

**BOROUGH OF PLUM  
SUBDIVISION APPLICATIONS  
SUBMISSION REQUIREMENTS FOR FINAL APPROVAL**

- A. Thirteen (13) sets of the plan for recording drawn on sheets 24 inches by 36 inches, to a scale of no smaller than 50 feet to an inch. The plans shall include all the information required by the Borough of Plum Unified Development Ordinance No. 507-93.
- B. A completed Final Subdivision application.
- C. A completed environmental impact statement.
- D. Copies of D.E.P. approval(s) of planning modules.
- E. Copies of D.E.P. permits, such as earth disturbance permits or waterway obstruction permits.
- F. Fee
- G. Utility Feasibility Statements
  - 1. Sanitary Sewers
  - 2. Municipal Water
  - 3. Electric
  - 4. Gas
  - 5. Copies of permits or approval letters for on-site sewage disposal systems (Allegheny County Health Dept.)
  - 6. If on-site water supply is proposed, evidence of sufficient water supply of acceptable quality shall be submitted. This shall include test wells and bacteriological tests if the Borough Engineer recommends that such tests are needed based on the nature of the proposed development.
- H. Copies of Highway Occupancy Permits from PennDOT, if proposed access is to a State road, and from Allegheny County, if proposed access is to a County road.
- I. Copies of deeds and covenants (A copy of the Home Owners Association Regulations or Charter, if applicable).
- J. Soil maps and soils investigation reports.
- K. Evidence of sufficient support if mining has occurred in the area of the proposed development.
- L. Indicate all flood zone areas, as designated by F.E.M.A.

M. Thirteen (13) sets of construction drawings including:

1. An earthwork and grading plan
  - a. quantities
  - b. depths of cuts and fills
  - c. identify borrow or disposal site, if fill is not balanced
2. An erosion and sedimentation control plan
3. A storm water management plan
4. Construction drawings
  - a. streets
  - b. storm sewers
  - c. sanitary sewers
  - d. water distribution systems, including hydrant locations
  - e. street lighting plan
  - f. street signs

All of the required information listed above shall be submitted to the Borough at the time of application which shall be thirty (30) days prior to the date of the Planning Commission meeting you want the application to be reviewed.

Failure to submit all the required information at the time of application will result in a delay of the review process until all the required information is submitted.

Planning Administrator  
Borough of Plum

GB/6-99

File Number \_\_\_\_\_  
Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_

**BOROUGH OF PLUM – PLANNING COMMISSION**  
4575 NEW TEXAS ROAD  
PITTSBURGH, PA 15239  
(412) 795-6800, EXT. 229  
(412) 793-4061 (FAX)

**FINAL SUBDIVISION APPLICATION FOR UP TO AND INCLUDING FIVE (5) LOTS**

NOTICE TO APPLICANT: This is a preliminary document designed to assist the Plum Borough Planning Commission in determining whether the action that you propose may, or is likely to have effect on the environment. Please complete the entire form. Completion of this form does not relieve you of responsibility for providing any additional information that the Planning Commission may require.

**Applicant Information**

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_  
CELLULAR ( ) \_\_\_\_\_ PAGER ( ) \_\_\_\_\_

**Property Owner Information**

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_  
CELLULAR ( ) \_\_\_\_\_ PAGER ( ) \_\_\_\_\_

Applicant's Interest in Subject Property \_\_\_\_\_

Exact Location of Property \_\_\_\_\_

Present Use of Subject Property \_\_\_\_\_

Present Zoning of Subject Property \_\_\_\_\_

Size of Subject Property \_\_\_\_\_

Acreage to be Developed \_\_\_\_\_

REQUEST TO BE PLACED ON PLANNING COMMISSION AGENDA OF \_\_\_\_\_

Subdivision Name \_\_\_\_\_

Engineer of Surveyor \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (\_\_\_\_) \_\_\_\_\_ FAX (\_\_\_\_) \_\_\_\_\_

Cellular (\_\_\_\_) \_\_\_\_\_ Pager (\_\_\_\_) \_\_\_\_\_

A. DESCRIPTION OF PROJECT SITE

1. Project Size \_\_\_\_\_ Number of Lots \_\_\_\_\_ Smallest Lot Size \_\_\_\_\_

2. General Character of the Land (Use approximate percentage)

	Presently	After Completion
Meadow or Brushland	_____ %	_____ %
Forested	_____ %	_____ %
Agricultural	_____ %	_____ %
Wetland	_____ %	_____ %
Flood Plain	_____ %	_____ %
Water Surface	_____ %	_____ %
Unvegetated (Rock, Earth, etc.)	_____ %	_____ %
Impervious Services (Roads, Paved Surfaces, Buildings)	_____ %	_____ %
Other	_____ %	_____ %
Totals	_____ %	_____ %

3. Pertinent Information Attached: Yes \_\_\_\_\_ No \_\_\_\_\_

TYPE: Covenants \_\_\_\_\_

Sanitary Sewer Permit \_\_\_\_\_

Soil Erosion Permit \_\_\_\_\_

Septic System \_\_\_\_\_

Soil Profile/Percolation Tests Completed \_\_\_\_\_

Electric Service \_\_\_\_\_

Underground: Yes \_\_\_\_\_ No \_\_\_\_\_

Gas \_\_\_\_\_

Oil Heat \_\_\_\_\_

Water \_\_\_\_\_

Municipal \_\_\_\_\_ Well \_\_\_\_\_

Telephone \_\_\_\_\_

Cable TV \_\_\_\_\_

4. What is the dominant land use and zoning within a ¼ mile radius of the project area? \_\_\_\_\_  
\_\_\_\_\_

5. Do Hunting and Fishing Opportunities Exist in the Adjacent Area? Yes \_\_\_\_\_ No \_\_\_\_\_

6. List present soil erosion problems, if any: \_\_\_\_\_  
\_\_\_\_\_

7. Is the area stripmined? Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes, Was it Restored? Yes \_\_\_\_\_ No \_\_\_\_\_

If it was restored, when? \_\_\_\_\_

**B. PROJECT DESCRIPTION**

1. What, if any attempt will be made to minimize removal of vegetation and/or mature trees? \_\_\_\_\_  
\_\_\_\_\_

2. Are there any plans to replace vegetation removed during construction? Explain: \_\_\_\_\_  
\_\_\_\_\_

3. List Type of Construction

Conventional \_\_\_\_\_ Modular (Prefab) \_\_\_\_\_ Other \_\_\_\_\_

4. What is the purpose of the project? Sale \_\_\_\_\_ Rental \_\_\_\_\_ Personal \_\_\_\_\_

**C. UTILITIES**

1. Water Source: Municipal \_\_\_\_\_ Well \_\_\_\_\_ Other \_\_\_\_\_

2. Sanitary Sewer: Municipal \_\_\_\_\_ Septic \_\_\_\_\_

Additional Information:

Tap-in to existing sewer lines: Yes \_\_\_\_ No \_\_\_\_

Extension of Municipal system: Yes \_\_\_\_ No \_\_\_\_ If Yes, D.E.P. Number \_\_\_\_\_

Conventional Septic System: Yes \_\_\_\_ No \_\_\_\_ Alternate Septic System Type: \_\_\_\_\_

3. Utility Providers (Company Name):

Gas \_\_\_\_\_ Electric \_\_\_\_\_ Telephone \_\_\_\_\_

4. Will utilities be underground? Yes \_\_\_\_\_ No \_\_\_\_\_

**D. STORMWATER DRAINAGE IMPACT**

List method of collecting and transporting runoff, including type of pipe, catch basins, etc. \_\_\_\_\_  
\_\_\_\_\_

E. EROSION AND SEDIMENTATION IMPACT (Standards available at the Borough Building)

1. What is the steepest slope (%) in the project area? \_\_\_\_\_
2. What is the steepest slope in the project area that is to be graded or have construction take place? \_\_\_\_\_  
\_\_\_\_\_
3. Is any grading proposed? Yes \_\_\_\_\_ No \_\_\_\_\_
  - a. Maximum fill depth \_\_\_\_\_ Quantity \_\_\_\_\_
  - b. Maximum depth of cut \_\_\_\_\_ Quantity \_\_\_\_\_
  - c. Identify source of fill and disposal area of excess soil. \_\_\_\_\_
  - d. If not benching, identify finished slope ratio. \_\_\_\_\_
  - e. Has an erosion and sedimentation control plan been prepared and reviewed? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, attach two copies.

F. SCHOOL IMPACT

1. How many school age children do you anticipate will be in the project area? \_\_\_\_\_  
Elementary \_\_\_\_\_ Junior High School \_\_\_\_\_ High School \_\_\_\_\_

G. SOCIO/ECONOMIC EFFECTS

1. Closest main road? \_\_\_\_\_
2. Closest Fire Station? \_\_\_\_\_
3. Closest Fire Hydrant? \_\_\_\_\_

H. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

PREPARER'S SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

REPRESENTING \_\_\_\_\_

DATE \_\_\_\_\_

**BOROUGH OF PLUM  
LAND DEVELOPMENT FEES AS DETERMINED BY  
ORDINANCE #820-09**

**Preliminary Subdivision**

<u>Lots</u>					
1.	\$ 50.00	11.	\$470.00	21.	\$670.00
2.	\$100.00	12.	\$490.00	22.	\$690.00
3.	\$150.00	13.	\$510.00	23.	\$710.00
4.	\$200.00	14.	\$530.00	24.	\$730.00
5.	\$250.00	15.	\$550.00	25.	\$750.00
6.	\$290.00	16.	\$570.00	26.	\$770.00
7.	\$330.00	17.	\$590.00	27.	\$790.00
8.	\$370.00	18.	\$610.00	28.	\$810.00
9.	\$410.00	19.	\$630.00	29.	\$830.00
10.	\$450.00	20.	\$650.00	30.	\$850.00

Each Additional Lot Over 10 -- Add \$20.00 per lot

**Final Subdivision**

<u>Lots</u>					
2.	\$250.00	11.	\$610.00	21.	\$1,010.00
3.	\$290.00	12.	\$650.00	22.	\$1,050.00
4.	\$330.00	13.	\$690.00	23.	\$1,090.00
5.	\$370.00	14.	\$730.00	24.	\$1,130.00
6.	\$410.00	15.	\$770.00	25.	\$1,170.00
7.	\$450.00	16.	\$810.00	26.	\$1,210.00
8.	\$490.00	17.	\$850.00	27.	\$1,250.00
9.	\$530.00	18.	\$890.00	28.	\$1,290.00
10.	\$570.00	19.	\$930.00	29.	\$1,330.00
		20.	\$970.00	30.	\$1,370.00

Each Additional Lot Over 2 -- Add \$40 per lot + Site Plan Fee\*

\*All applications for Final Subdivision of more than 5 lots shall be required to pay the corresponding site plan fee for the amount of land being developed.

**Site Plan**

Up to 1 Acre:	\$ 700.00
Up to 2 Acres:	\$ 950.00
Up to 3 Acres:	\$1,100.00
Up to 4 Acres:	\$1,250.00
Up to 5 Acres:	\$1,400.00
Up to 6 Acres:	\$1,550.00
Up to 7 Acres:	\$1,700.00
Up to 8 Acres:	\$1,850.00
Up to 9 Acres:	\$2,000.00
Up to 10 Acres:	\$2,150.00

Each Additional Acre Over 10 -- Add \$125.00

**Traditional Neighborhood Development**

Tentative Plan Approval:	\$ 750
Final Plan Approval:	\$1,000

Conditional Use - \$250 Residential      \$600 Non-Residential  
 Zoning Hearing Board - \$250.00 - Residential Fee  
 Zoning Hearing Board - \$400.00 - Non-Residential Fee; \$50.00 for each additional request  
 Zoning District Change or Amendment to Ordinance (by other than Public Body) - \$1,500

Note: Additional fees will be charged for engineering services for all land development applications reviewed by the Plum Borough Planning Commission. Fees will be charged at the rate charged to the Borough.