For More Information

Visit the Planning Department website at:
www.co.westmoreland.pa.us/planning

Hours: M-F 8:00 to 4:00

The Subdivision and Land Development Ordinance can be found on our website.

Call us at 724-830-3600
Email us at
wcplanning@co.westmoreland.pa.us

<u>County Commissioners</u>
Charles Anderson, Chair
Tyler Courtney
Ted Kopas

Westmoreland County Department of Planning & Development

Fifth Floor, Suite 520
40 N. Pennsylvania Ave.
Greensburg, PA 15601
Phone: 724-830-3600
Fax: 724-830-3611
E-mail: wcplanning@co.westmoreland.pa.us

Westmoreland County Department of Planning & Development

Graphical Guide to Subdivision and Land Development

A guide to the Westmoreland County Subdivision and Land Development Ordinance for Local Governments and Residents

Subdivision and Land Development Ordinances

The purposes of Subdivision and Land Development Ordinances, also known as SALDO's are to:

- Provide the public with the assurance that subdivision and land development do not pose threats to health, safety and welfare of the public.
- Establish reasonable standards of design and procedures to further the orderly layout of land.
- Ensure necessary improvements like roads and stormwater facilities will be provided.
- Protect the public and the environment from unwise development in natural hazard areas like floodways.
- Promote groundwater recharge area protection and minimize water supply contamination.

These are just a few of the reasons SALDO's are used throughout the County, State and Nation.

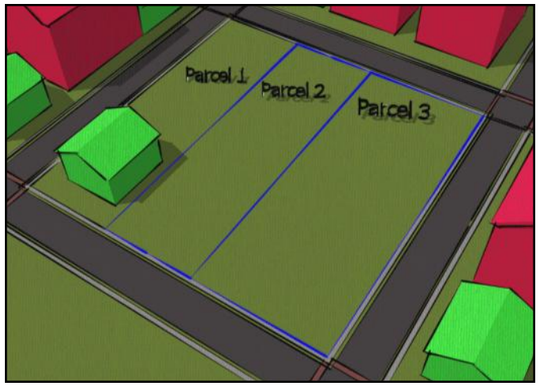
The following municipalities have not adopted an ordinance and are therefore, subject to the County Subdivision and Land Development Ordinance:

- Adamsburg Borough
- Arnold City
- Arona Borough
- Avonmore Borough
- Bolivar Borough
- Cook Township
- Derry Township
- Donegal Borough
- Donegal Township
- East Vandergrift Borough
- Fairfield Township
- Hunker Borough
- Hyde Park Borough
- Jeannette City
- Laurel Mountain Borough
- Loyalhanna Township
- Madison Borough
- New Florence Borough
- North Belle Vernon Borough
- Oklahoma Borough
- Penn Borough
- Seward Borough
- Smithton Borough
- South Greensburg Borough
- South Huntingdon Township
- St. Clair Township
- Sutersville Borough
- West Leechburg Borough
- Youngstown Borough
- Youngwood Borough

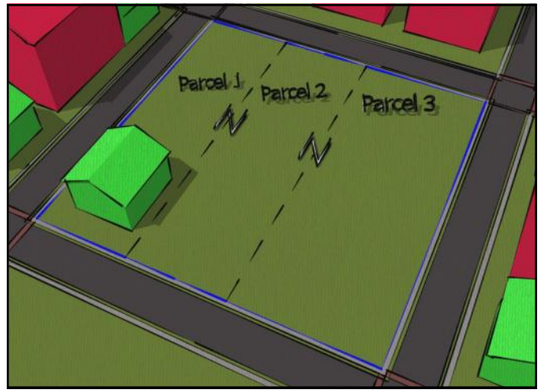
Before Subdivision or Land Development

- Is my lot large enough to subdivide?
- What provisions will be made for waste water?
- What is the nature and extent of access to the property?
- Does this project fit with local zoning and building requirements?
- Who will prepare the plans?
- Will stormwater or erosion and sedimentation be affected?

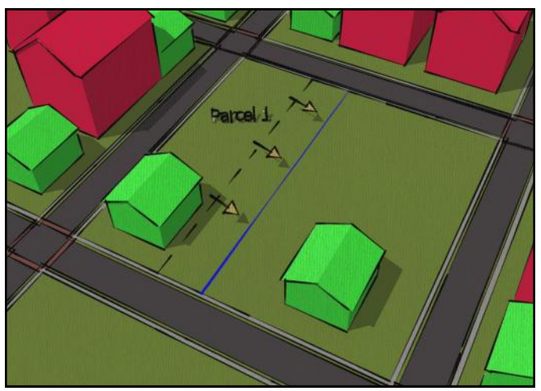
SUBDIVISION



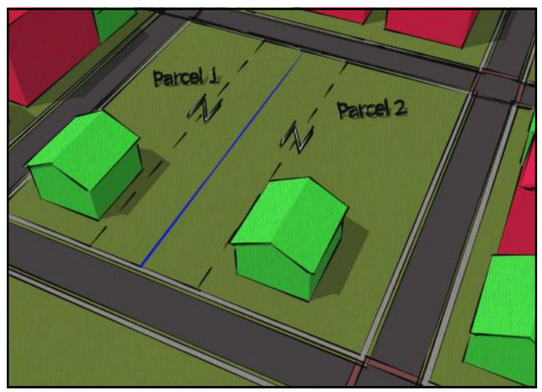
This graphic shows an example of a **traditional subdivision** where Parcel 2 and Parcel 3 are subdivided from Parcel 1.



This graphic shows an example of a **consolidation plan** where Parcel 1, Parcel 2 and Parcel 3 are consolidated into one parcel.

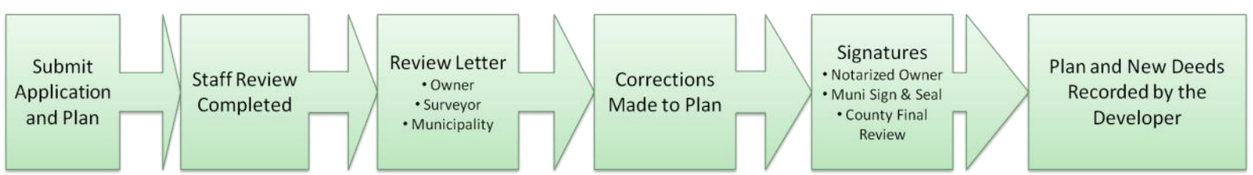


This graphic shows a **lot-line revision** where a property line of Parcel 1 is moved in one direction usually to correct encroachments or other circumstances.

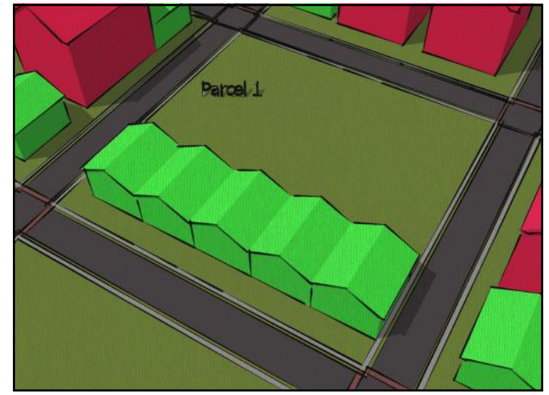


This graphic shows a **lot-line addition** where one parcel is split and one half is added to Parcel 1 and Parcel 2.

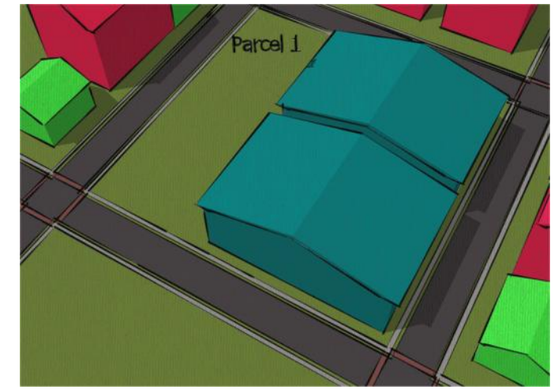
General Process for Plan Review and Approval



LAND DEVELOPMENT



This graphic shows an example of **residential land development** where more than one residence is built on one parcel. One home, on one parcel is not subject to land development review.



This graphic shows an example of **nonresidential land development** where offices are built. There are many forms of nonresidential land development.

Roles and Responsibilities

A number of agencies and individuals play a role in Subdivision and Land Development:

- **Property Owner**
  Contracts with surveyor or engineer to have property surveyed and plan drawn and submitted to County Planning and local municipality, final recording of plan and new deeds
- **Surveyor / Engineer**
  Surveys property, draws plans, guides Property Owner through process, serves as representative of Property Owner
- **Sewage Enforcement Officer & Department of Environmental Protection**
  Reviews plans for waste water disposal facilities
- **Westmoreland Conservation District**
  Reviews plans for stormwater management, erosion and sedimentation controls and NPDES Permits
- **Local Municipality**
  Completes review of local ordinances including zoning, affix signature and seal to the plan upon reception of County Planning Review Letter
- **County Planning**
  Accepts and reviews the plan for compliance, offers review letters to property owners, municipality and surveyor, gives final approval to plans
- **Recorder of Deeds**
  Records plan and new deeds