

TOWNSHIP OF UPPER ST. CLAIR

FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN CHECKLIST

Date Filed _____

Plan Name _____ PLC _____

Applicant's Name: _____ Phone _____

✓ = OK; 0 = Missing; X = Not OK; NA = Not Applicable; ? To Be Determined; W = Waiver by BC

Filing Date for Final Application _____ Final Plat _____

114.22. FINAL APPLICATION - The FINAL APPLICATION shall include the following:

114.22.1 FINAL APPLICATION must only contain information relevant to that part of the SUBDIVISION or LAND DEVELOPMENT described in the PRELIMINARY APPLICATION for which final approval is sought__.

114.13.5.3 Stage must comply with preliminary application__. If not, resubmit preliminary application__.

114.22.2 Application form, seventeen (17) copies, as prescribed by the TOWNSHIP __.

114.22.3 FINAL APPLICATION FEE__ and Escrow ____.

114.22.4 If applicant is other than the landowner, seventeen (17) copies of landowner's authorization for applicant to apply__ and nature of APPLICANT'S interest in the SITE__.

114.22.5 FINAL PLAT, a mylar and seventeen (17) copies__ including that part of the area described in the PRELIMINARY PLAT of the SUBDIVISION or LAND DEVELOPMENT for which final approval is sought__delineating the following:

114.22.5.1 Accurate boundary lines, with dimensions and bearings__.

114.10.55 Linear closure accuracy 1: 10,000__.

114.22.5.2 Accurate locations of all existing and recorded STREETS intersecting the boundaries of the tract of land described in the FINAL PLAT__.

114.22.5.3 STREET names__ and RIGHT-OF-WAY widths__.

114.22.5.4 Complete curve data for all curves included in the FINAL PLAT __.

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114.22.5.5 STREET lines with accurate dimensions and bearings___.

114.22.5.6 LOT numbers___, bearings___, dimensions, and areas___.

114.22.5.7 EASEMENTS for PUBLIC IMPROVEMENTS and public purposes with distances, bearings, and/or tie-in dimensions___ and any limitations on such EASEMENTS___.

114.22.5.8 Location___, type___, and size___ of all monuments in accordance with the standards and requirements of §114.38___ . State Plane Coordinates shall be provided for all subdivisions of three (3) LOTS or more___.

114.22.5.9 The name of the SUBDIVISION or LAND DEVELOPMENT___.

114.22.5.10 The names and addresses of the DEVELOPER___ and the landowner___.

114.22.5.11 The North point___, graphic scale___ and date___.

114.22.5.12 All certifications and clauses as required in Article VIII___ . Also, when the site is located in any watershed where a required tap control plan of the Pennsylvania Department of Environmental Protection is in effect, the clause relative to sanitary sewage shall be included___.

114.22.5.13 FRONT BUILDING LINES___ and PERIMETER SETBACKS___.

114.22.5.14 Location map___ showing the SUBDIVISION or LAND DEVELOPMENT name___ and location___ ; major existing thoroughfares related to the SUBDIVISION or LAND DEVELOPMENT___, including the distance there from ___ title___, graphic scale___ and North point___ . [USE TOWNSHIP ZONING MAP]

114.22.5.15 A statement of modifications granted to ZONING CODE or SUBDIVISION and LAND DEVELOPMENT CODE requirements by the BOARD OF COMMISSIONERS, and variances granted to ZONING CODE requirements by the Zoning Hearing Board___.

114.22.5.16 Lowest floor elevation, including basement, on all lots in any IDENTIFIED FLOODPLAIN AREA as established in the ZONING CODE, in accordance with the requirements of the BUILDING CODE___.

114.22.5.17 If the application is a unified FINAL APPLICATION for LAND DEVELOPMENT/conditional use, the FINAL PLAT shall include all additional information for a final DEVELOPMENT plan for a planned development as required by the ZONING CODE___.

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114.22.5.18 PLATS which require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall contain a notice that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, known as the "State Highway Law", before driveway access to a State highway is permitted__.

114.22.6 The PRELIMINARY PLAT as approved by the BOARD OF COMMISSIONERS, seventeen (17) copies__.

114.22.7 Plans for PUBLIC and PRIVATE IMPROVEMENTS, seventeen (17) copies__ unless otherwise noted, prepared by a registered engineer or surveyor__, on sheets of twenty-four by thirty-six inches (24 x 36)__, to scale of one inch equals fifty feet (1" = 50') horizontal__ and one inch equals ten feet (1" = 10') vertical. If more than one (1) sheet is used they shall be indexed__ and show the following:

114.22.7.1 Conformity with the design standards established in Article VI of this chapter and the PUBLIC AND PRIVATE IMPROVEMENTS CODE__.

114.22.7.2 A plan and three (3) copies of a profile of each STREET at least two hundred (200) feet beyond the end of the area being developed__.

114.22.7.3 Three (3) copies of at least three (3) cross sections at intervals not to exceed one hundred (100) feet and extending fifty (50) feet each side of the STREET center line or twenty-five (25) feet outside of the STREET RIGHT-OF-WAY, whichever is greater__.

114.22.7.4 All existing__ and proposed sanitary sewers__, storm sewers, manholes__, inlets__ and endwalls__ within and immediately adjacent to the site.

114.22.7.5 By plan, all pipe sizes__, distances__, bearings__ and/or tie in dimensions __ as well as top and flowline elevations of all manholes__, inlets__, endwalls__.

114.22.7.6 By profile, all pipe sizes__, distances__ and grades__ as well as top and flowline elevations of manholes__, inlets__, endwalls__.

114.22.7.7 Easements for PUBLIC IMPROVEMENTS__.

114.22.7.8 Location of each proposed wye (both storm and sanitary) including a station for each wye as measured from the downstream manhole__.

114.22.7.9 All construction details for storm water detention facilities, including but not limited to intake and discharge control structures__, storage pipes and chambers__, existing and proposed topography__ and cross sections for storage ponds__.

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114.22.7.10 By plan, locations of all existing and proposed utilities___ including but not limited to gas___, water___, electric___, telephone___, cable TV___, fire hydrants___ and street lights___.

114.22.7.11 Location, type, and size of all traffic control devices such as signs and pavement markings___.

114.22.8 Final grading plan, seventeen (17) copies___, which shall show existing structures to be demolished or removed___, ground cover to be removed___, existing and proposed ground contours at intervals of not less than two (2) feet___, except ten (10) feet where slope exceeds forty (40) percent___.

114.22.9 Final covenants and restrictions applicable to the SUBDIVISION or LAND DEVELOPMENT, three (3) copies___.

114.22.10 When a Part II permit issued by the Pennsylvania Department of Environment Protection is required for sewage facilities construction, three (3) copies of a completed Part II permit application with any required fees to comply with requirements of the Pennsylvania Sewage Facilities Act, PL 1535 as amended and the Clean Streams Law, PL 1987, as amended___.

114.22.11 Traffic Study, three (3) copies. (see details in Code) ___

114.22.12 When a Highway Occupancy Permit is required, a copy of the application & 2 copies of the plans must be submitted to the Township. ___

114.35.2 Application and plans and specifications for sanitary sewers for submission to the Commonwealth of Pennsylvania___ . If approval is required by the Commonwealth of Pennsylvania, no FINAL PLAT shall be released for recording and no work shall be done in connection with the construction of sanitary sewers unless and until a permit is granted by the Commonwealth of Pennsylvania___.

114.36 Standards for storm sewers.

114.36.1. Location and size.

114.36.1.1. Located in the RIGHT-OF-WAY at edge of cartway or curb ___ or centered along LOT lines ___ sufficient size ___.

114.36.1.2. Storm sewer facilities for every lot as described herein:

114.36.1.2.1. Point of connection for all roof drains driveway drains, foundation drains and french drains in order to prevent the discharge of water from these sources onto rear yards, front yards and streets ___.

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114.36.1.2.2. When a storm sewer from street drainage system abuts or traverses a lot, a point of connection to the storm sewer for each lot__.

114.36.1.2.3. When storm sewer from the street drainage system is not accessible to one or more lots, a storm sewer shall be provided for those lots __located in the street rights-of-way for high side lots __ in easements to be provided in the rear yards for low side lots __.

114.36.1.2.4. Storm sewer system shall be designed and sized to accommodate the area being served but in no case shall be less than eight-inch diameter pipe with adequate cleanout and maintenance appurtenances provided as required by the TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENTS CODE. Design subject to approval by TOWNSHIP ENGINEER.

114.36.1.3. Exemption from preparing a stormwater management plan (see Code).

114.36.2. Storm Sewer Fund (see Code plus Chapter 57).

114.36.3. Conformity to Frye Study.

114.36.4. Conformity to PUBLIC AND PRIVATE IMPROVEMENTS CODE __.

114.36.5. Bridges and Culverts. Designed to support the expected loads and to carry expected flows and be constructed for the full width of right-of-way where deemed necessary by the TOWNSHIP ENGINEER__.

114.36.6. Demonstrate conformity with the Stormwater Management Act, in that the rate of stormwater runoff shall be no greater after development than before__ or no harm shall be cause by any increase in the rate of runoff__.

114.37. Standards for electric, telephone, cable television and water utilities.

114.37.1. Telephone lines. All telephone lines and wires shall be installed underground in any SUBDIVISION or LAND DEVELOPMENT which consists of five (5) or more LOTS. The design standards for such underground telephone lines shall be in accordance with the laws of the Commonwealth of Pennsylvania. __

114.37.2. Electric lines. All electric lines and wires shall be installed underground in any SUBDIVISION or LAND DEVELOPMENT which consists of five (5) or more LOTS. The design standards for such underground electric lines shall be in accordance with the laws of the Commonwealth of Pennsylvania. __

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114.37.3. Cable television lines. All cable television lines and wires shall be installed underground in any SUBDIVISION or LAND DEVELOPMENT which consists of five (5) or more LOTS. The design standards for such underground cable television lines shall be in accordance with the laws of the Commonwealth of Pennsylvania and Federal laws. Cable shall be installed at a minimum depth of one (1) foot. ____

114.37.4. Waterlines. All waterlines and the distribution system therefore shall be installed underground in accordance with the specifications of the public franchisee granted jurisdiction in the Township of Upper St. Clair by the Public Utilities Commission of the Commonwealth of Pennsylvania to supply water to the citizens of Upper St. Clair Township. ____

114.38. Standards for monuments.

114.38.1 At least two monuments on each STREET in subdivision

114.38.2. STREET monuments shall be in STREET RIGHT-OF-WAY, five feet off the RIGHT-OF-WAY line, at the beginning and ends of tangent sections ____.

114.38.3. Additional monuments on line for sighting when topographic conditions require ____.

114.38.4. Monuments shall be constructed in accordance with the standards of the PUBLIC AND PRIVATE IMPROVEMENTS CODE ____.

114.39. Standards for street lights.

See PUBLIC AND PRIVATE IMPROVEMENTS CODE, Chapter 99, §3.11.9 ____.

Refer to Chapter 114, Subdivision and Land Development, for remaining sections including Certification and Approval clauses.

FOR STAFF USE ONLY:

Checked by: _____ *Date:* _____