



Plan Name:		File No.	
Plan Location:		Tax I.D. #	
Project Description			

Check Appropriate Box(es)

Land Development Plan		Subdivision Plan		Conditional Use Plan	
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Minor Subdivision		Major Subdivision		Open Space Plan	
Preliminary Plan Submission			Final Plan Submission		

Zoning District(s)		Property Acreage		No. Lots/Units	
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Applicant's Name:		Phone No.	
Applicant's Address:		Fax No.	
Applicant's E-Mail:			
Engineer Firm/Name		Phone No.	
Engineer's Address:		Fax No.	
Contact Person:		E-Mail Address	

The following items are reviewed as part of the South Fayette Township application process. Applications submitted WITHOUT these elements will NOT be reviewed by the township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
1) Completed Application Form	1			
2) ACED Subdivision/Land Development Application	1			
3) Maps and Plans				
• Plus PDF of drawings	1			
• Sets Full-Size Plans (24" x 36")	5			
• Sets Half-Size Plans (11" x 17")	5			
4) Agent Authorization Form	1			
5) Application Fee	1			
6) Escrow – Engineer, Solicitor, Inspection	1			
7) Stormwater Management Plan & Calculations (plus PDF)	2			
8) Erosion & Sedimentation Control Plan (plus PDF)	2			
9) Deed, Sales Agreement or Other Ownership	1			

I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all township rules, regulations and resolutions. I agree to pay the applicable fee(s).

Signature of Applicant: _____ **Date:** _____

If applicant is not the property owner, an Agent Authorization Form must be attached.



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Agent Authorization Form

www.southfayettepa.com

Name of Property Owners: _____

Property Tax Map Number: _____

Property/Project(s): _____

This application/phase only

All related applications and phases

The above named property owner hereby appoints: _____

as its agent and authorizes said agent to apply for and process the above mentioned development plan/variance on his/her behalf. Agent is further authorized to sign all necessary documentations for such purposes, including acceptance of conditions imposed by the Board of Commissioners upon arrival of the plan. This authorization shall remain in full force and effect until written notice of revocation is delivered to the South Fayette Township Manager.

SIGNED AND SEALED, intending to be legally bound on this date of:

Owner(s) Signature: _____ (SEAL)



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

LANCE CHIMKA, DIRECTOR
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: 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):

- | | |
|---------------------------------|----------------------------------|
| <input type="checkbox"/> State | <input type="checkbox"/> Local |
| <input type="checkbox"/> County | <input type="checkbox"/> 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:

- | | |
|--|--|
| <input type="checkbox"/> County Health Department
Date: _____ | <input type="checkbox"/> PennDOT
Date: _____ |
| <input type="checkbox"/> County Public Works
Date: _____ | <input type="checkbox"/> PA DEP
Date: _____ |
| <input type="checkbox"/> County Conservation District
Date: _____ | <input type="checkbox"/> 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:	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, completed application attached:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Modification requested:	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, completed application attached:	<input type="checkbox"/> Yes <input type="checkbox"/> 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	