TOWNSHIP OF O'HARA 325 FOX CHAPEL ROAD, PITTSBURGH, PA 15238 (412) 782-1400 FAX (412) 782-4530

APPLICATION FOR PRELIMINARY LAND DEVELOPMENT APPROVAL

TO: Township Manager: The undersigned applicant hereby submits, by the filing of this Application for Preliminary Land Development Approval, a request for Preliminary Approval, in accordance with the Subdivision Regulations of the Township of O'Hara. 1. NAME OF APPLICANT: 2. ADDRESS: 3. TELEPHONE: FAX NO.: 4. LOCATION OF PROPERTY TO BE DEVELOPED: _____ACREAGE_____ 5. LOT AND BLOCK #: 6. PROPOSED NAME OF PLAN: 7. SQ. FT. OF PROPOSED NON RESIDENTIAL DEVELOPMENT 8. SCOPE OF PROJECT □ New Construction (proposed use) ☐ Addition to existing building (proposed use) ☐ Parking/Lighting □ Other 9. PRESENT ZONING CLASSIFICATION: 10. NAME & ADDRESS OF PROPERTY OWNER(S) IF OTHER THAN APPLICANT: 11. IS LAND DEVELOPMENT TO BE ON PHASED BASIS?_____ 12. NAME OF REGISTERED ENGINEER: 13. NAME OF LEGAL REPRESENTATIVE (PENNSYLVANIA BAR MEMBER): 14. TWENTY (20) COPIES OF THE APPLICATION, OTHER DOCUMENTS, AND PLANS SHALL BE SUBMITTED TO THE TOWNSHIP. This application includes all information as required by the Subdivision Regulations of Allegheny County and O'Hara Township. ATTEST: Applicant Notary Date Date Received _____Fee Paid _____ Scheduled for Planning Commission Meeting_____

TOWNSHIP OF O'HARA PLANNING COMMISSION

REVIEW REQUIREMENTS FOR PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PROPOSALS

	Check 1	if includ	ed with Application		
15.	. Presentation Letter - requesting Planning Commission's review of building proposal(s) and should include the following information, if applicable:				
16.	Plat of lot(s) to be developed - Section 4.5.2 (submit twenty (20) copies).				
17.	A scaled drawing (Minimum 1" = 50') of the proposed building. (Submit twenty (20) copies).				
18.	A simplified (no scale) print showing elevations of the building. (Submit twenty (20) copies).				
19.	Stormwater Management Plan for entire site for pre and post-developed area (Ordinance No. 850). (Submit three (3) copies)				
20.	Parking plan and lot layout including calculations for all use areas - Section 72-14.104 of the Zoning Ordinance. (Submit twenty (20) copies).				
21.	Grading Plan (Ordinance No. 674). (Submit twenty (20) copies).				
8.	. Soil and Erosion Control Plan meeting Allegheny County Conservation District Requirements. (Submit three (3) copies).				
9.	. Buffer area if needed (Ordinance No. 1091, Section 72-13.100 of the Zoning Ordinance). (Submit twenty (20) copies).				
10.	Site analysis study (Ordinance No. 1091, Section 72-12.76.C(2) of the Zoning Ordinance. (Submit three (3) copies).				
11.	Engineering Report (Ordinance No. 1091, Section 72-12.76.C(5) of the Zoning Ordinance. (Submit three (3) copies).				
12.	Landscaping plan (Ordinance No. 1091, Section 72-14.1115). (Submit twenty (20) copies).				
13.	3. Other Submission Requirements:				
		A.	In cases where the preliminary plat covers only a portion of the developer's tract, a sketch plan for the entire tract shall be required.		
		B.	Preliminary cross sections showing the dimensions and construction of any streets, curbs and/or sidewalks.		
		C.	A preliminary Erosion and Sedimentation Control Plan pursuant to the Rules and Regulations of the Pennsylvania Department of Environmental Protection and the standards of this Ordinance and the Allegheny County Erosion and Sediment Control Handbook.		
		D.	A traffic impact analysis when the proposed development will generate fifty (50) or more a.m. or p.m. peak hour trips or developments which generate one hundred (100) or more average weekday trips ends and the proposed development will affect the circulation of vehicular traffic at key intersections and generally within the area proposed for land development or subdivision.		
		E.	A description of the proposed method of providing potable water supply and sanitary sewerage disposal; percolation test data, when required; and/or water and sewerage engineering feasibility studies, when requested by the Planning Commission or Township Council.		

		F.	A statement as to whether or not coal and/or mineral rights are to be conveyed with fee title to parcels to be sold.
		G.	A map overlay indicating all areas where it is known or suspected that surface or subsurface mining activities have occurred.
			Where the proposed subdivision or land development proposes the construction of any building or structure on or within three hundred feet (300') horizontally of any subsurface mined areas, or on or within fifty feet (50') horizontally of any surface mined area, the applicant shall submit, with his Preliminary Plan, the information and data as set forth in Section 8.4 of this Ordinance.
		H.	A description of the method to be utilized and the organization formed, if any, for the maintenance of any common areas and facilities not to be dedicated.
		I.	Existing or proposed deed restrictions or protective covenants.
		J.	Geotechnical report prepared by a soils engineer to determine the exact location of the landslide-prone areas where the development site contains such soils.
	0	K.	Subsidence risk assessment prepared by a qualified professional geotechnical engineer where evidence exists that sub-surface mining has occurred one hundred feet (100') or less below the surface of the development site.
		L.	Soil contamination assessment where the site contains any hazardous substances, then a geotechnical report and remedial investigation/feasibility study.
	o	M.	Completed "Application for Sewage Facilities Planning Module" or Request for Exemption as filed with the Pennsylvania Department of Environmental Protection of the Allegheny County Health Department.
		N.	Schedule of phased developments where development will be completed in phases including projected dates that the final application for each phase will be filed in accordance with MPC $508(4)(v)$.
		O.	Storm water management report including information on page IV-5 of the Allegheny County Subdivision and Land Development Ordinance.
		P.	Preliminary soil erosion and sedimentation pollution control plan.
		Q.	List of any modifications requested with code reference.
	14.	Revie	ew Fee for building proposals (Resolution No. R–2-2005 or latest revision).
NOTE:		All pl	lan submittals shall be a maximum size 24" \times 36" or "C" size plot, and folded to a size eater than 10" \times 13".
			information is to be submitted to the Township office 30 days prior to the scheduled

The above required information is to be submitted to the Township office 30 days prior to the scheduled Planning Commission Meeting. Regularly scheduled Planning Commission Meetings are held the third Monday of the month. The owner for the building proposal, or a representative, are requested to attend the Planning Commission Meeting to present the proposal and address any questions from the Planning Commission and/or citizens in attendance.

Mailing Address: Township of O'Hara 325 Fox Chapel Road Pittsburgh, PA 15238