

SUBDIVISION AND LAND DEVELOPMENT

292 Attachment 1

Borough of Sewickley

**Table 1
Subdivision and/or Land Development Submission Requirements**

Legend:
 Item is Recommended for Submission
 Item is Required for Submission
 N/A Not Applicable

	Ordinance Section	Type of Application Submission			
		Simple Subdivision	Minor Subdivision and/or Land Development	C-1 Development	Major Subdivision and/or Land Development
Applicability:		<ul style="list-style-type: none"> Lot revisions that do not create new lots or buildings or public improvements Revisions of easements and/or rights-of-way 	<ul style="list-style-type: none"> A single-family residential development that creates two to four lots or up to four dwelling units on a single parcel A nonresidential development with 7,000 square feet or less of gross floor area located in any other permissible Zoning District besides C-1 Consolidation of existing lots 	<ul style="list-style-type: none"> A nonresidential development or mixed use building with 7,000 square feet or less of new gross floor area located in the C-1 District 	<ul style="list-style-type: none"> A single-family residential development that creates five or more lots All multifamily residential development A nonresidential development with 7,001 square feet or more of new gross floor area All planned residential and/or nonresidential All subdivisions and development that constitute conditional uses or uses by special exception All mobile home parks
Preapplication Submission (Voluntary)					
Reviewing body		N/A			
Submission Requirements					
1	Preapplication Conference	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preliminary Plan Application Submission					
Recommending body		N/A	Planning Commission	Planning Commission	Planning Commission
Approving body		N/A	Borough Council	Borough Council	Borough Council
Submission Requirements					
1	Preliminary plan application form and fee	§ 292-304.1	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Letter of transmittal	§ 292-304.2	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Preliminary site plan	§ 292-304.3	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Preliminary grading plan	§ 292-304.4	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Preliminary parking plan	§ 292-304.5	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	Preliminary loading plan	§ 292-304.6	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7	Sewage facilities planning module	§ 292-304.9	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Level of service of water and sewage supply	§ 292-304.23	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9	Preliminary stormwater management plan and report	§ 292-304.7	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10	Resource protection plan and worksheet	§ 292-304.8	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11	Survey (sealed)	§ 292-304.14	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12	Erosion and sedimentation plan	§ 292-304.15	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13	Traffic impact study	§ 292-304.24A	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
14	Typical cross sections of each street proposed	§ 292-304.16	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15	Photometrics plan	§ 292-304.17	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
16	Geotechnical report and slope analysis	§ 292-304.25	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
17	Building elevations and other architectural drawings	§ 292-304.18	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
18	Landscape plan	§ 292-304.19	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
19	Impervious surface worksheet	§ 292-304.26	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
20	Construction details	§ 292-304.20	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
21	Phase 1 Environmental Assessment	§ 292-304.27B	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22	Phase 2 Environmental Assessment (if required by Phase 1 Assessment)	§ 292-304.27C	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
23	Phasing plan and schedules	§ 292-304.21	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
24	Common areas plan and facilities management	§ 292-304.22	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
25	State highway access	§ 292-304.24B	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
26	Environmental assessment	§ 292-304.27	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
27	Wetland impact	§ 292-304.27A	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
28	Shared parking analysis (C-1 only)	§ 292-304.28	N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SEWICKLEY CODE

		Ordinance Section	Type of Application Submission			
			Simple Subdivision	Minor Subdivision and/or Land Development	C-1 Development	Major Subdivision and/or Land Development
29	Any application/decision granting approval of any zoning variance, exception, or interpretation	§ 292-304.10	N/A	♦	♦	♦
30	Any application/decision for conditional use	§ 292-304.11	N/A	♦	♦	♦
31	Any application/decision granting approval of any special exception	§ 292-304.12	N/A	♦	♦	♦
32	Proof of submission to other county, state, and federal agencies (PA DEP, County Conservation District, PennDOT and others as determined)	§ 292-304.13	N/A			♦
Final Plan Application Submission						
Recommending body			Borough Staff	Planning Commission	Planning Commission	Planning Commission
Approving body			Borough Council	Borough Council	Borough Council	Borough Council
Submission Requirements						
1	Final plan application form and fee	§ 292-305.2	♦	♦	♦	♦
2	Letter of transmittal	§ 292-305.3	♦	♦	♦	♦
3	Final site plan	§ 292-305.5		♦	♦	♦
4	Final grading plan	§ 292-305.6		♦	♦	♦
5	Utility plan/profiles/data	§ 292-305.7	♦	♦	♦	♦
6	Level of service of water and sewage supply	§ 292-305.4				♦
7	Survey (sealed)	§ 292-305.4	♦	♦	♦	♦
8	Erosion and sedimentation plan	§ 292-305.4				♦
9	Traffic impact study	§ 292-305.4				♦
10	Typical cross sections of each street proposed	§ 292-305.4				♦
11	Photometrics plan	§ 292-305.4		♦	♦	♦
12	Geotechnical report and slope analysis	§ 292-305.4				♦
13	Building elevations and other architectural	§ 292-305.4		♦	♦	♦
14	Landscape plan	§ 292-305.4		♦	♦	♦
15	Impervious surface worksheet	§ 292-305.4		♦	♦	♦
16	Phase 1 Environmental Assessment	§ 292-305.4			♦	♦
17	Phase 2 Environmental Assessment (if required by Phase 1 Assessment)	§ 292-305.4				♦
18	Phasing plan and schedules	§ 292-305.4				♦
19	Common areas plan and facilities management	§ 292-305.4				♦
20	Shared parking analysis (C-1 only)	§ 292-305.4			♦	
21	Agreement for dedication of streets	§ 292-305.9		♦	♦	♦
22	Parking agreements	§ 292-305.10		♦	♦	♦
23	Any application/decision granting approval of any zoning variance, exception, or interpretation	§ 292-304.10		♦	♦	♦
24	Any application/decision for conditional use	§ 292-304.11		♦	♦	♦
25	Any application/decision granting approval of any special exception	§ 292-304.12		♦	♦	♦
26	Final landowner's and/or developer's agreement	§ 292-305.11		♦	♦	♦
27	Deed restrictions/easements and protective covenants	§ 292-305.12		♦	♦	♦
28	Homeowners' association bylaws and other related documents	§ 292-305.13		♦	♦	♦
29	Proof of approval from other county, state, and federal agencies (PA DEP, County Conservation District, PennDOT and others as determined)	§ 292-305.14		♦	♦	♦
30	Historic Review Commission approval letter	§ 292-305.15		♦	♦	♦
31	Construction details	§ 292-305.4		♦	♦	♦
32	State highway access	§ 292-305.4		♦	♦	♦
33	Environmental assessment	§ 292-305.4		♦	♦	♦
34	Wetland impact	§ 292-305.4		♦	♦	♦
35	Tree Commission approval letter	§ 292-305.16		♦	♦	♦
36	As-built drawings in conformance with Allegheny County and Borough standards (digital format)	§ 292-305.17		♦	♦	♦