

TOWNSHIP OF NORTH FAYETTE
APPLICATION FOR SUBDIVISION AND/OR LAND DEVELOPMENT

Plan Name: _____

Type of Plan: (place checkmark, may be more than one)

Lot line relocation or consolidation plan	_____
2, 3, or 4 lot subdivision	_____
5 - 10 lot subdivision	_____
11 or more lot subdivision	_____
Revised subdivision	_____
Residential Land Development	_____
Non Residential Land Development (less than 5,000 sq. ft.)	_____
Non Residential Land Development (between 5,000 and 25,000 sq.ft.)	_____
Non Residential Land Development (greater than 25,000 sq. ft.)	_____

Type of Approval: (place checkmark) Preliminary _____ Final _____

Plan Location: _____

Allegheny County Tax ID Number (Lot and Block): _____

Total Acreage: _____ Number of Lots: _____ Zoning District: _____

Proposed Land Use (check one): Residential: _____ Commercial: _____
Industrial: _____ Other (specify): _____

Applicant Name: _____ Phone: _____

Address: _____

E-Mail Address: _____

Property Owner Name: _____ Phone: _____

Address: _____

E-Mail Address: _____

Engineer or Surveyor Name: _____ Phone: _____

Address: _____

E-Mail Address: _____

Subdivision & Land Development Application Fee:

The applicant shall make payable to the Township of North Fayette an application filing fee as calculated below. The application filing fee shall cover the administrative costs associated with processing and reviewing the application.

		Write in Fee
Lot line relocation or consolidation plan	\$ 150.00	_____
2, 3, or 4 lot subdivision or dwelling units	\$ 250.00	_____
5 - 10 lot subdivision or dwelling units	\$1,000.00	_____
11 or more lot subdivision or dwelling units	\$1,000.00 (first 10 lots) + \$25.00 (each lot over 10)	_____
Revised subdivision	\$1,000.00	_____
Non Residential Land Development (less than 5,000 sq. ft.)	\$1,000.00	_____
Non Residential Land Development (between 5,000 and 25,000 sq.ft.)	\$2,000.00	_____
Non Residential Land Development (greater than 25,000 sq. ft.)	\$3,500.00	_____

Township Consultant Fees Escrow Account:

The applicant shall also pay all reasonable and necessary charges by the Township’s professional consultants, Township Solicitor and/or the Township Engineer for review and report on the application to the Township and deposit the amount as calculated below. From this amount shall be deducted any fees accruing from the Township Consultants and/or Solicitor reviews. If, at any time during the progression of an application, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an additional deposit is required equal to the first deposit. At the completion of the subdivision application process, any of the remaining developer deposit funds on deposit with the Township at completion of the final project and after all fees are deducted may be returned to the applicant upon written request. Upon initial submission of a Subdivision or revised subdivision application, in addition to the application fee, the applicant shall deposit the following sums:

		Write in Fee
0-4 lot/dwelling units	\$ 500.00	_____
5-10 lot/dwelling units	\$ 1,500.00	_____
10-50 lot/dwelling units	\$ 3,500.00	_____
51-100 lot/dwelling units	\$ 7,500.00	_____
Greater than 100 lot/dwelling units	\$10,000.00	_____
Non Residential Land Development less than 5,000 sq. ft.	\$ 1,500.00	_____
Non Residential Land Development between 5,000 and 25,000 sq ft.	\$ 3,500.00	_____
Non Residential Land Development greater than 25,000 sq ft.	\$ 7,500.00	_____

Construction Inspection Deposit: The applicant shall submit a construction inspection deposit calculated at 2.5% of the estimated construction costs of all site improvements as defined in the Pennsylvania Municipalities Planning Code. The construction deposit shall be submitted prior to receiving any development permits. If, at any time during the progression of the development, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated costs the applicant will be notified that an additional deposit is required.

Bond Release Requests: \$250.00 plus actual costs of Engineer’s inspections.

I, _____ (please print), certify that I am the Owner of record of the property for which application is made or the authorized agent for the Owner, and that the information provided on and with this application is true and correct to the best of my knowledge or belief. (If the applicant is not the Owner, the Owner's signed and notarized authorization to his/her agent to act on Owner's behalf is required to be submitted.) It is understood that the applicant and or owner is not delinquent in any fees owed the Township of North Fayette from prior submissions. Should it be determined that there are any such outstanding obligations, the Township reserves the right to deny approval of this or any other project as submitted by the above named applicant and or landowner until all obligations are satisfied.

Signature of Applicant

Date

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TOWNSHIP USE ONLY

Application Number: _____

Application Received by: _____

Date: _____

Application Fee: _____

Paid: _____

Consultant Fee: _____

Paid: _____

Official Filing Date: _____

Planning Commission Secretary

Planning Commission
Recommendation: _____

Date: _____

Board of Supervisors
Decision: _____

Date: _____