TOWNSHIP OF UPPER ST. CLAIR

FINAL APPROVAL PLANNED DEVELOPMENT CHECKLIST

PLC ___________

Plan Name: ___________________________________________ Date Filed ____________

Applicant's Name ______________________________________ Phone ________________

✓=OK; O=Missing; X=Not OK; NA=Not Applicable; M=Modification; ?=To Be Determined

130.36.3.1. Submission of application – 17 copies (except as otherwise noted on Planning Commission Application form Application Content)

Submission within 1 year of Tentative Approval or extension thereof or in accordance with phasing schedule submitted with application for Tentative Approval

130.36.3.1.1.1. Final drawings for all structures and buildings, other than single family dwellings __________, prepared by registered architect ____, including all proposed signs ___, all exterior illumination __ and all outside storage areas ___.

130.36.3.1.1.2 Final drawings prepared by a R.P.E. ___ for all public improvements ___ and all private improvements ___, streets ___, sidewalks ___, water ___, gas ___, electric ___, telephone ___, Cable TV ___, sanitary sewers ___, storm sewers ___, parking areas ___, driveways except single family ___.

130.36.3.1.1.3. Final landscape drawings ___ prepared by an R.A. or R.L.A., and tree and shrub list by size, type ____, scientific name ___, balled, burlap or bare root ___, location ___;

& 130.36.3.1.4. Planting diagram, showing method of planting ___, staking ___, mulching ___, grass seeding specifications and mixtures ___, existing trees over 10 inches in diameter at breast height ___.

& 130.36.3.1.5. Township Grading Code, and including a plan to re-seed within 2 weeks of completion of grading (April 1 - Oct. 31) ___ or next April (grading Nov. 1 - May 31) ___; and a plan for planting any slope exceeding 25% ___ of which no more than 20% by area of natural vegetation cover to be removed ___.

130.36.3.1.2. Original line tracing in India ink ___ and 17 copies of black or blue line prints ___ of Final Development Plan containing items in approved Preliminary Development Plan ________________ and the following if applicable:

130.36.3.1.2.1. Delineation and indication of all public improvements to be dedicated, including street names
130.36.3.1.2.2. Proposed lot lines__, nonresidential uses__ and common areas__ and, if applicable, common elements as defined in the Unit Property Act of PA__. 

130.36.3.1.2.3. Vehicular__ and pedestrian__ circulation features; vehicular entrances and exits to and from the site (directional flow and arrows) ___; parking areas__ and loading berths including wheelstops __, bumperguards__, access drives__, planting areas__ and parking spaces__; and existing Township public improvements adjacent to site__. 

130.36.3.1.2.4. Watercourses__, easements__ and public__ and private __ rights-of-way__ and all other physical features or encumbrances that relate to the site__. 

130.36.3.1.2.5. Space for proper execution by all municipalities and other entities necessary for recording and properly executed by the developer for recording. 

130.36.3.1.3. Development schedule showing: 

130.36.3.1.3.1. Order of construction of the proposed sections delineated in the Final Development Plan 

130.36.3.1.3.2. Proposed date for beginning construction on said sections 

130.36.3.1.3.3. Proposed date for completion of construction on said sections 

130.36.3.1.3.4. Proposed schedule for construction and improvement of common areas 

130.36.3.1.6. Deed restriction proposals to preserve character of common areas 

130.36.3.1.7. If method of administering common areas is association or non-profit corporation, the proposed bylaws of the association__ or the certificate of incorporation__ and incorporated by laws of the nonprofit corporation. 

130.36.3.1.8. If method of administering common areas is condominium, the proposed declaration of condominium bylaws__ and related documents 

130.36.3.1.9. Instruments dedicating all public and private right-of-way__, easements ___ and other public lots__ shown on the final development plan from all persons having an interest in the said lots 

130.36.3.1.10. Performance security to guarantee installation of private and public improvements specified in the final development plan through: filing of performance bond__, escrow__, or other security__.
Title insurance policy or attorney's certificate of title showing status of title to site encompassed by the final development plan and all liens, encumbrances and defects, if any, in a form acceptable to the Township Attorney.

Paid tax receipts from the taxing bodies indicating taxes have been paid up to and including the current period. Township County S.D.

Evidence that a commitment from a responsible financial institution has been issued to the applicant for construction financing.

Compliance with conditions of decision granting Tentative Approval.  

For Planned Developments involving subdivision, see also Final Plan Checklist.

For Planned Developments involving floodplain zoning districts, see also Floodplain Zoning District Checklist.

Checked by ______________________ Date Checked ______________________