

Fee: \$2200.00  
(2 Checks, \$500 & \$1700)

**TOWNSHIP OF COLLIER**

**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.

**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 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 lines must be check marked prior to acceptance of plans/application.**

- \_\_\_ **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.** Twenty (20) copies of a Final Plat drawn at a scale of not less than one inch equals one hundred feet (1"=100'). 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 two hundred (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 one (1) in fifteen thousand (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 section 805 and 910.0.
- \_\_\_ **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 Section 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945) 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 N.P.D.E.S. 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 Section 908 of this Ordinance.
- \_\_\_ **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.
- \_\_\_ **27.** Written evidence that an Amenities Bond for private improvements, as required by Section 412 of this Ordinance, will be submitted at the time of execution of the Development Agreement.
- \_\_\_ **28.** If any public improvements are proposed, written evidence that a Performance Bond, as required by Section 411 of this Ordinance, will be submitted at the time of execution of the Development Agreement.
- \_\_\_ **29.** Spaces for signatures of the Chairman and Zoning Officer of Township Board of Commissioners; the Chairman and Zoning Officer of the Planning Commission; and dates of approval.
- \_\_\_ **30.** Plan monumentations, as required by Section 801 of this Ordinance.



## SUBDIVISION AND LAND DEVELOPMENT PLAN APPLICATION

Applications may be submitted M-F, 8:30 AM - 4:00 PM to:

ACED Planning Division, Koppers Building, 436 Seventh Avenue, Suite 500, Pittsburgh, PA 15219

For questions, help, or additional information please email [ACEDPlanning@alleghenycounty.us](mailto: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: \_\_\_\_\_

\_\_\_\_\_

**Review Type:**     **Advisory Review**     **County Approval**

**NOTE:** Advisory reviews must be submitted by the municipality and County approvals must be submitted by the applicant

**Application Status:**     **Preliminary Plan**     **Final Plan**

**Application Type:**

- Plat Adjustment/Lot Consolidation (no new lots created)
- Minor Subdivision (1-3 new lots created)
- Major Subdivision (4 or more new lots created, or new street created)
- Minor Land Development
- Major Land Development

Fee enclosed: \$ \_\_\_\_\_ (make checks payable to: *Allegheny County Economic Development*)

There is no fee required for County advisory reviews

**ALLEGHENY COUNTY ECONOMIC DEVELOPMENT**  
 KOPPERS BUILDING • 436 SEVENTH AVE, SUITE 500 • PITTSBURGH, PA 15219  
 PHONE (412) 350-1000 • [WWW.ALLEGHENYCOUNTY.US/ECONDEV](http://WWW.ALLEGHENYCOUNTY.US/ECONDEV)

**Part 2: Location Information**

Project Name: \_\_\_\_\_

Municipality: \_\_\_\_\_

Project Address/Location: \_\_\_\_\_

Tax Map Parcel(s) #:

\_\_\_\_\_  
\_\_\_\_\_

Attach additional sheet if necessary

**Part 3: Zoning Information**

Existing Zoning: \_\_\_\_\_

Variations Requested:  Yes  No (if Yes, attach description of all variations requested or copy of approved variance)  
Conditional Use:  Yes  No (if Yes, attach description of all conditions requested or copy of approved conditions)  
Special Exception:  Yes  No (if Yes, attach description of all special exceptions requested or copy of approved special exception)

**Part 4: Project Information**

Total Plan Area: \_\_\_\_\_ (acres) \_\_\_\_\_ (square feet)

Total Acreage to be Developed: \_\_\_\_\_

Total Impervious Area (Sq. Ft.): \_\_\_\_\_

Lots: Initial - \_\_\_\_\_

Proposed - \_\_\_\_\_

Phasing:

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

If Yes, attach a phasing plan and a schedule of the projected dates for the final application of each phase.

Proposed Utilities:

Potable Water: 

<input type="checkbox"/>	Public	<input type="checkbox"/>	Onsite	If public, provider: _____
<input type="checkbox"/>		<input type="checkbox"/>		If public, provider: _____

If potable water and/or sanitary sewer services will be publicly provided, attach a statement from the provider indicating it has capacity to serve the proposed development.

**Street Information:**

Ownership (check all that apply):

- State
- County

- Local
- 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:

- County Health Department  
Date: \_\_\_\_\_
- County Public Works  
Date: \_\_\_\_\_
- County Conservation District  
Date: \_\_\_\_\_

- PennDOT  
Date: \_\_\_\_\_
- PA DEP  
Date: \_\_\_\_\_
- Other: \_\_\_\_\_  
Date: \_\_\_\_\_

**Part 6: Allegheny County SALDO Compliance**

**For subdivisions and land developments in municipalities subject to the Allegheny County Subdivision and Land Development Ordinance:**

- ❖ All applications must include the applicable information required by **Article IV Application Information** (§780-402 Preliminary Plan Submittal Requirements; §780-403 Final Plan Submittal Requirements)
- ❖ All proposed subdivisions land developments must comply with the applicable standards and requirements of **Article V Design Standards**.

Waiver requested:  Yes  No If yes, completed application attached:  Yes  No

Modification requested:  Yes  No If yes, completed application attached:  Yes  No

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**Part 7: Applicant Declaration**

The applicant declares the following (check only one):

- I am the owner of the property in question.
- I am the authorized agent for the owner of record to the property for which the application is made.
- I am a beneficial land owner as defined by the Pennsylvania Municipalities Planning Code. If this box is checked, a copy of the agreement recorded with the Allegheny County Department of Real Estate 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 §780-303 of the Allegheny County Subdivision and Land Development Ordinance:*

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

## APPLICATION SUBMISSION CHECKLIST

All plans shall be prepared according to the requirements of the municipal subdivision and land development ordinance or the Allegheny County Subdivision and Land Development Ordinance, as applicable.

Subdivision and land development plan applications shall be accompanied by the following documents, as applicable:

SUBDIVISION APPLICATIONS	LAND DEVELOPMENT PLAN APPLICATIONS
Plat, prepared according to municipal ordinance or §780-402 and §780-403, as applicable	Site Plan, prepared according to municipal ordinance or §780-402 and §780-403, as applicable
Project Narrative	Project Narrative
Traffic Impact Study <sup>1,5</sup>	Traffic Impact Study <sup>1</sup>
Traffic and Circulation Plan <sup>1,5</sup>	Traffic and Circulation Plan
Geotechnical Report <sup>1,5</sup>	Geotechnical Report <sup>1</sup>
Subsidence Risk Assessment <sup>1,5</sup>	Subsidence Risk Assessment <sup>1</sup>
Soil Contamination Assessment <sup>1,5</sup>	Soil Contamination Assessment <sup>1</sup>
Utilities Plan <sup>1,5</sup>	Utilities Plan
Sewage Facilities Planning Module <sup>1,5</sup>	Sewage Facilities Planning Module <sup>1</sup>
Existing Covenants, Easements, or Other Restrictions <sup>1,5</sup>	Existing Covenants, Easements, or Other Restrictions <sup>1</sup>
Phasing Schedule <sup>5</sup>	Phasing Schedule
Grading Plan <sup>1,2,5</sup>	Landscape Plan
Stormwater Management Plan <sup>1,3,5</sup>	Grading Plan <sup>1,2</sup>
Evidence of Notification of Public Service Providers <sup>5</sup>	Stormwater Management Plan <sup>1,3</sup>
Construction Plans for Public and Private Improvements <sup>1,4,5</sup>	Evidence of Notification of Public Service Providers
Other Required Permits <sup>1,4,5</sup>	Construction Plans for Public and Private Improvements <sup>1,4</sup>
	Other Required Permits <sup>1,4</sup>
<sup>1</sup> Required for County approval plans only	
<sup>2</sup> Required only if municipality does not have an adopted grading ordinance	
<sup>3</sup> Required only if municipality does not have an adopted stormwater management ordinance	
<sup>4</sup> Required for Final Plans only	
<sup>5</sup> Required for Major Subdivisions only	