HOMESTEAD BOROUGH 221 East Seventh Avenue Homestead, PA 15120 Phone: (412) 461-1340 Fax: (412) 461-4057

APPLICATION FOR LAND DEVELOPMENT APPROVAL

PROPERTY	INFORMATION

OROUGH

Property Address:					Zoning	Distric	ct:	V	/ard:
Owners Name:				Par	cel ID N	lumbe	r:		
Address:					Phone:	()		
City:	State:	Zip C	Code:		Fax:	()		
APPLICANT INFORMATION									
Name:									
Address:					Phone:	()		
City:	State:	Zip C	Code:		Fax:	()		
What is the applicant's interest in this app	blication?	□ Owne	er 🗆 Agent	□ Lessee	□ Oth	er			
Date of Application						Signatu	ıre		
AND DEVELOPMENT INFORMATI	ON								
Present use of Property:									square fee
Description of Proposed Project									
ocation of Proposed Site Plan (if differen	nt from prop	erty informa	ation):						
STATEMENT OF TRUTH									
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LAND DEVELOPMENT CHECKLIST
Nine (9) sets of plans (four (4) full size sets and five (5) reduced size sets, no smaller than 11" x 17") sealed by a registered design professional in the Commonwealth of Pennsylvania must be submitted showing the following items:
Preliminary Plan Review (Items 1-5 shall be completed on checklist)
Final Plan Review (Items 1-6 shall be completed on checklist)
1. Key map for purpose of locating property.
2. Existing zoning of site and all adjoining properties.
3. Project Narrative.
4. Applicant required to pay all professional service fees upon receipt of invoice from Homestead Borough and/or plan review engineering firm.
5. Preliminary Plan Review:
 Application filed and fee paid at least 18 days before meeting. 9 sets of preliminary plans (Four (4) full size sets and five (5) reduced size sets, no smaller than 11" x 17") sealed by a registered design professional in the Commonwealth of Pennsylvania. Land surveyor's seal, Pennsylvania registration number, name and signature. Date drawing prepared.
 Plot plan showing adjacent development and uses, existing public streets, traffic patterns, contours, storm and sanitary sewers (new and existing), public and recreational use areas, existing trees over 6" diameter. Traffic study. Site parking layout (size and number of spaces).
9 copies of proof of ownership, deed or sales agreement, or proof of option to purchase.
 6. Final Approval: All items under Item 5 (Preliminary Plan Review). All amendments as required by Planning Commission. Provide original tracing with signature line for Chairman & Secretary of the Planning Commission. Method of storm water control with calculations. All final lot numbers with all easements, rights of way, and building setback lines. Landscape rendering with plant list. Photometric plan of outdoor lighting. Screening and buffer areas. Location and details of all signage. Commonwealth of Pennsylvania or Allegheny County Highway Occupancy Permit applied for with date. All variances granted by the Zoning Hearing Board (If required). Schedule of development and completion.
 Agreements, provisions, deed restrictions, or covenants. Market study showing need for residential development (R-2, R-3, all commercial & WDD areas). Elevation sections and perspective drawings of improvements and structures. These drawings must be in color and indicate the exterior building materials being proposed. Means of ingress and egress to a public street from site. Provide names and addresses of principal owners, officers and partners. Provide name of corporation, company, partnership, or individual for site development agreement. Performance bond 110% of site development, excluding structure. Agree to pay all independent engineering review fees incurred.
(DO NOT WRITE BELOW THIS LINE - TOWNSHIP USE ONLY)

ree: $\mathbf{\Phi}$

_ Date: _

Application accepted: ____

Homestead Building Code Official/ Zoning Officer

Planning Commission No.	Invoice Number	
Public Hearing Date	Check Number	
Date Hearing Advertised		
Date agenda mailed to abutting property owners	Date Property Posted	