

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:		\$165.00
Subdivision Fee – PRD:	\$165.00 plus \$17.00 per lot (or dwelling unit) in excess of ten (10)	
Escrow Deposit – PRD:	1 – 10 lots/DU's	\$1,250.00
	11 – 20 lots/DU's	\$1,800.00
	21 – 30 lots/DU's	\$2,500.00
	31 – 40 lots/DU's	\$4,125.00
	Over 40 lots/DU's	\$4,125.00
	(plus \$44.00 per lot/DU over 40)	

FINAL APPLICATIONS

Subdivision Fee -	Non PRD and PRD	(per lot) \$30.00
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: _____

Type of Application:
Sketch Plan _____
Preliminary _____
Tentative _____
Final _____

Fees Paid:
Subdivision \$ _____
Land Disturbance \$ _____
Grading \$ _____
Escrow \$ _____
Other \$ _____
TOTAL \$ _____

PART II – APPLICATION FOR PRELIMINARY APPROVAL

QUESTION	ANS.	WHERE SHOWN?	BOROUGH USE ONLY
1. What is scale of Preliminary Plan(s)?			
2. Does plan show all existing and proposed physical features within 200'?			
3. Does plan show name of subdivision?			
4. Is name and address of developer shown?			
5. Is name and address of engineer shown?			
6. Are drawings sealed?			
7. Are graphic and written scales provided?			
8. Are drawings dated?			
9. Has preliminary inscription been provided?			
10. Are existing and proposed contours shown?			
11. What is the contour interval?			
12. Has engineer's certification relative contours been provided?			
13. Has engineer's certification relative traverse been provided?			
14. Have existing and proposed road and lane names been shown?			
15. Have existing and proposed road and lane right-of-ways and paving widths been shown?			
16. Have existing and proposed road and lane alignments and gradients been shown?			
17. Have all existing easements been located?			
18. Have all proposed easements been located?			
19. Have all existing structures been located?			
20. Have all proposed structures been located?			
21. Have all existing sewers been located?			
22. Have all proposed sewers been located?			
23. Are all adjacent property owners identified?			
24. Are all lot boundaries, dimensions, numbers and building lines shown?			
25. Will the plan include common open space?			
26. What is proposed ownership/maintenance arrangement for open space?			
27. Are there any incidental recreation or parking facilities?			
28. Are all existing tree masses and plantings shown?			
29. Are all proposed tree masses and plantings shown?			
30. What is the zoning district?			
31. What is scale of location map?			
32. Does location map show all roads, watercourses and municipal boundaries within 1,000 feet?			
33. Are limits of undisturbed open space shown?			
34. Are limits of construction shown?			
35. How will said limits be marked and maintained?			

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 and off-site 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 qualitative <u>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 <u>MUST</u> 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 both 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 20 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?			

