



Municipality of Mt. Lebanon

SU 201__ - ____

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

Major Subdivision Application Checklist

Final Application Checklist

Name of Major Subdivision Plan:

Yes No N/A

			Yes	No	N/A
1	407.1.	Ten (10) copies of the completed application form supplied by the municipality.			
2	407.2.	Application filing fee.			
3	407.3.	One (1) copy of the approved preliminary plat.			
4	407.4.	Evidence that an amenities bond, if required, will be submitted at the time of execution of the development agreement.			
5	407.5.	Final covenants and restrictions applicable to the plan, if any.			
6	407.6.	Written evidence of compliance with all other applicable Municipal, County, State and Federal regulations or permits.			
7	407.7.	Written evidence of the decision of the Zoning Hearing Board regarding zoning variances requested, if any; and			
8	407.8.	Ten (10) copies of the final plat in accurate and final form for recording drawn to a scale not less than one inch equals one hundred feet (1" = 100') on sheets not exceeding thirty-four inches by forty-four inches (34"x44") which clearly delineates the following.			
9	407.8.1.	The name of the subdivision.			
10	407.8.2.	The name and address of the developer, and, if the developer is not the landowner, the name and address of the landowner.			
11	407.8.3.	The name, address, certification and seal of the surveyor who prepared the plat.			
12	407.8.4.	The north point, graphic scale and date.			
13	407.8.5.	Accurate boundary lines, with dimensions and bearings. The boundary of the tract shall be determined by an accurate survey in the field which must be balanced and closed and certified to be correct by a registered land surveyor.			
14	407.8.6.	Accurate locations of all existing and recorded streets intersecting the boundaries of the tract of land described in the final plat.			
15	407.8.7.	Lot numbers and dimensions. All lots shall be numbered consecutively.			
16	407.8.8.	All dimensions shall be shown to the nearest one one-hundredth (0.01) of a foot, United States Standard measure.			
17	407.8.9.	Final building lines.			
18	407.8.10	The location and dimensions of all easements for public improvements and any limitations on such easements.			
19	407.8.11.	Dimensions and bearings of any property to be reserved for public, semi-public or community use.			

Yes No N/A

20	407.8.12.	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.			
21	407.8.13.	Street names, which shall not duplicate or sound like an existing street name in the 911 emergency service area.			
22	407.8.14.	Complete curve data for all curves included in the final plat, including radius, arc length, chord bearing and chord distance. Lines which join these curves that are non-radial or non-tangential should be so noted.			
23	407.8.15.	Street lines with accurate dimensions in feet and hundredths (100ths) of feet.			
24	407.8.16.	A tentative street profile plan for all streets within the subdivision and for a distance of two hundred (200) feet beyond the boundaries of the subdivision.			
25	407.8.17.	Refined contours and sufficient elevations to show proposed grading, which demonstrates compliance with Chapter VI of the Mt. Lebanon Code, entitled "Grading and Excavating and Development of Steep Slopes".			
26	407.8.18.	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).			
27	407.8.19.	If applicable, a notation on the plat that access to a county owned road shall be authorized by a highway occupancy permit issued by the Allegheny County Department of Public Works.			
28	407.8.20.	Location, type and size of all monuments and lot markers in accordance with the standards and requirements of Section 701 of Chapter 16 and the County Planning Agency and an indication of whether they were found or set.			
29	407.8.21.	Where applicable, evidence of approvals from the Allegheny County Works Department, Allegheny County Soil Conservation District, Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers.			
30	407.8.22.	Spaces for the signatures of the Chairman and Secretary of the Planning Board; the President and Secretary of the Commission; the Municipal Engineer; and dates of approval.			
31	407.8.23.	Executed certification clauses required by the Allegheny County Subdivision and Land Development Regulations.			
32	407.8.24.	Executed development agreement in a form approved by the municipality.			
33	407.8.25.	Delivery of the amenities bond and cash deposit pursuant to Section 413 of Chapter 16.			

Does the final 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