



MUNICIPALITY of MURRYSVILLE

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

Tentative Planned Residential Development Application

A. PROJECT INFORMATION

APPLICANT/OWNER

REPRESENTATIVE

Name _____	Name _____
Address _____	Address _____
City _____	City _____
State _____ Zip _____	State _____ Zip _____
Phone _____	Phone _____
FAX _____	FAX _____

Title of Planned Residential Development _____

Location (address or general vicinity) _____

Description and Purpose of Application (If final application, are any modifications from the tentative approval proposed?) _____

Parcels _____ Acreage _____ Zoning District _____ Smallest Lot _____
 Acreage of Open Space Provided _____
 Acreage of Active Recreational Space _____
 Acreage of Environmentally Sensitive Areas _____
 Tax Map Number(s) _____

Have any related applications been submitted or are any needed? Yes _____ No _____

If so, please list _____

B. MAXIMUM DWELLING UNIT DENSITY

- Please calculate the formula as outlined in Section 403.5 of the Zoning Ordinance: $((\text{Gross Acreage} - \text{Acreage of Environmentally Sensitive Areas}) * .8) / \text{Minimum Acres per Dwelling Unit permitted in the underlying residential district.}$

- Applicants are encouraged to submit a depiction of a conventional subdivision demonstrating the amount of units achievable on the property, and thus the maximum dwelling units permitted in lieu of the preceding equation. Planning Commission or Council may require the submission of such a plan.

Number of Units achievable through conventional subdivision: _____

C. PROJECT DESCRIPTION

- Proposed Land Use (Residential, Commercial, Industrial) _____
- Please provide a brief narrative, including present and proposed use of the property, the exact location of the site and zoning/use of adjacent property. Residential projects should include proposed landscaping and compatibility with adjacent design standards.

D. MAXIMUM DWELLING UNIT DENSITY

- Please calculate the formula as outlined in Section 403.5 of the Zoning Ordinance: $((\text{Gross Acreage} - \text{Acreage of Environmentally Sensitive Areas}) * .8) / \text{Minimum Acres per Dwelling Unit permitted in the underlying residential district}$.

- Applicants are encouraged to submit a depiction of a conventional subdivision demonstrating the amount of units achievable on the property, and thus the maximum dwelling units permitted in lieu of the preceding equation. Planning Commission or Council may require the submission of such a plan.

Number of Units achievable through conventional subdivision: _____

Number of Units

_____ Single Family Units _____ Two Family Units _____ Triplex Units
 _____ Fourplex Units _____ Townhouse Units
 _____ Apartments Units _____ Garden Apartments Units

E. UTILITIES

*** Note to applicant - Municipal water and sewer required.***

1. What companies are providing Gas _____ Electric _____?
2. Will utilities be underground? Yes _____ No _____ if not, provide justification below.

F. SOILS INFORMATION

1. Soil types on property _____
2. Streets proposed in or within 50 ft. of poor soils? Yes _____ No _____
3. structures in or within 50 ft. of poor soils? Yes _____ No _____

G. EROSION AND SEDIMENTATION IMPACT

1. Is any disturbance proposed on or within 50 ft. of slopes 40% or greater?

2. Any disturbance proposed on or within 50 ft. of slopes 25% or greater?

3. Is any grading proposed? Yes _____ No _____

If yes:

Maximum fill depth _____ Quantity _____ CY

Maximum depth of cut _____ Quantity _____ CY

If cuts and fills not in balance, identify source/disposal area: _____

If not benching, identify finished slope ratio: _____

3. Has an Erosion and Sedimentation Control Plan been prepared and reviewed? _____
If yes, please submit the Plan and attach any and all correspondence.

H. WETLAND IMPACTS

1. Are there any wetlands within projected area? Yes____ No____

If yes, how many acres? _____

I. INFORMATIONAL DETAILS

Please attach any additional information needed to clarify your project. If there are, or may be, adverse impacts associated with the proposal, discuss avoidance measures (or lack thereof) and proposed mitigation measures which can lessen the adverse impacts.

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 _____

**PLANNED RESIDENTIAL DEVELOPMENT
TENTATIVE APPROVAL APPLICATION CHECKLIST**

Plan Name: _____

Required Elements	Yes	No	Not Applicable	Notes
A legal description of the total tract proposed for development and proprietary interest.				
A written statement of planning objectives to be achieved.				
A written statement of consistency with comprehensive plan.				
Statement of requested modifications.				
A location map (buildings and structures within 200 feet of its boundaries)				
A development plan showing the following information:				
Existing contours at intervals of five feet; watercourses; floodplains; wetlands; floodplain and wetland buffer areas as required by this chapter; woodlands; soils; steep slopes, delineating and labeling twenty-five-percent through forty-percent slopes and greater than forty-percent slopes; and other natural features.				
Proposed lot lines and subdivision plat, if any.				
The location of all existing and proposed buildings, structures and other improvements, including maximum heights, types of dwelling units and dwelling unit density. Preliminary elevations and architectural renderings shall be provided.				
The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open space.				
The existing and proposed vehicular circulation system of local and collector streets, including off-street parking areas, service areas, loading areas and major points of access from the planned residential development to public rights-of-way.				

Plan Name:

Required Elements	Yes	No	Not Applicable	Notes
The existing and proposed pedestrian circulation system, including its interrelationship with the vehicular circulation system and proposed treatment for any points of conflict between the two systems.				
The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric, gas and telephone lines.				
Subsurface conditions, including slope stability.				
A minimum of three cross sections showing existing and proposed contours and their relationship to proposed buildings, structures, highways, streets, parking areas, walkways and existing woodlands.				
A general landscaping plan indicating the treatment and materials proposed to be used in buffer areas and common areas on the site.				
<i>Evidence of compliance with the environmental performance standards of § 220-33 of this chapter.</i>				
A traffic report, wetlands report and environmental impact report according to the preliminary application requirements of the Subdivision and Land Development Ordinance.				
Information required by the Municipal Subdivision and Land Development Ordinance, including application filing and application review fees.				
Location of trails for public use and easements or rights-of-way dedicating those trails for public use.				
A schedule for phasing the development.				
Environmental Impact Statement				

PLANNED RESIDENTIAL DEVELOPMENT
FINAL APPROVAL APPLICATION CHECKLIST

Plan Name: _____

Required Elements	Yes	No	Not Applicable	Notes
Accurately dimensioned locations for all proposed buildings, structures, parking areas and common open space.				
The number of families to be housed in each residential building or structure and the intended use of each nonresidential building or structure.				
Building elevation drawings for all principal structures, other than single-family dwellings.				
A lighting plan showing the location and photometrics.				
A landscaping plan.				
Supplementary data, including any covenants, grants of easements or other restrictions to be imposed.				
An engineering report which shall include the following data, wherever applicable: Profiles, cross sections and specifications for proposed public and private streets.				
Profiles and other explanatory data concerning installation of water distribution systems, storm sewers and sanitary sewers.				
Feasibility of the sanitary sewerage system in terms of capacity to serve the proposed development.				
A grading plan.				
An erosion and sedimentation control plan.				
The types, depth, slope and extent of the soils by area;				
The proposed alterations to the site;				

Plan Name:

Required Elements	Yes	No	Not Applicable	Notes
The amount of runoff from the site area and the upstream watershed;				
The staging of earthmoving activities;				
Temporary control measures and facilities during earthmoving;				
Permanent control measures and facilities for long-term protection;				
A maintenance program for the control facilities, including disposal of materials removed from the control facilities or site area.				
A stormwater management plan.				
Performance Bond Estimates				