

# Shaler Township

PENNSYLVANIA

## Application for Subdivision/Lot Consolidation or Site Development Permit

1. The undersigned applicant hereby applies for:

SITE DEVELOPMENT PERMIT to secure the approval of plans for certain roads, streets, lanes, alleys, drainage facilities, water lines and more particularly hereinafter described.

SUBDIVISION PERMIT to secure the approval of plan dividing a tract of land or lot into two or more tracts where no improvements are to be installed.

LOT CONSOLIDATION PERMIT to secure the approval of plan consolidating a tract of land or lots into one tract where no improvements are to be installed.

LOCATION OF PROPERTY \_\_\_\_\_

NAME OF APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTACT \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

ZONING OF PROPERTY \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

PROPOSED CONSTRUCTION \_\_\_\_\_

2. In accordance with Chapter 195 Subdivision and Land Development, the following plans and documents must be submitted herewith at least **TWO WEEKS** prior to the Planning Commission meeting, which meets every 3rd Monday of every month.

- Application and Fee: (\$250 for 3 lots or less) or (\$500 for 4 or more lots)
- Letter of Transmittal – include nature of work and improvements to be made. (State in detail all improvements to be constructed, i.e. curbs, gutters, street paving, grading, drainage, gas mains, fire hydrants, water mains, street signs, storm and sanitary sewer. As well as if proposed improvement affects any other property in any way).
- Final site plan including utility plan – Three sets of plans 24 x 36 and 12 sets of plans 11 x 17

**(NOTE: Paragraph Numbers 3, 4, 5, 6 and 7 may not apply to the Application for Subdivision or Lot Consolidation Permit)**

3. The applicant agrees to open, lay out, improve, construct and install roads, streets, lanes or alleys, including sidewalks, curbs, gutters, street paving, grading, gas mains, fire hydrants, water mains, street signs, storm and sanitary sewers, including laterals and any other improvements that may be required upon the property as shown on the final plans as approved by the Board of Commissioners.

4. The applicant agrees to enter into a contract, in writing, approved by the Township Solicitor to install, erect and construct the aforesaid improvements as prescribed by the Board of Commissioners.
5. The applicant agrees to furnish a certificate of reputable title insurance company, as required by Chapter 195.
6. The applicant shall furnish a bond or escrow agreement under such conditions approved by the Township Board of Commissioners. The applicant shall guarantee the performance of said contract and secure completion of the improvement within the time specified. The applicant shall either include in the completion bond or escrow agreement a provision that the improvements will be maintained and kept in repair for a period of two (2) years from dedication or until approve for release by the Township; and/or a separate bond shall be furnished at time of dedication providing for maintenance and repair of said improvements for a period of two (2) years or until released by the Township.
7. The applicant shall bear all costs of inspection, legal fees, and engineering fees and shall deposit with the Township Secretary, at the time the plan is approved, such sum as the Township Engineer shall determine to guarantee payment of such costs. Applicant shall make an advance deposit as shall be determined by the Township to cover the Township's costs which may be incurred prior to final approval. Otherwise know as a Developer Agreement.
8. Applicant agrees to reimburse Shaler Township for all legal fees incurred by the Township in enforcing the provisions of this application and any future agreement entered into between the applicant and the Township relating to the proposed development or subdivision, which is the subject of this application.
9. The applicant agrees in all respects to comply with Chapter 195 of the Shaler Township Code. Applicant further agrees and understands that the approval, review, and signatures of The Township of Shaler will become null and void unless this plan is recorded in the Recorder of Deeds Office of Allegheny County within 90 DAYS of said approval.

DATE: \_\_\_\_\_

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Owner's Approval)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Owner's Approval)

\_\_\_\_\_  
(Address)