

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 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)

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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: \_\_\_\_\_

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)

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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:

Potable Water: 

<input type="checkbox"/>	Public	<input type="checkbox"/>	Onsite
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 If public, provider: \_\_\_\_\_  
Sanitary Sewer: 

<input type="checkbox"/>	Public	<input type="checkbox"/>	Onsite
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 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	