chapter.
- C. One copy of the approved preliminary plat.
- D. Twelve (12) copies of a final plat drawn at a scale of not less than 1 inch equals 100 feet. The final plat shall show or be accompanied by the following information and shall be prepared and sealed by a Pennsylvania registered land survey or engineer:
 - 1. Date, name, and location of the land development, the name of the owner, graphic scale and the words “Final Major Land Development Plan.”
 - 2. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land reserved or dedicated to public use, all lot lines and other boundary lines; with accurate dimensions, bearing or deflection angles, and radii, arcs, and central angles of curves; and the area of each lot.
 - 3. The names, exact location, and widths of all existing and recorded streets intersecting or paralleling the plot boundaries within a distance of 200 feet or the next nearest intersection.
 - 4. The purpose, location, and dimensions of any easement or land reserved for or dedicated to public use shall be designated.
 - 5. Lot and block numbers assigned to the property by the County Assessment Office, including lot and block numbers of immediately abutting property.
 - 6. Certification by the applicant’s surveyor as to accuracy of details of plat. The error of closure shall not be less than 1 in 15,000.
 - 7. Dates of preparation and dates of all revisions to the plan.
 - 8. Name, address, signature and seal of the professional or professionals who prepared the plans, including the following mandatory requirements:
 - a. Registered engineer for stormwater management plans and construction drawings for public and private improvements.
 - b. Registered land surveyor shall prepare property survey.
 - 9. The name, address, signature, and seal of the professional or professionals who prepared the plans, including the following optional requirements:

- a. A registered architect may prepare building drawings, only.
 - b. In lieu of a registered engineer or registered land surveyor, a registered landscape architect may prepare grading or landscaping plans, only.
10. Evidence of required permits from applicable Federal, State, and County agencies.
 11. Certification of service from all applicable utility companies.
 12. A design view of the front, side and rear elevations of the proposed structures.
 13. Location, height, and use of all existing and proposed structures on the property, indicating structures to be removed, if any, and the distances between proposed structures or additions to existing structures and adjacent property lines.
 14. A site lighting plan showing details of all exterior lighting fixtures and supports, the location of exterior lighting fixtures proposed to light the buildings, parking areas, sidewalks, and any other areas proposed for public use and showing compliance with §§22-805 and 22-910.
 15. Layout and design of proposed parking and loading areas, including the gradient of proposed driveways and parking facilities and the proposed pattern of traffic circulation on the site, including pavement markings, islands, curbs, bumper guards, and similar facilities.
 16. Sidewalks or walkways, if any, proposed for pedestrian circulation on the site.
 17. The type of paving material to be used for all sidewalks, walkways, driveways, and parking facilities.
 18. A final landscaping plan showing the type, size, and location of any plant material proposed and all areas proposed to be seeded and the parties responsible for future maintenance.
 19. Construction materials of all fences, walls, or screens.
 20. A final grading plan, demonstrating compliance with Chapter 9 of the Code of Ordinances of the Township (“Grading and Excavating”), including erosion and sedimentation control measures.
 21. If applicable, a notation on the plat that access to a State highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under §420 of the State Highway Law, P.L. 1242, No. 428 of June 1, 1945, 36 P.S. §670-420, and that the approvals by the Collier Township Planning Commission and Township Board of Commissioners are conditional, subject to action of

the Pennsylvania Department of Transportation pursuant to an application for a highway occupancy permit.

22. Soil erosion and sedimentation control plan and narrative.

23. If applicable, an NPDES permit obtained from the Allegheny County Conservation District or the Pennsylvania Department of Environmental Protection.

24. Final stormwater management calculations and construction drawings for stormwater management facilities as required by §22-908 of this Chapter.

25. Storm drainage plan, including location, pipe size, grade, direction of flow, capacity, and material of all storm sewers and connections to existing systems; location and invert and other elevations of all catch basins, manholes, culverts, and other appurtenances; location and width of all storm drainage easements; and location of surface swales, if any.

26. Plans showing compliance with recommendations of soils report, wetlands delineation report or geotechnical engineer's report, if applicable.

E. Written evidence that an amenities bond for private improvements, as required by §22-412 of this Chapter, will be submitted at the time of execution of the development agreement.

F. If any public improvements are proposed, written evidence that a performance bond, as required by §22-411 of this Chapter, will be submitted at the time of execution of the development agreement.

G. Spaces for signatures of the Chairman and Secretary of Township Board of Commissioners; the Chairman and Secretary of the Planning Commission; and dates of approval.

H. Plan monumentations, as required by §22-801 of this Chapter.