



Municipality of Mt. Lebanon

SU 201__ - ____

710 Washington Road
 Pittsburgh, PA 15228
 (412) 343-3684 FAX (412) 343-3753

Major Subdivision Application Checklist

Preliminary Application Checklist

Name of Major Subdivision Plan:

Yes No N/A

			Yes	No	N/A
1	404.1.	Ten (10) copies of the completed application form supplied by the municipality			
2	404.2.	Application filing fee			
3	404.3.	Evidence of ownership or proprietary interest			
4	404.4.	Ten (10) copies of a preliminary plat, drawn at a scale of not less than one hundred feet to one inch (100' to 1"), all drawings on sheets not exceeding thirty-four inches by forty-four inches (34"x44"), containing the following information			
5	404.4.1.	A boundary and topographical survey by a surveyor of the total proposed subdivision. If the developer intends to develop a tract of land in phases, the preliminary plat shall include the total tract			
6	404.4.2.	The proposed name of the subdivision			
7	404.4.3.	The name, address, certification and seal of the registered engineer or registered surveyor who prepared the plat and the registered surveyor who did the survey shown on the plat			
8	404.4.4.	The name and address of the developer and, if the developer is not the landowner, the name and address of the landowner			
9	404.4.5.	A location map showing the plan name and location; major existing thoroughfares related to the site, including the distance there from, title, scale and north point			
10	404.4.6.	A graphic scale, north point and date			
11	404.4.7.	A legend and notes			
12	404.4.8.	Date of preparation. All revisions shall be noted and dated			
13	404.4.9.	The existing platting of land adjacent to the site, including the names of adjoining owners, and all existing sewers, water mains, culverts, petroleum or gas lines and fire hydrants on the site or within one hundred (100) feet of the site shall be shown			
14	404.4.10.	The names of all adjoining subdivisions			
15	404.4.11.	Existing watercourses, wetlands, tree masses and other significant natural features			
16	404.4.12.	Location of existing buildings and all other structures, including walls, fences, culverts and bridges, with spot elevations of such buildings and structures. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines			
17	404.4.13.	Areas subject to periodic flooding, if any, as identified on the current Federal Emergency Management Agency Maps			
18	404.4.14.	Identification of any wetlands on the site and the design techniques proposed to accommodate them			
19	404.4.15.	Contours at intervals of elevation of not more than five (5) feet where the slope is twenty percent (20%) or greater and at intervals of not more than two (2) feet where the slope is less than twenty percent (20%). Regardless of slope, contours within area of disturbance shall be plotted at two (2) foot intervals			
20	404.4.16.	Existing streets and rights-of-way on or adjoining the site, including dedicated widths, roadway widths, approximate gradients, types and widths of pavements, curbs, sidewalks and other pertinent data			

Yes No N/A

21	404.4.17.	Existing and proposed easements, locations, widths and purposes			
22	404.4.18.	Cross sections including location, width and approximate grade of all proposed streets, and the cuts or fills on said streets at fifty (50) foot intervals			
23	404.4.19.	The layout of lots (showing scaled dimensions), lot numbers and the area of lots in square feet			
24	404.4.20.	Front building lines			
25	404.4.21.	Parcels of land proposed to be reserved for schools, parks, playgrounds or other public, semi-public or community purposes, if any. Parcels shall be lettered A, B, C, etc. and the area of each parcel in acres shall be shown			
26	404.4.22.	Tabulation of site data, including total acreage of land to be subdivided, the number of residential lots, typical lot size, the acreage in the subdivision and the acreage in any proposed recreation or other public areas			
27	404.4.23.	The location of all existing sewer lines, culverts, or other underground structures, with pipe sizes and types, together with a preliminary layout of necessary extensions of, or additional, sewer lines, or other proposed underground utilities, and indicating easements for public utilities, sewage and drainage			
28	404.4.24.	Proposals for disposition of stormwater and sanitary waste consistent with the requirements of Chapter 16			
29	404.4.25.	If applicable, a notation on the plat that access to a State highway shall only be authorized by a Highway Occupancy Permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law. (P.L. 1242, No. 428 of June 1, 1945).			
30	404.4.26.	If applicable, a notation on the plat that access to a county owned road shall only be authorized by a highway occupancy permit issued by the Allegheny County Department of Public Works			
31	404.5	A complete traffic impact study prepared, signed and sealed by a professional traffic engineer identifying the impact of the proposed land development on existing traffic and circulation patterns and proposing solutions to problems that may arise as a consequence of said proposed development			
32	404.6	Traffic Impact Study. These regulations represent the minimum requirements and standards for preparation of a traffic impact study for any land development, subdivision, expansion or change in use within the municipality. Also specified are the traffic level of service standards and minimum requirements that must be satisfied for future development impacts. See Chapter 16 §404.6 requirements.			
33	404.7.	Proof of compliance with Chapter VI (Grading, Excavating and the Development of Slopes) of the Mt. Lebanon Code as determined by the Administrator			
34	404.8.	A statement requesting any waivers or modifications to the requirement of Chapter 16 in accordance with Section 1202, if applicable			

Does the preliminary plan include, or is it accompanied by, the following:

	√		√
Scale of 1" to 100'		Graphic Scale	
Date of Preparation		Map and Parcel Number	
Name of Development		Name and Address of Record Owner	
North Arrow		Name and Address of Applicant	
Location map		Name, Address, License Number, and Seal and Signature of Person Preparing the Survey	

Submitted by:

Signature

Date