TOWN OF McCANDLESS

OFFICE OF PLANNING/ZONING
9955 GRUBBS ROAD
WEXFORD, PA 15090
(412) 364-0616

LAND DEVELOPMENT APPLICATION

(Preliminary Plat Subdivision Plan)

LOCATION OF PROPERTY_____

NAME OF APPLICANT_____

ADDRESS_____ CITY_____ ZIP_____

PHONE_____

PROPERTY OWNER_____

ADDRESS_____ CITY_____ ZIP_____

PHONE_____

CONTACT_____ PHONE_____ EMAIL_____

ZONING OF PROPERTY_____ PROPOSED USE_____

PROPOSED CONSTRUCTION_____

The Land Development Plan must be in accordance with Title V of the Planning and Zoning Code and meet all zoning requirements. The site plan must be submitted thirty (30) days prior to the meeting of the Planning Commission. The applicant must attend 3 meetings: Planning Commission meeting, the first Tuesday of the month; Zoning Committee meeting, the second Monday of the month; and Council's Regular Business meeting, the fourth Monday of the month. All meetings are in the Town Hall at 7:30 p.m.

Seventeen (17) folded sets of prints are required. You may submit five (5) Folded Sets of Full Size and twelve (12) Sets of Half Size Prints and One CD. Electronic files may be sent to the Town engineers: ddeiseroth@gatewayengineers.com and abanfield@pvesheffler.com; if so, you may eliminate two of the five full sized sets sent to the Town. (3) stormwater reports are required. All items on page two of this application must be completed.

All revisions to the original plan must be mailed or emailed directly to The Gateway Engineers, Inc. 400 Holiday Drive, Suite 300, Pittsburgh, PA 15220-2727. All revised stormwater reports must be sent directly to PVE Sheffler, Waterfront Corporate Park III, 2000 Georgetowne Dr., Suite 101 Sewickley, PA 15143-8992. Failure to do so may result in delay of the approval.

FEES

Application fees are $100.00 per acre with a minimum charge of $500.00. There is a $3,500.00 escrow to be paid at the time of application to cover the costs for engineering review and inspection. The escrow account will need to be replenished when reduced to $1,500.00.

Sites over 10 acres $75.00 per acre with a minimum charge of $500.00. There is a $3,500.00 escrow to be paid at the time of application to cover the costs for engineering review and inspection. The escrow account will need to be replenished when reduced to $1,500.00.

Fee and Escrow _____ ck#_____ Date_____

I have read all of the above and agree to the requirements.

Signature of Applicant _____

Witnessed and received by _____

Development:_____

Location:_____

Developer/owner:_____

ITEMS TO BE SHOWN ON THE PLAN

	SUBMITTED	COMPLIES
1. Owner/zoning district of the site		
2. Owner use, zoning districts all adjacent properties		
3. Height, bulk, placement of buildings		
4. Area; actual, required		
5. Scale, north arrow, date		
6. Tract boundary, lot lines		
7. Road access; public and private internal roads, walks		
8. Grades; existing, proposed		
9. Drainage; existing, proposed		
10. Stormwater management		
11. Utility availability, easements		
12. Wooded areas		
13. Slope areas over twenty-five percent		
14. Flood plain (100 year storm) and landslide-prone areas		
15. Soil characteristics		
16. Erosion, sedimentation control		
17. Yard depths and widths, buffer areas		
18. Parking area, proposed and required, loading berths		
19. Signs; number, type, location		
20. Illumination, type, extent		
21. Landscaping		
22. Screening		
23. Open space, recreational areas		
24. Plans of proposed structures		
25. Existing structures		
26. Sidewalks		
27. Any other information specifically requested		

To be completed by Town

	Proposed	Required	Complied	Does not comply
Lot size				
Lot width at building line				
Lot coverage				
Minimum Building Setback				
Maximum Building Setback				
Side yard				
Rear yard				
Height				
Parking				
Landscaping				

Date application submitted: _____ Signature of Applicant:_____

Reviewed by Zoning Officer:_____

Rev 6/2016