

**Elizabeth Township Subdivision and Land Development Application**  
**522 Rock Run Road ~ Elizabeth, PA 15037**  
**Phone: 412-751-2880 ~ Fax: 412-751-6002**

<i>Date application received:</i>	<i>Date application accepted as completed:</i>	<i>PLC NO:</i>
-----------------------------------	--	----------------

**SUBMIT 12 FULL-SIZE COPIES OF APPLICATION & ALL SUPPORTING DOCUMENTS WITH REQUIRED FEES.  
ORIGINAL APPLICATION MUST BE NOTARIZED.**

**ALL APPLICANTS MUST COMPLETE THIS SECTION IN ITS ENTIRETY.**

<i>Plan Name or Project Title:</i>	<i>Block/Lot(s):</i>	<i>Zoning District:</i>
------------------------------------	----------------------	-------------------------

*Property Address & Location:*

**\*Applicant's Name:**

<i>Mailing Address:</i>	<i>City/State:</i>	<i>Zip:</i>
-------------------------	--------------------	-------------

<i>Phone:</i>	<i>Cell:</i>	<i>Fax:</i>	<i>Email:</i>
---------------	--------------	-------------	---------------

**Landowner's Name:**

<i>Mailing Address:</i>	<i>City/State:</i>	<i>Zip:</i>
-------------------------	--------------------	-------------

<i>Phone:</i>	<i>Cell:</i>	<i>Fax:</i>	<i>Email:</i>
---------------	--------------	-------------	---------------

**Developer's Name:**

<i>Mailing Address:</i>	<i>City/State:</i>	<i>Zip:</i>
-------------------------	--------------------	-------------

<i>Phone:</i>	<i>Cell:</i>	<i>Fax:</i>	<i>Email:</i>
---------------	--------------	-------------	---------------

**Engineer/Surveyor's Name:**

<i>Mailing Address:</i>	<i>City/State:</i>	<i>Zip:</i>
-------------------------	--------------------	-------------

<i>Phone:</i>	<i>Cell:</i>	<i>Fax:</i>	<i>Email:</i>
---------------	--------------	-------------	---------------

**Architect's Name:**

<i>Mailing Address:</i>	<i>City/State:</i>	<i>Zip:</i>
-------------------------	--------------------	-------------

<i>Phone:</i>	<i>Cell:</i>	<i>Fax:</i>	<i>Email:</i>
---------------	--------------	-------------	---------------

*Existing Use of Property/Structure:*

*Proposed Use of Property/Structure:*

<i>Is site located within the identified flood plain area?</i>	<i>FEMA (Panel) Map Number:</i>	<i>Watershed Name:</i>
--	---------------------------------	------------------------

*Description of Project (Including a list of variances or modifications necessary to complete project/subdivision as submitted):*

<i>Total Acreage:</i>	<i>Disturbed Acreage:</i>	<i>No. Lots/Units Proposed:</i>
-----------------------	---------------------------	---------------------------------

**\*If APPLICANT is other than the current owners of record, signed evidence of authorization designating the applicant to represent and act on behalf of the actual landowner(s) is required to be submitted with this application. This evidence of authorization must be notarized letter. In addition, the letter must state that the landowners acknowledge that under current Township Ordinances that the applicant is responsible for any and all review, engineering and other fees invoiced by Elizabeth Township. These may exceed the stated amounts shown in the Fee Resolution.**



**TO BE COMPLETED BY ALL APPLICANTS.**

Applicant, by 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.

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

**INDIVIDUAL APPLICANT (PRINT NAME):** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Individual**

\_\_\_\_\_  
**Signature of Individual**

**PARTNERSHIP APPLICANT (PRINT NAME):** \_\_\_\_\_

By: \_\_\_\_\_  
**Signature of Partner**

\_\_\_\_\_  
**Printed Partner Name**

By: \_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Partner Name**

**CORPORATE APPLICANT (PRINT NAME):** \_\_\_\_\_

By: \_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name and Title**

**NOTE: THE UNDERSIGNED UNDER CURRENT TOWNSHIP ORDINANCES ACKNOWLEDGES THAT THE APPLIANT IS RESPONSIBLE FOR ANY AND ALL REVIEW, ENGINEERING AND OTHER FEES INVOICED BY ELIZABETH TOWNSHIP. THESE MAY EXCEED THE STATED ESCROW AMOUNTS SHOWN IN THE FEE RESOLUTION.**

SUBMISSION OF PLANNING APPLICATION DOES NOT ASSURE PLACEMENT ON THE PLANNING COMMISSION AGENDA.

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Print Name and Title*

**OFFICIAL USE ONLY**

DATE APPLICATION FEE COLLECTED: \_\_\_\_\_ DATE ESCROW COLLECTED: \_\_\_\_\_

APPLICATION

**APPLICANT OR AUTHORIZED REPRESENTATIVE MUST BE PRESENT AT ALL SCHEDULED TOWNSHIP MEETINGS**



## 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](mailto: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*)

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<br>Date: _____     | <input type="checkbox"/> PennDOT<br>Date: _____      |
| <input type="checkbox"/> County Public Works<br>Date: _____          | <input type="checkbox"/> PA DEP<br>Date: _____       |
| <input type="checkbox"/> County Conservation District<br>Date: _____ | <input type="checkbox"/> Other: _____<br>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:

<b>SUBDIVISION APPLICATIONS</b>	<b>LAND DEVELOPMENT PLAN APPLICATIONS</b>
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 <sup>1,5</sup>	Traffic Impact Study <sup>1</sup>
Traffic and Circulation Plan <sup>1,5</sup>	Traffic and Circulation Plan
Geotechnical Report <sup>1,5</sup>	Geotechnical Report <sup>1</sup>
Subsidence Risk Assessment <sup>1,5</sup>	Subsidence Risk Assessment <sup>1</sup>
Soil Contamination Assessment <sup>1,5</sup>	Soil Contamination Assessment <sup>1</sup>
Utilities Plan <sup>1,5</sup>	Utilities Plan
Sewage Facilities Planning Module <sup>1,5</sup>	Sewage Facilities Planning Module <sup>1</sup>
Existing Covenants, Easements, or Other Restrictions <sup>1,5</sup>	Existing Covenants, Easements, or Other Restrictions <sup>1</sup>
Phasing Schedule <sup>5</sup>	Phasing Schedule
Grading Plan <sup>1,2,5</sup>	Landscape Plan
Stormwater Management Plan <sup>1,3,5</sup>	Grading Plan <sup>1,2</sup>
Evidence of Notification of Public Service Providers <sup>5</sup>	Stormwater Management Plan <sup>1,3</sup>
Construction Plans for Public and Private Improvements <sup>1,4,5</sup>	Evidence of Notification of Public Service Providers
Other Required Permits <sup>1,4,5</sup>	Construction Plans for Public and Private Improvements <sup>1,4</sup>
	Other Required Permits <sup>1,4</sup>
<sup>1</sup> Required for County approval plans only	
<sup>2</sup> Required only if municipality does not have an adopted grading ordinance	
<sup>3</sup> Required only if municipality does not have an adopted stormwater management ordinance	
<sup>4</sup> Required for Final Plans only	
<sup>5</sup> Required for Major Subdivisions only	



**AFFIDAVIT OF VERIFICATION BY LANDOWNER**

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY**

**SS:**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, the undersigned officer, \_\_\_\_\_, known to me or satisfactorily

proven to be: (choose one)

- The individual whose name is subscribed to the within instrument;
- A partner of \_\_\_\_\_, a Pennsylvania General/Limited Partnership; or
- The \_\_\_\_\_ of \_\_\_\_\_, a corporation

and acknowledge that: (choose one)

- He/she
- He/she as such \_\_\_\_\_ partner
- He/she as such \_\_\_\_\_ by signing the name of the corporation as himself/herself executed the foregoing instrument for the purposes therein contained.

(Seal)

IN WITNESS WHEREOF, I hereunto set by hand and official seal.

Notary Public:

\_\_\_\_\_