

## MORE INFORMATION

Visit the Planning Division website at [www.co.westmoreland.pa.us/681/Planning-Division](http://www.co.westmoreland.pa.us/681/Planning-Division)

The Subdivision and Land Development Ordinance is available on our website.

Contact us at 724-830-3600  
or [wcplanning@co.westmoreland.pa.us](mailto:wcplanning@co.westmoreland.pa.us)

MON-FRI 8:00 AM to 4:00 PM

Director  
Jason Rigone

County Commissioners  
Sean Kertes, Chairman  
Douglas Chew, Vice-Chairman  
Ted Kopas, Secretary

Westmoreland County Department of  
Planning + Development

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Greensburg, PA 15601

Westmoreland County Department of  
Planning + Development

## GRAPHICAL GUIDE TO SUBDIVISION AND LAND DEVELOPMENT

A guide to the Westmoreland County  
SALDO for local governments and  
citizens



## SUBDIVISION AND LAND DEVELOPMENT ORDINANCES

The purpose of a Subdivision and Land Development Ordinance (SALDO) is to

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

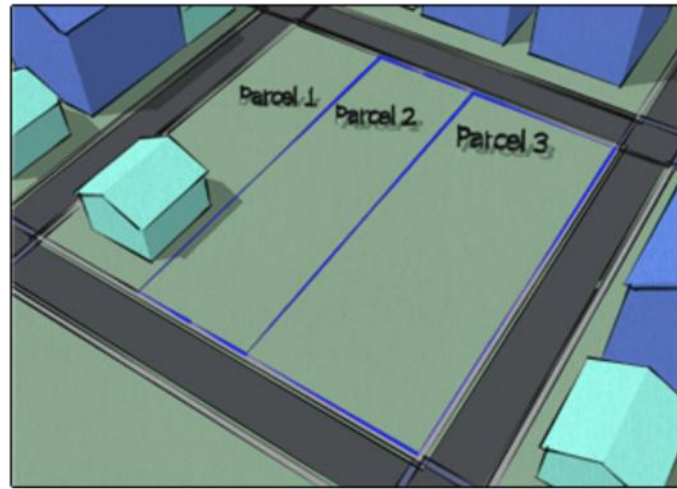
**The following municipalities have not adopted a Subdivision and Land Development Ordinance and are subject to the county's SALDO.**

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

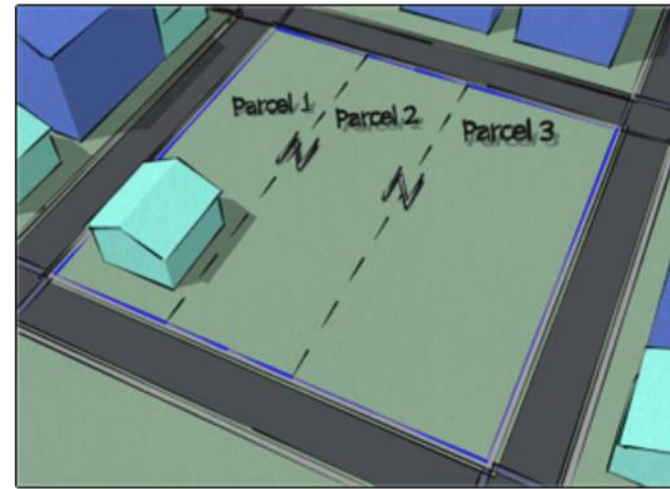
## CONSIDERATIONS BEFORE SUBDIVISION OR LAND DEVELOPMENT

- *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?*

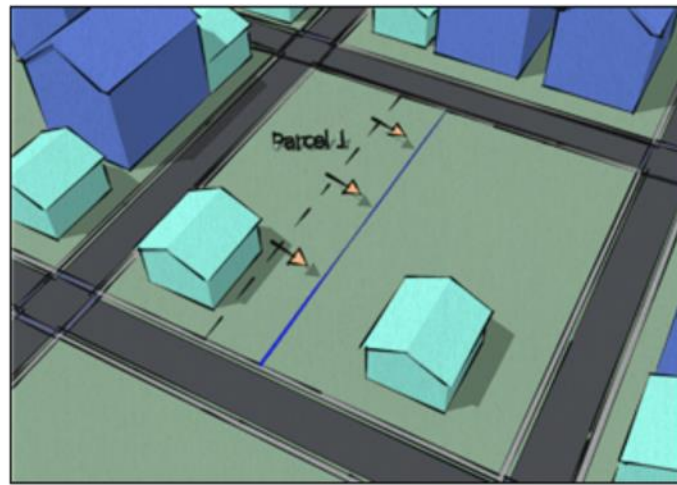
## SUBDIVISION



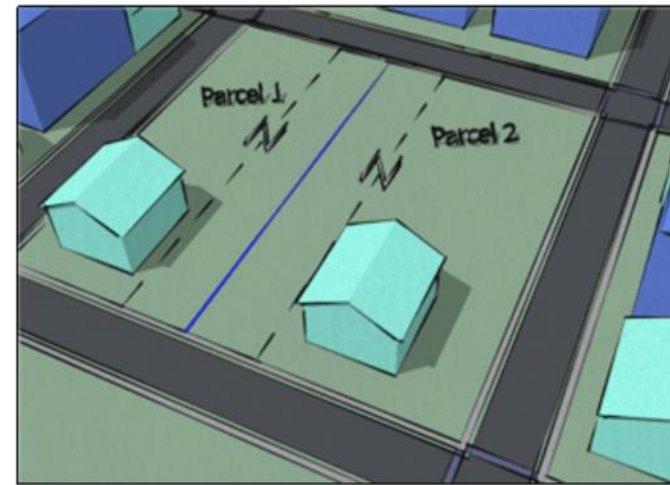
Example of a traditional **subdivision** where Parcel 2 and Parcel 3 are subdivided from Parcel 1.



Example of a **consolidation** where Parcel 1, Parcel 2, and Parcel 3 are consolidated into one parcel.

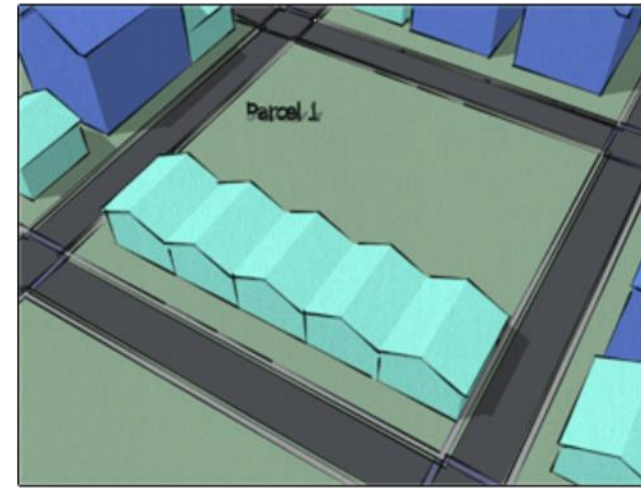


Example of a **lot-line revision** where a property line of Parcel 1 is moved to correct an encroachment or other circumstances.

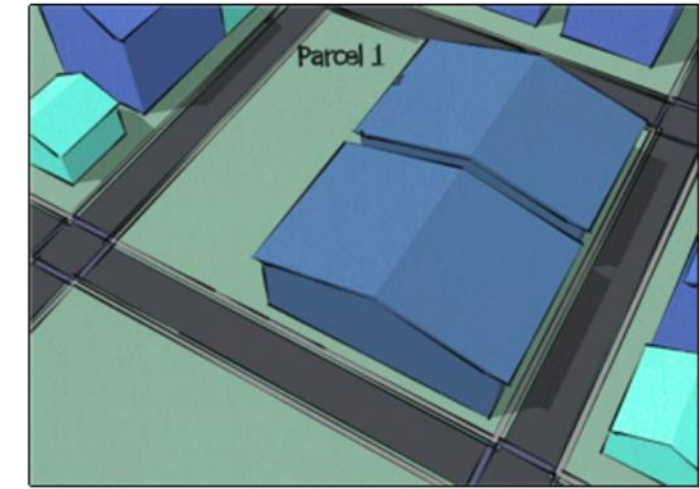


Example of a **side-lot addition** where one parcel is split and one half is added to Parcel 1 and Parcel 2.

## LAND DEVELOPMENT



Example of a **residential land development** where more than one residence is built on one parcel. One home on one lot is not subject to land development review.



Example of a **nonresidential land development** where offices are built. There are many forms of nonresidential land development.

## ROLES AND RESPONSIBILITIES

A number of individuals and agencies play a role in subdivision and land development.

- **Property Owner**

Contracts with a surveyor/engineer to have property surveyed and a plan submitted to County Planning and the local municipality; records the approved plan and new deed.

- **Surveyor/Engineer**

Surveys property, drafts plan, guides property owner through the process, and serves as representative of the owner.

- **Sewage Enforcement Officer (SEO) & Department of Environmental Protection (DEP)**

Reviews plans for waste water disposal facilities.

- **Westmoreland Conservation District**

Reviews plans for stormwater management, erosion and sedimentation control, and NPDES permits.

- **Local Municipality**

Completes review with local ordinances including zoning and stormwater; signs and seals the plan for approval and recording.

- **County Planning**

Receives and reviews the plan for compliance; issues review letters to owner, surveyor, and municipality; gives final approval.

- **Recorder of Deeds**

Records plan and new deed.

## GENERAL PROCESS FOR PLAN REVIEW AND APPROVAL

