

Job No. \_\_\_\_\_

**SUBDIVISION AND LAND DEVELOPMENT  
DETAIL CHECK LIST**

Name of the Development/Subdivision Plan \_\_\_\_\_

Zoning District \_\_\_\_\_ Total Area of Property \_\_\_\_\_ Front Yard \_\_\_\_\_ Rear Yard \_\_\_\_\_ Side Yard \_\_\_\_\_

Name and Address of the Property Owner \_\_\_\_\_

The following check list is a guideline, but it is no way representative of all of the North Strabane Twp. Regulations.

Yes    No

- \_\_\_    \_\_\_    Is the use permitted under the current zoning ordinance?
- \_\_\_    \_\_\_    Is the application for a conditional use in the zoning district? Section of Zoning Ordinance \_\_\_\_\_

I.        **PLAN**

A.        Complete set of Drawings (Not to Exceed 30" x 42")

- \_\_\_    \_\_\_    1.        Has the mylar original with required signatures been presented?
- \_\_\_    \_\_\_    2.        Are Seven (7) copies of the same size as the mylar presented?
- \_\_\_    \_\_\_    3.        Are they presented to the Township twenty(20) days prior to the scheduled monthly meeting of the Township Planning Commission?
- \_\_\_    \_\_\_    4.        Does the plan have a legible site location map?
- \_\_\_    \_\_\_    5.        Does the plan have the scale designated and a graphic scale shown?
- \_\_\_    \_\_\_    6.        Does the plan have a North Arrow?
- \_\_\_    \_\_\_    7.        Has the plan been signed by the preparer?
- \_\_\_    \_\_\_    8.        Has the plan been sealed by the preparer?
- \_\_\_    \_\_\_    9.        Are the bearings and distances of all property lines shown?
- \_\_\_    \_\_\_    10.      Is the square footage or acreage of the property shown on the plan?
- \_\_\_    \_\_\_    11.      Does the plan contain the name and address of the property owner?
- \_\_\_    \_\_\_    12.      Have the necessary variances, if needed, been obtained regarding the zoning noted on the plans along with the appropriate approval date?
- \_\_\_    \_\_\_    13.      Have the appropriate clauses for the subdivision been show on the plan for recording?

B.        **Location of Streets**

- \_\_\_    \_\_\_    1.        Are the location and name of the streets abutting the property shown?
- \_\_\_    \_\_\_    2.        Are the right-of-ways for the street indicated on the plan?
- \_\_\_    \_\_\_    3.        Are any state roads involved with the property? If so a Highway Occupancy Permit is needed.
- \_\_\_    \_\_\_    2.        Are curbs and edge of pavement shown?
- \_\_\_    \_\_\_    3.        Are existing curb cuts and access points shown?
- \_\_\_    \_\_\_    4.        Are proposed curb cuts and access points shown?

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\_\_\_ 5. Are the proposed lots to be on a public street? If more than two (2) lots any proposed street must be public and dedicated to the Township.

C. **Location of Utilities in or adjacent to property**

- \_\_\_ 1. Are the location of proposed sanitary sewers and manholes shown?
- \_\_\_ 2. Are the location of existing sanitary sewers and manholes shown?
- \_\_\_ 3. Are the location of all existing storm sewers shown?
- \_\_\_ 4. Are the location of all proposed storm sewers shown?
- \_\_\_ 5. Are the direction of flow shown for all sewers?
- \_\_\_ 6. Are waterlines shown with their sizes
- \_\_\_ 7. Are Fire Hydrants Shown? (Both proposed and existing)
- \_\_\_ 8. Are gas lines shown?
- \_\_\_ 9. Are water lines shown?
- \_\_\_ 10. Are all utility right-of-ways or easements shown on the plan with their width?

D. **Topography and Water Courses**

- \_\_\_ 1. Are existing contours shown at two(2) foot intervals?
- \_\_\_ 2. Are proposed contours shown at two(2) foot intervals?
- \_\_\_ 3. If the change in grade (fall) is less than five (5) feet from a high point to a low point, are spot elevations shown at the corners?
- \_\_\_ 4. Are existing streams and watercourses in the property or within fifty (50) feet of it together with culverts and storm drain lines indicating line size, direction of flow, location of culverts and storm inlets shown.
- \_\_\_ 5. Has an easement been provided for the watercourse as part of the recorded plan?
- \_\_\_ 6. Have the 100 year flood plane limits of the watercourse been shown on the plan?
- \_\_\_ 7. Are existing tree masses and other significant natural features within the property shown on the plan.

E. **Structures, Proposed and Existing**

- \_\_\_ 1. Are the location of all structures shown with ties to the property lines?
- \_\_\_ 2. Is the height and area of the structure shown on the plan?
- \_\_\_ 3. Is the proposed use or uses for the building indicated?
- \_\_\_ 4. Are distances between all existing and proposed structures shown?
- \_\_\_ 5. Are distances to property lines shown?

F. **Landscaping and Buffers**

- \_\_\_ 1. Does the plan indicate any proposed landscaping and/or screening for the property?
  - \_\_\_ A. Is the site an industrial district that abuts an A-1 or R district or a street that abuts a residential district? If so a buffer yard of not less than thirty (30) feet is required
  - \_\_\_ B. Is the site an industrial district that abuts a stream? If so a buffer yard of not less than fifteen (15) feet is required.
  - \_\_\_ C. Is the site in a Commercial or Industrial District that abuts a contiguously zoned residential district? If a natural or physical manmade barrier does not exist, a planted visual barrier or landscape screen shall be provided composed of plants and trees arranged to form both a low level and high level screen.
    - \_\_\_ 1. Has a high level screen been planted consisting of trees with specimens no younger than three (3) years in age, and planted at intervals of not more than ten (10) feet.?
    - \_\_\_ 2. Has a low level screen been planted consisting of shrubs or hedges planted at an initial height of not less than two(2) feet and spaced at intervals of not more than five (5) feet.

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- \_\_\_ \_\_\_ 2. Does the site contain a single parking area with fifty (50) or more spaces? If so, does the lot utilize at least five (5) percent of the area in landscaping.

**II DESIGN CRITERIA**

**A. Parking and Loading Standards - Off Street**

- \_\_\_ \_\_\_ 1. General Requirements
  - \_\_\_ \_\_\_ a. Are the off street parking spaces located off the public right-of-way behind the front building line.?
  - \_\_\_ \_\_\_ b. Is there more than one use occupying the given lot, building, or structure? If so the off street parking shall be equal to the sum of that required for each use.
  - \_\_\_ \_\_\_ c. Is the required parking located on the same lot as the use for which it is provided?
  - \_\_\_ \_\_\_ d. Is the parking surface detailed and designed as dust free if there are five (5) or more spaces?
  - \_\_\_ \_\_\_ e. Is a schedule of the required and proposed parking indicated on the plan?
  - \_\_\_ \_\_\_ f. Has a photometric plan for lighting been submitted for review in accordance with the zoning ordinance?
  - \_\_\_ \_\_\_ g. Are the parking spaces a minimum of 9' x 20' with a 20'cross aisle?
  - \_\_\_ \_\_\_ h. Is the slope of the parking area not exceeding 7%? If the spaces are in areas which exceed 5% slope, all spaces shall be parallel to the contour lines in the area.
- \_\_\_ \_\_\_ 2. Residential Use
  - \_\_\_ \_\_\_ a. Is parking provided in accordance with § 1303(A) of the zoning ordinance?
- \_\_\_ \_\_\_ 3. Public and Related Uses
  - \_\_\_ \_\_\_ a. Is parking provided in accordance with § 1303(B) of the zoning ordinance?
- \_\_\_ \_\_\_ 4. Commercial and Industrial uses
  - \_\_\_ \_\_\_ a. Is parking provided in accordance with § 1303(C) of the zoning ordinance?
- \_\_\_ \_\_\_ 5. Off-Street Loading
  - \_\_\_ \_\_\_ a. Are the requirements for off-street loading in accordance with § 1304 being complied with?
  - \_\_\_ \_\_\_ b. Is each off street loading/unloading space at least fourteen (14) feet wide, sixty (60) feet long and have at least a fifteen (15) foot vertical clearance?
  - \_\_\_ \_\_\_ c. Is the required off-street loading area located in an area in which required off street parking spaces are located? If so, it shall not be used except during hours when business operations are suspended.

**B. Stormwater**

- \_\_\_ \_\_\_ 1. Is stormwater controlled on the property upon which it falls?
- \_\_\_ \_\_\_ 2. Are stormwater calculations completed and signed and sealed by a registered engineer or surveyor?
- \_\_\_ \_\_\_ 3. If easements for drainage or passage of stormwater are required, have they been secured in writing?
- \_\_\_ \_\_\_ 4. Is the erosion and sedimentation control plan complete and approved by the county conservation district ?
- \_\_\_ \_\_\_ 5. If the property to be developed is greater than 5 acres, has a NPDES permit been obtained?
- \_\_\_ \_\_\_ 6. Are the appropriate and required inlets shown?

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- \_\_\_ \_\_\_ 7. Are the appropriate and required storm sewer piping along with calculations supporting the sizes includes in the stormwater report?
- \_\_\_ \_\_\_ 8. If retention basins are used, are they adequately shown?
- \_\_\_ \_\_\_ 9. Are methods of retarding run-off shown?
- \_\_\_ \_\_\_ 10. Are entrances into public storm drains shown?
- \_\_\_ \_\_\_ 11. Is the SWM report provided to substantiate design shown on plans including routing calculations?
- \_\_\_ \_\_\_ 12. Is access being provided for maintenance into the detention facility if it is a basin?
- \_\_\_ \_\_\_ 13. Is a low flow channel being provided at the low point of the basin to provide for complete drainage?
- \_\_\_ \_\_\_ 14. Has the design for the detention facility provided adequate control for all storm frequencies of a twenty-four(24) hour duration up to and including the 25 year storm?
- \_\_\_ \_\_\_ 15. Does the detention facility provide a emergency overflow facility for the 100 year, twenty-four (24) hour duration storm?
- \_\_\_ \_\_\_ 16. Is the elevation of the top of the dam not less than one foot (1') above the maximum water level to be impounded behind the dam?
- \_\_\_ \_\_\_ 17. Is the elevation of the top of the dam not less than two feet (2') above the elevation of the emergency spillway?
- \_\_\_ \_\_\_ 18. Are the faces of the dam no greater than one foot (1) vertical rise for each two feet (2') of horizontal run ( 2H: 1V)?
- \_\_\_ \_\_\_ 19. Is the horizontal drain pipe passing through the dam smooth steel, schedule 40 or heavier or reinforced concrete pipe with equivalent strength and hydraulic characteristics?
- \_\_\_ \_\_\_ 20. Are anti-seepage collars placed not less than twenty-eight feet (28') apart along the length of the outflow pipe and constructed of not less than 1/4" steel plate and extends not less than two feet(2') in all directions at right angles from the outer face of the pipe and is completely enclosed within the dam fill?
- \_\_\_ \_\_\_ 21. Is the top of the outlet structure not less than three feet (3') in height above the invert elevation of the horizontal pipe?
- \_\_\_ \_\_\_ 22. Are the openings in the outlet structure not less than 4" in diameter?
- \_\_\_ \_\_\_ 23. Does the outlet structure have an anti-vortex device and trash rack?
- \_\_\_ \_\_\_ 24. Is the outlet structure constructed of concrete? (Metal Structures are not permitted)

C. **Traffic Report**

- \_\_\_ \_\_\_ 1. Does the subdivision or land development propose more than fifty (50) dwelling units or which, according to the Institute of Transportation Engineers (ITE) standards will generate in excess of five hundred (500) trips per day? If so a traffic report prepared by a qualified traffic engineer which contains the following information must be provided.
- \_\_\_ \_\_\_ a. Has a general description of the site proposed for development been provided which includes a detailed description of the roadway network within 1,000 feet of the site, a description of the proposed land uses, the anticipated stages of construction and anticipated completion of the proposed development.
- \_\_\_ \_\_\_ B. Does the report contain the following information?
- \_\_\_ \_\_\_ 1. All Major Intersections
- \_\_\_ \_\_\_ 2. All existing and proposed ingress and egress locations.
- \_\_\_ \_\_\_ 3. All existing roadway widths and right-of-ways.
- \_\_\_ \_\_\_ 4. All existing traffic control signals and traffic control devices.
- \_\_\_ \_\_\_ 5. Any changes in the roadway network proposed by a governmental agency.
- \_\_\_ \_\_\_ 6. All existing and proposed public transportation services and facilities within a one (1) mile radius of the site
- \_\_\_ \_\_\_ 7. Description of existing capacities and levels of service of all streets and intersections within 1,000 feet of the site?

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8. Determination of the trip generation expected to result from the proposed development based on the ratios and methodology contained in the current edition of the manuals of the Institute of Transportation Engineers (ITE)
9. Impact of the proposed development on the existing roadway and intersection service levels within 1,000 feet of the site.

**D. Miscellaneous Items**

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1. Has the location of a trash enclosure been indicated on the plan and a detail shown?
2. Has an architectural sketch of the wall of the principal building which faces the street, indicating building materials and arrangement of door and window openings as well as architectural features been provided as per § 302.10(F)13.
3. Have the plans been submitted to the North Strabane Township Volunteer Fire Department for review and approval?
4. Have the plans been submitted to the North Strabane Township Municipal Authority for review of the sanitary sewers?
5. Has a cost estimate in the amount of 110% of the estimated value of the municipal or site improvements been submitted including quantities and unit prices?