



ACED, Planning Division
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

County Approvals: Major Subdivisions & Land Developments PRELIMINARY APPLICATION CHECKLIST

- Section references are from the 2012 *Allegheny County Subdivision and Land Development Ordinance*¹.
- Combined preliminary/final applications must include all of the information required to be provided for preliminary approval **and** for final approval.

PLAN NAME: _____

MUNICIPALITY/IES: _____

ACED FILE NUMBER: _____

OFFICIAL FILING DATE: _____

APPLICATION COMPLETE: _____

ACED REVIEWER: _____

APPLICATION INCOMPLETE: _____

DATE OF REVIEW: _____

DATE APPLICANT NOTIFIED: _____

RECEIVED BY ACED:

____ 4 complete sets of all required preliminary application materials.

____ Copy of the County's *Subdivision and Land Development Application*² signed and dated by landowner or landowner's agent.

____ Fee, in correct form and amount³.

The preliminary application must show or be accompanied by all required, applicable information as summarized below:

PROJECT DESCRIPTION §780-402.A

Y N N/A

§780-402.A.1. Project narrative/written description.

§780-402.A.2. Title block with project name, municipality name, and project number assigned by firm that prepared plan, plan date, dates of all plan revisions.

§780-402.A.3. Name, address, and phone of the owner of record, developer, and applicant.

¹ Available at http://www.alleghenyplaces.com/planning_division.aspx

² Copies available at http://www.alleghenyplaces.com/planning_division.aspx

³ Fee schedule available at http://www.alleghenyplaces.com/planning_division.aspx

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Y N N/A

- §780-402.A.4. Name, address, phone of the firm that prepared plans; name, signature, registration number & seal of engineer, surveyor, or landscape architect that prepared plans.
- §780-402.A.5. North arrow and graphic scale.
- §780-402.A.6. Site location map from a USGS quadrangle map.
- §780-402.A.7. Entire tract boundary; show any municipal boundary lines on or near the site.
- §780-402.A.8. Existing platting adjacent to the site with names of any adjacent land owners not in a previously recorded plan.
- §780-402.A.9. Schedule of zoning district requirements.
- §780-402.A.10. List of any variances or other zoning approvals requested / granted by the municipality.
- §780-402.A.11. Requested modifications or waivers, if any, with all required information and in the form specified by 780-106 (see also 780-501.C).

EXISTING CONDITIONS §780-402.B

Y N N/A

- §780-402.B.1. Contours, prepared and shown as specified (see also §780-504).
- §780-402.B.2. Steep slopes (see also §780-502.B.2 & §780-504).
- §780-402.B.3. Soils (see also §780-502.C.1 & §780-510.A).
- §780-402.B.4. Regulated waters of the Commonwealth with required setbacks and regulatory floodplains (see also §780-502.B.3, §780-502.C.3, & §780-505).
- §780-402.B.5. General vegetative cover (see also §780-506).
- §780-402.B.6. Significant natural features as specified (see also §780-502.B.5 & §780-507).
- §780-402.B.7. Potentially hazardous features (see also §780-502.C).
- §780-402.B.8. Significant cultural features, as described (see also §780-508).
- §780-402.B.9. Existing structures by location and type. Identify any existing structure proposed to be demolished.
- §780-402.B.10. Existing streets, roads, alleys, driveways, or other means of access located on or within 100' of the site.
- §780-402.B.11. Existing utilities, including any easements or rights-of-way. Show approximate location and identify purpose and ownership.

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Y N N/A

- §780-402.B.12. Other easements or rights-of-way including railroads, trails, gas or oil wells, gas or oil transmission lines, etc.
- §780-402.B.13. Airport noise contours and airport hazard areas. Show approximate location and cite source of information (see also 780-510).
- §§780-402.B.14 & 780-202. Public water supply wells, wellhead protection areas and riverain raw water intakes within 2,000 feet of the proposed development (see also §780-509.B; 780-513; Appendix 6).
- §§780-402.B.15-16. Allegheny County Greenways and/or Allegheny Land Trust GREENPRINT⁴ within 1,000 feet of the site.
- §780-402.B.17. Any areas of the site subject to conservation or agricultural easements or other restrictions.

PROPOSED CONDITIONS §780-402.C

Y N N/A

- §780-402.C.1. Tabulation of site data.
- §780-402.C.2. Required yards, building setback lines, and buffer yards as required by §780-512.F.
- §780-402.C.3. Proposed streets, including location, width of cartway and right-of-way (see §780-519).
- §780-402.C.3. Centerline profiles for proposed streets and any existing streets to be improved.
- §780-402.C.4. Proposed lot layout (see §780-511).
- §780-402.C.5. For non-residential and multi-family developments, proposed structures, paved areas and other features.
- §780-402.C.6. Proposed utilities and easements, with points of connection to existing utilities (see also §§780-513, 514, and 516).
- §780-402.C.7. Proposed pedestrian and bicycle circulation routes, including any easements or rights-of way (see §§780-519.P & R).
- §780-402.C.8. Proposed public or semipublic areas, reserved areas, open space areas, and any related conditions or restrictions (see also 780-517).
- §§780-402.C.9.a - c. Grading plan (see also §780-502.B.1 & 2; §502.C.1; §780-503; §780-504; etc.).

⁴ See *AlleghenyPlaces* map viewer at http://www.alleghenyplaces.com/comprehensive_plan/viewer.aspx

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Y N N/A

- §§780-402.C.10.a - f. Storm water management report (see also 780-515 & Appendix 5).
- §780-402.C.11. Preliminary soil erosion and sedimentation pollution control plan.
- §780-402.C.12. Landscape plan (see §780-512).
- §780-402.C.13. Photometric plan (see §780-519.S; §780-522).
- §780-402.C.14 & Appendices 1 - 4. Preliminary record plat (required for all land developments).

OTHER REQUIRED INFORMATION §780-402.D

Y N N/A

- §780-402.D.1. Traffic impact study (see 780-519.F).
- §780-402.D.2. Geotechnical report (see §780-502.C.1; §780-503.C.11.c; §780-510.3).
- §780-402.D.3. Subsidence risk assessment (see §780-502.C.2; §780-510.B).
- §780-402.D.4. Soil contamination assessment (see §780-502.C.4; §780-510.D).
- §780-402.D.5. Sewage facilities planning module.
- §780-402.D. Existing restrictions, if any.
- §780-402.D.7. Schedule for phased developments (see §780-303.D).
- §780-402.D.8. Photometric plan (see §780-519.S; §780-522).
- §780-402.D.9. Letters or other proof of notification to service providers.

ARTICLE V DESIGN STANDARDS

References to some of the applicable provisions of Art. V have been provided above. However, it is the applicant's responsibility to review Article V thoroughly and ensure that all applicable standards and requirements for design of public and private improvements are addressed. The plans and other required materials must clearly demonstrate compliance with the applicable design standards.