

BOROUGH OF FRANKLIN PARK
2344 WEST INGOMAR ROAD, PITTSBURGH, PA 15237-1619

(412) 364-4115 ext 343

FAX (412)847-0505

LAND DEVELOPMENT APPLICATION

FOR BOROUGH USE ONLY

Borough Application Number: _____	Preliminary
Zoning District: _____	Final
Use permitted by: Right Non-conforming Conditional Use	Preliminary & Final

Location/Site Address of Property _____

Drawing File/Project No. _____ Drawing Plan Date _____

Name of Applicant _____	Phone No. _____
Address _____	Fax No. _____
_____	Email _____

Name of Property Owner(s) _____	Phone No. _____
Address _____	Fax _____
No. _____	Email _____

Name of Engineer/Surveyor/Architect _____	Phone No. _____
Address _____	Fax _____
No. _____	Email _____

Total Acreage of Tract _____ Net Lot Area _____ Site Area _____

Proposed Use(s) as defined in Chapter 212, Zoning Ordinance of Borough of Franklin Park

Proposed Water Supply: Public Other (specify) _____

Proposed Sewage Public Other (specify) _____

Disposal: If this is a Final
Preliminary approval granted _____

Application: _____ (date)

List any variances, modifications, or waivers previously granted for site: _____

List any modifications or waivers requested for site: _____

Existing Condition(s)/use(s):

Existing use(s): _____

Number of structures: _____ Number of current parking spaces: _____ Number Handicap: _____

Land Development Information Required

This section will be used to evaluate all applications for land development review. The following information is required by ordinance. Please check box if information is provided with this application:

General:

- | | |
|---|---------------------------------------|
| 1 Total acreage of parcel to be developed | 9 Existing streets |
| 2 Property Lines | 10 Right-of-ways |
| 3 Number of lots | 11 Easements |
| 4 Scale shown | 12 Streams, watersheds & watercourses |
| 5 North arrow shown | 13 Location of existing structures |
| 6 Vicinity map | 14 Building setback lines |
| 7 Abutting property owners and uses | 15 Unusual physical conditions |
| 8 Zoning Districts | |

Proposed Development:

- | | |
|---------------------------------|--------------------------------------|
| 1 Recording plan | 10 Slope disturbance map |
| 2 Structures layout | 11 Contours and elevations |
| 3 Pedestrian walkways/sidewalks | 12 Construction drawings |
| 4 Driveways and entrances | 13 Utilities plan |
| 5 Parking facilities plan | 14 Building setback lines |
| 6 Loading and unloading spaces | 15 Unusual physical conditions |
| 7 Landscaping plan | 16 Grading plan |
| 8 Exterior lighting plan | 17 Traffic Plan |
| 9 Environmental protection map | 18 Improvement security calculations |

Applicant, being duly sworn, says he/she is:

the owner of the property in question.

the authorized agent for the owner of record of the property for which the application is made. The owner's signed and notarized authorization to his/her agent to act on owner's behalf is required to be submitted.

has an equitable interest in the property as submitted and documentation is attached to this application.

All information provided on and with this application is true and correct to the best of my knowledge or belief.

INDIVIDUAL APPLICANT

PARTNERSHIP APPLICANT

CORPORATE APPLICANT

Signature of individual

Name of Applicant

Name of Corporation

By: _____
Signature Partner

By: _____
Signature Partner

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

ALLEGHENY COUNTY ECONOMIC DEVELOPMENT
KOPPERS BUILDING • 436 SEVENTH AVE, SUITE 500 • PITTSBURGH, PA 15219
PHONE (412) 350-1000 • WWW.ALLEGHENYCOUNTY.US/ECONDEV

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:

☐	☐
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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 | ☐ Local |
| ☐ County | ☐ 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: _____ | ☐ PennDOT
Date: _____ |
| ☐ County Public Works
Date: _____ | ☐ PA DEP
Date: _____ |
| ☐ County Conservation District
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	