

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 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**

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**Part 2: Location Information**

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

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

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

**Tax Map Parcel(s) #:**

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

Attach additional sheet if necessary

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**Part 3: Zoning Information**

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

Variances Requested:  Yes  No (if Yes, attach description of all variances 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)

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**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:**

	Public	Onsite	
Potable Water:	<input type="checkbox"/>	<input type="checkbox"/>	If public, provider: _____
Sanitary Sewer:	<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:*

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Signature of Applicant

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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	