BOROUGH OF PLUM

SITE PLAN APPLICATION
SUBMISSION REQUIREMENTS

A. Thirteen (13) complete sets of the required drawings. The plans shall include all of the information required by the Borough of Plum Unified Development Ordinance No. 507-93 including the following:

1. Existing Conditions Plan
2. Site Plan
   a. Parking
   b. Traffic flow
   c. Proposed structures
   d. Storage
   e. Signs
   f. Lighting
   g. Waste handling
   h. Off-street loading
   i. Utilities
   j. Accessory Uses and/or Structures
3. Landscaping Plan
4. Erosion and Sedimentation Control Plan
5. Stormwater Management Plan
6. Topography
7. Grading Plan
8. Architectural Elevations

B. Application

C. Fee

D. Environmental Impact Statement

E. Copy of Deed(s)

F. D.E.P. Modules

G. Projected Sewage Flow

H. Projected Number of Occupants and Employees

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)

SITE PLAN APPLICATION

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 _____

A complete description of the physical characteristics of the site must be included. Maps (slope), site plans, photographs, architects' renderings, and construction specifications should be as close as is possible to the final engineering drawings and must be affixed with the necessary professional engineering and surveying seals.

2. Topography

The topographic description shall include the site characteristics both prior to and following construction of the project. Both *Soil Conservation System Classification* and *Unified Soil Classification System* shall be used to describe and classify the surface and subsurface soils.

a. Approximate percentage of presently undeveloped project area with slope:
15% or greater _____ % 10-15% _____ % 0-10% _____ %

b. List the limitations of each soil for the type of project proposed:

c. List any present soil erosion problems:

d. Are test borings proposed? _____ *(If yes, attach results upon completion)*

3. Hydrology

This shall include both surface and subsurface water, such as the location of the surface streams, springs, ponds and lakes, and how construction will alter their location and conditions.

a. Streams within or contiguous to the project area, or to which the runoff contributes:

b. Lakes, ponds, wetland areas within or contiguous to project area:

1. Name:

2. Size (in acres):

4. Transportation

a. What roads will give access to project area?

1. What is the anticipated traffic increase? _____

2. Are these roads adequate for the anticipated traffic increase? _____

5. 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	_____%	_____%

6. 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 _____

7. What is the dominant land use and zoning within a ¼ mile radius of the project area? _____

_____

8. Do Hunting and Fishing Opportunities Exist in the Adjacent Area? Yes _____ No _____

9. List present soil erosion problems, if any: _____

_____

10. Is the area stripmined? Yes _____ No _____ If Yes, Was it Restored? Yes _____ No _____

If it was restored, when? _____

B. PROJECT DESCRIPTION

1. Brief Narrative, including present use, proposed use and exact location:

2. Residential, Commercial or Industrial? _____

3. If Commercial,

   a. will hazardous materials be stored or generated?

   b. will any processes be used that would affect ambient air quality or water quality and therefore come under state/federal jurisdiction?

   c. will noise (excess of 80 db.), heat, odors or smoke be emitted?

   d. will light glare come off the premises?

   e. will energy saving construction/processes be implemented beyond State requirements?

   f. will fire prevention and suppression, construction or activities be implemented beyond State requirements?

4. If Residential, List Type of Construction

   Conventional _____ Modular (Prefab) _____ Other _____

5. What is the purpose of the project? Sale _____ Rental _____ Personal _____

6. Number of Units to be Constructed: Initially _____ Ultimately _____

C. DESCRIPTION OF CONSTRUCTION

1. List construction activities which will have an adverse environmental impact (e.g., heavy equipment, earth moving, alteration of water drainage pattern, removal of existing vegetation, etc.)

2. List measures to be taken to mitigate any adverse environmental impact. Remedies shall be focused on specific areas in question, not just generalities of standard specs and provisions.

3. Will blasting occur? Yes _____ No _____
   If yes, describe?

4. Type of Construction: One-story _____ Two-story _____ Other _____

5. Type of material to be used on outside walls (concrete block, brick, corrugated steel, etc.) _____

D. UTILITIES

1. Water Source: Municipal _____ Well _____ Other _____

   a. Source of non-municipal water _____

   b. Anticipated depth of well _____

c. Is supply adequate in area? Yes _____ No _____ If yes, based on what data? _____

_____

d. What is the source of that data? _____

_____

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 _____

Distance of Extension to Municipal System: _____

Number of EDU's Involved: _____

Are Adequate Sewer Taps Available? Yes _____ No _____

Conventional Septic System: Yes ____ No ____ Alternate Septic System Type: _____

Results of soil profile test: _____

_____

DEP approval? Yes _____ No _____

If yes, DEP Approval Number: _____

Package Treatment

Describe: (Include number to be served and capacity) _____

_____

Other (holding tank)

Describe: _____

_____

3. Utility Providers (Company Name):

Gas _____ Electric _____ Telephone _____

4. Will utilities be underground? Yes _____ No _____

E. STORMWATER DRAINAGE IMPACT

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

_____

Will zero runoff be attained? Yes _____ No _____

Note: If zero runoff has been attained, do not answer the next two questions.

Have you read, and do you understand the Plum Borough storm water management requirements? Yes _____ No _____

Describe how storm water will be handled, both temporarily and permanently: (Include method, increase in velocity, control of runoff, design for storm frequency of 50 and 100 year.)

F. 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, disposal area of excess soil and hauling route. _____

_____

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. How do you plan on disposing of building wastes after construction? _____

_____

g. How soon after construction do you plan to have all permanent erosion and sedimentation controls, and stormwater management practices, in place?

_____

h. List maintenance schedule for controls. _____

_____

i. What temporary and permanent measures will be taken to alleviate erosion? _____

_____

G. LOCAL IMPACTS

1. How many school age children do you anticipate will be in the project area? _____

Elementary _____ Junior High School _____ High School _____

2. What effects (both positive and/or negative) will the project have on:

a. Nature and density of the population:

b. The need for additional housing, public or private transportation, and public utility facilities:

c. Additional need for law enforcement, fire, emergency medical service requirements:

d. Society's special need groups, such as the elderly, handicapped, the poor or those using public transportation, bicyclists and pedestrians:

e. Natural and cultural features of the community, its water bodies, land forms, historical areas and developed areas:

f. Real estate values, character of the land (commercial vs. residential), municipal tax base and other relevant economic factors:

g. Commercial and industrial activities, local incomes, labor forces, goods and services:

h. Future business and residential development:

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