



TOWNSHIP OF FRAZER  
592 Pittsburgh Mills Circle  
Tarentum, PA 15084  
OFFICE: 724-274-4202 • FAX: 724-274-4203

**APPLICATION FOR  
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

CHECK LISTS

STANDARD PLAN:

- Sketch Plan.
- Preliminary Plan.
- Improvement Construction Plan.
- Final Plan.

PLANS EXEMPT FROM STANDARD PROCEDURES:

- Lot Line Revision
- Changes in Floor Area
- Preliminary/Final (Combined) Plan

NOTE: As part of this Application, the applicant must provide fourteen (14) copies of this Application along with fourteen (14) copies of the required plans. The plans must comply with the requirements of the Frazer Township Subdivision and Land Development Ordinance, Ordinance No. 51, as amended.

**An incomplete application will be returned to applicant. An Application will be considered incomplete unless or until the appropriate fee is paid in full.**

# Township of Frazer Subdivision and Land Development Application

## TYPE OF APPLICATION

*(Check All That Apply)*

- |  |   |
|--|---|
| <input type="checkbox"/> Preliminary Subdivision (Greater than 3 lots)<br><input type="checkbox"/> Preliminary Land Development<br><input type="checkbox"/> Combined Preliminary/Final Subdivision<br><input type="checkbox"/> Subdivision of Three Lots or Less<br><input type="checkbox"/> Floor Area Revision | <input type="checkbox"/> Final Subdivision (Greater than 3 lots)<br><input type="checkbox"/> Final Land Development<br><input type="checkbox"/> Combined Preliminary/Final Land Development<br><input type="checkbox"/> Lot Line Revision |
|--|---|

The applicant must submit documentation as outlined in the Frazer Township Subdivision and Land Development Ordinance, Ordinance No. 51, as amended. An application will be considered incomplete unless or until the appropriate documentation is filed with the Township and the application fee and deposit are paid in full. An application must be administratively complete 15 days before the regularly scheduled monthly Planning Commission meeting to be placed on that meeting's agenda for consideration. An incomplete application will be returned to the applicant.

### A. PROJECT INFORMATION

#### APPLICANT/OWNER

#### REPRESENTATIVE

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 FAX \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 FAX \_\_\_\_\_

Title of Subdivision/Land Development \_\_\_\_\_

Location (address or general vicinity) \_\_\_\_\_

Description and Purpose of Application \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Parcels \_\_\_\_\_ Acreage \_\_\_\_\_ Zoning District \_\_\_\_\_

Gross Floor Area (Proposed Building) \_\_\_\_\_

Block Number(s) \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Please list any previously approved Subdivision/Land Development applications \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plan Book Volume/Page (from Allegheny County Recorder of Deeds) of previously approved applications \_\_\_\_\_  
\_\_\_\_\_

What is the applicant's interest in property affected (owner, agent, lessee, etc.) \_\_\_\_\_  
\_\_\_\_\_

**NOTE: Applicant must submit a copy of the deed, lease, sales agreement or other contract providing interest in property with the filing of this application. If the applicant is other than the owner of subject property, then the signed consent of the property owner must accompany this application.**

Will the applicant request any waivers from the Subdivision and Land Development Ordinance? \_\_\_\_\_

**If yes, the applicant must provide a waiver application for each request to accompany this application.**

**B.SITE DESCRIPTION**

1. Present Land Use (i.e. Residential, Commercial, Vacant) \_\_\_\_\_

2. What is the dominant land use and zoning within a 1/4-mile radius of the project?  
(Single-family residential, multi-family residential, commercial)  
\_\_\_\_\_

3. Is the project located within 1/4 mile of, or contains: (Answer Yes or No)

a. A building or site on the National Register of Historical Place: \_\_\_\_\_

b. A building or site of community interest: \_\_\_\_\_

4. List any soil erosion problems currently present: \_\_\_\_\_

5. Has the site, or immediate area, ever been mined? Yes \_\_\_\_\_ No \_\_\_\_\_  
If so, has reclamation been completed? \_\_\_\_\_

6. What, if any, attempt will be made to minimize removal of vegetation and/or mature trees?  
\_\_\_\_\_

7. Are there plans to replace vegetation removed during construction? \_\_\_\_\_

8. What type of construction will be utilized? List number, size, and material.

Conventional \_\_\_\_\_

Modular \_\_\_\_\_

Mobile \_\_\_\_\_

**C. UTILITIES**

1. Water source: Public \_\_\_\_\_ Private (Well) \_\_\_\_\_

If well water, please attach written report regarding water quantity and quality.

2. Sanitation System: Public \_\_\_\_\_ Private (Septic) \_\_\_\_\_

If public, will tap-in occur to existing sewer lines? Yes \_\_\_\_ No \_\_\_\_

If extension of public system, provide state DEP Number \_\_\_\_\_

If private, please provide information regarding type of system, alternate system, testing and acquisition of permits, including required DEP permit applications.

\_\_\_\_\_  
\_\_\_\_\_

3. What companies are providing Gas \_\_\_\_\_ Electric \_\_\_\_\_ ?

**D. STORM WATER DRAINAGE IMPACT**

1. Streams within or contiguous to project area \_\_\_\_\_

2. Lakes ponds or wetland within or contiguous to project area \_\_\_\_\_

3. Method of collecting and transporting runoff \_\_\_\_\_

4. Type of pipe \_\_\_\_\_, Settling method \_\_\_\_\_

5. Has a Stormwater Management Plan been completed? \_\_\_\_\_

**E. EROSION AND SEDIMENTATION IMPACT**

1. What is the steepest slope (%) on the property? \_\_\_\_\_

2. What is the steepest slope in the project area that is to be graded or disturbed by construction? \_\_\_\_\_

3. Is any grading proposed? Yes \_\_\_\_ No \_\_\_\_

If yes:

Maximum fill depth \_\_\_\_\_ Quantity \_\_\_\_\_ CY

Maximum depth of cut \_\_\_\_\_ Quantity \_\_\_\_\_ CY

If cuts and fills not in balance, identify source/disposal area: \_\_\_\_\_

If not benching, identify finished slope ratio: \_\_\_\_\_

4. Has an Erosion and Sedimentation Control Plan been prepared and reviewed? \_\_\_\_\_

If yes, please submit the Plan and attach any and all correspondence.

**F. INFORMATIONAL DETAILS**

Please attach any additional information needed to clarify your project. If there are, or may be, adverse impacts associated with the proposal, discuss avoidance measures (or lack thereof) and proposed mitigation measures which can lessen the adverse impacts.

The applicant/owner hereby certifies that the statements made herein and the representations contained in all accompanying drawings, documents and materials made part of this application are true and correct. The applicant/owner is responsible for reviewing and understanding all conditions and requirements and insuring compliance with all applicable Federal, State, County and Township laws and regulations.

As the applicant, I hereby certify all of the above information is true and correct to the best of the applicant's knowledge.

DATE \_\_\_\_\_ APPLICANT'S SIGNATURE \_\_\_\_\_

*If applicant is not the property owner, an Agent's Authorization Form must be included with this application*

REPRESENTATIVE'S SIGNATURE \_\_\_\_\_

REPRESENTATIVE'S TITLE \_\_\_\_\_

DATE \_\_\_\_\_

STAFF USE ONLY		
File Number _____	Received by _____	
Date Received _____	Complete Application Date _____	
Payment Type _____	Fee Amount _____	
MPC Deadline _____		
Planning Commission Review _____	Planning Commission Recommendation _____	
Supervisors Review _____	Supervisors Decision _____	
Decision Letter Sent _____		
Plat Received _____	Plat Signed _____	Signed Plat Returned _____