

TOWNSHIP OF COLLIER
2418 HILLTOP ROAD, PRESTO, PA 15142

Fees: 2 CHECKS \$300.00 APPLICATION & \$1700 Escrow

APPLICATION FOR PLANNED RESIDENTIAL DEVELOPMENT (PRD) - TENTATIVE

Plans must be folded – Rolled plans 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 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: _____

Does the proposed revision require the issuance of waivers or modifications: _____

If yes, give details: _____

Note: a written request for modification must accompany the application.

Revision request: *Note: Attach paperwork if additional space is needed.* _____

THE APPLICANT HEREBY ACKNOWLEDGES THAT 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.

TOWNSHIP USE ONLY

Date application received: _____

Received By: _____

Fee: _____

Check # _____



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

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

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: _____

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)

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: Public Onsite If public, provider: _____
Sanitary Sewer: Public Onsite 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

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 ^{1,5}	Traffic Impact Study ¹
Traffic and Circulation Plan ^{1,5}	Traffic and Circulation Plan
Geotechnical Report ^{1,5}	Geotechnical Report ¹
Subsidence Risk Assessment ^{1,5}	Subsidence Risk Assessment ¹
Soil Contamination Assessment ^{1,5}	Soil Contamination Assessment ¹
Utilities Plan ^{1,5}	Utilities Plan
Sewage Facilities Planning Module ^{1,5}	Sewage Facilities Planning Module ¹
Existing Covenants, Easements, or Other Restrictions ^{1,5}	Existing Covenants, Easements, or Other Restrictions ¹
Phasing Schedule ⁵	Phasing Schedule
Grading Plan ^{1,2,5}	Landscape Plan
Stormwater Management Plan ^{1,3,5}	Grading Plan ^{1,2}
Evidence of Notification of Public Service Providers ⁵	Stormwater Management Plan ^{1,3}
Construction Plans for Public and Private Improvements ^{1,4,5}	Evidence of Notification of Public Service Providers
Other Required Permits ^{1,4,5}	Construction Plans for Public and Private Improvements ^{1,4}
	Other Required Permits ^{1,4}
¹ Required for County approval plans only	
² Required only if municipality does not have an adopted grading ordinance	
³ Required only if municipality does not have an adopted stormwater management ordinance	
⁴ Required for Final Plans only	
⁵ Required for Major Subdivisions only	