



Valencia Borough Pennsylvania

61 Almira Street, Valencia, PA 16059

PLANNED RESIDENTIAL DEVELOPMENT APPLICATION

_____ Tentative Approval

_____ Final Approval

_____ Approved Phase Number(s)

The completed application, application fees, and any deposits must be sent by certified mail to:

Valencia Borough
Attention: Zoning Officer
61 Almira Street
Valencia, PA 16059

Submitted applications must be received no later than 21 calendar days prior to the date of the regular meeting of the Planning Commission.

An application will be considered incomplete unless or until the appropriate documentation is filed with the Borough and the application fee and deposit are paid in full. The attached checklist of the required materials needed to be submitted with this application must also be completed and signed. Incomplete applications will be returned to the applicant.

A. PROJECT INFORMATION

APPLICANT/OWNER

REPRESENTATIVE

Name: _____

Name: _____

Address: _____

Address: _____

City: _____

City: _____

State: _____ Zip: _____

State: _____ Zip: _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

***** NOTE:** Applicant must submit a copy of the deed, lease, sales agreement or other contract providing interest in property with the filling of this application. If the applicant is other than the owner of subject property, then the signed consent of the property owner must accompany this application.



Valencia Borough Pennsylvania

Title of PRD:

Location (address or general vicinity):

Butler County Tax Parcel Number(s):

B. SITE DESCRIPTION

Please provide the following information as applicable to the plan proposed. For final approvals, information should be provided for the phase proposed.

Total Acreage of Tract: _____ Acres of Common Open Space: _____

Current Zoning District: _____ Dwelling Units per Acre _____

Proposed use of subdivided land

Please list number of each dwelling unit type proposed:

Single-Family Detached _____ Duplex _____ Townhouse _____ Patio Home _____

Please check the features to be included in the development:

- Clubhouse
 Common Open Space
 Community Sewage System
 Parks and Playgrounds
 Non Commercial Recreation Facility

Linear Feet of New Streets: _____

Streets proposed for dedication: Yes _____ No _____

Phases in this application: _____



Valencia Borough Pennsylvania

Are waivers or modifications requested? (Circle) Yes No

(If yes, please attach formal request with narrative as required)

C. UTILITIES

Proposed Sewer Supply: Public Community Sewer System

What companies are providing:

Gas: _____ Electric: _____

Water: _____ Cable: _____

D. INFORMATIONAL DETAIL AND APPLICANT CERTIFICATION

Please attach the Planned Residential Development corresponding checklist to this application and all required documents therein as well as any additional information needed to clarify your project.

The applicant/owner hereby certifies that the statements made herein and the representations contained in all accompanying drawings, documents and materials a made part of this application are true and correct. The applicant/owner is responsible for reviewing and understanding all conditions and requirements and insuring compliance with all applicable Federal, State, County and Borough laws and regulations.

As this applicant, I hereby certify all of the above information is true and correct to the best of the applicant's knowledge.

Applicant's Signature: _____

Date: _____



Valencia Borough Pennsylvania

Tentative Application Checklist – TO BE FILLED OUT BY APPLICANT

Section from 1-1004(B):	Zoning PRD Ordinance Requirement	✓
1	The application for tentative plan approval shall be submitted to the Zoning Officer, in the form prescribed from time to time by the Borough, with not fewer than:	
a.	Three full-scale copies and 8 half-scale copies of all required plans, maps and drawings.	
b.	One electronic version/file of all plans, maps and drawings excluding construction plans, in a Borough-compatible format.	
c.	Eleven copies of all other application materials.	
2	The application for tentative plan approval shall also include the following information:	
a.	All information, data, reports and studies required for a preliminary plan as specified in the Subdivision and Land Development Ordinance. (See Butler County Checklist)	
b.	The location, size, existing topography, proposed topography and the nature of the PRD proposed to be developed.	
c.	The density of land use to be allocated to parts of the site to be developed.	
d.	The location and size of the perimeter buffer yard and common open space, the location, size and type of improvements proposed within the perimeter buffer yard and common open space, and the proposed ownership and maintenance arrangements for the common open space.	
e.	The use and the approximate height, bulk and location of buildings and other structures.	
f.	The feasibility of proposals for water supply and the disposition of sanitary waste and water.	
g.	The substance of covenants, grants of easements, rights-of-way or other restrictions proposed to be imposed upon the use of the land, common open space, buildings and structures, including proposed easements or grants for public utilities.	
h.	The provisions for parking of vehicles and the location and width of proposed streets.	



Valencia Borough

Pennsylvania

Section from 1-1004(B):	Zoning PRD Ordinance Requirement	✓
i.	The location and design of all screening, buffer yards and landscaping, indicating the type, location and height of all plantings.	
j.	Renderings of proposed dwellings.	
k.	The extent to which the proposed development plan deviates from the otherwise applicable Borough land use, zoning and subdivision and land development regulations.	
l.	In the case of development plans which call for development over a period of years, a phasing plan and a schedule showing the proposed times within which applications for final approval of all phases of the development plan will be filed. This schedule must be updated annually, by the anniversary of its previous approval, until the development is completed and accepted.	
m.	The application for tentative plan approval shall include a written statement submitted by the developer and/or landowner which sets forth:	
[1]	The reasons why the proposed development plan is in the public interest and is consistent with the purposes and requirements of this Ordinance, this Part 10, the Subdivision and Land Development Ordinance and the Borough's Community Development Objectives.	
[2]	The disposition of common open space lands and the provisions for their maintenance, ownership and control.	
[3]	The purpose, location and amount of common open space within the development plan, the reliability of the proposal for maintenance and conservation of such common open space, and the adequacy or inadequacy of the amount and purpose of such common open space land as related to the proposed density and type of development.	
n.	Documentation of submission of application and applicable review fees to the Butler County Planning Commission. (including fee)	



Valencia Borough Pennsylvania

Butler County Checklist – TO BE COMPLETED BY APPLICANT

General Information:

Location map	✓
North arrow	
Zoning district (if applicable)	
Tract boundary lines	
Names and addresses of owner or owners	
Abutting property owners, tax parcel ID #'s	
Acreage of individual parcels	
Topography at five foot intervals	
Subsurface and drainage conditions	
Map at 100 scale or greater (1" – 100')	
Natural & artificial features	
Existing and proposed R.O.W.	
Driveway locations and widths	
Easements (utility & drainage)	
Location and size of utilities	
Floodways delineation	
Deed restrictions or covenants	

Compliance with Article VIII Design and Construction Standards:

Section	Yes	N/A
§801 General		
§802 Application of Standards		
§803 Land Requirements		
§804 Street Requirements		
§805 General Design Requirements		
§806 Blocks		
§807 Lot, Yard and Height Requirements		
§808 Easements		
§809 Sidewalks		
§810 Reserved Areas		
§811 Street Names and Numbering		
§812 Access		
§813 Public Use and Open Space Areas		
§814 Table of Street Specifications		



Valencia Borough Pennsylvania

Section	Yes	N/A
§815 Table of Driveway Specifications		

Compliance with Article IX Required Improvements:

Section	Yes	N/A
§901 GRADING		
§902 UNDERDRAINAGE		
§903 CURBING		
§904 GENERAL STREET DESIGN STANDARDS		
§905 SIDEWALKS		
§906 STORM DRAINAGE AND FACILITIES		
§907 MONUMENTS		
§908 STREET TREES		
§909 NATURAL CONDITIONS AND EROSION CONTROL		
§910 WATER SUPPLY		
§911 SANITARY SEWERS		
§912 OTHER UTILITIES		
§913 GENERAL REGULATIONS		