

**North Versailles Township**

1401 Greensburg Ave., North Versailles, PA 15137

**APPLICATION FOR PRELIMINARY APPROVAL OF A SUBDIVISION OR LAND DEVELOPMENT**

<b>1. Type of Application</b>	[    ] SUBDIVISION	[    ] LAND DEVELOPMENT
<b>Form of Application</b>	[    ] PRELIMINARY	[    ] FINAL
<b>2. Name of Plan:</b>	<b>3. Block &amp; Lot Number:</b>	
<b>4. Landowner's Name:</b>		
<b>Land Owner's Address:</b>		
<b>5. Applicant's Name: (If different from land owner)</b>		
<b>Applicant's Address:</b>		
<b>Applicant's Phone Number: (    )</b>		
<b>6. Engineer/Surveyor's Name:</b>		
<b>Engineer/Surveyor's Address:</b>		
<b>Engineer/Surveyor's Phone Number:</b>		
<b>7. Plan Information</b>		
<b>A. LOCATION:</b>	<b>B. ZONING CLASSIFICATION:</b>	
<b>C. TOTAL CONTIGUOUS ACREAGE:</b>	<b>D. TOTAL LOTS OR DWELLING UNITS:</b>	
<b>E. AVERAGE LOT AREA: (SQ. FT)</b>	<b>F. AVERAGE LOT FRONT AGE: (LN. FT)</b>	
<b>UTILITY AVAILABILITY INFORMATION (Provide name of supplier)</b>		
<b>WATER:</b>	<b>GAS:</b>	
<b>ELECTRIC:</b>	<b>SEWAGE:</b>	
<b>8. Is rezoning of the property necessary? :</b>	[    ] YES	[    ] NO
<b>9. If yes, has a rezoning application been filed? :</b>	[    ] YES	[    ] NO
<b>10. Has a VARIANCE, CONDITIONAL USE, or SPECIAL EXCEPTION been granted? If yes, complete below:</b>		
<b>A. [    ] VARIANCE</b>	<b>Approved:</b>	
<b>B. [    ] CONDITIONAL USE</b>	<b>Approved:</b>	
<b>C. [    ] SPECIAL EXCEPTION</b>	<b>Approved:</b>	
<b>11. Are any modifications to the Township Subdivision and/or Land Ordinance Required? [    ] YES [    ] NO If yes, attach list.</b>		
<b>Application Filing Fee:</b>	<b>Date Paid:</b>	<b>Check #:</b>
<b>Application Review Fee:</b>	<b>Date Paid:</b>	<b>Check #:</b>

<b>SUBDIVISION</b>	<b>LAND DEVELOPMENT</b>
[ ] 10 Copies of Application Form	[ ] 10 Copies of Application Form
[ ] Application Filing Fee	[ ] Application Filing Fee
[ ] 10 Copies of Preliminary Plat	[ ] Evidence of Recorded Lot(s)
[ ] Boundary Survey	[ ] Site Conditions Report
[ ] Name of Subdivision	[ ] Surface/Subsurface Conditions
[ ] Engineer/Surveyor Information	[ ] Existing Structures within 200'
[ ] Developer Information	[ ] Utilities, Easements & R.O.W.
[ ] Location Map	[ ] Existing Topography to 200'
[ ] Graphic Scale	[ ] Flood Prone Areas
[ ] Legend and Notes	[ ] Existing Parcel Boundaries
[ ] Existing Utilities within 100'	[ ] Traffic Impact Analysis
[ ] Existing Natural Features	[ ] Visual Analysis
[ ] Flood Prone Areas	[ ] Land Development Plan
[ ] Contour Intervals	[ ] Zoning Classification
[ ] Existing Streets & Right of Way	[ ] Development Parcel Layout
[ ] Existing/Proposed Easements	[ ] Subdivision Plan, if required
[ ] Proposed Streets, Parking Lots & Loading Areas	[ ] Proposed Transportation Plan
[ ] Lot Layout	[ ] Grading Plan
[ ] Front Building Lines	[ ] Erosion & Sedimentation Plan
[ ] Proposed Community Facilities	[ ] Structural Use Classification
[ ] Tabulation of Site Data	[ ] General Land Use Classification
[ ] Proposed Public Improvements	[ ] Landscaping, Lighting, Signage & Pedestrian Movement Plan
[ ] Sewage Planning Modules	[ ] Parking Area Layout
[ ] Soils Report	[ ] Utility Plan
	[ ] Proposed Phasing Plan
	[ ] Covenants, Restrictions, Etc.
	[ ] Ops & Maintenance Management Plan
	[ ] Required Permits:
	If more than 10 Acres:

# PRELIMINARY SUBDIVISION APPLICATION CHECKLIST

**NAME OF SUBDIVISION:** \_\_\_\_\_

**FILE NO.:** \_\_\_\_\_

	<b>1. Application Form</b>
	<b>2. Application Filing Fee</b>
	<b>3. Preliminary Plat, Including the following:</b>
	<b>A. Boundary Survey</b>
	<b>B. Name of Subdivision</b>
	<b>C. Name, Address, Seal of Certified Engineer/Surveyor</b>
	<b>D. Name and Address of Developer</b>
	<b>E. Name and Address of Land Owner</b>
	<b>F. Location Map</b>
	<b>G. Graphic Scale, North Point, Date</b>
	<b>H. Legend and Notes</b>
	<b>I. Existing Platting of Land Adjacent to Site; Utilities within 100 ft. of the Site</b>
	<b>J. Existing Watercourses and Other Natural Features</b>
	<b>K. Areas Subject to Flooding</b>
	<b>L. Contours at Two (2) Foot Intervals</b>
	<b>M. Existing Streets Adjoining the Site</b>
	<b>N. Existing and Proposed Easements</b>
	<b>O. Width and Grade of Proposed Streets &amp; Parking Areas</b>
	<b>P. Lot Layout, Lot Numbers, Lot Areas</b>
	<b>Q. Front Building Lines</b>
	<b>R. Parcels for Public Use, if any</b>
	<b>S. Tabulation of Site Data (may be submitted on a separate sheet)</b>
	<b>T. Proposed Public Improvements (streets and sewers)</b>
	<b>U. Sewage Planning Modules Required by Dept. of Environmental Resources</b>
	<b>V. Soils Report</b>

# FINAL SUBDIVISION APPLICATION CHECKLIST

**NAME OF SUBDIVISION:** \_\_\_\_\_

**FILE NO.:** \_\_\_\_\_

	<b>1. Application Form</b>
	<b>2. Application Filing Fee</b>
	<b>3. One(1) Copy of Approved Preliminary Plan</b>
	<b>4. Construction Plans for Public Improvements (streets and sewers)</b>
	<b>5. Completion Bond to Guarantee Installation of Public Improvements</b>
	<b>6. Final Covenants and Restrictions, If any</b>
	<b>7. Final Plat, Including:</b>
	<b>A. Name of Subdivision</b>
	<b>B. Name and Address of Surveyor, Engineer, Developer, and Land Owner</b>
	<b>C. North Point, Graphic Scale, and Date</b>
	<b>D. Dimensions and Bearings of Boundary Lines &amp; Public Parcels</b>
	<b>E. Lot Numbers and Dimensions</b>
	<b>F. Accurate Locations of Streets and Street Names</b>
	<b>G. Street Rights-Of-Way, Paving Width, and Curve Data</b>
	<b>H. Final Building Lines</b>
	<b>I. Location of Easements</b>
	<b>J. Notation on Plat if PennDOT Permit is required</b>
	<b>K. Irrevocable Offers of Dedication of Public Facilities</b>
	<b>L. Signed Declarations as Required by Allegheny County</b>