

**TOWNSHIP OF CRESCENT  
APPLICATION FOR APPROVAL OF:**

- |   |  |
|---|--|
| <input type="checkbox"/> Preliminary Subdivision                  | <input type="checkbox"/> Preliminary Land Development              |
| <input type="checkbox"/> Final Subdivision                        | <input type="checkbox"/> Final Land Development                    |
| <input type="checkbox"/> (Minor) Subdivision by Special Procedure | <input type="checkbox"/> Tentative Planned Residential Development |
|   | <input type="checkbox"/> Final Planned Residential Development     |

Name of Plan: \_\_\_\_\_

Location of Plan: \_\_\_\_\_

County Assessor's Tax Map  
Parcel Number for Property: \_\_\_\_\_

Land Owner's Name: \_\_\_\_\_

Land Owner's Address: \_\_\_\_\_

Applicant's Name:  
(If Different from Land Owner) \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Phone Number: \_\_\_\_\_

Engineer or Surveyor's Name: \_\_\_\_\_

Engineer/Surveyor's Address: \_\_\_\_\_

Engineer/Surveyor's Phone  
Number: \_\_\_\_\_

Zoning Classification \_\_\_\_\_ Total Contiguous Acreage in Plan \_\_\_\_\_ Total Number of Lots \_\_\_\_\_

Avg. Lot Area \_\_\_\_\_ sq. ft. - Min. Lot Area \_\_\_\_\_ sq. ft. - Avg. Lot Frontage \_\_\_\_\_ ft. - Min. Lot Frontage \_\_\_\_\_ ft.

**UTILITIES AVAILABLE: NAME PROVIDER**

Water: \_\_\_\_\_ Gas: \_\_\_\_\_

Electric: \_\_\_\_\_ Sewage: \_\_\_\_\_

(Attach Letter)

**CONTENT OF APPLICATION:**

- |   |   |
|---|---|
| <input type="checkbox"/> Evidence of Ownership              | <input type="checkbox"/> Plat for Recording |
| <input type="checkbox"/> Evidence of Source of Water Supply | <input type="checkbox"/> Planning Module    |

**IS REZONING OF THE PROPERTY NECESSARY?**

If yes, has an application for rezoning been filed?  Yes or  No

Has a Variance, Conditional Use or Use By Special Exception been granted for this plan?  Yes or  No

If yes, give date of approval and attach copy of written decision: \_\_\_\_\_

Are any modifications to the Township Subdivision and Land Development Regulations required?  Yes or  No

**APPLICATION FILING FEE:**

Amount \$ \_\_\_\_\_ Date Paid \_\_\_\_\_ Check # \_\_\_\_\_

**APPLICATION REVIEW FEE:**

Amount \$ \_\_\_\_\_ Date Paid \_\_\_\_\_ Check # \_\_\_\_\_

I, \_\_\_\_\_ hereby depose and say that all the above statements and the  
(Print Name)

statements contained in the papers submitted herewith are true.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Date

1. **Fire Protection:** Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters shall be readily available when any activity involving the handling or storage of Flammable or explosive materials is carried on.
2. **Electrical Disturbances:** No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity.
3. **Noise:** Noise which is determined to be objectionable because of volume, frequency, or beat shall be muffled or otherwise controlled, except fire sirens and related apparatus used solely for public purposes shall be exempt from this requirement.
4. **Vibrations:** Vibrations detectable without instruments on neighboring property in any district shall be prohibited.
5. **Odors:** No malodorous gas or matter shall be permitted which is discernible on any adjoining lot or property.
6. **Air Pollution:** No pollution of air by flyash, dust, smoke vapors or other substance shall be permitted which is harmful to health of animals, vegetation or other property.
7. **Glare:** Lighting devices which produce objectionable direct or reflected glare on adjoining properties or thoroughfares shall not be permitted.
8. **Erosion:** No erosion by wind or water shall be permitted which will carry objectionable substances onto neighboring properties.
9. **Water Pollution:** Water pollution shall be subject to the standards established by the State Sanitary Water Board.

FEE PAID: \_\_\_\_\_ DATE: \_\_\_\_\_

SUBMITTED TO PLANNING COMMISSION: \_\_\_\_\_

RETURNED BY PLANNING COMMISSION: \_\_\_\_\_

SUBMITTED TO BOARD: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

ADVERTISED (1): \_\_\_\_\_

ADVERTISED (2): \_\_\_\_\_

# Crescent Township Subdivision and Land Development Fee Schedule

APPLICATION FOR SUBDIVISION – FEE                      440.01  
Minimum fee of \$180 (non-refundable)

1-3 lots	\$180
4-6 lots	\$50 per lot
7-12 lots	\$45 per lot
13-20 lots	\$40 per lot
21 or more	\$35 per lot

The maximum application fee for any preliminary application shall be \$1000.00 In the case of a preliminary application for approval of a proposed condominium development; each proposed condominium unit shall be treated as a subdivision lot for purposes of determining the amount of application fee.

DEVELOPERS FEE the amount of financial security for completion of the required improvements shall be as set forth in 440.02 H

SUBDIVISION BY SPECIAL PROCEDURE                      440.02. O

\$ 180.00

Any person, partnership or corporation who violates the provisions of this (440) shall be guilty of a misdemeanor and upon conviction shall pay a fine not exceeding \$100 per lot or parcel or per dwelling within each lot or parcel.

APPLICATION FOR PRELIMINARY APPROVAL OF PRD

\$200 non-refundable filing fee. \$2,500.00 deposit required at the time of submission of any plan which shall be recorded at the Allegheny County Recorder of Deeds Office. This shall include, but not limited to, Subdivision Plans and Planned Residential Developments. This deposit shall be required in addition to any other fees or charges stipulated in this ordinance or future resolutions or amendments to this ordinance or future resolution.

Reimbursement of such cost as may be billed to the Township by its Engineer, Planning Consultant, for expenses for stenographer, advertisements and necessary administrative expenses. The township shall have the authority to increase the deposit to cover the actual costs of these items. All unused monies will be returned upon the Township receipt of a signed and recorded copy of the plan.

- Plans must be submitted to the Township office by the 2nd Tuesday of the month to be reviewed by the Planning Board and then submitted to the Board of Commissioners for review at the following Township Meeting.

## SIMPLE SUBDIVISION PROCEDURE (FOR 2-LOT OR 3-LOT SUBDIVISIONS)

1. Get application form at township office.
2. Submit with completed application and fee to township office (allow 3 weeks before the next Planning Commission meeting):
  - a. 8 copies of subdivision survey plan
  - b. Metes and bounds legal description as subdivided
  - c. Latest lot and block and deed book references for property and all bordering properties along with owners names (mark on survey plan)
  - d. Show availability of water and sewage service (notes on survey plan)
3. Planning Commission will review plans and recommend action by Board of Commissioners.
4. 1 copy of the survey plan will be forwarded by the township office to the Allegheny County Planning Dept. for their comments.
5. 1 copy of survey plan will be sent by township office to the township engineer for comments.
6. After approval by Board of Commissioners, applicant must have mylar copy of approved subdivision plan:
  - a. Signed by property owner(s) and notarized
  - b. Signed by any mortgage holders
  - c. Signed by township engineer and sealed
  - d. Signed by chair of Planning Commission
  - e. Signed by President of Board of Commissioners and sealed
7. Mylar and 1 copy must be delivered by applicant to Allegheny County Planning Dept. (625 Sixth Ave., 8<sup>th</sup> Floor, Pittsburgh, 412-350-4356). (It takes minimum 3 days for their review)
8. Applicant must pick-up mylar from Allegheny Planning Dept. and take to Allegheny County Recording Office in County Office Bldg. Pay recording fee at front desk on first floor (currently \$80 – cash only). Mylar will then be marked and recorded and copied for county records while you wait, then mylar will be returned to you for making any copies needed. The applicant has 90 days from the date of the commissioner's approval to record their subdivision with the Allegheny County recording Office. Failure to complete the recording within the 90 day time frame will result in the applicant being required to start the process over again.

9. Submit one copy of the recorded subdivision plan to the township office and retain the mylar and any additional copies needed.

4-27-2011



Dennis M. Davin  
Director

# County of Allegheny

DEPARTMENT OF ECONOMIC DEVELOPMENT  
Planning Division

## SUBDIVISION PLANS

March, 2005

1. All subdivision plans must be reviewed and signed by the Allegheny County Economic Development before they can be recorded with the Allegheny County Recorder's office.
2. Subdivision plans may either be mailed to us or dropped off at the Allegheny County Economic Development any time between 8:30 AM and 4:30 PM, Monday through Friday.
3. Plans that are received before 12:00 PM on Tuesday will be reviewed, signed and ready for pick-up by the morning of the next day (Wednesday).
4. Plans that are received after the Tuesday deadline but before 12:00 PM on Thursday will be reviewed, signed and ready for pick-up the morning of the next day (Friday).
5. All of the clauses and certifications on the plan must be properly signed, dated, witnessed, and sealed as required, except for the certifications that will be signed by this Department and the Allegheny County Recorder. Black ink *must* be used for all signatures and seals.
6. The Department must have a print (paper copy) of the subdivision before it can be accepted for signature. If the Department doesn't have your subdivision on file and you don't have a print with you, you can have a print made at a downtown copy center.
7. For questions and information about subdivisions and the signing of plans please contact Kay Pierce, Allegheny County Economic Development, at 412-350-4356.
8. For questions and other information about the recording of plans, subdivision plan book records, and recording fees please contact the Allegheny County Recorder at 412-350-4226.
9. Note: due to the volume of plans that we receive, the Department only signs the original transparencies (mylar copies) of subdivision plans.

SUITE 800 · 425 Sixth Avenue · Pittsburgh, PA 15219  
PHONE (412) 350-1000 FAX (412) 642-2217