

LAND DEVELOPMENT APPLICATION

COUNTY APPROVAL REQUIRED: Municipality does not have a subdivision & land development ordinance
The Allegheny County Subdivision and Land Development Ordinance applies

Complete & submit with required filing fee, plans & other information M-F, 8:30 AM - 4:00 PM to:
ACED Planning Division, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, PA 15219

For questions, help, or additional information please email ACEDPlanning@alleghenycounty.us

Part 1: General Information

Property Owner: _____

Contact Name: _____ Phone: _____

Email Address: _____

Mailing Address: _____

Name of Applicant: _____

Contact Name: _____ Phone: _____

Email Address: _____

Mailing Address: _____

Plan Preparer: _____

Contact Name: _____ Phone: _____

Email Address: _____

Mailing Address: _____

Application Status: Preliminary Plan Final Plan

Application Type:

- Plat Adj./Lot Consolidation
- Minor Subdivision/Site Development
- Major Subdivision/Site Development

Amount of fee enclosed: \$ _____ (make checks payable to: *Allegheny County Economic Development*)

Part 2: Location Information

Project Name: _____

Municipality: _____

Address/Location of Project: _____

Tax Map Parcel(s) #: _____

Part 3: Zoning Information

Zoning:

Existing: _____
Proposed: _____ (if applicable)

Variances Requested: Yes No (if yes, please attached description of all variances requested or approved)
Conditional Use: Yes No
Special Exception: Yes No

Part 4: Project Information

Total Plan Area: _____ (acres)
_____ (square feet)

Total Acreage to be Developed: _____

Total Impervious Area (Sq. Ft.): _____

Phasing:

Is the development proposed to be constructed in phases? Yes No
If Yes, a phasing plan and a schedule of the projected dates that the final application for each phase will be filed must be provided.

Proposed Utilities:

	Water	Sewer
Public:	<input type="checkbox"/>	<input type="checkbox"/>
Onsite:	<input type="checkbox"/>	<input type="checkbox"/>

Street Information:

Ownership (check any that apply):

<input type="checkbox"/> State	<input type="checkbox"/> Local
<input type="checkbox"/> County	<input type="checkbox"/> Private

Lineal feet of new streets: _____

Part 5: Notification to Others

As applicable, the following agencies have been notified about the proposed subdivision or site development:

- | | |
|--|--|
| <input type="checkbox"/> County Health Department
Date: _____ | <input type="checkbox"/> PennDOT
Date: _____ |
| <input type="checkbox"/> County Public Works
Date: _____ | <input type="checkbox"/> PA DEP
Date: _____ |
| <input type="checkbox"/> County Conservation District
Date: _____ | <input type="checkbox"/> Other: _____
Date: _____ |

Part 6: Allegheny County SALDO Compliance

- ❖ All proposed subdivisions land developments must comply with the applicable standards and requirements of **Article V Design Standards**.
- ❖ All applications must include the applicable information required by **Article IV Application Information** (§780-402 Preliminary Plan Submittal Requirements; §780-403 Final Plan Submittal Requirements)

Waivers and/or Modifications

- | | | |
|------------------------------------|------------------------------|-----------------------------|
| Requested | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Application Completed and Enclosed | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

The applicant declares the following:

- He/she is the owner of the property in question; OR
- He/she is the authorized agent for the owner of record to the property for which the application is made; OR
- He/she is a beneficial land owner as defined by the PA Municipalities Planning Code (MPC). If this box is checked, a copy of the agreement recorded with the ACDRE authorizing the applicant to subdivide or develop the property must be provided.

I/We hereby submit the enclosed land development application to the Allegheny County Department of Economic Development for review and consideration in accordance with the PA Municipalities Planning Code (Act 247 of 1968, as amended) and Art. III §780-303 of the Allegheny County Subdivision and Land Development Ordinance:

Signature of Applicant

Date

Revised September 2019



Fee Schedule A: County Approvals¹

No Municipal Subdivision and Land Development Ordinance in Effect.

Pursuant to Act 247, PA Municipalities Planning Code, Art. V, §§ 501 and 502(a), the Allegheny County Subdivision and Land Development Ordinance (County SALDO) governs land development and subdivisions in municipalities that have not adopted a subdivision and land development ordinance. The Allegheny County Economic Development (ACED), which is the designated planning agency for Allegheny County, is responsible for reviewing and taking action on proposed subdivision and land developments in these municipality.

The required filing fee(s) must be included with the application at the time of submittal to ACED. Applications submitted without the required fee(s) will be rejected as incomplete and returned to the applicant.

Make checks payable to “Allegheny County Economic Development”.

Filing Fees

1. Residential Subdivision or Site Development:

- | | |
|------------------------------------|------------------------------|
| a. Plat Adjustment: | \$50 per application |
| b. Minor Subdivision (1- 4 Lots): | \$50 per application |
| c. Major Subdivision (4+ Lots): | \$50 + \$5 per lot |
| d. Site Development only: | \$50 + \$5 per dwelling unit |

2. Non -Residential Subdivision or Site Development:

- | | |
|--|---|
| a. Minor Site Development (5,000 SF ISA ² or less): | \$150 per application |
| b. Major Site Development (greater than 5,000 SF ISA): | \$150 + \$5 per 1,000 SF ISA over 5,000 |
| c. Subdivision only: | Same as for 1.a, b or c above |

3. Combined Site Development and Subdivision:

For applications which propose both site development and subdivision, determine the fee for each component as per #1 and #2 above. The greater of the fees shall apply.

¹ Enacted 10/2/12 by Resolution 24-12-RE

² SF ISA = Square Feet Impervious Surface Area

4. Mixed-Use Developments:

For applications for mixed use developments, the required fee is the sum of the fees for the individual components as per #1 and #2 above.

Additional Review Fees

Applicant shall reimburse the County for the following costs:

- a. Advertising costs for public meetings and/or public hearings, as required.
- b. Professional consulting fees pursuant to §780-303-C.4 of the County SALDO and MPC §503 (1) that are incurred by ACED in the course of reviewing a subdivision or land development plan. Professional consulting fees shall include, but not necessarily be limited to, fees charged for reviews of traffic studies, geotechnical reports, and stormwater management reports.

Plans will not be signed by ACED or released for recording until all required review fees have been paid in full.

Miscellaneous Fees

Maps \$10.00 per copy

Allegheny County Subdivision and Land Development Ordinance

Hard copy \$30.00 per copy
CD \$5.00 per CD

The Allegheny County Subdivision and Land Development Ordinance is available as a pdf for no charge at www.alleghenyplaces.com.

Contact Information

Allegheny County Economic Development
Attn: Planning Manager
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

Phone: 412-350-1000
Fax: 412-350-1050