

TOWNSHIP OF UPPER ST. CLAIR

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN CHECKLIST

Date Filed

Plan Name: _____ PLC#

Applicant's Name: _____ Phone

✓ = OK 0 = Missing; X = Not OK; NA = Not Applicable; ? To be Determined; W = Waiver by B. C.

114.21. PRELIMINARY APPLICATION

- 114.21.1. Application form, 17 copies ____.
- 114.21.2. PRELIMINARY APPLICATION fee ____.
- 114.21.3. If APPLICANT is other than the landowner, 17 copies of landowner's authorization for APPLICANT to apply ____ and nature of APPLICANT'S interest in the site ____.
- 114.21.4. PRELIMINARY PLAT - 17 copies ____, based upon the TOWNSHIP'S official planimetric and topographic map when available ____, including:
 - 114.21.4.1. Boundary SURVEY ____, topographical SURVEY ____ of total proposed SUBDIVISION or LAND DEVELOPMENT including adjacent land within one hundred (100) feet of the proposed SUBDIVISION or LAND DEVELOPMENT ____, scale 1"=50' ____ if staged development, must include total tract ____.
 - 114.10.47. SURVEY - A precise legal description of a LOT ____ and the graphic delineation of precise LOT boundaries ____. LOT dimensions ____, and areas ____, all EASEMENTS and public and private RIGHTS-OF-WAY ____; and north point ____ and graphic scale ____ affecting the LOT, prepared by a professional land surveyor licensed and registered in the Commonwealth of Pennsylvania ____ The linear closure accuracy shall be 1:10,000 ____, drawn on sheets of twenty-four by thirty-six (24 by 36) inches ____. More than one (1) sheet must be indexed ____.
 - 114.21.4.2. Name of SUBDIVISION or LAND DEVELOPMENT ____.
 - 114.21.4.3. Name and address of registered engineer who prepared PLAT ____ and registered surveyor who did SURVEY shown on the PLAT ____.
 - 114.21.4.4. Proposed STREET layout showing horizontal and vertical alignment in the form of horizontal centerline ____ and vertical profiles with geometric data ____. The geometric data shall be based on graphical scales and is not required to be coordinated with base survey lines.

- 114.21.4.5. Layout of LOTS (showing scaled dimensions) ____, LOT numbers and area of LOTS in square feet ____.
- 114.21.4.6. Parcels of land proposed to be reserved for schools, parks, playgrounds or other public, semipublic or community purposes ____.
- 114.21.4.7. Legend and notes ____.
- 114.21.4.8. FRONT BUILDING LINES ____ and PERIMETER SETBACKS ____.
- 114.21.4.9. Graphic scale ____, North point ____, date ____.
- 114.21.4.10. Location map ____, SUBDIVISION or LAND DEVELOPMENT name ____, location ____, major existing thoroughfares ____, distance therefrom ____, title ____, graphic scale ____, North point ____.
- 114.21.4.11. Existing ____, and proposed ____, contours of an interval of elevation not greater than two (2) feet except ten (10) feet where slope exceeds forty (40) percent ____.
- 114.21.4.12. Existing STREETS and RIGHTS-OF-WAY on or adjoining the site, including dedicated widths, roadway widths, approximate gradients, types and widths of pavements, curbs, sidewalks and other pertinent data ____.
- 114.21.4.13. Existing and proposed EASEMENTS ____, locations ____, widths ____, purposes, ____.
- 114.21.4.14. Existing and proposed PUBLIC and PRIVATE IMPROVEMENTS ____, water ____, gas ____, electric ____, telephone ____, and cable television ____, fire hydrants ____, and street lights ____. Typical STREET cross-section with a note that the proposed utilities will be extended within the STREET to serve all LOTS is acceptable.
- 114.21.4.15. Existing structures ____, existing platting of land on or within one hundred (100) feet of site ____.
- 114.21.4.16. Areas within IDENTIFIED FLOODPLAIN AREAS ____.
- 114.21.4.17. Tabulation of site data ____, total acreage ____, the number of residential LOTS ____, typical LOT size ____, the acreage of the SUBDIVISION or LAND DEVELOPMENT ____, the acreage in the proposed recreation areas ____.
- 114.21.4.18. Existing watercourses ____, WETLANDS ____, and other significant natural features ____.
- 114.21.4.19. Landowners name(s) _____ Address(s) _____ Developers name Address
- 114.21.4.20. The location of any existing gas and oil wells ____.

- 114.21.4.21. Zoning district boundaries ___.
- 114.21.4.22. Names of owners of any adjoining properties not in recorded plans ___.
- 114.21.4.23. If the application is a unified PRELIMINARY APPLICATION for LAND DEVELOPMENT/conditional use, the PRELIMINARY PLAT shall include all additional information for a plan for conditional use approval as required by the ZONING CODE ___.
- 114.21.5. 17 copies ___ of Slope map of the proposed SUBDIVISION or LAND DEVELOPMENT, showing existing topography of the site ___ area to be disturbed by the proposed DEVELOPMENT with the following slope categories: 0-25%, 26-40%, and greater than 40% ___.
- 114.21.6. Preliminary STREET profiles, 3 copies ___.
- 114.21.7. The existing and proposed deed restrictions and covenants, 3 copies ___.
- 114.21.8. General subsurface conditions, 17 copies ___.
- 114.21.9. If the SUBDIVISION or LAND DEVELOPMENT consists of more than twelve (12) lots, or if it consists of property zoned R-LI, Low Intensity Residential District, an ENVIRONMENTAL IMPACT STATEMENT, 17 copies _____ and Traffic Study, 3 copies. (See Section 114.22.11 – Traffic Study)
- 114.10.17. ENVIRONMENTAL IMPACT STATEMENT - prepared by qualified experts assessment of the impact of a SUBDIVISION or LAND DEVELOPMENT on (1) the natural environment, i.e., geology ___, topography ___, soils ___, hydrology ___, vegetation ___, wildlife ___, WETLANDS ___, and air quality ___, and (2) the manmade and cultural environment, i.e. LOT USE ___, utilities ___, traffic impact ___, population ___, economics ___, services ___, historic assets ___, hazardous materials ___, and general character of the neighborhood ___. The assessment of traffic impact must include a complete traffic analysis prepared by a professional traffic engineer _ identifying the impact of the proposed DEVELOPMENT on existing traffic and circulation patterns ___ and proposing solutions to problems which may arise as a consequence of the proposed DEVELOPMENT, 17 copies _____.
- 114.21.10. Completed Sewage Facilities Planning Module¹ with any required fees to comply with the planning requirements of the Pennsylvania Sewage Facilities Act, PL 1535 as amended, and the Clean Streams Law, PL 1987, as amended or a letter from the Pennsylvania Department of Environmental Protection or Allegheny County Health Department stating that a sewage facilities planning module is not required, 3 copies _____.

¹ Required for developments generating 800 gallons or more per day and for any subdivision where a new lot is created [per Emily Shade, DER 12-06-94].

- 114.21.11. Evidence that the public utility which holds the Certificate of Public Convenience for the TOWNSHIP from the Pennsylvania Public Utility Commission has agreed to provide an adequate water supply, 3 copies ____ .
- 114.21.12. Development or phasing schedule, 17 copies, if completion in phases is anticipated ____.
- 114.21.13. If the application is a unified PRELIMINARY APPLICATION for LAND DEVELOPMENT/conditional use, the application shall include all materials as required by the ZONING CODE ____.
- 114.22.11. Traffic Study – 3 copies ____ (see Code)
- 114.22.12. Highway Occupancy Permit (HOP) – When an HOP is required, submit a copy of the application to the appropriate entity and 2 copies of the plans to the Township at time of application for final approval.
- 114.26. Monuments per §114.38 of this Chapter and Chapter 99 of the Code entitled PUBLIC AND PRIVATE IMPROVEMENTS ____.

114.27. PUBLIC AND PRIVATE IMPROVEMENTS.

All of the PUBLIC AND PRIVATE IMPROVEMENTS, as listed in the definitions herein, shall be provided in each new SUBDIVISION and LAND DEVELOPMENT in accordance with the requirements of the PUBLIC AND PRIVATE IMPROVEMENTS CODE ____.

114.10.37. PUBLIC IMPROVEMENTS - All STREETS, sidewalks, walk-ways, STREET lights, STREET signs, gutters, curbs, sewers, waterlines and other utilities or facilities to be dedicated to or maintained by a PUBLIC agency.

114.10.34. PRIVATE IMPROVEMENTS - All STREETS, sidewalks, walk-ways, STREET lights, STREET signs, gutters, curbs, sewers, waterlines and other utilities or related facilities, but not including driveways and parking areas, to be operated and maintained by a private entity, but which must be constructed in accordance with the PUBLIC AND PRIVATE IMPROVEMENTS CODE.

114.28. Utilities.

- 114.28.1. Every LOT must have a water distribution system which connects to the public water distribution system in accordance with the specifications of the PUBLIC franchisee granted jurisdiction in the TOWNSHIP of Upper St. Clair by the Public Utilities Commission of the Commonwealth of Pennsylvania to supply PUBLIC water to the citizens of Upper St. Clair Township ___ and §114.37.4 of this chapter; no private water systems will be permitted in any SUBDIVISION or LAND DEVELOPMENT, such as wells, springs.
- 114.28.2. A gas distribution system shall be required in accordance with the laws of the Commonwealth of Pennsylvania unless energy supply is to be all electric ____.

- 114.28.3. An underground electric distribution system shall be required for all extensions of new service, subject to the laws of the Commonwealth of Pennsylvania and §114.37.2 of this Chapter except where DEVELOPMENT is in the IDENTIFIED FLOOD PLAIN AREA ___.
- 114.28.4. A telephone distribution system shall be required in accordance with the laws of the Commonwealth of Pennsylvania and §114.37.1 of this Chapter ___.
- 114.28.5. A cable television distribution system to each residential LOT, to provide service to each residential unit in the plan, in accordance with §114.37.3 and §114.27 of this Chapter ___.

114.30. General Standards.

- 114.30.1.1. Adequate rights-of-way and paving for all STREETS ___.
- 114.30.1.2. Reserve areas and EASEMENTS for facilities normally required in residential sections
- 114.30.1.3. Reserve EASEMENTS for PUBLIC IMPROVEMENTS in areas not joined to existing PUBLIC IMPROVEMENTS ___.
- 114.30.2. Adequacy of areas for community facilities per ZONING ORDINANCE ___.
- 140.30.3. Provisions for suitable open spaces ___. Due consideration to the preservation of natural features, including large trees, groves, waterways, WETLANDS, historic points and other community assets ___.
- 140.30.4. Maximize positive impacts and minimize or mitigate negative impacts of the plan on the environment and of the environment on the plan, per ENVIRONMENTAL IMPACT STATEMENT ___.
- 140.30.5. For proposed CONSTRUCTION or DEVELOPMENT in a WETLAND, WETLANDS Permit under applicable state and Federal laws prior to ZONING APPROVAL ___.

114.31. STREETS

- 114.31.1.1. Arranged in relation to both existing and planned STREETS and located so as to allow proper DEVELOPMENT of the surrounding properties___.
- 114.31.1.2. Designed to provide a continuous network with multiple intersections with existing STREETS ___.
- 114.31.1.3. Laid out to discourage USE of Local Streets as collector STREETS or ARTERIAL STREETS ___.

- 114.31.1.4. New STREETS must provide more than one intersection with existing STREETS if the projected Average Daily Traffic Volume of the total development and any contiguous properties which will access through the development exceeds 2,000 ____.
- 114.31.1.5. STREETS must be arranged to provide access to all lots located in the Township directly from the Township of Upper St. Clair in order to facilitate delivery of public services ____.
- 114.31.2. Dead-end STREETS prohibited except as stubs for future STREET extensions ____, or CUL-DE-SACS ____.
- 114.31.3. Half STREETS prohibited except to complete an existing half STREET ____. CUL-DE-SAC maximum length of 800 feet; grade on turn-around portion not to exceed 6% ____.
- 114.31.4. CUL-DE-SACS are permitted with a maximum length of 800 feet. The grade on the turn-around portion of the CUL-DE-SAC must not exceed 6%.
- 114.31.5. STREET classification.
- 114.31.5.1. Functional classification of STREETS per current Comprehensive Plan of Township, adopted by TOWNSHIP, for future conditions. ____.
- 114.31.5.2. Functional classification of STREET not specified in current Comprehensive Plan of TOWNSHIP, adopted by the TOWNSHIP ENGINEER consistent with definitions for the STREET classification system as determined by the Township Engineer ____.
- 114.31.6. Street Classification Right-of-Way Width (Feet) shall be
- | | |
|---|--------------------------|
| PRINCIPAL ARTERIAL | As determined by PENNDOT |
| MINOR ARTERIAL | As determined by PENNDOT |
| COLLECTOR | 60 feet |
| LOCAL (Industrial,
Commercial & Residential) | 50 feet |
- 114.31.7. Technical standards for new STREETS and reconstruction of existing STREETS
- 114.31.7.1. Design speed determined by the TOWNSHIP ENGINEER ____.
- 114.31.7.2. Minimum centerline radius of horizontal curves with superelevation ($e_{max}=0.04$ ft/ft) – The following minimum horizontal curves shall be provided for each design speed:

Design Speed (mph)	Curvature on Centerline (feet)
25	205
30	300
35	420
40	565
45	730
50	930

114.31.7.3. Reverse horizontal curves – a minimum tangent length of 75 feet must be provided between reverse curves when no superelevation is used ___. If superelevation is required, a tangent must be provided such that a smooth superelevation transition is provided ___.

114.31.7.4. Minimum vertical curve length equals algebraic difference of tangent grades times the K value as follows:

<u>Design Speed</u>	<u>K-Value</u>	
	<u>Crest</u>	<u>Sag</u>
25	12	26
30	19	37
35	29	49
40	44	64
45	61	79
50	184	96
55	114	115

114.31.7.5. Center-line grades less than 1% ___ not greater than 12% ___ except as approved by the TOWNSHIP after review and comments by the TOWNSHIP ENGINEER ___.

114.31.8. No oil or gas well, active or plugged, within the RIGHT-OF-WAY ___.

114.32. Standards for STREET intersections.

114.32.1. Minimum radius of curves at intersections (25) feet unless angle of intersection requires larger radius as determined by TOWNSHIP after review and comment by TOWNSHIP ENGINEER ___.

114.32.2. Multiple intersections of more than four (4) streets prohibited ___.

114.32.3. Maximum STREET intersection angles not less than 60 degrees ___.

114.32.4. Minimum intersection spacing from centerline to centerline of intersections based on intersecting STREET with highest level of classification:

<u>Classification</u>	<u>Minimum Spacing Between Intersections</u>
ARTERIAL	1,000 feet
COLLECTOR	300 feet
LOCAL	200 feet

114.33. Standards for traffic capacity of STREETS, intersections and driveways.

All reference to levels of service (LOS) shall be as defined by the Highway Capacity Manual, Special Report 209, published by the Transportation Research Board.

114.33.1. Traffic capacity LOS shall be based upon a future design year which coincides with completion of the development ____.

114.33.2. Unsignalized intersections or driveways which intersect STREETS shall be designed for LOS E or better for each traffic movement ____.

114.33.3. Signalized intersections shall be designed for LOS C or better ____ . Existing intersections impacted by DEVELOPMENT traffic shall maintain a minimum LOS E ____ . If an existing LOS F is present, the average delay for LOS F must not be degraded ____.

114.33.4. STREETS shall be designed for a minimum LOS C ____.

114.34. Standards for sidewalks.

114.34.1. Sidewalks required in every SUBDIVISION, for public use ____.

114.34.2. Location. In the RIGHT-OF-WAY along both sides of all LOCAL STREETS ____ and where required by ZONING CODE ____.

114.34.3. Grade as approved by TOWNSHIP ____ . May be different from grade established for STREET.

114.34.4. Designed and constructed in accordance with standards of PUBLIC AND PRIVATE IMPROVEMENTS CODE ____.

114.34.5. The grades and paving of sidewalks continuous across driveways ____ except where heavy traffic volume dictates special treatment, as determined by TOWNSHIP ____.

114.34.6. Exceptions. In granting modifications, consideration shall be given to safety and continuity of pedestrian circulation ____.

114.35. Standards for sanitary sewers.

114.35.1. A point of connection to TOWNSHIP sanitary sewer for each LOT ____. Sanitary sewers shall be extended to the perimeter of the SUBDIVISION or LAND DEVELOPMENT to allow service to adjacent properties ____.

114.36. Standards for storm sewers.

114.36.1. Location and size.

114.36.1.1. Located in the RIGHT-OF-WAY at edge of cartway or curb ____ or centered along LOT lines ____ sufficient size ____.

114.36.1.2. Storm sewer facilities for every lot as described herein:

114.36.1.2.1. Point of connection for all roof drains, driveway drains, foundation drains and french drains in order to prevent the discharge of water from these sources onto rear yards, front yards and streets ____.

114.36.1.2.2. When a storm sewer from street drainage system abuts or traverses a lot, a point of connection to the storm sewer for each lot ____.

114.36.1.2.3. When storm sewer from the street drainage system is not accessible, a storm sewer shall be provided for those lots ____ located in the street rights-of-way for high side lots ____ in easements to be provided in the rear yards for low side lots ____.

114.36.1.2.4. Storm sewer system to be designed and sized to accommodate the area being served but shall not be less than eight-inch diameter pipe with adequate cleanout and maintenance appurtenances provided as required by the PUBLIC AND PRIVATE IMPROVEMENTS CODE. Design is subject to approval of the TOWNSHIP ENGINEER.

14.36.1.3. Exemption from preparing stormwater management plan.

114.36.1.3.1. The following types of SUBDIVISIONS and LAND DEVELOPMENTS may be exempted from submitting a stormwater management plan upon the recommendation of the TOWNSHIP ENGINEER and verification that there is no evidence of downstream flooding.

114.36.1.3.1.1. One that results in the increase of less than 5,000 square feet of impervious surface area and is located within a watershed or subwatershed that is no greater than 100 acres and discharges into any waterway(s) of this Commonwealth.

114.36.1.3.1.2. One that results in the increase of less than 1,500 square feet of impervious surface area and lies in an upland area of the Township.

114.36.1.3.2. Required Documentation

114.36.1.3.2.1. The following documents shall be submitted prior to receiving a stormwater management plan exemption.

114.36.1.3.2.1.1. Pre-development and post-development calculation plans indicating the amount of increased impervious area for the land development.

114.36.1.3.2.1.2. If the subdivision or land development lies within the floodplain of a FEMA delineated blue line stream as shown on the USGS map, a copy of the approved Pennsylvania Department of Environmental Protection stream encroachment permit and all supporting calculations.

114.36.1.3.2.1.3. If the subdivision or land development discharges its runoff into a floodway of natural or man made swale or ditch that is not a blue line stream on the USGS map, and is located upstream of a known area of continuous flooding, the calculations showing that the increase in the peak water surface elevation at the point of flooding does not increase.

114.36.1.4. No Harm Analysis

114.36.1.4.1. A No Harm Analysis shall be prepared when it is desired to exceed the otherwise applicable subarea release rate percentage. An independent engineering analysis shall be prepared to demonstrate that other reasonable options exist to protect downstream areas from harmful runoff impacts.

114.36.1.4.2. The No Harm Analysis shall be prepared by a registered engineer, who is experienced in hydrology and hydraulics, in accordance with the following procedure:

114.36.1.4.2.1. Compute the pre-development and post-development peak rate of run-off for the subarea in which the development site is located for the 2-year, 10-year, 25-year and 100-year design storms, using the Soil Cover Complex Method (SCS, TR-55).

114.36.1.4.2.2. Using the same method of calculation, determine the pre-development and post-development peak flow rate at the points of interest identified in Section 114.36.1.4.2.1. For determining the contributing flow of subareas (other than that in which the development is located at a point of interest, the applicant shall use the existing conditions runoff hydrograph for that subarea prepared for the watershed plan. Copies of this information may be obtained from the Allegheny County Department of Economic Development.

114.36.1.4.2.3. When the computed post- development discharges for the 2-year, 10-year, 25-year, and 100-year storm at all designated points of interest do not exceed the computed pre-development discharges at the same points, then the applicant shall have demonstrated, within reasonable limits, that no harm or adverse affects will occur downstream.

114.36.1.4.2.4. Computed post-development discharges may exceed computed pre-development discharges at a designated point of interest, provided that the applicant can demonstrate that the potential for flooding is not increased at that point of interest.

114.36.1.4.3. The No Harm Analysis shall be submitted to the TOWNSHIP ENGINEER for review and approval.

114.36.2. Storm Sewer Fund: A storm sewer connection fee will be payable as part of Ordinance granting Final Approval. See Chapter 57 of the CODE entitled "Fees."

114.36.3. Conformity to Frye Study - Storm sewers shall conform to the requirements prescribed in the report of M. E. Frye and Associates, Inc., on Existing Storm Sewers, Storm Drainage Problems and Storm Sewer Extensions, dated April 1957, and prepared for the TOWNSHIP.

114.36.4. Conformity to PUBLIC AND PRIVATE IMPROVEMENTS CODES. Storm sewer systems and the appurtenances thereto shall be constructed in accordance with the PUBLIC AND PRIVATE IMPROVEMENTS CODES and under the supervision of the TOWNSHIP ENGINEER.

114.36.5. Bridges and culverts. Bridges and culverts shall be designed to support the expected loads and to carry expected flows and be constructed for the full width of the right-of-way where deemed necessary by the TOWNSHIP ENGINEER.

114.36.6. Conformity to the Pennsylvania Stormwater Management Act. Until stormwater management plans are completed and regulations adopted by the Township pursuant to the Pennsylvania Stormwater Management Act, the proposed plan shall demonstrate conformity with the Stormwater Management Act, in that the rate of stormwater runoff shall be no greater after development than before or no harm shall be caused by any increase in the rate of runoff.

114.37. Standards for electric, telephone, cable television and water utilities.

114.37.1. All telephone lines and wires shall be installed underground in any SUBDIVISION or LAND DEVELOPMENT which consists of five (5) or more LOTS ____.

114.37.2. All electric lines and wires shall be installed underground in any SUBDIVISION or LAND DEVELOPMENT which consists of five (5) or more LOTS ____.

- 114.37.3. All cable television lines and wires shall be installed underground in any SUBDIVISION or LAND DEVELOPMENT which consists of five (5) or more LOTS ____.
- 114.37.4. All waterlines and the distribution system therefor shall be installed underground in accordance with the specifications of the public franchisee granted jurisdiction in the Township of Upper St. Clair by the Public Utilities Commission of the Commonwealth of Pennsylvania to supply water to the citizens of Upper St. Clair Township ____.
- 114.38. Standards for MONUMENTS.
- 114.38.1. At least two monuments on each STREET in subdivision ____.
- 114.38.2. STREET monuments shall be in STREET RIGHT-OF-WAY, five feet off the RIGHT-OF-WAY line, at the beginning and ends of tangent sections ____.
- 114.38.3. Additional monuments on line for sighting when topographic conditions require ____.
- 114.38.4. Monuments shall be constructed in accordance with the standards of the PUBLIC AND PRIVATE IMPROVEMENTS CODE ____.
- 114.39. Standards for STREET LIGHTS.
- 114.39.1. STREET lights required at all intersections of STREETS ____.
- 114.39.2. Street lights shall be installed to the standards of the PUBLIC AND PRIVATE IMPROVEMENTS CODE.
- 114.39.3. The DEVELOPER shall be responsible for lighting of STREETS until they are accepted by the TOWNSHIP.
- 114.39.4. Modifications. If TOWNSHIP waives the installation of a STREET light, DEVELOPER shall still install appropriate underground conduit with pull wires for future use ____.
- 114.40. STREET signs. - The DEVELOPER shall pay for placement as follows of STREET signs, of the type approved by the TOWNSHIP in compliance with the PUBLIC AND PRIVATE IMPROVEMENTS CODE.
- 114.40.1. For intersections of LOCAL RESIDENTIAL STREETS with STREETS of a higher classification, STREET name signs shall be placed at least on diagonally opposite corners so that they will be on the far right-hand side of the intersection for traffic on the STREET of higher classification.
- 114.40.2. Signs naming both STREETS should be erected at each location.
- 114.40.3. For the intersections of LOCAL RESIDENTIAL STREETS, a single sign naming both STREETS, at a single location on the intersection.

- 114.40.4. Signs should be mounted with their faces parallel to the STREET they name, as close to the corner as practical with the nearest part of the sign not less than one foot, and preferably two feet, back from both curb lines.
- 114.40.5. Signs should be not less than seven feet above the top of the curb with one immediately above the other in a crossed position.
- 114.40.6. At the intersection of a CUL-DE-SAC with another STREET, the name of the CUL-DE-SAC only shall be placed on the sign.
- 114.40.7. At the intersection of two LOCAL RESIDENTIAL STREETS where one STREET terminates at the intersection, the sign shall be placed opposite the terminating STREET.

- 114.41. Standards for LOTS
 - 114.41.1. LOT area ___ and width ___ per ZONING CODE.
 - 114.41.2. FRONT BUILDING LINE and PERIMETER SETBACK LINE as in the ZONING CODE ___ Variances are granted by the Zoning Hearing Board or modifications by the BOARD OF COMMISSIONERS ___.
 - 114.41.3. Side LOT lines substantially at right angles or radial to STREETS ___.
 - 114.41.4. All LOTS provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development ___.
 - 114.41.5. Access to ARTERIAL and COLLECTOR STREETS. Where a SUBDIVISION or LAND DEVELOPMENT abuts an ARTERIAL or COLLECTOR STREET, the plan shall be designed to minimize the number of access points ___ LOTS fronting directly on existing or proposed ARTERIAL STREETS or COLLECTOR STREETS shall be avoided ___ . ACCESS to such LOTS shall be from LOCAL STREETS wherever possible ___.
 - 114.41.6. DOUBLE FRONTAGE LOTS shall be avoided except where essential to provide separation of residential DEVELOPMENT from traffic arteries or to overcome specific disadvantages of topography and orientation.
 - 114.41.7. No remnants of land shall exist after subdividing; all portions of a PLAN shall be incorporated into existing or proposed LOTS unless special usage is applied as part of a LAND DEVELOPMENT proposal ___.
 - 114.41.8. All LOTS shall be capable of having access meeting the requirements for driveways as set forth in the PUBLIC AND PRIVATE IMPROVEMENTS CODE ___.
 - 114.41.9. Access from Upper St. Clair. All LOTS in the Township of Upper St. Clair must front along a STREET in the Township of Upper St. Clair. ___.

- 114.42. Standards for miscellaneous items. [Added 11-1-76 by Ord. No. 651]
- 114.42.1. Utility EASEMENTS. Minimum of twenty (20) feet in width ___ placed to service the LOT involved with the least practical difficulty to the LOT owners and the TOWNSHIP EASEMENTS must be included which provide access for maintenance of utilities ___ All EASEMENTS dedicated for municipal purposes ___.
- 114.42.2. Reserved areas prohibited ___.
- 114.42.3. STREET names; subject to the approval of the TOWNSHIP ___. An extension may be given the name of an existing STREET in the TOWNSHIP. Do not duplicate existing street names in TOWNSHIP ___.
- 114.42.4. Fire hydrants required in accordance with the standards of the PUBLIC AND PRIVATE IMPROVEMENTS CODE ___.
- 114.42.5. Grading in conformance with Chapter 71 of the CODE entitled Grading.
- 114.42.6. Undermined Areas. Approval on a tract or LOT that has been undermined at shallow depths or in an area where there is evidence of past subsidence shall be subject to proof that the SUDIVISION will be safe and will not create hazards for adjacent properties. Evidence of safety shall be one of the following:
- 114.42.6.1. If the tract or LOT, or any portion thereof, upon which the LAND DEVELOPMENT or SUBDIVISION is proposed has been undermined and has one-hundred (100) feet or less of overburden, geotechnical reports addressing the risk of subsidence shall be prepared by a professional geotechnical engineer demonstrating that all public and private improvements, and proposed CONSTRUCTION, are in areas where normal construction methods can be employed or, if this is not the case, an option shall be provided as to what corrective measures must be taken.
- 114.42.6.2. If the tract or LOT, or any portion thereof, upon which the LAND DEVELOPMENT or SUBDIVISION is proposed has been undermined at a depth exceeding one hundred (100) feet of overburden, a geotechnical report, as described in Section 114.42.6.1., shall be prepared where there is evidence of past occurrences of subsidence in the general vicinity or an assessment of general subsurface conditions of the tract or LOT indicates a risk of subsidence.
- 114.43. Standards for DEVELOPMENT in the IDENTIFIED FLOODPLAIN AREA. In addition to the other requirements of this chapter, DEVELOPMENT in any IDENTIFIED FLOODPLAIN AREA shall comply with the following:
- 114.43.1. Within any FW (Floodway Zoning District) as established in the Zoning Code, the following provisions shall apply:
- 114.43.1.1. Any new CONSTRUCTION, DEVELOPMENT, USE, activity, or encroachment that would cause any increase in FLOOD heights shall be

prohibited ___.

- 114.43.1.2. No new CONSTRUCTION or DEVELOPMENT shall be allowed, unless a permit is obtained from the Department of Environmental Protection, Bureau of Dams and Waterway Management ___.
- 114.43.2. Within any floodway area of any FA (General Floodplain Zoning District), as established in the Zoning Code, any new CONSTRUCTION and/or DEVELOPMENT that would cause any increase in FLOOD heights shall be prohibited ___.
Only those uses and/or activities provided for in the Floodway Zoning District (FW) shall be permitted in any floodway area ___.
- 114.43.3. Drainage

Storm drainage facilities shall be designed to convey the flow of storm water runoff in a safe and efficient manner. ___ The system shall insure proper drainage along streets___, and provide positive drainage away from BUILDINGS. ___ The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.
- 114.43.4. Water and Sanitary Sewer Facilities and Systems.
- 114.43.4.1. All new or replacement water and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate FLOOD damages ___ and the infiltration of FLOOD waters.
- 114.43.4.2. Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into FLOOD waters.
- 114.43.4.3. No part of any on-site sewage system shall be located within any IDENTIFIED FLOODPLAIN AREA except in strict compliance with all State and local regulations for such systems. ___ If any such system is permitted, it shall be located so as to avoid impairment to it, or contamination from it, during a FLOOD.
- 114.43.5. Other Utilities

All other utilities such as gas lines and electrical, telephone and cable television systems shall be located, elevated (where possible) ___ and constructed to minimize the chance of impairment during a FLOOD.
- 114.43.6. STREETS

The finished elevation of all new STREETS shall be no less than one and one-half (1 1/2) feet above the ONE-HUNDRED (100) YEAR FLOOD elevation.

114.43.7. Each LOT within any IDENTIFIED FLOODPLAIN AREA as established in Chapter 130 of the Township Code, entitled Zoning, intended for residential STRUCTURES shall be capable of providing a building site with a lowest floor elevation (including basement) at least one and one-half (1 1/2) feet above the ONE-HUNDRED (100) YEAR FLOOD elevation as defined in the FIS.

114.14. Modifications and exceptions

114.14.4. Written record
All requests for modifications and exceptions must be in writing ____. State reasons or hardship ____. Cite code provision involved ____ minimum modification necessary ____.

Refer to Chapter 114, Subdivision and Land Development, for remaining sections.

FOR STAFF USE ONLY:

Checked by: _____ *Date:* _____