



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

## County Approval: Major Subdivisions & Land Developments PRELIMINARY APPLICATION CHECKLIST

- Section references are from the 2012 *Allegheny County Subdivision and Land Development Ordinance*<sup>1</sup>.

**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*<sup>2</sup> signed and dated by landowner or landowner's agent.

\_\_\_\_ Application Filing Fee, in correct form and amount<sup>3</sup>.

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.

**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.

<sup>1</sup> Available at [http://www.alleghenyplaces.com/planning\\_division.aspx](http://www.alleghenyplaces.com/planning_division.aspx)

<sup>2</sup> Copies available at [http://www.alleghenyplaces.com/planning\\_division.aspx](http://www.alleghenyplaces.com/planning_division.aspx)

<sup>3</sup> Fee schedule available at [http://www.alleghenyplaces.com/planning\\_division.aspx](http://www.alleghenyplaces.com/planning_division.aspx)

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- §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**

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**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.

**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.

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- §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 GREENPRINT<sup>4</sup> 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**

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**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.).

**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.

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<sup>4</sup> See *AlleghenyPlaces* map viewer at [http://www.alleghenyplaces.com/comprehensive\\_plan/viewer.aspx](http://www.alleghenyplaces.com/comprehensive_plan/viewer.aspx)

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- §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**

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**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**

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**NOTE:** The above checklist references some of the design standards and other requirements for public and private improvements in Art. V of County SALDO. Applicants are advised to review Art. V carefully, and ensure that the proposed site development and / or subdivision complies with all of the applicable standards and requirements.