BOROUGH OF PLUM
SUBDIVISION APPLICATION
SUBMISSION REQUIREMENTS FOR
PRELIMINARY SUBDIVISION PLANS

1. Thirteen (13) development plans drawn to scale (minimum 1 inch equals 50 feet) thirteen (13) site maps drawn to a scale of one inch equals 100 feet, showing the proposed layout of streets and other features in relation to the existing features and proposed improvements, including all the requirements of the Borough of Plum Unified Development Ordinance No. 507-93.

   Site Maps must include the following:

   - Title block giving name of development, property owner, developer, north point, date and scale (minimum – 1" = 100');
   - Property lines and total acreage of the parcel proposed for development;
   - All existing streets, sidewalks, rights-of-way, and easements related to the development;
   - The location of existing driveways on adjacent properties;
   - The location of relevant natural features, including but not limited to, streams or other natural water courses, floodplains, and adjacent lands which are subject to flooding, and significant stands of existing trees;
   - The location of existing structures, existing land use, retaining walls, and all structures located on abutting property within 50 feet of the common property line;
   - Required front, side, and rear yard lines, and any required building lines;
   - Contour lines at two (2) foot intervals where average slope is 10% or less, five (5) foot intervals where average slope exceeds 10% and 20 foot intervals where average slope exceeds 25%;
   - Utilities including size and location of sanitary sewers, storm sewers, drainage facilities, water lines, gas mains and power lines;
   - The names of owners of properties adjacent to the tract;
   - Tract boundary lines by calculated bearings and distances;
   - Sub-surface conditions, including data on past or possible future mining activity. If mineral rights are severed from the land ownership, such data must be clearly indicated;
   - Location map;
   - Zoning of tract and adjacent properties; and
   - Distance to closest streets.

2. A completed Preliminary Subdivision Application.

3. A completed Environmental Impact Statement.

4. A completed Engineering Report containing the following information:

   - Profiles, cross sections, and specifications for proposed street improvements;

- Profiles and other explanatory data concerning installation of water distribution systems, storm sewers and sanitary sewers;
- A report on the feasibility of connection to an existing sewerage system, including distances to the nearest public sewer, service load of the subdivision and the capacity of the treatment plant; and
- The means of sewerage, if not connected to an existing sewerage system.

5. Copies of deeds and preliminary covenants (copy of Homeowners Association Regulations, if applicable).

6. Planning Modules.

7. Fee

8. Utility Feasibility Statements
   A. Sewer
   B. Water
      1. If on-site water supply is proposed, evidence of sufficient water supply of acceptable quality shall be submitted, including test well reports and bacteriological reports.
   C. Gas
   D. Electric

9. Copies of soil tests and reports if on-site sewage disposal systems are proposed (Allegheny County Health Department).

10. Proposed preliminary earthwork quantities with depths of cuts and fills and a preliminary grading plan showing and proposed contours.

11. Soils map and soils investigation reports.

12. Evidence of sufficient support, if mining has occurred in the area of the proposed plan.

13. A master plan of the proposed future development.

14. Indicate all flood zone areas as designated by F.E.M.A.

All 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 by the Commission.

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)

PRELIMINARY SUBDIVISION APPLICATION FOR SIX (6) LOTS OR MORE

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

Lots					
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

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

Rev. 1/10