

BOROUGH OF WEST MIFFLIN PLANNING COMMISSION APPLICATION

1020 Lebanon Road., West Mifflin PA 15122, 412.466.8170, FAX 412.466.8173,

Submit application and all required documents indicated on pages 4 & 5. *The original must be notarized.*

TO BE COMPLETED BY BOROUGH	PLC NO.	FILE DATE:
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Applicant's Name/Address/Zip:

Business Phone:	Cell Phone:	Home Phone:	E-Mail Address
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Landowners' Name/Address/Zip:

Business Phone:	Cell Phone:	Home Phone:	E-Mail Address
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Developer's Name/Address/Zip:

Business Phone:	Cell Phone:	Home Phone:	E-Mail Address
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Engineer/Surveyor's Name/Address/Zip:

Business Phone:	Cell Phone:	Home Phone:	E-Mail Address
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Architect's Name/Address/Zip:

Business Phone:	Cell Phone:	Home Phone:	E-Mail Address
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PROPERTY ADDRESS:

Lot No.:

Plan Book Volume:

Page:

Block/Lot No.:

Zoning Districts:

Existing Principal Use:

Is site located within an Identified Floodplain Area?

Watershed:

Plan/Project Name:

Description of Project:

Total Acreage:

No. Lots/Units Proposed:

INDICATE TYPE OF APPLICATION (Check as many as apply and indicate fee)

<input type="checkbox"/> REZ - Rezoning: From: _____ To: _____	\$
<input type="checkbox"/> PRDT – Planned Residential Development Tentative Approval	\$
<input type="checkbox"/> PRDF – Planned Residential Development Final Approval	\$
<input type="checkbox"/> Non Residential Development (Commercial Site Plan Review) Tentative Approval	\$
<input type="checkbox"/> Non Residential Development (Commercial Site Plan Review) Final Approval	\$
<input type="checkbox"/> OC – Other Conditional Use (check one) <input type="checkbox"/> Residential <input type="checkbox"/> Nonresidential	\$
<input type="checkbox"/> 1. Preliminary Subdivision or Land Development	\$
<input type="checkbox"/> 2. Final Subdivision or Land Development for Recording including Final Plat Approval	\$
<input type="checkbox"/> 3. Final Subdivision Approval without Final Plat Approval	\$
<input type="checkbox"/> 4. Intentionally Reserved	\$
<input type="checkbox"/> 5. Simple Subdivision and/or Simple Land Development Approval	\$

FOR PRD'S AND SUBDIVISIONS

Average Lot Size:

Average Lot Frontage (ft.):

Linear Ft. New Streets (ft.):

FOR CONDITIONAL USE

Section of Code under which Conditional Use is sought and grounds upon which it is requested(use add'l pages as needed):

PLEASE REFER TO PAGES 4 AND 5 FOR ADDITIONAL REQUIREMENTS

To be completed by all Applicants.

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.

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

INDIVIDUAL APPLICANT:

Signature of Individual

PARTNERSHIP APPLICANT:

Name of Partnership

By:

Signature

Partner

CORPORATE APPLICANT:

Name of Corporation

By:

Signature

Title

ATTACH THE FOLLOWING AS APPLICABLE

Required
Not Required

TYPE OF APPLICATION

APPLICATION CONTENT	#Copies	REZ	PRDT	PRDF	PDT	PDF	OC	1	2	3	+5
Application Form	17										
Application Fee	NA										
If Applicant is other than landowner, landowner's authorization	17										
Property Survey	17										
Legal Description of Lot	17										
Letter Justifying Petition	17										
Preliminary Plat/Develop.Plan	17										
Slope Map	12										
Street Profiles	3										
Proposed deed restrictions and covenants	3										
General Sub-surface Conditions	17										
Environmental Impact Statement (Traffic Study-2 copies)	8							*			
Final Plat	17									X	
Planning Module for Planning Agency Review ¹	3				**		**				
Plans for Public & Private Improvements	12										
Street Cross Sections	3										

¹ Required for developments generating 800 gallons or more per day and for any subdivision where a new lot is created [per Emily Shade, DER 12-6-94].

APPLICATION CONTENT	#Copies	REZ	PRDT	PRDF	PDT	PDF	OC	1	2	3	+5
Final Floor Plans & Architectural Elevations of all Structures & Buildings Other Than SFD	9										
Architectural Elevations	9										
Final Landscape Drawings	9										
Final Grading Drawings	9										
Statement re: Consistency With Comprehensive Plan	9										
Requested Modifications	17										
Plans for Common Areas	17										
Development or Phasing Schedule	17										
Bylaws of Associations or Nonprofit Corp. or Declaration of Condo. Bylaws	3										
Instruments Dedicating Right-of way, Easements & Public Lots	4										
Title Insurance Policy	2										
Tax Receipts	2										
Evidence of Construction Financing Commitment	2										
Evidence of Compliance With Conditions of Tentative Apvl.	12										
Performance Security Estimate	3										
Public Notice Property Owners List	1										
Maps of All Lots Within 200 Feet of Site	1										
DEP Part II Permit Application (if req'd by DEP)	3										
Evidence of Adequacy of Water Supply	3										
As-Built Plans of Public Improvements	4									X	

* Not required if less than 12 lots;

** Submission recommended but not required

X To be submitted after completion of public improvements

A For Simple Subdivision and/or Simple Land Development approval applications submit 4 copies

4. Intentionally Reserved

REVISED 10/07

Sealing of Plans

Registered professional engineers and landscape architects who are licensed to practice in the Commonwealth may also prepare site development plans. However, only land surveyors may prepare and seal boundary surveys. According to the State Registration Board for Professional Engineers, Land Surveyors and Geologists, if a plan sealed by professional engineer or landscape architect includes boundary data performed by a land surveyor, the professional engineer or landscape architect must give a proper reference on the plan, stating the name and registration number of the land surveyor who performed the boundary survey, and the date and drawing number of the original boundary survey.

The State Registration Board for Professional Engineers, Land Surveyors and Geologists has also stated that only professional engineers may prepare and seal site development plans which require “more than the incidental design of related improvements, and which require independent engineering judgement.” We believe that may include the design of retaining walls that exceed a certain specified height.

The Engineer, Land Surveyor and Geologist Registration Law (63 P. S. § § 148—158.2).

<http://www.pacode.com/secure/data/049/chapter37/s37.1.html>

PLAN INFORMATION	
Plan name:	File #:
Municipality:	
Review date:	Reviewer:



ACED/DRE Subdivision Reviewer Checklist*

***The checklist items have been checked by ACED to the extent possible. However, final responsibility for ensuring that the plan is prepared to the standards required and that all information on the plan is current, correct and complete is the landowner's and the landowner's agent.**

<input type="checkbox"/>	<p>1. Landowner name: All landowner names on the plan match the landowner names in the deed/s to the property/ies in the subdivision exactly.</p> <p>a. Deed information (DBV/Pg. #) is provided in the title clause.</p> <p>b. The correct forms of the landowner clauses are used¹.</p>
<input type="checkbox"/>	<p>2. Land ownership/title: All properties in the subdivision are in the names of the landowners that have been identified on the plan as a landowner.</p> <p>a. All landowners who have title to the property in the subdivision are included on the plan as a landowner.</p>
<input type="checkbox"/>	<p>3. Complete subdivision: Every parcel or lot that is proposed to be subdivided, resubdivided, or consolidated is shown on the plan in its entirety and completely described.</p>
<input type="checkbox"/>	<p>4. Complete lot line information: All lots and parcels in the subdivision are completely and legibly described; no distances, bearings, or curve data are missing or unreadable.</p>
<input type="checkbox"/>	<p>5. Plan areas: The following areas are provided in the plan in both acres and square feet:</p> <p>a. All existing and proposed lots, parcels, and units of land in the subdivision;</p> <p>b. Any area proposed to be dedicated for road right-of-way purposes, including the right-of-ways of any proposed new streets;</p> <p>c. The total plan area.</p>
<input type="checkbox"/>	<p>6. Parcel ID information: Tax parcel ID #s for all existing parcels/lots in the subdivision are provided on the plan.</p>
<input type="checkbox"/>	<p>7. Landowner/developer contact information: Complete contact information (name, address, phone) for the landowner and developer, if different than the landowner, is provided on the plan.</p>
<input type="checkbox"/>	<p>8. Subdivision and conveyance of land between adjacent landowners: If the plan shows a conveyance of land between different abutting landowners, the landowners are advised that recording the plan alone will not convey title to property; recording deed/s is also required.</p>
<input type="checkbox"/>	<p>9. If the property abuts a state road, the required PennDOT notice (MPC §508(6)) is on the plan.</p>
<input type="checkbox"/>	<p>10. The plan title is provided in the title block, is cited consistently every place on the plan, and is provided in all clauses where it is required to be provided.</p>

¹ See Appendix 3 of the *Allegheny County Subdivision and Land Development Ordinance*