



MUNICIPALITY of MURRYSVILLE

4100 Sardis Road • Murrysville, PA 15668
Phone: (724) 327-2100 • Fax: (724) 327-2881

Major Subdivision Application

MAJOR SUBDIVISION APPROVAL PROCESS

(Please indicate approval sought.)

Simultaneous Preliminary and Final Application - §201-20.

Final Approval - §201-27.

D. PLAN INFORMATION

APPLICANT/OWNER

REPRESENTATIVE

Name _____

Name _____

Address _____

Address _____

City _____

City _____

State _____ Zip _____

State _____ Zip _____

Phone _____

Phone _____

FAX _____

FAX _____

59. Title of Subdivision _____

60. Location (address or general vicinity)

61. Description and Purpose of Application _____

62. Number of Parcels _____ Acreage _____ Zoning District _____ Smallest Lot _____

63. Tax Map Number(s) _____

64. Related concurrent applications, if any: _____

65. Preliminary or most recent final plan phase approval (list plan and date approved), if applicable.

66. Number and type of dwelling units projected _____

67. Present land use: (please list number and types of dwellings or business with square footage and type of business e.g. office, retail, restaurant, warehouse. Also include number and size of existing parking spaces)

68. Non-conformities. Please list nonconforming uses, lot sizes, parking, setbacks, and any other non-conformity represented by the applicant.

69. Variances Approved (List Date and File Number) _____.

70. Number of plans attached _____ (14 copies are required along with three copies of required reports.)

APPLICANT'S SIGNATURE _____

REPRESENTATIVE'S SIGNATURE _____

REPRESENTATIVE'S TITLE _____

DATE _____

If applicant is not the property owner, an Agent's Authorization Form must be attached

STAFF USE ONLY	
File Number _____	Received by _____
Date Received _____	Complete Application Date _____
Payment Type _____	Fee Amount _____
Date Accepted: _____	
Accepted by: _____	



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Municipality of Murrysville Agent Authorization Form

Name of Property Owner(s) _____

Application Title _____

Tax Map Number(s) _____

The above named property owner hereby appoints _____

_____ as its agent, and authorizes said agent to apply for and process the above mentioned development plan on his/her behalf. Agent is further authorized to sign all necessary documentation for such purposes, including acceptance of conditions imposed by Council upon approval of the plan. This authorization shall remain in force and effect until written notice of revocation is delivered to the Municipality of Murrysville's Director of Community Development.

SIGNED AND SEALED, intending to be legally bound on this date of _____.

(SEAL)

Owner(s) Signature

Major Subdivision Land Development
ENVIRONMENTAL IMPACT STATEMENT
APPLICATION FOR SIX (6) OR MORE UNITS (LONG FORM)

NOTICE TO APPLICANT: This is a preliminary document designed to assist Council in determining whether the action that you propose may, or is likely to, have effect on the environment. Please complete the entire form. Completion of this form does not relieve you of responsibility for providing any additional information that Council may require in order to consider property environmental impacts associated with your project, including submission of more detailed information contained in an Environmental Impact Statement as set forth in Section 1605 of the Home Rule Charter, or Zoning or Subdivision Ordinance of the Municipality.

Name and Address of Applicant

Name and Address of Builder

NAME _____

NAME _____

STREET _____

STREET _____

CITY _____

CITY _____

STATE _____ ZIP _____

STATE _____ ZIP _____

PHONE _____

BUSINESS PHONE _____

EXACT LOCATION OF PROJECT:

TAX MAP NUMBER OF PROPERTY: _____

PRESENT ZONING CLASSIFICATION _____ LOT SIZE _____

ZONING REQUESTED, IF ANY _____

A. SITE DESCRIPTION

Project Size _____ Number of Lots _____ Smallest Lot Size _____

A complete description of the physical characteristics of the site should be included. Maps (slope), site plans, photographs, architects' renderings, and construction specifications should be as close as is possible to the final engineering drawings and, where appropriate, should be affixed with the necessary professional engineering and surveying seals.

1. Topography

The topographic description shall include the site characteristics both prior to and following construction of the project. Both Soil Conservation System Classification and Unified Soil Classification System shall be used to describe and classify the surface and subsurface soils.

a. Approximate percentage of presently undeveloped project area with slope:

15% or greater _____% 10-15% _____% 0-10% _____%

b. List soils as designated by the soil survey of Westmoreland County:

c. List limitations of each soil for the type of project proposed:

d. List any present soil erosion problems:

e. Are test borings proposed? _____(If yes, attach results upon completion)

f. Presence of, or anticipation of, underground mining or strip mining: (The extent of such mining and the depth of the mine below the surface shall be included.)

2. Hydrology

This shall include both surface and subsurface water, such as the location of the surface streams, springs, ponds and lakes, and how construction will alter their location and conditions.

a. Streams within or contiguous to the project area, or to which the runoff contributes:

b. Lakes, ponds, wetland areas within or contiguous to project area:

1. Name:

2. Size (in acres):

3. Transportation

a. What roads will give access to project area?

1. What is the anticipated traffic increase? _____

2. Are these roads adequate for anticipated traffic increase? (See Traffic

Engineering Survey)_____

b. Number of parking spaces:_____

4. Existing Vegetation or Special Characteristics

a. Approximate percentage of project area:

	<u>Presently</u>	<u>After Completion</u>
Meadow or Brushland	_____%	_____%
Forested	_____%	_____%
Agricultural	_____%	_____%
Wetland	_____%	_____%
Flood Plain	_____%	_____%
Water Surface	_____%	_____%
Unvegetated (e.g. rock, earth)	_____%	_____%
Impervious surfaces (e.g., roads, paved surfaces, buildings)	_____%	_____%
Other (indicate type)	_____%	_____%

b. what is the dominant land use and zoning classification within 1/4 mile radius of this project (e.g., single-family residential, R-2) and the scale of the development?

c. Is the project within 1/4 miles of, or contain:

1. A building or site listed on the National Register of Historical Places?

Yes _____ No _____

2. An active archeological site or fossil bed as set forth? Yes _____ No _____

3. A building or site of special local interest? Yes _____ No _____

INFORMATION ON THE ABOVE IS AVAILABLE AT THE MUNICIPAL BUILDING

d. Are there any unique or unusual land forms on the project site?

Yes _____ No _____

Other geological formations? Yes _____ No _____

If yes, please describe:

e. Is the project site presently used by the community or neighborhood as an open space or recreational area? Yes _____ No _____ If yes, by whom?

B. DESCRIPTION OF PROJECT

1. Brief Narrative, including present use, proposed use, and exact location:

2. Commercial or Residential? _____

a. Purpose of use:

1. Sale _____

2. Rent _____

3. Personal _____

3. If Commercial:

a. Will hazardous materials be stored or generated?

b. Will any processed be used that would affect ambient air quality or water quality and therefore come under state/federal jurisdiction?

c. Will noise (excess of 80 db.), heat, odors or smoke be emitted?

d. Will lighting glare come off the premises?

e. Will energy saving construction/processes be implemented beyond State requirements?

f. Will fire prevention and suppression, construction or activities be implemented beyond State requirements?

4. If residential, describe type of construction:

Conventional ___ Modular ___ Mobile ___ Other ___

	<u>One Family</u>	<u>Two Family</u>	<u>Multiple Family</u>	<u>Condo</u>
Initial	_____	_____	_____	_____
Ultimate	_____	_____	_____	_____

5. Describe the effect, both positive and negative, of changes upon the following:
 (Any answer marked “none” or “N/A” must be justified. If more space is required,
 use a separate piece of paper.)

- a. Public Safety (fire, police)
- b. Energy Consumption

6. Physical Dimensions and Scale of Project (Residential, Commercial, Public).

Total contiguous acreage owned or subject to option to purchase: _____

Project acreage developed: initially _____
 ultimately _____

Acreage to remain undeveloped _____

C. DESCRIPTION OF CONSTRUCTION

1. List construction activities which will have an adverse environmental impact (e.g.,
 heavy equipment, earth moving, alteration of water drainage pattern, removal of
 existing vegetation, etc.)

2. List measures to be taken to mitigate any adverse environmental impact. Remedies
 shall be focused on specific area in question, not just generalities of standard specs
 and provisions.

3. Will blasting occur? Yes _____ No _____

Describe:

4. Type of construction: One-story _____ Two-story _____ Other _____

5. Type of material to be used on outside walls (concrete block, brick, corrugated
 steel, etc.) _____

D. EROSION AND SEDIMENTATION CONTROL

1. Storm Water Management

- a. Will zero runoff be attained? _____ Attach plan
Note: If zero runoff has been attained, do not answer Questions 1. b-c and 2. a-d.
- b. Have you read, and do you understand state storm water management requirements? _____
- c. Describe how storm water will be handled, both temporary and permanent: (include method, increase in velocity, control of runoff, design for storm frequency - 50 and 100 year.)

2. Earth Moving

- a. List the cuts and fills in feet and cubic yards. If cuts and fills are not balanced, list method of hauling and route to be used. (Attach plan, if available)
- b. How do you plan on disposing of building wastes after construction?
- c. How soon after construction do you plan to have all permanent erosion and sedimentation controls, and storm water management practices, in place?

List maintenance schedule for controls.
- d. What temporary and permanent measures will be taken to alleviate erosion?

E. UTILITIES

1. Energy Source

- a. Type of energy (natural gas, oil, electric, solar, etc.)
- b. Is solar in use on adjoining property? Yes _____ No _____
If yes, will construction block present exposure? Yes _____ No _____

2. Energy Conservation Features

- a. Explain, (Note: Municipal Ordinance 11-78 requires water-saving devices)

3. Water Source

- a. Municipal _____
- b. Private _____
 - 1. Source _____
 - 2. Anticipated depth of well _____
 - 3. Is supply adequate in area? Yes _____ No _____ If yes, based on what data? _____
 - 4. What is the source of that data? _____

4. Sewage Treatment

- a. Municipal
 - 1. Will sewer line extension be required? Yes _____ No _____ If yes, what distance is involved? _____
 - Is tap-in available? Yes _____ No _____
 - 2. Number of E.D.U.'s involved _____
- b. Private
 - 1. Conventional Septic System? Yes _____ No _____
 - 2. Alternate System (e.g., sand mound, aerobic). Explain.
 - 3. Results of soil profile test.
 - 4. DER approval? Yes _____ No _____

c. Package Treatment

Describe: (Include number to be served and capacity)

d. Other (holding tank)

Describe:

5. Aesthetics

a. Will utility lines be buried? Yes _____ No _____ If not, why not?

b. Describe how your project will be aesthetically compatible with the surrounding neighborhood:

c. Will the area be landscaped? Describe:

F. DESCRIPTION OF SOCIO-ECONOMIC EFFECTS

This section shall describe the project's social and economic effects upon properties and persons located within 1/4 mile of the project, specifically, and the entire Municipality, generally. If more space is required, attach a separate sheet of paper.

1. What effects (both positive and/or negative) will the project have on:

a. Nature and density of the population?

b. The need for additional housing, public or private transportation, and public utility facilities:

c. Additional need for law enforcement, fire, emergency medical service requirements:

d. Society's special need groups, such as the elderly, handicapped, the poor or those using public transportation, bicyclists and pedestrians:

e. Natural and cultural features of the community, its water bodies, land forms, historical areas and developed areas:

f. Real estate values, character of the land (commercial vs. residential), municipal

tax base and other relevant economic factors:

g. Commercial and industrial activities, local incomes, labor forces, goods and services:

h. Future business and residential development:

The submission of maps, pictures, sketches and other graphics is encouraged to illustrate the proposed project's possible impact on the socio-economic environment.

G. DESCRIPTION OF GOVERNMENT ACTIVITIES

A complete description of all Federal, State, County and Municipal government letters of opinion, rulings, decisions, permits, licenses, both favorable and adverse, relating to environmental impacts already obtained or pending must accompany the Environmental Impact Statement (E.I.S.) at the time of submission.

H. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

PREPARER'S SIGNATURE _____

TITLE _____

REPRESENTING _____

DATE _____



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Review Fee Disclaimer

(To be completed by property owner.)

I _____ (print name) acknowledge that I am responsible for any fee incurred in the reviewing process by the Municipal Planner and/or the Municipal Engineer at the rate that the Municipality of Murrysville has been charged by its consultants.

Any failure to pay the review fees invoiced by the Municipality of Murrysville without timely appeal of the invoice will result in the suspension of permits issued or refusal of such permits. Failure to comply may also result in the refusal to release the related plan for recording.

I understand that my submission of plans to the Municipality will automatically result in the review that will necessitate hourly expenses incurred by the Municipality.

I also acknowledge that I have the right to appeal these fees within 45 days of receiving the bill. Failure to dispute this bill within the 45 day allotment will result in the waiving of my rights to arbitration of the fees being disputed.

Applicant's Signature

Date

Applicant's Printed Name

MAJOR PLAN FINAL AND COMBINED APPROVAL APPLICATION CHECKLIST

Plan Name:

Required Elements	Yes	No	Not Applicable	Notes
Fees and Escrow				
Boundary lines, with dimensions and angles, which provide a survey of the tract.				
Distances and the direction to the nearest established street corners or official monuments. Reference corners described on the plan.				
Locations of all existing and recorded streets intersecting the boundaries of the tract.				
The source of the title to the land as shown by the books of the County Recorder.				
Street names.				
Complete curve data for all curves included in the plan.				
Street lines, with dimensions in feet and hundredths of feet, with angles to street, alley and lot lines.				
Lot numbers and dimensions.				
Easements for utilities and limitations on such easements.				
Dimensions of any property to be dedicated or reserved for public, semipublic or community use.				
The location of all monuments and lot markers.				
Covenant related to or required by municipal ordinances.				
The name of the subdivision.				
The name and address of the owner, developer and applicant.				
The North point, graphic scale and date.				
Certification by a registered professional engineer or registered land surveyor.				
A certificate of dedication of streets and other public property.				

Plan Name:

Required Elements	Yes	No	Not Applicable	Notes
Certificates of approval by the Commission and Council.				
Building setback lines, the minimum as fixed herein, and other setback or street lines established by these regulations or by public authority, and those specified in the deed restrictions.				
If applicable, note pertaining to access to State Highways under Section 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945).				
If applicable, a notation on the plat regarding any zoning variances granted by the Zoning Hearing Board, including the date of the decision, the appeal number and the nature of the variance granted.				
Approved Soil, Erosion and Sedimentation Control Plan and N.P.D.E.S. Permit if required.				
Where applicable, recommendations from the Westmoreland County Soil Conservation District, Pennsylvania Department of Environmental Protection or the U.S. Army Corps of Engineers and any other applicable County, State or Federal Agency.				
Spaces for the signatures of the Chairman and Secretary of the Planning Commission; the Chairman and Chief Administrator of Council; the Municipal Engineer; and dates of approval.				
Certification clauses required by the Westmoreland County Recorder of Deeds Office.				
Preliminary meeting with the Parks and Recreation Commission				

Required Elements	Yes	No	Not Applicable	Notes
Letter of recommendation or comments from the Environmental Advisory Council, Parks and Recreation Board and Franklin Township Sanitary Authority, or evidence that plans were submitted to the aforementioned Boards at least twenty days in advance of the application submission.				
Final environmental impact study.				
Acoustics study.				
Hydrogeologic study.				
Community impact study.				
<i>Any potential increased use of the above-listed community assets.</i>				
<i>Any potential increased cost to the Municipality to provide additional facilities and services due to the impact of the proposed use.</i>				
<i>An estimate of the amount of revenue to the Municipality generated by the proposed use.</i>				
<i>Any proposed measures to mitigate impacts upon the above-listed community assets through site design standards.</i>				
<i>Acreages and percentages of steep slope (as regulated by the Zoning Ordinance), 100 year floodplains and floodways, and jurisdictional wetlands shall be presented.</i>				
<i>The acreage and percentage of the total site to be utilized for public improvements, including storm water, open space, streets, and parking.</i>				

Plan Name:

Required Elements	Yes	No	Not Applicable	Notes
<i>General demographics expected in the proposed plan and the basis for the projection, where residential units are proposed.</i>				
<i>For residential subdivisions, a calculation of net residential density.</i>				
Cost estimates of public or private improvements in the plan.				
Four copies of Construction Plans for public improvements.				
Conformity with the Design Standards specified in Articles VI and VII of this Ordinance and the municipal infrastructure improvement and development specifications;				
Street plan and profile of each street in the plan.				
At least three (3) cross sections at intervals not to exceed one hundred feet (100') and extending fifty feet (50') on each side of the street centerline or twenty-five feet (25') outside of the street right-ofway, or to the limits of grading, whichever is greater;				
Sanitary sewer plan and profile drawing which shall include lot lines and lot numbers on the plan view. The location of the sanitary sewers, manholes and location of each "Y" proposed for installation shall be shown.				
Final Grading Plan.				
Plans showing compliance with recommendations of the Soils Report or Wetlands Delineation Report, if applicable.				
Final design of stormwater management facilities and final calculations.				

Plan Name:

Required Elements	Yes	No	Not Applicable	Notes
Where required by §201-77 of this Ordinance a draft of a deed of dedication of land as recreation or common open space and certificate of title in a form acceptable to the Municipal Solicitor or a letter of intent for payment of the recreation fee in lieu of the dedication or an agreement for the reservation of private land or agreement to construct a recreational facility.				
Where recreational facilities, proposed to meet Section §201-77 of this Ordinance are provided, the applicant shall submit detailed construction drawings and architectural depictions of said facility which reflect Parks and Recreation Commission recommendations.				
Combined Approvals:				
EAC Preliminary Recommendation				
Parks and Rec Preliminary Recommendation				
Submittal to Conservation District				
Subsurface Conditions				
Proprietary Interest				