

A land development plan must be prepared and sealed by a certified engineer. Land development permitting is a separate process from stormwater permitting as land development approval is issued by the planning commission board (as it is a county wide ordinance) and stormwater permitting is a local municipal ordinance. If you are adding an amount of under 5,000 square feet of new impervious surface area, you will only be required to submit a small project application. If you are adding over 5,000 sq. ft. of new surface area to your lot, the project requires an engineered stormwater management plan.

Addressing specifically the land development permitting and review process the following items are required:

- 1) A completed land development application
- 2) A review fee made payable to the Venango County Planning Commission. This fee is dependent on the amount of earth disturbance, if the total square feet of earth disturbance for this project is under 20,000 sq. ft. the review fee is \$300.00 if the total square feet of earth disturbance is over 20,000 sq. ft. the review fee is \$500.00
- 3) A completed review fee reimbursement agreement
- 4) An escrow fee in the amount of \$2,500 made payable to the Venango County Planning Commission
- 5) A completed w-9 form so that we can return the remaining balance of the escrow fee to him/her at the end of the land development process
- 6) A sealed cost estimate is required. This cost estimate is for site prep which would include any stormwater infrastructure (if required), clearing, grubbing, grading, E&S controls, pavement, gravel, etc. and work in the public right of way but not for the actual buildings.
- 7) A Financial Guarantee to the Municipality for the timely installation and proper construction of all stormwater management controls as required by the approved SWM Site Plan, equal to 110% of the full construction cost of the required controls
- 8) A completed Community Impact Review Form must be completed to the best of your ability
- 9) A fully executed Operations and Maintenance Agreement (if needed) between you and the municipality regarding upkeep of stormwater best management practices.
- 10) Contact the Venango Conservation District about earth disturbance permitting at 814-676-2832
- 11) For your engineer: Land Development Checklist. This checklist is a good representation of what will be required, however some things on the checklist may not apply. For example the checklist requires that you show the final design of proposed bridges and culverts, but if you aren't proposing to construct any bridges or culverts then that requirement would not apply to you.