

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:

Notary

Applicant

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 if included 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. 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.

