

LAND DEVELOPMENT APPLICATIONS

CHECKLIST OF ITEMS TO BE COMPLETED BEFORE SUBMISSION TO PLANNING COMMISSION

- Cover Sheet Showing Date of Plans and Latest Revision Date of Plans
- All Sheets Must Show Date of Plans and Latest Revision Date if Plans
- Existing Conditions
- Demolition Plan (if needed)
- Site Layout Plan
- Site Grading Plan
- Site Utility Plan
- Site Drainage Plan
- Site Landscape Plan, With Table of Each Planting Type and Total Number of Each Type of Plantings
- Outdoor Site Lighting Plan With Photometrics and Catalog Cuts of Each Fixture Type
- Site Construction Details (As Required)
- Preliminary Floor Plan
- Exterior Building Elevations Including Material Types
- Stormwater Management Plan and Details
- Storm & Sanitary Sewer Profiles
- Soil Erosion & Sedimentation Control Plan, Notes & Details
- PA DEP Sewage Planning Module Documents or Exemption Form

Part 4
PLAN REQUIREMENTS

§ 22-401. Sketch Plan. [Ord. 278, 9/18/1991]

1. A sketch plan may be submitted by the subdivider or developer as a basis for informal discussion with the Planning Commission, which may comment upon such sketch plan, but no approval or disapproval shall be given.
2. Data furnished in a sketch plan shall be at the discretion of the subdivider. For fullest usefulness, it is suggested that a sketch should include the following information:
 - A. Tract boundaries.
 - B. Location within the Township.
 - C. North point.
 - D. Streets on and adjacent to the tract.
 - E. Significant topographical physical features, including floodplains, if any.
 - F. Proposed general street layout.
 - G. Proposed general lot layout, including location of proposed open space and other preservation areas.
3. A subdivision sketch plan need not be to scale nor are precise dimensions required.

§ 22-402. Preliminary Plan. [Ord. 273, 9/13/1991]

1. The preliminary plan shall be at a scale not more than 100 feet to the inch.
2. The preliminary plan shall show or be accompanied by the following information:
 - A. Proposed subdivision or land development name or identifying title, which shall not duplicate or too closely resemble the names of existing subdivisions in the Township.
 - B. Township name.
 - C. North point, scale, key plan and date of preparation.

- D. Name(s) and addresses of the owner(s) of the property, including reference to deed book, volume and page of current legal owner.
- E. Name of the registered engineer or surveyor or other person responsible for the plan.
- F. Tract boundaries, with bearings and distances.
- G. A topographic map with contours at vertical intervals of two feet if the general slope of the site is less than 15% and at vertical intervals of five feet if the general slope is greater than 15%.
- H. Datum to which contour elevations refer shall be U.S. Coast and Geodetic Survey datum.
- I. All existing watercourses; floodplains; wetlands; endangered species habitats; historic, architectural and archeological features; soils and geologic characteristics, including identification of potentially unstable areas; identification of any site contaminants; tree masses; and other significant natural features.
- J. All existing buildings, sewers, water mains, culverts, petroleum or petroleum products lines, fire hydrants and other significant man-made features; all existing streets on or adjacent to the tract, including name, right-of-way width and cartway width; all existing property lines, easements and rights-of-way, and the purpose for which the easements or rights-of-way have been established.
- K. Street pattern, showing the names (which shall not duplicate names of other streets in the post office district) and width of rights-of-way and cartways of streets, and width of crosswalks, easements and alleys; proposed lot lines with approximate dimensions and areas of all lots; proposed minimum setback line for each street; playgrounds, public buildings, public areas and parcels of land proposed to be dedicated or reserved for public use; proposed watercourses and detention ponds; proposed phasing of land development; and typical section of all streets.
- L. Total acreage, number of lots, average lot size, density, open space and existing zoning classification.
- M. Names of owners of all adjoining properties and the names of all abutting subdivisions.

- N. A location map, at a scale of 400 feet to the inch, showing the proposed development and adjoining areas, will be required.
- O. Where the preliminary plan covers only a part of the subdivider's entire holding, a sketch shall be submitted of the prospective street layout for the remainder.
- P. Where applicable, a sewerage facilities planning module for land development shall be the responsibility of the applicant and shall be prepared in accordance with the rules and regulations of the Pennsylvania Department of Environmental Resources. The completed module shall accompany the preliminary plan submission.
- Q. Provisions for collecting and discharging surface drainage on or off the site, pipe sizes, location, sizes of inlets and catch basins, etc., and preliminary design of any bridge and culvert which may be required.
- R. Profiles and typical cross-sections for all proposed streets shown on the preliminary plan.
- S. Profiles, and other explanatory data concerning installation and construction of sanitary and storm sewer system and other utility systems. The size or capacity of each should be shown and the locations and distance to each utility indicated.
- T. When required, the information required by § 22-513 of this chapter, which may be a separate plan, shall be submitted.
- U. Block for signatures of the Planning Commission and the Board of Supervisors and date of approval.
- V. Land development plans shall show building locations and parking areas in addition to the above information (nonsubdivision plans).
- W. A letter from the subdivider specifically requesting any waiver from the regulations herein established and citing the reasons for same.
- X. Water Supply. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a

municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable.

- Y. Township may require traffic analysis reports prepared by a qualified traffic engineer.

§ 22-403. Final Plan. [Ord. 278, 9/18/1991]

1. Final plans shall be on sheets 24 inches by 36 inches. Where necessary to avoid sheets larger than the size prescribed, final plans shall be drawn in two or more sections. The plan shall be drawn and annotated in accordance with the "Subdivision Plan Form" shown as Appendix A hereto. The final plan shall be at a scale of not more than 100 feet to the inch.
2. The final plan shall include or be accompanied by the following:
 - A. Subdivision name or identifying title.
 - B. Township name.
 - C. North point, scale, date of preparation, and date of preliminary plan approval.
 - D. Name and address of the record owner and subdivider or land developer, including reference to deed book, volume and page of current legal owner.
 - E. Name and seal of the registered professional engineer or surveyor responsible for the plan.
 - F. Tract boundaries with bearings and distances.
 - G. All existing streets and driveways on or adjacent to the tract, including name, right-of-way width, cartway width, street lines, lot lines, rights-of-way, easements and areas dedicated or proposed to be dedicated to public use.
 - H. Sufficient data, including bearing and length, to locate every street, lot, easement, right-of-way and boundary line upon the ground.
 - I. The length of all straight lines, radii, lengths of curves and tangent bearings for each street.

- J. All dimensions and angles or bearings of the lines of each lot and of each lot proposed to be dedicated to public use.
- K. The proposed building setback line for each street.
- L. Location and width of all rights-of-way, easements, and the purpose for which the rights-of-way and easements were established.
- M. Location of all sanitary and storm sewer easements and location of all watercourses and detention ponds, whether public or private.
- N. All dimensions shall be shown in feet and hundredths of a foot.
- O. Lots within a subdivision shall be numbered and their area shown within the lot boundaries; house numbers, as assigned by the Township, shall also be shown therein.
- P. Typical section for all proposed streets.
- Q. Permanent reference monuments shall be shown on the plan and designated existing or proposed.
- R. Names of the adjoining subdivision shall be shown.
- S. Names of the owners of any adjoining unplotted land shall be shown.
- T. Approval blocks providing for the signatures of all reviewing agencies and the Board of Supervisors with the date of approval, in accordance with Allegheny County Subdivision Regulations.
- U. An appropriate statement signed by the owner unequivocally indicating his intention either: (a) to dedicate for public use all streets, roads, easements and rights-of-way so intended and designated; or (b) to reserve as private any streets, roads, easements or rights-of-way intended not be dedicated for public use.
- V. A statement of acknowledgement in legal form, executed by a notary, stated that the subdivider is the owner or equitable owner of the land proposed for subdivision, and that the subdivision as shown on the final plan is the act and deed of the subdivider and that it is desired to record the same.

- W. A copy of the sewerage planning module for land development or other equivalent documentation approved by the Department of Environmental Resources in compliance with the requirements of the Pennsylvania Sewage Facilities Act.
- X. Water Supply. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable.

3. Improvement and Construction Plan.

- A. The improvement construction plan(s) shall be at any of the following scales:

Horizontal	Vertical
50 inches	5 inches or 10 inches
40 inches	4 inches or 10 inches

- B. It shall show the following:
 - (1) Subdivision name or identifying title.
 - (2) North point, scale, key plan and date.
 - (3) Name of the owner of record, the subdivider, and telephone numbers.
 - (4) Name and seal of the registered professional engineer or surveyor responsible for the plan.
 - (5) Center line of streets, with bearings, distances, curve data, sight distances and stations corresponding to the profile.
 - (6) Right-of-way and curblines of streets, with radii at intersections.
 - (7) Beginning and end of proposed construction of streets.

- (8) Tie-ins by courses and distances to intersection of all public roads, with their names and widths.
 - (9) Location of all monuments with reference to them.
 - (10) Property lines and ownership of abutting properties.
 - (11) Location and size of all drainage structures, public utilities, street name signs, and shade trees.
 - (12) Location and size of storm and/or sanitary sewer lines, with stations corresponding to the profile.
 - (13) Location of storm and/or sanitary sewer manholes or inlets, with grade between and elevation of flow line and top of each manhole or inlet.
 - (14) Property lines and ownership, with details of easements where required.
 - (15) Beginning and end of proposed construction of storm and/or sanitary sewer.
 - (16) Location of storm and/or sanitary sewer laterals, Ys, etc.
 - (17) Location of all other drainage facilities and public utilities.
 - (18) Profile of existing ground surface along center lines of streets.
 - (19) Proposed center line grade of streets with 50% of grade on tangents and elevations of 50 feet intervals, including grades at intersections, control points, etc.
 - (20) Vertical curve data of streets, including length and elevations and sight distance as required by the Engineer.
 - (21) Profile of existing ground surface, with elevations at top of manholes or inlets.
 - (22) Profile of storm drain or sewer, showing size of pipe, grade, cradle (if any), manhole or inlet locations, elevations at flow line, and calculations showing adequacy of inlet spacing.
4. Grading and drainage plan, prepared in accordance with §§ 22-506 and 22-507 of this chapter.
 5. Soil erosion and sedimentation control plan, when required by § 22-512 of this chapter.

6. When required, the information required by § 22-513 of this chapter, which may be a separate plan, shall be submitted.
7. A copy of final deed restrictions or protective covenants.
8. A copy of any and all proposed written easements or deeds to be granted, including but not limited to storm drainage easements, recreation easements or dedication, or agreements to pay a fee in lieu thereof, and sanitary sewer easements.
9. Written agreement of the land developer or subdivider in a form approved by the Board of Supervisors including an agreement to construct, in form and substance agreeable to the Township, required improvements, including but not limited to streets, curbs, sidewalks, and storm drainage facilities.
10. An approved Department of Environmental Resources planning module where on-lot sewage disposal systems or community treatment systems are proposed or written proof of the Department of Environmental Resources' approval for the extension of existing sanitary sewer service.
11. If required, a highway occupancy permit or review and written approval by the Pennsylvania Department of Transportation.
12. Approval by the U.S. Postal Service of street names.
13. Plans of bridges and other improvements shall contain sufficient information to provide complete working plans for the proposed construction.
14. Typical cross-section of streets showing:
 - A. Right-of-way width and location and width of paving.
 - B. Type, thickness and crown of paving.
 - C. Type and size of curb.
 - D. Grading of sidewalk area.
 - E. Location, width, type, and thickness of sidewalks.
 - F. Typical location of sewers and utilities with sizes.

§ 22-404. As-Built Plans. [Ord. 278, 9/18/1991]

The subdivider or developer will furnish the Township with as-built plans for sanitary sewer systems, storm sewer systems and roads

within the subdivision or land development. Four copies of as-built plans plus one set of reproducible Mylars shall be supplied.