

BOROUGH OF FOX CHAPEL

SUBDIVISION PROCEDURES

Instructions for Applications

- I. All applications must include a completed “Application for Subdivision.” All applicable sections must be completed. Failure to do so will be sufficient grounds for rejection of the entire application.
- II. A separate application is required for preliminary approval and for final approval. Each application must be accompanied by the appropriate subdivision fee which currently is as follows:

PRELIMINARY APPLICATIONS

Subdivision Fee – non PRD:		\$150.00
Subdivision Fee – PRD: \$150.00 plus \$15.00 per lot (or dwelling unit) in excess of ten (10)		
Escrow Deposit – PRD:	1 – 10 lots/DU’s	\$1,125.00
	11 – 20 lots/DU’s	\$1,650.00
	21 – 30 lots/DU’s	\$2,250.00
	31 – 40 lots/DU’s	\$3,750.00
	Over 40 lots/DU’s	\$3,750.00
	(plus \$40.00 per lot/DU over 40)	

FINAL APPLICATIONS

Subdivision Fee -	Non PRD and PRD	(per lot) \$25.00
Plus the actual costs incurred by the Borough.		

Wherever in this fee schedule the term “**the actual costs incurred by the Borough**” shall be utilized, it shall be defined as the actual costs and expenses incurred by the Borough of Fox Chapel in connection with (but not limited to) the following activities or other similar services, as performed by the Borough’s Engineer, Solicitor or its other professional consultants, as billed to the Borough at their normal rate as charged to the Borough for such services:

- (1) Plan or application review;
- (2) Report preparation and attendance time (including travel to and from) at meetings (or parts thereof) at which such plans, applications or reports are reviewed or considered;
- (3) Research or information review;

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- (4) Inspections; and
- (5) Other services performed by consultants.

Actual costs and expenses incurred by the Borough which are required to be paid or reimbursed by the applicant pursuant to the terms of this fee schedule or other provision of the Code of Ordinances of The Borough of Fox Chapel shall be timely provided to the applicant by itemized documentation of the same and such costs and expenses shall be paid/reimbursed by the applicant within 30 days of the applicant's receipt of such documentation. Payment of fees known at the time of application is a condition of issuance of a permit or other approval.

III. All subdivisions must be submitted in compliance with all applicable requirements. In particular, applications will be reviewed for conformance with the following:

A) PRELIMINARY PLANS:

- 1. All Subdivisions: Subdivision Ordinances
Sections 304; Part 4

Natural Resources Ordinance
Sections 120, 121, 130, 131, 134,
135, 140 & 141

Zoning Ordinance
Sections 25, 511 (1-12)
- 2. Density Developments: All of III A.1 plus
Zoning Ordinance – Section 43
- 3. PRD Development: All of III A.1 plus
Zoning Ordinance – Sections 201,
301 & 308

B) FINAL PLANS: - All of III A plus

- 1. All Subdivisions: Subdivision Ordinance
Section 307
Natural Resources Ordinance
Sections 122 & 123
- 2. PRD Developments: All of III B.1 plus
Zoning Ordinance
Sections 204 & 401

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- IV. Applicants shall submit the following portions of the application form:

Preliminary Approval (all applications) – Parts I, II (*), VI, VII & VIII
Final Approval (all applications) – Parts I, III, VI, VII & VIII
Density Developments – Parts I, II or III, IV, VI, VII & VIII
PRD Developments – Parts I, II or III, V, VI, VII & VIII

(*) Applications for subdivisions containing 10 acres or less may skip questions 71 through 90.

- V. The applicant must complete each of the items on the application form and indicate the specific drawing number(s) or page number(s) where the information is shown. Any information not provided as required (i.e., any questions answered in the negative other than Question 91, Part II and Question 44, Part V), shall be referenced in Part VI and the reason for its omission provided. If questions are answered in the affirmative, the place(s) where such information is shown MUST be identified. Failure to do so will be sufficient grounds for rejection of the application.
- VI. Generally, all subdivisions must comply fully with all subdivision, zoning, natural resource and related requirements. The applicant must list any waiver that is required in Part VII and provide adequate justification for the Borough's waiving the standard requirements. If a specific waiver is not requested in writing, it will be assumed that the ordinance requirement will be complied with.

BOROUGH OF FOX CHAPEL
Application for Subdivision

PART I - GENERAL

Name of Subdivision: _____

Location of Subdivision: _____

Lot & Block No. _____ - _____ - _____

Name of Property Owner(s): _____

Address of Property Owner(s): _____

Name of Developer(s): _____

Address of Developer(s): _____

Type of Subdivision: Conventional ____ Density ____ PRD ____

Number of Lots: _____ Number of Dwelling Units: _____

Zoning District: _____ Date Submitted: _____

<u>Type of Application:</u>	<u>Fees Paid:</u>	
Sketch Plan _____	Subdivision	\$ _____
Preliminary _____	Land Disturbance	\$ _____
Tentative _____	Grading	\$ _____
Final _____	Escrow	\$ _____
	Other	\$ _____
	TOTAL	\$ _____

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
36. Are existing stormwater detention facilities shown?	_____	_____	_____
37. Are proposed stormwater detention facilities shown?	_____	_____	_____
38. Have proposed stormwater detention facilities been designed as per Section 404?	_____	_____	_____
39. Does the subdivision involve more than one phase?	_____	_____	_____
40. Are the boundaries of each phase and the staging indicated?	_____	_____	_____
41. Are the limits of common open space and undisturbed open space shown for each phase?	_____	_____	_____
42. Does plan show <u>ALL</u> environmental hazards shown on Borough's Environmental Hazard Maps?	_____	_____	_____
43. Are copies of ALL existing and proposed covenants, easements, deed restrictions, etc., included?	_____	_____	_____
44. Has a time schedule been provided for all on-site <u>and off-site</u> improvements?	_____	_____	_____
45. Reserved	_____	_____	_____
46. Reserved	_____	_____	_____
47. Reserved	_____	_____	_____
48. Has an application for a Grading Permit been submitted?	_____	_____	_____
49. Does it include a report by a geological or soils engineer as per Section 123 of the NRO?	_____	_____	_____
50. Is the report based on core borings to bedrock <u>as required</u> ?	_____	_____	_____
51. Is the existing material to be excavated sufficiently stable to sustain the proposed slope?	_____	_____	_____
52. Has a geological or soils engineer provided the required certification to slope stability?	_____	_____	_____
53. If existing material is unsatisfactory, has a properly designed retaining wall been provided?	_____	_____	_____
54. Are the tops and bottoms of slopes set back from property lines 3 feet horizontally for every 1 foot vertically?	_____	_____	_____
55. Are fills located and designed to prevent settlement, sliding and erosion?	_____	_____	_____
56. Has geological or soils engineer's certification been provided?	_____	_____	_____
57. Is the fill design to eliminate placement over trees, stumps, brush or landslide-prone soil?	_____	_____	_____
58. Is the road embankment and subgrade preparation designed as per Section 123(e) of the NRO?	_____	_____	_____
59. Are retaining walls designed as per Section 123(f) of the NRO?	_____	_____	_____
60. Has adequate drainage been provided as per Section 123(g) of the NRO?	_____	_____	_____
61. Reserved	_____	_____	_____
62. Reserved	_____	_____	_____
63. Reserved	_____	_____	_____
64. Has a "Notice of Proposed Land Disturbance" been filed?	_____	_____	_____
65. Has the plan been designed to eliminate disturbance to waterfalls?	_____	_____	_____

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
66. Has the plan been designed to eliminate filling, piping or diverting in wetlands, ponds and lakes?			
67. Has the plan been designed to eliminate <u>any</u> disturbance of "very steep slopes" or "steep slopes" with high risk?			
68. Has the plan been designed to protect existing trees?			
69. Does the after construction site index equal or exceed 50% of the preconstruction site index?			
70. Have provisions been made to protect natural features as per Section 122 of the NRO?			
71. Has an environmental report (ER) been submitted for Subdivisions over 10 acres?			
72. Does the ER include a <u>separate</u> site plan as per Section 141(a) of the NRO?			
73. Does the ER include photographs showing the existing site conditions as required?			
74. Does the ER include a site development plan?			
75. Does the ER include plans and elevations showing the dimensions, area and height of structures?			
76. Does the ER include proposed operation and maintenance of open space?			
77. Does the ER include a staging schedule?			
78. Does the ER include a written <u>qualitative and qualitative</u> description <u>as well as a plan showing the location</u> of the following sensitive natural resources:			
a. Geological hazards?			
b. Rock formations?			
c. Springs?			
d. Slopes differentiated by percent grade?			
e. Soil characteristics including depth to bedrock, flood hazard potential and suitability for on-lot disposal?			
f. Flood plans?			
g. Waterfalls?			
h. Surface water resources including drainage and watershed characteristics?			
i. Groundwater resources?			
79. Does the ER include a written description <u>as well as plan showing the location</u> of the following biological resources:			
a. Areas of unique vegetation?			
b. Location and composition of wooded areas?			
c. The <u>exact</u> location of all trees 6" dbh or larger?			
d. The location and characteristics of any wildlife habitats?			
80. Does the ER include a written description <u>as well as a plan showing the location</u> of the following land use conditions:			
a. Land cover characteristics?			
b. Encumbrances on tract?			
c. Adjacent land uses?			

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
=====	=====	=====	=====
81. Does the ER include a written description <u>as well as a plan showing the location</u> of the following historic resources as included in the National Registry of Historic Places, the PA Inventory of Historic Places, the American Building Survey or as identified by the Borough:			
a. Areas?	_____	_____	_____
b. Structures?	_____	_____	_____
c. Routes?	_____	_____	_____
d. Trails?	_____	_____	_____
82. Does the ER include a written description <u>as well as a plan showing the location</u> of the following visual resources:			
a. Highest elevation?	_____	_____	_____
b. Long distance view?	_____	_____	_____
c. Rock outcrop area?	_____	_____	_____
d. Well maintained landscaped areas?	_____	_____	_____
e. Specimen trees?	_____	_____	_____
83. Does the ER include a utility needs assessment?	_____	_____	_____
84. Does the ER include a transportation analysis including the following:			
a. Methods of traffic control?	_____	_____	_____
b. Existing traffic volume?	_____	_____	_____
c. Anticipated traffic volume?	_____	_____	_____
d. Physical condition of existing streets?	_____	_____	_____
e. Needed improvements on existing streets?	_____	_____	_____
85. Does the ER include an air quality assessment?	_____	_____	_____
86. Does the ER include a plan showing the shadow analysis at 9:00 a.m., noon and 3:00 p.m. on the date of the Winter Solstice for existing and proposed trees, screening and structures?	_____	_____	_____
87. Does the ER include the implication of beneficial and adverse effects from the development including a plan showing the location of areas of adverse impact?	_____	_____	_____
88. Does the ER include provisions to mitigate any adverse impacts including exhibits and diagrams of the remedial, protective and mitigative measures?	_____	_____	_____
89. Reserved	_____	_____	_____
90. Reserved	_____	_____	_____
91. Does the applicant own or have an interest in any property adjacent to this subdivision?	_____	_____	_____
92. If yes, has a master plan for the adjacent property been submitted in accordance with Sections 111-113 of the Zoning Ordinance?	_____	_____	_____
93. Does the application include a plan showing the location of all flood plain districts on the site?	_____	_____	_____
94. Are all flood plain areas <u>and areas containing alluvial soils</u> designated as open space?	_____	_____	_____
95. Do the uses designated within flood plains comply with the permitted uses set forth in Section 511.5 through Section 511.9 of the Zoning Ordinance?	_____	_____	_____

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
96. If the development involves modifications to the flood plain or stream courses, are such modifications as per Section 511.10 of the Zoning Ordinance?			
97. Are roads and manholes elevated at least 5' above streams?			
98. Are on-lot disposal systems located outside of flood plains?			
99. Are all existing and proposed utilities within the flood plain elevated or flood-proofed?			
100. Are all structures located in the flood plain flood-proofed as per Section 511.12 of the Zoning Ordinance?			
101. Have stormwater and drainage facilities been designed as per Section 404 of the Subdivision Ordinance?			
102. Reserved			
103. Reserved			
104. Reserved			
105. Reserved			

PART III – APPLICATION FOR FINAL APPROVAL

1. Are all covenants required by Sections 307(a)-307(i) of the Subdivision Ordinance provided?			
2. Are <u>all</u> boundary lines, right-of-way lines, lot lines accurately dimensioned? (All easements MUST be accurately dimensioned and tied to all property lines.)			
3. Does the plan include the location of primary control points?			
4. Does the plan show a concrete monument at <u>each</u> angle point along the tract boundary?			
5. Are all points of curve and tangency along roads marked by a concrete monument, offset 5' from the right-of-way line?			
6. Are all lot corners marked by an iron pin?			
7. Has a certification by a registered surveyor that the tract survey is closed been provided?			
8. Does the recording plan show owners of unplatted land within 100' of the subdivision as well as roads, lot lines and recording information for adjacent subdivision?			
9. Does the recording plan show all building lines?			
10. Does the recording plan show the names and width of all roads within or adjoining the subdivision?			
11. Does the final application include financial security equal to 110% of the cost of improvements?			
12. Does the final application include construction drawings and specifications sufficient to show the following:			
The classification of all roads based on the required ADT's per dwelling unit?			
b. Road cross sections at 50' intervals?			
c. Typical road construction details?			
d. Road centered in the right-of-way?			
e. Road intersections at horizontal angles not less than 80 degrees?			

	QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
12 (cont.)	f. Clear site triangles at all intersections having a minimum side of 75 feet on local roads and 100 feet on collector roads?			
	g. Building line setbacks increased where necessary to provide adequate site distances?			
	h. The centerline of new roads intersect existing roads at the edge of paving with an algebraic difference not exceeding 2%?			
	i. Cul-de-sacs having a right-of-way radius of at least 47 feet and a paving radius of at least 35 feet with unpaved center no smaller than 34 feet in diameter?			
	j. The full widths of all shoulders at cul-de-sacs stabilized with 8 inches of compacted aggregate and 2 inches of topsoil?			
	k. Temporary turn-arounds provided with an all weather surface?			
	l. Roads having a minimum grade of 0.75% and a maximum grade of 10%? Lanes having a minimum grade of 0.75% and a maximum grade of 12%?			
	m. Vertical curves provided at all changes in centerline gradients exceeding 2% on local roads and 1% on collector roads?			
	n. The lengths of vertical curves based on multiplying the algebraic difference in gradients by 25 feet for local roads and 40 feet for collector roads?			
	o. Roads crowned at 1/4 inch per foot except where superelevation is required?			
	p. 6" x 18" curbs provided along each edge of the road?			
	q. Berms sloped at 2%?			
	r. 4" underdrains provided along <u>both</u> sides of the road?			
	s. Inlets recessed behind the gutter line?			
	t. Guard rails shown wherever the ground within 20 feet of the road edge is 5 feet or more below the road edge?			
	u. Collector roads provided with a minimum length of horizontal tangent of 100 feet?			
	v. Maximum length of horizontal tangent 100 feet for local roads and 200 feet for collector roads?			
	w. Minimum radii for horizontal curves of 100 feet for local roads and 200 feet for collector roads?			
	x. Minimum separation between intersecting roads of 200 feet on local roads and 400 feet on collector roads?			
	y. Minimum separation between driveways of 200 feet on collector roads?			
	z. Minimum shoulder width of 4 feet and 8 feet on local roads and 8 feet on both sides for collector roads?			

	QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
12 (cont.)	aa. Minimum cartway widths of 12 feet on lanes, 18 feet on local roads and 20 feet on minor collector roads?			
	bb. Minimum right-of-way widths of 20 feet on lanes, 50 feet on local and collector roads and 60 feet on arterial roads?			
	cc. Have one-half of the above right-of-way widths been provided where the subdivision abuts existing roads?			
	dd. Compliance with "Standard Specifications for Construction of Roads?"			
	ee. Stormwater drainage and detention facilities in accordance with Section 404 of the Subdivision Ordinance including provisions for ownership, operation and maintenance?			
	ff. Utilities designed to be installed outside the road paving?			
	gg. Sanitary sewers having a minimum diameter of 8 inches for public sewers and 6 inches for lateral sewers?			
	hh. Sewers constructed with PVC or Ductile iron?			
	ii. Compliance with "Standard Specifications for Construction of Storm and Sanitary Sewers?"			
	jj. Water distribution system designed in accordance with the Fox Chapel Authority?			
	kk. Fire hydrant within 600 feet (by road or lane) from all existing and proposed dwellings?			
	ll. Easements for utilities <u>20</u> feet in width accurately dimensioned and located?			
	mm. Plantings along existing and proposed roads complying with the Borough's "Grounds Maintenance Guide?"			
	nn. Minimum lot widths at the building lines of 250 feet in an "A" district, 225 feet in a "B" district, and 165 feet in a "C" district.			
	oo. Side lot lines at approximately 90 degrees to roads?			
	pp. Road rights-of-way excluded from lot areas?			
	qq. Lot depths less than 3 times the lot width?			
	rr. Compliance with "Standard Provision for Construction of Public Improvements in Subdivisions", particularly erosion and sedimentation control provisions?			

PART IV – APPLICATION FOR DENSITY DEVELOPMENTS

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
=====	=====	=====	=====
1. Is development in A, B or C district?	_____	_____	_____
2. Is the site at least 6 acres in size?	_____	_____	_____
3. Are the total number of homes less than or equal to the number permitted under a conventional development after subtracting the area within the road right-of-way?	_____	_____	_____
4. Is the minimum lot size 65,340 square feet in the “B” district and 32,670 square feet in the “C” district?	_____	_____	_____
5. Do the lot widths conform to the following minimums: “A” District – 200 feet “B” District – 175 feet “C” District – 150 feet	_____	_____	_____
6. Do the setbacks conform to the following minimums: “A” District – Front: 50 feet; Side: 30'/75' “B” District – Front: 50 feet; Side: 30'/75' “C” District – Front: 50 feet; Side: 20'/60'	_____	_____	_____
7. Is 15% of the total site area dedicated as common open space?	_____	_____	_____
8. Is 50% of the common open space undisturbed?	_____	_____	_____
9. Are the ownership and maintenance provisions for the common open space indicated?	_____	_____	_____
10. Is the layout consistent with the Borough’s Comprehensive Plan?	_____	_____	_____

PART V – APPLICATION FOR PLANNED RESIDENTIAL DEVELOPMENT

1. Has a performance guarantee meeting the requirements of Section 307.3 of the Subdivision Ordinance been provided?	_____	_____	_____
2. If a sketch plan has been submitted for review, does the sketch plan show:			
a. Existing conditions?	_____	_____	_____
b. Proposed development?	_____	_____	_____
c. Existing covenants?	_____	_____	_____
d. Available facilities and utilities?	_____	_____	_____
e. Number of proposed lots?	_____	_____	_____
f. Typical lot widths and depths?	_____	_____	_____
g. Price range?	_____	_____	_____
h. Public areas?	_____	_____	_____
i. Proposed protective covenants?	_____	_____	_____
j. Proposed utilities?	_____	_____	_____
k. Proposed street improvements?	_____	_____	_____
l. Existing “natural (environmental) features?”	_____	_____	_____
3. If a location map has been submitted, does the location map show:			
a. Relationship to any adjacent community facility?	_____	_____	_____
b. Main traffic arteries?	_____	_____	_____
c. Public transportation lines?	_____	_____	_____

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
=====	=====	=====	=====
3.(cont.) d. Elementary and public schools?	_____	_____	_____
e. Playgrounds?	_____	_____	_____
f. Churches?	_____	_____	_____
g. Title, scale, north arrow and date?	_____	_____	_____
4. If this application is for tentative approval has the following been provided:	_____	_____	_____
a. A plan meeting all the requirements of Section 304.1 of the Subdivision Ordinance? (Complete Part II)	_____	_____	_____
b. Do plans show:	_____	_____	_____
i. House locations, orientation, basement, floor elevations, entry locations?	_____	_____	_____
ii. Driveway alignments?	_____	_____	_____
iii. Incidental recreational facilities?	_____	_____	_____
iv. Location and size of common open space?	_____	_____	_____
v. Ownership and maintenance of common open space?	_____	_____	_____
c. Substance of covenants, easements, etc.?	_____	_____	_____
d. Time schedule?	_____	_____	_____
e. Developer's statement why the PRD is in public interest and in compliance with the Borough plan?	_____	_____	_____
f. Notice of environmental disturbance and environmental report?	_____	_____	_____
g. Master plan for any future development?	_____	_____	_____
5. If this application is for final approval, has the following been approved:	_____	_____	_____
a. A final plat meeting all the requirements of Section 307.1 of the Subdivision Ordinance? (Complete Part III)	_____	_____	_____
b. Final drafts of <u>all</u> offers of dedication, covenants, easements and deed restrictions?	_____	_____	_____
c. Final drafts of ownership and maintenance agreements for the use of land (including common open space), buildings and structures?	_____	_____	_____
d. Construction guarantee meeting the requirements of Section 307.3 of the Subdivision Ordinance?	_____	_____	_____
6. Is the entire site in the Borough and owned by the developer?	_____	_____	_____
7. Is the site in an A, B or C Zoning District?	_____	_____	_____
8. If the development includes single-family detached dwellings, is the development in an A or B district?	_____	_____	_____
9. Does the site contain at least 18 <u>contiguous</u> acres?	_____	_____	_____
10. Does the site have direct access to a public road?	_____	_____	_____
11. Calculate the permitted number dwelling units below:	_____	_____	_____
Total site area _____ acres	_____	_____	_____
Less public & private road R/W _____ acres	_____	_____	_____
Net site area _____ acres	_____	_____	_____
Times permitted density x _____ dwellings/acre	_____	_____	_____
Allowable dwelling units _____	_____	_____	_____
Proposed dwelling units _____	_____	_____	_____

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
12. Calculate the required amount of undisturbed open space below: Total site area _____ acres X 0.30 Required undisturbed open space _____ acres Proposed undisturbed open space _____ acres	_____ _____ _____	_____ _____ _____	_____ _____ _____
13. Has the undisturbed open space been located to conserve: a. Streams? b. Lakes? c. Flood Plains? d. Groundwater? e. Wooded areas? f. Steeply-sloped areas? g. Areas of unusual beauty? h. Areas of importance to the natural ecosystem?	_____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____
14. If the PRD is to be developed in stages, has the following criteria been satisfied: a. Application for tentative approval covers the entire site? b. At least 15% of dwelling units are included in each stage except last? c. Subsequent stages are developed in economically sound units of development? d. Each stage includes undisturbed open space suitable to protect all sensitive features? e. The total accumulative density at each stage is less than 20% more than the permitted density for the entire PRD?	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____
15. Are there at least four off-street parking spaces, two of which are enclosed, measuring 9.5 feet by 12 feet, for each unit?	_____	_____	_____
16. Are parking spaces for disabled persons at least 12 feet by 19 feet?	_____	_____	_____
17. Are common parking areas limited to 40 spaces?	_____	_____	_____
18. Are common parking areas located: a. At least 20 feet from all structures? b. At least 50 feet from all PRD boundaries? c. To prevent through traffic between parking areas? d. To provide 20 foot aisles for 90 degree parking, 18 foot aisles for 60 degree parking and 13 foot aisles for 45 degrees parking?	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____
19. Are open parking areas to be improved with an all-weather, dust free surface?	_____	_____	_____
20. Are common parking areas mounded and landscaped so that no more than 5 spaces occur in a row?	_____	_____	_____

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
21. Are common parking areas adequately screened?	_____	_____	_____
22. Are driveway widths across public property limited to 25 feet?	_____	_____	_____
23. Are driveway openings separated by the following distances:			
a. Arterial road - 400 feet?	_____	_____	_____
b. Major collector road - 400 feet?	_____	_____	_____
c. Minor collector road - 200 feet?	_____	_____	_____
24. Are lots less than 175 feet wide (at the right-of-way line) limited to one driveway entrance?	_____	_____	_____
25. Are incidental recreational facilities at least 15 feet from any PRD boundary, structure or proposed public street R/W and 40 feet from the centerline of any private road within the PRD?	_____	_____	_____
26. Are all structures at least the following distances from a PRD boundary:			
a. 100 feet?	_____	_____	_____
b. 60% of detached dwelling width?	_____	_____	_____
c. 2.5 times the multi-family building height?	_____	_____	_____
27. Calculate the total allowable building coverage below:			
Total site area _____ acres	_____	_____	_____
X 0.10			
Allowable building coverage _____ acres	_____	_____	_____
Proposed building coverage _____ acres	_____	_____	_____
28. Is the maximum building height limited to three stories or 40 feet?	_____	_____	_____
29. Are building lengths limited to 200 feet?	_____	_____	_____
30. Are building exteriors broken at least every 50 feet by a 5 foot offset?	_____	_____	_____
31. Do all single-family detached dwellings provide the following:			
a. 1.50 acre lots in "A" District and 1.25 acre lots in "B" District?	_____	_____	_____
b. Side setbacks greater than 30 feet or 45% of the building width?	_____	_____	_____
c. Front setbacks greater than 50 feet or 60% of the building width?	_____	_____	_____
d. Rear setbacks greater than 40 feet or 60% of the building width?	_____	_____	_____
32. Do all twin, duplex, attached dwellings provide the following:			
a. 10,000 square foot lots?	_____	_____	_____
b. Side setbacks greater than 20 feet with a minimum distance between buildings of at least 40% of the average building width?	_____	_____	_____
c. Front setbacks greater than 50 feet or 15% of the total building width?	_____	_____	_____
d. Rear setbacks greater than 40 feet or 35% of the total building width?	_____	_____	_____

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
33. Do all fourplex and townhouse dwellings provide the following: a. The lessor of 8 dwelling units/acre or the densities permitted by Sections 303.1 and 305.6.a of the PRD Ordinance? b. Are townhouse widths greater than 20 feet? c. Front setbacks greater than 50 feet or 25% of the total building width? d. Rear setbacks of greater than 40 feet or 50% of the total building width? e. At least 40 feet or 150% of the total average building height between structures? f. At least 25 feet or 25% of the total building width between dwellings and any solid waste collection station or parking areas and any roads leading thereto?			
34. Do all apartments provide the following: a. The lessor of 12 dwelling units per acre or the densities permitted by Sections 303.1 and 305.6.2 of the PRD Ordinance? b. Front setbacks greater than 50 feet or 20% of the total building width? c. At least 40 feet or 150% of the individual building height from other residential structures? d. At least 20 feet or 15% of the total building width between dwellings and any solid waste collection station or parking areas, and any roads leading thereto?			
35. Reserved			
36. Reserved			
37. Is common open space in a single family detached dwelling PRD eased to the Borough or Private Conservation Organization?			
38. Is common open space accessible to residents of the Borough?			
39. Indicate which of the following vehicles will be used for the ownership and maintenance of common open space: a. Dedication of Easements? b. Transfer to Private Conservation Organization? c. Fee Simple Dedication? d. Homeowner's Association? e. Condominium Agreement?			
40. If common open space is to be maintained through a Homeowner's Association, has the following been submitted: a. Association by-laws? b. Documents governing open space (particularly undisturbed open space) use and maintenance? c. Guarantee that Association will be operating before lots are sold? d. Proof that membership is mandatory for all homeowners?			

	QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
	=====	=====	=====	=====
40. (cont.)	e. Proof that Association is responsible for insurance and taxes on open space?	_____	_____	_____
	f. Equitable cost-sharing arrangements for open space?	_____	_____	_____
41.	Is the undisturbed open space readily accessible to the public?	_____	_____	_____
42.	Is the undisturbed open space located to preserve existing natural features?	_____	_____	_____
43.	Will the undisturbed open space contain:			
	a. Pathways?	_____	_____	_____
	b. Meadows?	_____	_____	_____
	c. Sanitary sewers?	_____	_____	_____
	d. Other disturbances (Identify below)			
	i. _____	_____	_____	_____
	ii. _____	_____	_____	_____
	iii. _____	_____	_____	_____
	iv. _____	_____	_____	_____
	v. _____	_____	_____	_____
44.	Does the PRD include planned active recreation?	_____	_____	_____
45.	Does the design of the common open space provide the following:			
	a. A minimum width of 75 feet?	_____	_____	_____
	b. A minimum contiguous area of one acre?	_____	_____	_____
	c. Interconnection with adjacent common open space?	_____	_____	_____
	d. Adequate parking?	_____	_____	_____
	e. Absence of public or private roads?	_____	_____	_____
	f. Absence of structures except those related to outdoor recreational use?	_____	_____	_____
	g. Landscaped by retention of natural cover?	_____	_____	_____
	h. Provisions for recording in the Recorder of Deeds office?	_____	_____	_____
46.	Have the recommendations set forth in the Grounds Maintenance Guide been followed along existing public rights-of-way?	_____	_____	_____
47.	Have the recommendations set forth in the Grounds Maintenance Guide been followed along existing and proposed roads serving more than three dwellings?	_____	_____	_____
48.	Will at least 50% of each proposed building and 100% of each garage door or parking area be screened from view from properties outside the PRD and from existing adjoining roads?	_____	_____	_____
49.	Has a planting strip been provided around the perimeter of the PRD?	_____	_____	_____
50.	Are all trees over 2 inches DBH of 6 feet in height around the perimeter of the tract to be saved?	_____	_____	_____
51.	Are all common parking areas, steps, ramps, walkways and directional signs adequately lighted?	_____	_____	_____
52.	Is all lighting limited to 20 feet in height?	_____	_____	_____
53.	Is all lighting shielded to prevent glare beyond 35 degrees?	_____	_____	_____

