TOWNSHIP OF UPPER ST. CLAIR

CONDITIONAL USE APPLICATION CHECKLIST

Plan Name: PLC

Applicant's Name

Phone:

✓ = OK; O = Missing; X = Not OK; NA = Not Applicable

130.55.1.1 Application Form (  ) 17 copies (except as otherwise noted on Planning Commission Application Form Application Content)

130.3.213 PLAN: A SURVEY of a LOT upon which is shown the location of existing (  ) and/or proposed STRUCTURES (  ); existing contours (  ) and proposed grading (  ); location and dimensions of YARDS (  ); feasibility of proposals for the disposition of sanitary waste (  ) and stormwater (  ); indications of zoning compliance (  ); name of APPLICANT (  ) and LANDOWNER (  ); area location map (  ); dates of preparation and revisions(  ); and evidence of preparation by an architect, landscape architect or engineer (  ).

130.3.323 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 SURVEY shall be drawn on sheets of twenty-four by thirty-six (24 by 36) inches(  ). More than one (1) sheet may be used for a larger tract but the same must be indexed (  ). [Amended 10-5-87 by Ord. No. 1291]

130.3.92 An ENVIRONMENTAL IMPACT STATEMENT: geology, (  ) topography, (  ) soils, (  ) hydrology, (  ) vegetation, (  ) wild life, (  ) wetlands(  ), air quality, (  ) LOT USE, (  ) utilities, (  ), traffic impact (  ) prepared and sealed by a professional traffic engineer,(  ) population,, (  ) economics, (  ) services, (  ) historic assets, (  ) general character of the neighborhood (  ).

130.3.150 LANDSCAPE PLAN: Prepared by a registered architect or a landscape architect (  ), tree and shrub list by size (  ), type (  ), scientific name (  ), balled, burlapped, or bare root (  ), location (  ); planting diagram (  ), showing method of planting (  ), staking (  ) and mulching(  ), grass seeding specifications and mixtures (  ); existing trees over 10 inches in D.B.H. (  ).

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Revised 12.31.2008
130.55.1.1.2 Map showing and identifying with LOT and block numbers (     ) all lots within 200 feet of the lot for which the CONDITIONAL USE is required. (     )

130.55.1.1.3 Complete list of the LOT/Block numbers of all LOTS adjacent to or within 200 feet of the LOT for which the CONDITIONAL USE is requested (     ) and the names (     ) and addresses (     ) of the owners thereof from the most current records of the Allegheny County Tax Assessment Office. [Amended 10/1/90 by Ord. No. 1453]

130.55.1.1.4 Drawings or statements by registered architect or applicant (     ) as to architectural elevations (     ) and materials (     ) to be used. [Added 10/1/90 by Ord. No. 1453]

130.55.1.2 Fees paid (     ) including escrow for professional services

130.55.1.3 Security to guarantee installation of public and private improvements (     )

130.55.1.3.1 Performance SECURITY in amount of 110% of estimated construction cost as determined by Township (     ); or

130.55.1.3.2 Certified check, cash or other acceptable pledge in amount of 110% of estimated construction cost as determined by Township (     ); or

130.55.1.3.3 other security acceptable to Township; see SECURITY – 130.3.270 (     )

See zoning district requirements for uses permitted and general and specific criteria.

Checked by ____________________________ Date Checked ____________