

Fees:
Minor: \$500.00
(2 checks, \$150. & \$350.)

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

APPLICATION FOR SUBDIVISION - MINOR

Plans must be folded – Rolled plans will not be accepted.

This application shall apply only to consolidations, resubdivisions or replatting, as defined herein, and to those subdivisions which propose no more than three (3) lots, including the residual lot or parcel, if any, all of which have frontage on an improved public street and not involving the construction or improvement of any public street and which may or may not involve the extension or creation of any other public improvements

*Note: The attached checklist must be completed prior to submittal. Incomplete submissions 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 AND FINAL APPLICATION CONTENT FOR MINOR SUBDIVISIONS

All applications for preliminary and final approval of a minor subdivision shall be submitted in accordance with §22-303 of this Chapter and shall include the following information:

- A. Twelve (12) copies of the completed application form supplied by the Township.
- B. Application filing fee, as required by §22-1101.A of this Chapter.
- 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. A location map showing the plan name and location; major existing thoroughfares related to the site, including the distance therefrom; title, scale, and North point.
- F. A copy of any existing or proposed covenants or deed restrictions applicable to the property.
- G. Written evidence of any zoning variances granted which are applicable to the property. The application shall not be considered for final approval until any necessary zoning variances have been granted by the Zoning Hearing Board or until the plat is revised to conform to the zoning requirements at issue.
- H. A written statement requesting any waivers or modifications to this Chapter in accordance with Part 10, if applicable.
- I. Twelve (12) copies of a final plat, all drawings on sheets not exceeding 24 inches by 36 inches accurately drawn to a scale of not less than 1 inch equals 100 feet prepared and sealed by a Pennsylvania registered land surveyor as to existing features, design features, and boundaries. The final plat shall contain the following information:
 1. Date of preparation. All revisions shall be noted and dated.
 2. Title of development; North arrow; scale; County Tax Parcel Identification Number; the name and address of the record owner; the name and address of the applicant; the name and address, signature, license number, and seal of the surveyor preparing the subdivision. If the owner of the premises is a corporation, the name and address of the president and secretary shall be submitted on the application.
 3. All distances shall be in feet and decimals of a foot and all bearings shall be given to the nearest 10 seconds.
 4. The names of all adjoining subdivisions showing the location of the nearest streets in such plats.
 5. Survey data showing boundaries of the property, building, or setback lines and lines of existing and proposed streets and rights-of-way, lots, reservations, easements, and areas dedicated to public use, including grants, restrictions, and

- rights-of-way, to be prepared by a licensed land surveyor. The name, address, signature, and seal of the surveyor shall be indicated.
6. 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.
 7. Area, to the nearest thousandth of an acre of the tract to be subdivided and the area, in square feet, of all lots.
 8. Plans of all existing or proposed sanitary and stormwater systems showing feasible connections to existing or any proposed utility systems. Pipe sizes, grades and direction of flow, locations and inlets, manholes or other appurtenances and appropriate invert, and other elevations shall be indicated.
 9. An indication on the plat identifying the company or authority that will provide water, sewer, gas, electric, and other utility services, showing the existing or proposed location of the utilities.
 10. A copy of the U.S.G.S. topographic survey map with the boundaries of the project site outlined on the map.
 11. 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 §420 of the State Highway Law, P.L. 1242, No. 428 of June 1, 1945, 36 P.S. §670.420, 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.
 12. Spaces for the signature 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.
 13. Certification clauses as required by the Allegheny County Recorder of Deeds.
 - a. If the subdivision represents the resubdivision, replatting, or consolidation of lots of record in a previously recorded plat, reference shall be made in the title to the recorded plat which is being revised.
 - b. If applicable, Flood Hazard Zone boundaries.
 - c. Plan monumentations, as required by §22-801 of this Chapter.
 14. Construction drawings as required by §22-407.I of this Chapter shall be included if the plan proposes the extension or creation of any public improvements, other than a public street.