

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 & 130.3.150 specifications and mixtures____, existing trees over 10 inches in diameter at breast height____.

130.36.3.1.1.4. Final grading drawings____prepared by an R.P.E.____ or R.L.S.____ in accordance with & 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

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- 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___.

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- 130.36.3.1.11 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___.
- 130.36.3.1.12. Paid tax receipts from the taxing bodies indicating taxes have been paid up to and including the current period. Township___ County___ S.D.
- 130.36.3.1.13. 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_____