



Subdivision and Land Development Application Checklist

Final Application Checklist

✓ = Submitted

blank= Omitted

NA= Not Applicable

_____ §22-306.1: Completed and signed application (15 copies)

_____ Application Fee Amount: _____

_____ Review deposits. Amount: _____

_____ Amount: _____

_____ Proof of Ownership/Legal Interest

_____ §22-306.2: Final Plat (6 full-sized and 15 half scale) drawn to scale of not smaller than 100' to 1" and shall show:

_____ A. The name of the proposed subdivision

_____ B. The names and addresses of the landowner and developer, the source of title of the land as shown by the books of the Recorder of Deed

_____ C. The graphic scale, north point and date

_____ D. The survey data certified by a registered land surveyor showing the calculated distances and bearings of the subdivision/land development boundaries, lots, utility easements, streets, alleys, building lines and parks reserved for community purposes.

_____ E. Location and distances to the nearest established street corners of official monuments and the street intersecting the boundaries of the subdivision\

_____ F. The location, type of material and size of monuments

_____ G. Complete curve data for all streets

_____ H. Lot numbers and street names

_____ I. Any modifications, restrictions or zoning variances received during the approval of the plan

_____ J. Protective covenants, if any, in the form of recording

_____ K. Location of any street monuments and property corners to be set.

_____ L. Center line bearings and distances of all proposed easements used to tie the easements down to the boundary lines of the development property.

_____ §22-306.3: Construction plans (6 full-sized and 15 half scale) for public and private improvements shall be prepared by a registered engineer or registered land surveyor and shall show:

_____ A. All information required for the preliminary plan approval

_____ B. Conformity with the design standards specified in Part 6 of Chapter 22 and the Borough Construction Standard Details. The construction details shall be shown on the plan.

_____ C. Plans in profile of each street in the plan and at least 200' beyond the limits of the plan

_____ D. At least 3 cross-sections at intervals not to exceed 100; and extend 50' on each side of the street centerline or 25' outside the street right-of-way, whichever is greater.

_____ E. All sewer and drainage easements over private property

_____ F. The location of all necessary storm and sanitary sewers, manholes and catch basins

Final Subdivision and Land Development Checklist

✓ = Submitted

blank= Omitted

NA= Not Applicable

- _____ H. The top and invert elevation of each inlet and manhol, together with the grade of each sewer line
- _____ I. The grade line, distance and pipe size of each line in the storm drainage system and the sanitary sewer system within the plan and any storm drainage system immediately adjacent thereto.
- _____ J. All pipe sizes, shown by plan and profile
- _____ K. A landscaping plan
- _____ L. The bufferyard and setback
- _____ M. First floor elevation for all proposed and existing structures
- _____ N. For nonresidential and multi-family residential developments, the plan shall depict proposed buildings, parking areas, access driveways and other significant proposed features.
- _____ O. All proposed open spaces, proposed public areas and any related restriction or conditions
- _____ P. Location of all proposed water, gas and utility lines and their connection to the existing system(s)

_____ §22-306.4: Text or Graphical materials (15 copies). The following text or graphical materials shall be provided:

- _____ A. Final Covenants, Grants and Easements. The substance of covenants, grants and easements or other restrictions proposed.
- _____ B. Performance and Maintenance Security to guarantee proper installation of public and private improvements as required by §22-308 and 22-406 of Chapter 22.
- _____ C. Indentures, Acknowledgements and Endorsements in the provided in Appendix 2 of the Allegheny County Subdivision and Land Development Ordinance as determined applicable by the Township Engineer.

*This checklist is not intended to replace or override the requirements of the Subdivision and Land Development Ordinance, but merely serve as a guide to assist in the application submission process.