

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. ().

- 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 and all lots in the Township 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 _____