

Fees:
Major: 2 checks
\$600 + \$50 per lot
& \$1700 Escrow)

**TOWNSHIP OF COLLIER
2418 HILLTOP ROAD
PRESTO, PA 15142**

APPLICATION FOR SUBDIVISION – MAJOR – FINAL ONLY

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

This Application shall apply to all subdivisions which propose four (4) or more lots and to all subdivisions which propose the construction or improvement of a public street, regardless of the number of lots proposed.

*Note: The attached checklist must be completed prior to submittal. Incomplete submissions will not be accepted. **The Allegheny County Review Application at the end of this application must be completed or this application will not be accepted.**

APPLICANT INFORMATION

Applicant's Name: _____

Address: _____

Phone: _____

Property Owner: _____

Address: _____

Phone: _____

Name of Engineer or Surveyor: _____

Address: _____

Phone: _____

GENERAL DEVELOPMENT INFORMATION

Name of Subdivision: _____

Location: _____

Proposed Land Use: (Circle one) Residential Commercial Industrial

Other: _____

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.

FINAL APPLICATION CONTENT FOR A MAJOR SUBDIVISION

All applications for Final Approval of a Major Subdivision shall include the following:

Place checkmark on line if included in submission. Application will not be accepted until all lines are marked.

- A.** Twenty (20) copies of the completed application form supplied by the Township;
- B.** Application filing fee, as required by Section 1101.1 of this Ordinance;
- C.** One (1) copy of the approved Preliminary Plat;
- D.** Written evidence of compliance with all other applicable Township, County, State or Federal regulations or permits;
- E.** Twenty (20) copies of the Final Plat, prepared and sealed by a Pennsylvania registered professional land surveyor, in accurate and final form for recording drawn to a scale not less than one inch equals one hundred feet (1" = 100') on sheets not exceeding thirty-four inches by forty-four inches (34"x44") which clearly delineates the following:
 - 1.** The name of the subdivision.
 - 2.** The name and address of the developer, and, if the developer is not the landowner, the name and address of the landowner and the deed book and page number and tax parcel identification number of the parcel to be subdivided.
 - 3.** The name, address, signature, license number and seal of the registered land surveyor who prepared the plat.
 - 4.** The North point, graphic scale and date.
 - 5.** Accurate boundary lines, with dimensions and bearings. The boundary of the tract shall be determined by an accurate survey in the field which must be balanced and closed and certified to be correct by a registered land surveyor.
 - 6.** Accurate locations of all existing and recorded streets intersecting the boundaries of the tract of land described in the final plat.
 - 7.** The total area of the subdivision. The area of land dedicated for street right-of-way purposes. Each lot shall show the lot numbers, dimensions of each lot and the area of each lot, in square feet. All lots shall be numbered consecutively.
 - 8.** All dimensions shall be shown to the nearest one one-hundred (0.01) of a foot, United States Standard measure.
 - 9.** Final building lines.

- ___ **10.** The location and dimensions of all easements for public improvements and any limitations on such easements.
- ___ **11.** Dimensions and bearings of any property to be reserved for public, semi-public or community use, if any.
- ___ **12.** Street names.
- ___ **13.** Complete curve data for all curves included in the final plat, including radius, arc length, chord bearing and chord distance. Lines which join these curves that are non-radial or non-tangential should be so noted.
- ___ **14.** Street lines with accurate dimensions in feet and hundredths of feet.
- ___ **15.** 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 Section 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945) and that the approvals of the Collier Township Planning Commission and Township Board of Commissioners are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a highway occupancy permit.
- ___ **16.** If applicable, a notation on the plat regarding any zoning variances granted by the Zoning Hearing Board, including the date of the decision, the appeal number and the nature of the variance granted.
- ___ **17.** Location, type and size of all monuments and lot markers in accordance with the standards and requirements of Section 801 of this Ordinance and the Allegheny County Subdivision and Land Development Ordinance and an indication of whether they were found or set.
- ___ **18.** Approved Soil, Erosion and Sedimentation Control Plan and N.P.D.E.S. Permit if required.
- ___ **19.** Where applicable, evidence of approvals from the Allegheny County Soil Conservation District, Pennsylvania Department of Environmental Protection or the U.S. Army Corps of Engineers and any other applicable County, State or Federal Agency.
- ___ **20.** Spaces for the signatures of the Chairman and Secretary of the Planning Commission; the Chairman and Secretary of Township Board of Commissioners; the Township Engineer; and dates of approval.
- ___ **21.** Certification clauses required by the Allegheny County Recorder of Deeds Office.

- ___ **F.** Certificate of Completion of public improvements in the plan or a Performance Bond to guarantee proper installation of the public improvements in the plan, as required by Section 411 of this Ordinance.
- ___ **G.** Amenities Bond and/or Performance Bond, if required by Section 412 of this Ordinance.
- ___ **H.** Development Agreement required by Section 413 of this Ordinance.
- ___ **I.** Two (2) copies of Construction Plans for public improvements prepared by a registered professional engineer drawn on sheets measuring twenty-four by thirty-six inches (24"x36") showing the following: All construction drawings shall be prepared according to accepted engineering practice.
 - ___ **1.** Conformity with the Design Standards specified in Article VI of this Ordinance and the Infrastructure Improvement and Development Specifications;
 - ___ **2.** Street plan and profile of each street in the plan, including the terminus of all streets in the plan and any area beyond the limits of the plan where grading is proposed to construct the street. Street plan and profile drawings shall include all drainage easements over property, location of catch basins, inlets, manholes, headwalls and endwalls of the stormwater system. Top and invert elevations shall be shown along with the pipe size. Profile of storm sewer pipes shall show any crossing sanitary sewer lines, water lines or other utility lines. Lot lines and lot numbers shall be included in the street plan view.
 - ___ **3.** At least three (3) cross sections at intervals not to exceed one hundred feet (100') and extending fifty feet (50') on each side of the street centerline or twenty-five feet (25') outside of the street right-of-way, or to the limits of grading, whichever is greater;
 - ___ **4.** Sanitary sewer plan and profile drawing which shall include lot lines and lot numbers on the plan view. The location of the sanitary sewers, manholes and location of each "Y" proposed for installation shall be shown. The grade line, distance and pipe size of each line shall be indicated on the plan and profile. The top and invert elevation of each manhole plus pipe invert grades at fifty foot (50') intervals shall be provided.
- ___ **J.** Final Grading Plan which demonstrates compliance with the Township Grading and Excavating Regulations.
- ___ **K.** Plans showing compliance with recommendations of the Soils Report or Wetlands Delineation Report, if applicable.
- ___ **L.** Final design of stormwater management facilities and final calculations as required by Section 908 of this Ordinance.

SUBDIVISION AND LAND DEVELOPMENT REVIEW APPLICATION
MPC §502(b) County Advisory Review

COUNTY REVIEW REQUIRED: Municipality has adopted a subdivision and land development ordinance

Complete and submit with plans and other information M-F, 8:30 AM - 4:00 PM to:
ACED Planning Division, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, PA 15219

For questions, help, or additional information please email ACEDPlanning@alleghenycounty.us

Part 1: General Information

Property Owner: _____

Contact Name: _____ Phone: _____
Email Address: _____
Mailing Address: _____

Name of Applicant: _____

Contact Name: _____ Phone: _____
Email Address: _____
Mailing Address: _____

Plan Preparer: _____

Contact Name: _____ Phone: _____
Email Address: _____
Mailing Address: _____

Application Status: Preliminary Plan Final Plan

Application Type:

- Plat Adj./Lot Consolidation
- Minor Subdivision/Site Development
- Major Subdivision/Site Development

Part 2: Location Information

Project Name: _____
Municipality: _____



Address/Location of Project: _____

Tax Map Parcel(s) #: _____

Part 3: Zoning Information

Zoning:
Existing: _____

Proposed: _____ (if applicable)

Variances Requested: Yes No (if yes, please attached description of all variances requested or approved)

Conditional Use: Yes No

Special Exception: Yes No

Part 4: Project Information

Total Plan Area: _____ (acres)
_____ (square feet)

Total Acreage to be Developed: _____

Total Impervious Area (Sq. Ft.): _____

Total Building Area (Sq. Ft.): _____

Phasing:
Is the development proposed to be constructed in phases? Yes No

If Yes, a phasing plan and a schedule of the projected dates that the final application for each phase will be filed must be provided.

Proposed Utilities:
Water Sewer
Public:
Onsite:

Street Information:
Ownership (check any that apply):
 State Local
 County Private

Lineal feet of new streets: _____

Part 5: Notification to Others

As applicable, the following agencies have been notified about the proposed subdivision or site development:

- | | |
|--|--|
| <input type="checkbox"/> County Health Department
Date: _____ | <input type="checkbox"/> PennDOT
Date: _____ |
| <input type="checkbox"/> County Public Works
Date: _____ | <input type="checkbox"/> PA DEP
Date: _____ |
| <input type="checkbox"/> County Conservation District
Date: _____ | <input type="checkbox"/> Other: _____
Date: _____ |
-

The applicant declares the following:

- He/she is the owner of the property in question; OR
- He/she is the authorized agent for the owner of record to the property for which the application is made; OR
- He/she is a beneficial land owner as defined by the PA Municipalities Planning Code (MPC). If this box is checked, a copy of the agreement recorded with the ACDRE authorizing the applicant to subdivide or develop the property must be provided.

I/We hereby submit the enclosed land development application to the Allegheny County Department of Economic Development for review and consideration in accordance with the PA Municipalities Planning Code (Act 247 of 1968, as amended) and Art. III §780-302 of the Allegheny County Subdivision and Land Development Ordinance:

Signature of Applicant

Date

Revised August 2021