

Crafton Borough

Subdivision and Land Development Application

TYPE OF APPLICATION

(Check All That Apply)

☐ Preliminary Subdivision	☐ Final Subdivision
☐ Preliminary Land Development	☐ Final Land Development
☐ Combined Preliminary/Final Subdivision	☐ Combined Preliminary/Final Land Development
☐ Subdivision of Less Than Three Lots	☐ Lot Line Revision

The applicant must submit documentation as outlined in Chapter 197 of the Crafton Borough Code of Ordinances, Subdivision and Land Development, as amended. An application will be considered incomplete unless or until the appropriate documentation is filed with the Borough and the application fee and deposit are paid in full. An application must be administratively complete 14 days before the regularly scheduled monthly Planning Commission meeting to be placed on that meeting's agenda for consideration. An administratively incomplete application will be returned to the applicant.

A. PROJECT INFORMATION

APPLICANT/OWNER

REPRESENTATIVE

Name _____
Address _____
City _____
State _____ Zip _____
Phone _____
FAX _____

Name _____
Address _____
City _____
State _____ Zip _____
Phone _____
FAX _____

Title of Subdivision/Land Development _____

Location (address or general vicinity) _____

Description and Purpose of Application _____

Parcels _____ Acreage 7 Zoning District _____

Gross Floor Area (Proposed Building) _____

Block/Lot Number(s) _____

Please list any previously approved Subdivision/Land Development plans for the subject property (including citation to Allegheny County Plan Book, Volume/Page, if applicable) _____

What is the applicant's interest in property affected (owner, agent, lessee, etc.) _____

NOTE: Applicant must submit a copy of the deed, lease, sales agreement or other contract providing interest in property with the filing of this application. If the applicant is other than the owner of subject property, then the signed consent of the property owner must accompany this application.

Will the applicant request any waivers from the Subdivision and Land Development Ordinance? _____

If yes, the applicant must submit a waiver application for each request to accompany this application.

B. SITE DESCRIPTION

1. Present Land Use (i.e. Residential, Commercial, Vacant) _____

2. What is the dominant land use and zoning within a 500-foot radius of the project?
(Single-family residential, multi-family residential, commercial)

3. Is the project located within 500 feet of, or contains: (Answer Yes or No)

a. A building or site on the National Register of Historical Place: _____

b. A building or site of community interest: _____

4. List any soil erosion problems currently present: _____

5. Has the site, or immediate area, ever been mined? Yes _____ No _____

If so, has reclamation been completed? _____

6. What, if any, attempt will be made to minimize removal of vegetation and/or mature trees?

7. Are there plans to replace vegetation removed during construction? _____

8. What type of construction will be utilized? List number, size, and material.

Conventional _____

Modular _____

Mobile _____

C. UTILITIES

1. Water source: Public _____ Private (Well) _____
If private water source, please attach written report regarding water quantity and quality.
2. Sanitation System: Public _____ Private (Septic) _____
If public, will tap-in occur to existing sewer lines? Yes _____ No _____
If extension of public system, provide state DEP Number _____
If private, please provide information regarding type of system, alternate system, testing and acquisition of permits, including required DEP permit applications.

3. What companies are providing Gas _____ Electric _____ ?

D. STORM WATER DRAINAGE IMPACT

1. Streams within or contiguous to project area _____
2. Lakes ponds or wetland within or contiguous to project area _____
3. Method of collecting and transporting runoff _____
4. Type of pipe _____ Settling method _____
5. Has a Stormwater Management Plan been completed? _____

E. EROSION AND SEDIMENTATION IMPACT

1. What is the steepest slope (%) on the property? _____
2. What is the steepest slope in the project area that is to be graded or disturbed by construction? _____
3. Is any grading proposed? Yes _____ No _____
If yes:
Maximum fill depth _____ Quantity _____ CY
Maximum depth of cut _____ Quantity _____ CY
If cuts and fills not in balance, identify source/disposal area: _____
If not benching, identify finished slope ratio: _____
4. Has an Erosion and Sedimentation Control Plan been prepared and reviewed? _____
If yes, please submit the Plan and attach any and all correspondence.

5. Is the disturbance more than one acre? Yes _____ No _____

If yes, has an application been submitted to the Allegheny County Conservation District for review? Yes _____ No _____

F. INFORMATIONAL DETAILS

Please attach any additional information needed to clarify your project. If there are, or may be, adverse impacts associated with the proposal, discuss avoidance measures (or lack thereof) and proposed mitigation measures which can lessen the adverse impacts.

The applicant/owner hereby certifies that the statements made herein and the representations contained in all accompanying drawings, documents and materials made part of this application are true and correct. The applicant/owner is responsible for reviewing and understanding all conditions and requirements and insuring compliance with all applicable Federal, State, County and Borough laws and regulations.

As the applicant, I hereby certify all of the above information is true and correct to the best of the applicant's knowledge.

DATE _____ APPLICANT'S SIGNATURE _____

If applicant is not the property owner, an Agent's Authorization Form must be included with this application

REPRESENTATIVE'S SIGNATURE _____

REPRESENTATIVE'S TITLE _____

DATE _____

STAFF USE ONLY		
File Number _____	Received by _____	
Date Received _____	Complete Application Date _____	
Payment Type _____	Fee Amount _____	
MPC Deadline _____		
Planning Commission Review _____	Planning Commission Recommendation _____	
Council Review _____	Council Decision _____	
Decision Letter Sent _____		
Plat Received _____	Plat Signed _____	Signed Plat Returned _____

Crafton Borough/Preliminary Subdivision and Land Development Application Checklist

As part of this application, the applicant must provide the required copies of all materials. The applicant must submit documentation as outlined in Chapter 197 of the Crafton Borough Code of Ordinances, Subdivision and Land Development, as amended. An application will be considered incomplete unless or until the appropriate documentation is filed with the Borough and the application fee and deposit are paid in full. **An application must be administratively complete 14 days before the regularly scheduled monthly Planning Commission meeting to be placed on that meeting's agenda for consideration. An administratively incomplete application will be returned to the applicant.**

- _____ §197-303(A)(1) Fifteen (15) copies of application form
- _____ §197-303(A)(2) Application Fee
- _____ §197-303(A)(3)(a) Boundary and topographical survey
- _____ §197-303(A)(3)(b) Proposed name
- _____ §197-303(A)(3)(c) Name and address of surveyor
- _____ §197-303(A)(3)(d) Name and address of developer and/or landowner
- _____ §197-303(A)(3)(e) Proposed street layout
- _____ §197-303(A)(3)(f) Layout of lots, lot numbers and area of lots in square feet
- _____ §197-303(A)(3)(g) Parcels of land reserved for schools, parks, playgrounds and other public, semi-public or community purposes
- _____ §197-303(A)(3)(h) Legend and notes
- _____ §197-303(A)(3)(i) Front building lines
- _____ §197-303(A)(3)(j) Graphic scale, north point and date
- _____ §197-303(A)(3)(k) Location map
- _____ §197-303(A)(3)(l) Contours
- _____ §197-303(A)(3)(m) Existing streets and right-of-ways on or adjoining the site
- _____ §197-303(A)(3)(n) Existing and proposed easements, locations, widths and proposes
- _____ §197-303(A)(3)(o) Proposed public improvements
- _____ §197-303(A)(3)(p) Existing platting of adjacent land
- _____ §197-303(A)(3)(q) Adjoining property owners' names and lot and block numbers
- _____ §197-303(A)(3)(r) Tabulation of site data
- _____ §197-303(A)(3)(s) Existing watercourses and other significant natural features
- _____ §197-303(A)(3)(t) Areas subject to periodic flooding
- _____ §197-303(A)(3)(u) Zoning District
- _____ §197-303(B) Certification of Water Systems
- _____ §197-303(C) Traffic Impact Study
- _____ §197-303(D)(1) Covenants, Grants, Easements

Crafton Borough/Preliminary Subdivision and Land Development Application Checklist (Cont.)

For all applications which propose a subdivision, consolidation or land development for multi-family housing or commercial or industrial proposes, and for all other applications where the Borough Engineer deems the same necessary the following information also shall be required to be submitted as part of the preliminary application:

- _____ **§197-303(D)(2)(a)** Geologic Report
- _____ **§197-303(D)(2)(b)** Soils Conditions and Water Resources Report
- _____ **§197-303(D)(2)(c)** Erosion and Sedimentation Control Plan
- _____ **§197-303(D)(2)(d)** Report on Impact of Development on Existing Off-Site Streets and Facilities
- _____ **§197-303(D)(2)(e)** Land Development Plan
- _____ **§197-303(D)(2)(e) (1)** Zoning Classification
- _____ **§197-303(D)(2)(e) (2)** Proposed Use, Location, Area, Height and Bulk of All Proposed Structures
- _____ **§197-303(D)(2)(e) (3)** Parking Area Layout and Spaces
- _____ **§197-303(D)(2)(e) (4)** Patterns of Pedestrian and Vehicular Circulation on the Site
- _____ **§197-303(D)(2)(e) (5)** Location, Size and Specifications for Private Improvements
- _____ **§197-303(D)(2)(e) (6)** Location and Specifications for Lighting of Parking Areas and Walkways
- _____ **§197-303(D)(2)(e) (7)** Location and Types of Proposed Landscaping Materials
- _____ **§197-303(D)(2)(e) (8)** Dates of Preparation and Revisions to the Plan
- _____ **§197-303(D)(2)(e) (9)** Evidence of Preparation by a Registered Architect, Landscape Architect, Engineer or Land Surveyor
- _____ **§197-303(D)(2)(e) (10)** Stormwater Management Plan

Crafton Borough/Final Subdivision and Land Development Application Checklist

As part of this application, the applicant must provide the required copies of all materials. The applicant must submit documentation as outlined in Chapter 197 of the Crafton Borough Code of Ordinances, Subdivision and Land Development, as amended. An application will be considered incomplete unless or until the appropriate documentation is filed with the Borough and the application fee and deposit are paid in full. **An application must be administratively complete 14 days before the regularly scheduled monthly Planning Commission meeting to be placed on that meeting's agenda for consideration. An administratively incomplete application will be returned to the applicant.**

- _____ §197-305(A) Fifteen (¹⁰~~15~~) copies of application form
- _____ §197-305(B) Application Fee
- _____ §197-305(C) Copy of the Preliminary Plat
- _____ §197-305(D) Fifteen (¹⁰~~15~~) copies of construction plans for public and private improvements
- _____ §197-305(D)(1) Conformity with design and construction standards
- _____ §197-305(D)(2) Profiles of each street in plan and at least 200 feet beyond limits of plan
- _____ §197-305(D)(3) At least three cross sections at intervals not to exceed 100 feet and extending 50 feet on each side of the street centerline or 25 feet outside of the street right-of-way, whichever is greater.
- _____ §197-305(D)(4) All drainage easements over private property
- _____ §197-305(D)(5) Location of all necessary sewers, manholes and catch basins
- _____ §197-305(D)(6) Top and invert elevation of each inlet and manhole, together with grade of each sewer line
- _____ §197-305(D)(7) Grade line, distance and pipe size of each line in the storm drainage system within the plan and any storm drainage system immediately adjacent thereto.
- _____ §197-305(D)(8) All pipe sizes, bearings and distances shown by plan and profile
- _____ §197-305(E) Performance security
- _____ §197-305(F) Final covenants and restrictions applicable to plan
- _____ §197-305(G) Fifteen (¹⁰~~15~~) copies of final plat
- _____ §197-305(G)(1) Accurate boundary line, with dimensions and bearings
- _____ §197-305(G)(2) Accurate location of all existing and recorded streets
- _____ §197-305(G)(3) Street names
- _____ §197-305(G)(4) Complete curve data for all curves include in the final plat
- _____ §197-305(G)(5) Street lines with accurate dimensions
- _____ §197-305(G)(6) Lot numbers and dimensions
- _____ §197-305(G)(7) Easements for public and private improvements
- _____ §197-305(G)(8) Accurate dimensions and area of any property to be reserved for public, semi-public and community use.
- _____ §197-305(G)(9) Location, type and size of all monuments and lot markers
- _____ §197-305(G)(10) Name of subdivision, consolidation or land development
- _____ §197-305(G)(11) Name and address of developer and landowner

**Crafton Borough/Final Subdivision and Land Development Application Checklist
(Cont.)**

- _____ **§197-305(G)(12)** North point, graphic scale and date
- _____ **§197-305(G)(13)** Certifications
- _____ **§197-305(G)(14)** Final building lines
- _____ **§197-305(G)(15)** Indentures, acknowledgements, endorsements
- _____ **§197-305(H)** Certification of water system
- _____ **§197-305(I)** Final covenants