



Valencia Borough Pennsylvania

61 Almira Street, Valencia, PA 16059

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

- | | |
|--------------------------------------|-------------------------|
| _____ Preliminary Approval | _____ Final Approval |
| _____ Minor Plan (Final Approval) | _____ Lot Line Revision |
| _____ Redivision (Lot Consolidation) | |

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

Valencia Borough requests that completed applications 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. Applicant is responsible for application fee and submission to the Butler County Planning Commission and should include documentation of such submission with this application. 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: _____
Email: _____	Email: _____



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***** NOTE:** Applicant must submit a copy of the deed, lease, sales agreement or other contract providing interest in property with the filing 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.

Title of Plan (Include Phase Number for Final Approvals of Major Plans):

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: _____ Number of Lots Proposed: _____

Current Zoning District: _____ Number of Dwelling Units _____

Gross Floor Area of Nonresidential Uses/Principal Building(s) _____

Linear Feet of New Streets: _____

Streets proposed for dedication: Yes _____ No _____

Phases in this application: _____

Prior or Related Approvals (Variances, conditional uses, special exceptions, preliminary approval)

Please list type of approval, date, and details: _____



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Are waivers or modifications requested? (Circle) Yes No

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

C. UTILITIES (New Lots or Land Developments)

Proposed Sewer Supply: Public Community Sewer System

What companies are providing:

Gas: _____ Electric: _____

Water: _____ Cable: _____

D. INFORMATIONAL DETAIL AND APPLICANT CERTIFICATION

Please attach the corresponding subdivision and land development 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: _____



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Application Checklist – TO BE FILLED OUT 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		



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Section	Yes	N/A
§814 Table of Street Specifications		
§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		