

TOWNSHIP OF SOUTH FAYETTE

APPLICATION FOR SUBDIVISION / LAND DEVELOPMENT

Plan Name:		File No.	
Plan Location:		Tax I.D. #	
Project Description			

Check Appropriate Box(s)

Land Development Plan:	Subdivision Plan:	Conditional Use Plan:
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Minor Subdivision	Major Subdivision	Open Space Plan
Preliminary Plan Submission	Final Plan Submission	

Zoning District(s)	Property Acreage	No. Lots/Units
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Applicant's Name:	Phone No.	
Applicant's Address:	Fax No.	
Applicant's E-Mail:		
Engr's Firm/Name:	Phone No.	
Engineer's Address:	Fax No.	
Contact Person:	E-Mail Address	

The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
1) Completed Application Form	1			
2) Copies of Maps and Plans (Plus pdf of drawings)				
• Sets Full Size Plans (24" x 36")	5			
• Sets Half Size Plans (11" x 17")	5			
3) Agent Authorization Form	1			
4) Application Fee	1			
5) Escrow – Engineer, Solicitor, Inspection	1			
6) Stormwater Management Plan & Calculations	2			
7) Erosion & Sedimentation Control Plan	2			
8) Deed, Sales Agreement or Other Ownership	1			

I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee

Signature of Applicant: _____ **Date:** _____

If applicant is not the property owner, Agents Authorization Form must be attached

AGENT AUTHORIZATION FORM

Name of Property Owner(s) _____

Description of Property or Project _____

Property Tax Map Number _____

The above named property owner hereby appoints _____
_____ as its agent, and authorizes said agent to apply for and process
the above mentioned development plan/variance on his/her behalf. Agent is further authorized to sign all
necessary documentation for such purposes, including acceptance of conditions imposed by the Board of
Commissioners upon approval of the plan. This authorization shall remain in force and effect until written
notice of revocation is delivered to the South Fayette Township Manager.

SIGNED AND SEALED, intending to be legally bound on this date of _____.

Owner(s) Signature (SEAL)

Required Certifications on Plats

From Appendix 3 of the DRAFT 2011 Allegheny County Subdivision and Land Development Ordinance. “Explanation of Proposed Changes” summary are available online at www.alleghenyplaces.com.

1. Owner’s Adoption and Dedication
2. Acknowledgment of Notary Public
3. Certification of Title & Concurrence of Mortgagee where Applicable
4. Surveyor’s Certification
5. Municipal Engineer’s Certification
6. Municipal Declarations
7. Other Required Statements
8. Required Municipal & County Review & Approval Statements
 - a. Planning Commission
 - b. Board of Commissioners
 - c. Optional: Township Release of Signed Mylar for Recording
 - d. Allegheny County Department of Economic Development
 - e. Allegheny County Department of Real Estate

The County’s updated SALDO hasn’t been adopted yet, but plans to be recorded in Allegheny County must still be prepared to the required standards.

The only requirement that has not taken effect yet is the change from mylar to paper for recorded plans. ACED Department of Real Estate is waiting until the updated SALDO is adopted to implement this change.

A “delivery of approved plat” certification may be added after 8.a above. In accordance with Section 513(a) of the Allegheny County SALDO, this will start the 90 day clock rather than the Board of Commissioner’s signature date.

ALL CERTIFICATIONS SHOULD BE PLACED ON DRAWINGS IN SEQUENCE FROM LEFT TO RIGHT / TOP TO BOTTOM.