

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

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

APPLICATION FOR SUBDIVISION – MAJOR – PRELIMINARY 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.

PRELIMINARY APPLICATION CONTENT FOR A MAJOR SUBDIVISION

All applications for Preliminary 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.
- C.** Proof of proprietary interest;
- D.** Written evidence of compliance with all other, Township, County, State or Federal permits required for the plan, if any.
- E.** Twenty (20) copies of a Preliminary Plat, prepared and sealed by a Pennsylvania registered professional land surveyor, drawn at a scale of not less than one inch equals one hundred feet (1"=100'), all drawings on sheets not exceeding twenty-four inches by thirty-six inches (24"x36"), containing the following information:
 - 1.** A boundary survey by a registered professional land surveyor and topographical survey of the total proposed subdivision by a registered professional engineer or registered professional land surveyor. If the developer intends to develop a tract of land in phases, the preliminary plat shall include the total tract.
 - 2.** The proposed name of the subdivision.
 - 3.** The name, address, certification and seal of the registered engineer or registered surveyor who prepared the plat and the registered surveyor who did the survey shall be shown on the plat.
 - 4.** 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.
 - 5.** A location map showing the plan name and location; major existing thoroughfares related to the site, including the distance there from, title, scale and North point.

- ___ **6.** A graphic scale, North point and date.
- ___ **7.** A legend and notes.
- ___ **8.** Date of preparation. All revisions shall be noted and dated.
- ___ **9.** The existing platting of land adjacent to the site, including the names of adjoining owners, and all existing sewers, water mains, culverts, petroleum or gas lines and fire hydrants on the site or within one hundred (100) feet of the site shall be shown.
- ___ **10.** The names of all adjoining subdivisions.
- ___ **11.** Existing watercourses, wetlands, tree masses and other significant natural features.
- ___ **12.** Location of existing buildings and all other structures, including walls, fences, culverts and bridges, with spot elevations of such buildings and structures. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines.
- ___ **13.** Areas subject to periodic flooding, if any, as identified on the current Official Map for the Township issued by the Federal Insurance Administration.

- ___ **14.** A wetlands determination report for all sites which have hydric soils or soils with hydric inclusions and, if applicable, a wetlands delineation report for all jurisdictional wetlands on the site and the design techniques proposed to accommodate them.
- ___ **15.** Existing contours shall be shown at not more than five (5) foot intervals where the slope is greater than ten percent (10%) and at not more than Two (2) feet where the slope is less than ten percent (10%). Contours shall not be plotted from the MPC Quadrangle maps.
- ___ **16.** A slope map showing the location and the area (in square feet) of land which has a slope of twenty-five percent (25%) or greater.
- ___ **17.** Certification by a registered professional geotechnical engineer regarding the feasibility of any proposed grading on slopes greater than twenty-five percent (25%), the stability of the finished slopes, measures to mitigate landslides, soil erosion, sedimentation, stormwater runoff and potential impacts on adjacent properties.
- ___ **18.** A grading plan with proposed contours shown at two (2) foot vertical intervals, and written or graphic evidence that all earthmoving activities shall conform to the Township's Grading and Excavating Regulations.
- ___ **19.** A soils map on which the soils types are plotted, and landslide prone soils, if any, are clearly identified.
- ___ **20.** Existing streets and rights-of-way on or adjoining the site, including dedicated widths, roadway widths, approximate gradients, types and widths of pavements, curbs, the authority which has jurisdiction; i.e.,; local, county, or state, sidewalks and other pertinent data.
- ___ **21.** Existing and proposed easements, locations, widths and purposes.
- ___ **22.** Location, width and approximate grade of all proposed streets, and the cuts or fills on said streets at fifty (50) foot intervals.
- ___ **23.** The layout of lots (showing scaled dimensions), lot numbers and the area of lots in square feet.
- ___ **24.** Front Building Lines.
- ___ **25.** Parcels of land proposed to be reserved for schools, parks, playgrounds or other public, semi-public or community purposes, if any. Parcels shall be lettered A, B, C, etc. and the area of each parcel in acres shall be shown.
- ___ **26.** Tabulation of site data, including total acreage of land to be subdivided, the number of residential lots, typical lot size, the acreage in the subdivision and the acreage in any proposed recreation or other public areas.

- ___ **27.** The location of all existing sewer lines, culverts, or other underground structures, with pipe sizes and types, together with a preliminary layout of necessary extensions of, or additional, sewer lines, or other proposed underground utilities, and indicating easements for public utilities, sewage and drainage.
- ___ **28.** Feasibility of proposals for disposition of stormwater and sanitary waste.
- ___ **29.** Proposed private improvements, if any.
- ___ **30.** Written or graphic evidence that all plans will conform to the Infrastructure Improvement and Development Specifications.
- ___ **31.** 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.
- ___ **32.** Soil Erosion and Sedimentation Control Plan and narrative.
- ___ **33.** Plan monumentations, as required by Section 801 of this Ordinance.
- ___ **F.** In the case of a plan which proposes twenty-five (25) or more dwelling units, a Traffic Study prepared in accordance with Section 604.1-F.
- ___ **G.** Wherever public improvements are proposed and where evidence exists of deep mining, strip mining, landslide prone soils or other geologic hazards on the site, a geologic report by a qualified registered professional geotechnical engineer acceptable to the Township regarding soil and sub-surface conditions and the probable measures needed to be considered in the design of the development, the location of structures and the design of foundations, if any.
- ___ **H.** Stormwater Management Plan and calculations required by Section 808 of this Ordinance.
- ___ **I.** A written statement requesting any waivers or modifications to this Ordinance in accordance with Article X, if applicable.
- ___ **J.** A written statement identifying any zoning variances which will be needed or which have been granted to the property by the Zoning Hearing Board.

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)

Variations Requested: Yes No (if yes, please attached description of all variations 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:	<input type="checkbox"/>	<input type="checkbox"/>
Onsite:	<input type="checkbox"/>	<input type="checkbox"/>

Street Information:

Ownership (check any that apply):

<input type="checkbox"/> State	<input type="checkbox"/> Local
<input type="checkbox"/> County	<input type="checkbox"/> 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