

**TOWNSHIP OF UPPER ST. CLAIR**

**TENTATIVE APPROVAL PLANNED DEVELOPMENT CHECKLIST**

**PLC:** \_\_\_\_\_

**Plan Name:** \_\_\_\_\_ **Date Filed:** \_\_\_\_\_

**Applicant's Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

√=OK; 0=missing; X=not OK; NA=Not Applicable; M=Modification Requested; ?=To Be Determined

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

130.36.2.1.1 Supplemental materials necessary to clarify required modifications to this chapter otherwise applicable to the SITE\_\_\_\_\_

130.36.2.1.2 Written statement by DEVELOPER setting forth reasons why he believes the PLANNED DEVELOPMENT would be in the public interest and consistent with the COMPREHENSIVE PLAN OR STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES \_\_\_\_\_

130.36.2.1.3 For a DEVELOPMENT plan which calls for DEVELOPMENT over a period of years, a schedule showing the proposed times within which APPLICATIONS FOR FINAL APPROVAL of all sections of the PLANNED DEVELOPMENT are intended to be filed \_\_\_\_\_

130.36.2.1.4 ENVIRONMENTAL IMPACT STATEMENT

130.3.92 A statement of an assessment of the impact of a planned development or conditional use on (1) the natural environment, i.e., geology\_\_\_\_\_, topography\_\_\_\_\_, soils\_\_\_\_\_, hydrology\_\_\_\_\_, vegetation\_\_\_\_\_, wildlife\_\_\_\_\_, WETLANDS\_\_\_\_\_, and air quality\_\_\_\_\_; and (2) the cultural environment, i.e., LOT USE\_\_\_\_\_, utilities\_\_\_\_\_, traffic impact\_\_\_\_\_, population\_\_\_\_\_, economics\_\_\_\_\_, services\_\_\_\_\_, historic assets\_\_\_\_\_ and general character of the neighborhood\_\_\_\_\_. The assessment of traffic impact must include a complete traffic analysis\_\_\_\_\_ prepared and sealed 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\_\_\_\_\_.

130.36.2.1.5 Preliminary Development Plan including PLAN\_\_\_\_\_; name of PLANNED DEVELOPMENT\_\_\_\_\_; all covenants relating to USE\_\_\_\_\_; location\_\_\_\_\_, size\_\_\_\_\_, height\_\_\_\_\_ and bulk\_\_\_\_\_ of BUILDINGS and other STRUCTURES; intensity of USE\_\_\_\_\_ or DWELLING UNIT DENSITY\_\_\_\_\_; PARKING AREAS\_\_\_\_\_, location and size of COMMON AREAS\_\_\_\_\_; and USES submitted for TENTATIVE APPROVAL in accordance with Article V of USC Code 130 and the MPC\_\_\_\_\_.

130.3.213 PLAN: SURVEY of lot\_\_\_\_\_ on which is shown location of existing\_\_\_\_\_ and/or proposed\_\_\_\_\_ STRUCTURES; existing contours\_\_\_\_\_ and proposed grading\_\_\_\_\_; location and dimensions\_\_\_\_\_ of yards; feasibility of proposals for disposition of sanitary waste\_\_\_\_\_ and stormwater\_\_\_\_\_; indications of zoning compliance\_\_\_\_\_;

name of APPLICANT and LANDOWNER\_\_\_\_\_; area location map\_\_\_\_\_; dates of preparation\_\_\_\_ and revisions\_\_\_\_; 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 lots 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]

130.36.2.1.5.1 Location\_\_\_\_ and size\_\_\_\_ of COMMON OPEN SPACE and form of organization proposed to own and maintain the COMMON AREAS\_\_\_\_\_.

130.36.2.1.5.2 Nature of APPLICANT'S interest in SITE proposed to be developed\_\_\_\_\_.

130.36.2.1.5.3 Location\_\_\_\_ layout\_\_\_\_ widths\_\_\_\_ percent grades\_\_\_\_ of all proposed PUBLIC or PRIVATE IMPROVEMENTS and proposed methods of connecting proposed PUBLIC or PRIVATE IMPROVEMENTS to the existing PUBLIC IMPROVEMENTS\_\_\_\_\_.

130.36.2.1.5.4 Preliminary delineation of grading\_\_\_\_, showing existing\_\_\_\_ and proposed contours\_\_\_\_ at intervals not to exceed two-foot contour lines based on USGS datum and a GRADING PLAN.

130.3.125 GRADING PLAN: A plan to be prepared where removal or destruction of existing structures and/or ground cover is contemplated\_\_\_\_\_.

130.36.2.1.5.5 Map showing\_\_\_\_ and identifying with LOT and block numbers\_\_\_\_ all lots within 200 feet of the lot for which the PLANNED RESIDENTIAL DEVELOPMENT is proposed.

130.36.2.1.5.6 Complete list of the LOT/Block numbers of all LOTS adjacent to and all lots otherwise within 200 feet of the LOT for which the PLANNED RESIDENTIAL DEVELOPMENT is proposed\_\_\_\_ and the names\_\_\_\_ and addresses\_\_\_\_ of the owners thereof from the most current records of the Allegheny County Tax Assessment Office.

130.35.2.2 Do proposed modifications except modifications to §130.35.2 make for a more efficient, attractive and harmonious planned development\_\_\_\_ and a more beneficial use of the site\_\_\_\_. if so, the Board of Commissioners may grant modifications.

130.35.2.3 DWELLING UNIT DENSITY FOR THE PLANNED RESIDENTIAL DEVELOPMENT may not exceed that density permitted in the ZONING DISTRICT in which the PLANNED RESIDENTIAL DEVELOPMENT SITE is located\_\_\_\_\_.

130.35.2.4 All COMMON AREAS are reserved as permanent open space, except where STRUCTURES are required to fulfill the education, cultural, recreational or civic pursuits of the residents of the PLANNED RESIDENTIAL DEVELOPMENT\_\_\_\_\_.

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- 130.35.2.5 AUTHORIZED USES are limited to those specified for the given ZONING DISTRICT in Article IV\_\_\_\_\_.
- 130.35.2.6 A BUFFER AREA at least ten (10) feet in depth, as measured from the LOT LINE or PUBLIC RIGHT-OF-WAY, must be provided within all PERIMETER SETBACKS of PLANNED RESIDENTIAL DEVELOPMENTS containing MULTIFAMILY DWELLINGS or AUTHORIZED MIXED USES where the MULTIFAMILY DWELLINGS or AUTHORIZED MIXED USES adjoin a single-family ZONING DISTRICT\_\_\_\_\_.
- 130.35.2.7 Pedestrian walkways must be included in each PLANNED RESIDENTIAL DEVELOPMENT\_\_\_\_\_.
- 130.35.2.8 Provisions for all PLANNED RESIDENTIAL DEVELOPMENTS must be in accordance with the MPC\_\_\_\_\_.
- 130.35.2.9 No modification may be granted for any CONSTRUCTION, DEVELOPMENT, USE or activity with any Floodway ZONING DISTRICT (FW) that would cause any increase in the ONE-HUNDRED-YEAR FLOOD elevation. [Added 4-7-86 by Ord. No. 1194)\_\_\_\_\_.

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

- 130.35.2.10 Under no circumstances will a modification be granted to the prohibitions of §130.21.4 entitled "DEVELOPMENT which may endanger human life prohibited." [Added 4-7-86 by Ord. No. 1194]
- 130.35.2.12 [Added 6-6-88 by Ord. NO. 1327] All provisions of Chapter 114 of the CODE, entitled Subdivision and Land Development, which are not specifically modified by Article V of the Chapter of the CODE, Chapter 130, or by the BOARD OF COMMISSIONERS in approving a PLANNED DEVELOPMENT will apply to any PLANNED DEVELOPMENT. See also Preliminary Plan Checklist.

Checked by \_\_\_\_\_ Date Checked \_\_\_\_\_