



Township of Hampton **Land Development Application**

1. The application must be fully completed and the required items in Part 2 must be included to be accepted. Failure to do will result in non-acceptance of application. The Township prior to acceptance for referral by council will review the application packet for completeness.
2. The application provides a brief summary of the review process, which the Township will follow. Please take this into consideration when submitting a plan, and the "time frame" necessary for approval.
3. Also included is a checklist that identifies requirements of various Township Ordinances pertaining to environmental controls. **THIS CHECKLIST MUST BE COMPLETED AS APPLICABLE.**

With the provision of a complete application at the start, the review process can be minimized and the time necessary, significantly reduced.

Should you have any question about the procedures, please do not hesitate to contact the Township office at (412) 486-0400.

TOWNSHIP OF HAMPTON
SUMMARY OF LAND DEVELOPMENT APPLICATION
AND
REVIEW PROCEDURES

PROCEDURE FOR MAKING APPLICATION

The procedure for the filing, review and possible approval of a subdivision or site plan application is as follows:

Step 1: Obtaining the Application Form

Once an applicant has expressed an interest in seeking subdivision or site plan approval from the Township, he/she should first pick up a land development application at the permit window in the Township Municipal Building or the Township website (www.hampton-pa.org)

Step 2: Pre-Application Conference

Once the application has been obtained, the applicant should complete Part 1 of this form and then contact the Township's Land Use Administrator to arrange for a "Pre-Application Conference". The purpose of this conference, as stated in the Township's Subdivision and Land Development Ordinance, is to afford the applicant the opportunity "to obtain information and guidance before entering into binding commitments or incurring substantial expenses for plan preparation". This meeting may be scheduled with the Township Engineer and applicable staff. It is recommended that the pre-application meeting be scheduled at least two weeks prior to the deadline date for the receipt of completed applications, to allow time for any revisions that may need to be made to the application.

Step 3: Filing the Application Form

After a "Pre-Application Conference" has been held with the appropriate Township staff members, a land development application can then be formally filed at the Township office. An application for approval of a subdivision or site plan shall be presented AT LEAST TEN (10) WORKING DAYS prior to the regular monthly meeting of Council, which is held on the fourth Wednesday of each month.

PLEASE NOTE: There is no exception to this policy unless a holiday would happen to fall within this minimum ten (10) working day period, in which case, a one (1) day extension would be granted.

The application must be accompanied by the appropriate number of plans as required by Part 2 of the land development application.

The application shall also be accompanied by a filing fee, made payable to the "Township of Hampton", in the amount as may be designated from time to time by appropriate resolution of the Council of the Township of Hampton. Please be advised that a land development application shall not be considered to be complete and/or properly filed, unless and until, all items required by the Township's development application and all other applicable ordinances, have been received.

Step 4: The Referral Process

Once the land development application has been accepted by the Township, it is then placed on the agenda of the Township Council's regular meeting for the purpose of being formally referred to the Environmental Advisory Council and the Planning Commission. This referral process can ONLY occur during the regular meetings of Township Council in order to comply with the Pennsylvania Municipalities Planning Code, Act 247.

Step 5: The Review Process

Once the application has been referred by the Township Council, the Township's Environmental Advisory Council (EAC), which meets on the first Monday of each month, and the Planning Commission, which meets on the second Monday of each month, shall review and make their recommendations to the Township Council. The Township Council then meets on the second and fourth Wednesdays of the following month. The meeting on the second Wednesday is a workshop meeting where the Township Council sets their agenda for the regular meeting. The Township Council will vote to approve or reject all land development applications at their regular meeting.

PLEASE NOTE:

The Township Council will not generally receive a plan for review, and will not take action on it, until the Planning Commission has issued their recommendation.

If an application has been made to the Zoning Hearing Board requesting a variance from a provision(s) in the Township's Zoning Ordinance, the Planning Commission may not make a recommendation until a decision has been rendered by the Board, and the Township Council shall not make a decision on the application until a decision has been rendered by the Zoning Hearing Board.

Rev. 12/08

TOWNSHIP OF HAMPTON LAND DEVELOPMENT APPLICATION

3101 McCully Road Allison
Park, PA 15101 (412)486-
0400 (724)443-7585

ALL SECTIONS MUST BE COMPLETED. FAILURE TO DO SO WILL BE SUFFICIENT GROUNDS FOR REJECTION OF THIS APPLICATION.

PART 1

NOTE: Prior to the submittal of an application, it is recommended that the applicant discuss the requested proposal at a pre-application conference with the Township's Planning Department to review the requirements of all Township land development ordinances. Please contact the Township to schedule an appointment.

TYPE OF APPLICATION:

- | | |
|---|--------------------------|
| SIMPLE SUBDIVISION/LOT CONSOLIDATION (2 Lots) | <input type="checkbox"/> |
| SUBDIVISION - PRELIMINARY | <input type="checkbox"/> |
| SUBDIVISION - FINAL | <input type="checkbox"/> |
| SITE PLAN | <input type="checkbox"/> |
| REVISED SITE PLAN | <input type="checkbox"/> |
| PLANNED RESIDENTIAL DEVELOPMENT - PRELIMINARY | <input type="checkbox"/> |
| PLANNED RESIDENTIAL DEVELOPMENT - FINAL | <input type="checkbox"/> |
| LOT LINE CHANGE | <input type="checkbox"/> |
| CHANGE OF USE | <input type="checkbox"/> |

FOR OFFICE USE ONLY:

APPLICATION TITLE: _____

APPLICATION NUMBER: _____

APPLICATION FEE: _____

RECEIVED BY: _____

DATE FILED: _____

TOWNSHIP OF HAMPTON

APPLICANT:

Name _____
Address _____
_____ ZIP _____
Phone _____ Fax _____
E-mail address _____
Contact person _____

PROPERTY OWNER:

Name _____
Address _____
_____ ZIP _____
Phone _____ Fax _____
E-mail address _____
Contact person _____

ARCHITECT:

Name _____
Address _____
_____ ZIP _____
Phone _____ Fax _____
E-mail address _____
Contact person _____

ENGINEER:

Name _____
Address _____
_____ ZIP _____
Phone _____ Fax _____
E-mail address _____
Contact person _____

Purpose of Development: _____

Property Location: _____

Lot and Block Identification: _____

Legal Description: _____

Cross Streets: _____

Current Zoning: _____

Property Size: _____ acres
_____ sq. ft.

Property located outside of floodprone area? yes no

Property located within floodprone area:

One-hundred (100) Year flood elevation: _____

Lowest Floor elevation: _____

Describe methods and materials that will be used to minimize flood damage in accordance with Ordinance No.217, as amended:

An application may be filed only by the owner of a property or by a person with the power of attorney from the owner authorizing the application, or by the attorney at law representing the owner,

INDICATE YOUR AUTHORITY:

_____ I am the owner of the property,

_____ I have the power of attorney from the property owner authorizing the application. A copy of the authorization is attached.

_____ I am the attorney at law representing the owner. A copy of the authorization is attached.

I/WE, _____ being duly sworn, do depose and say that I/WE am/are the owner(s) or applicant(s) herein named, and that the foregoing statement and answers herein contained and the information herein submitted are, in all respects, true and correct to the best of my/our knowledge and belief.

Signature

Name

Date

IF THE APPLICANT IS OTHER THAN THE PROPERTY OWNER, THE OWNER MUST SIGN, CONSENTING TO THE FILING OF THIS APPLICATION.

I/WE _____

Am/are the owner(s) of the subject property and consent to the filing of this application.

Signature

Date

Part 2

Application Material

NO APPLICATION WILL BE CONSIDERED COMPLETE UNLESS THE FOLLOWING MATERIALS,
AND APPLICATION ITEMS, HAVE BEEN PROVIDED

_____ Filing Fee (as per current fee Resolution)

_____ Development Plans, including Grading, Topography and Landscaping, as required by Township Zoning Ordinance and Subdivision and Land Development Ordinance (6 full sets of plans and 20 11" x 17" sets of plans)

_____ Site Plan, including sanitary sewers, storm sewers, roads/streets, parking areas, easements, utilities, etc. (6 full sets of plans and 20 11" x 17" sets of plans)

_____ An electronic copy of the plan

_____ Location Map

_____ Supporting Data and/or Exhibits (3 copies of each)

_____ Stormwater Management Plans

_____ Soil Report

_____ Architectural Drawings

_____ Structural Drawings

_____ Environmental Impact Statement/Plan

_____ Natural Features Plan (tree lines, ponds, wetlands, streams, floodplain and floodway limits, etc.)

_____ All applicable items required under the following ordinances:

1. Subdivision Ordinance (No. 583, as amended)
2. Zoning Ordinance (No. 627, as amended)
3. Grading Ordinance (No. 584, as amended)

_____ A copy of the Sewage Facilities Application (Planning Module) which is submitted to the PA DEP or the A.C.H.D.

_____ A copy of the Proposed Developer's Agreement for the site development



TOWNSHIP OF
Hampton

Account Information

*Please fill in the information requested below.
This is required in order to properly manage your account and insure that
any information is sent to the proper person.*

Project Name: _____

Project Location: _____

Applicant Name: _____

Contact Person: _____

Street Address: _____

City, State & Zip: _____

Phone Number: _____

Fax Number: _____

Email Address: _____

**Contact for Escrow Refund Purposes: (if different from
above)**

Any refunds should be returned to:

Company Name: _____

Contact Person: _____

Street Address: _____

City, State & Zip: _____

Phone Number: _____

Fax Number: _____

Email Address: _____

Zoning Ordinance Checklist

PROJECT: _____

DATE: _____

ITEM	ORD.SECT.	Y	N
ARTICLE 5: COMMUNICATION TOWERS			
Minimum Site Area of 1 Acre	5.100.A		
Property Located > 250 Ft. from Property in RA or RB	5.100.B		
Property Located > 500 Ft. from School or Hospital Property	5.100.B		
Property Located > 2000 Ft. from Another Tower Property	5.100.C		
Shared Tower: Prove Structural Capacity	5.100.D.1		
Shared Tower: Prove No RF Interference	5.100.D.2		
Shared Tower: Prove NIER Levels do not Exceed Standards	5.100.D.3		
Tower Must be Set Back 100% of Height from Property Line	5.100.E		
Tower Must be Enclosed by an 8 Ft. Fence	5.100.F		
Guy Wires Marked and at least 100 ft. From Property Line	5.100.G		
Structure Designed by a Professional Engineer	5.100.H		
Tower Subject to FAA and Airport Zoning Regulations	5.100.I		
No Sign on Structure	5.100.J		
Lighting Shielded and Reflected Away from Residential	5.100.K		
2 Off-Street Parking Stalls Plus One for Each On-Site Personnel	5.100.L		
Preserve Existing Vegetation Where Possible	5.100.M		
20 Ft. Access easement with Dust Free, All Weather Surface	5.100.N		
Shared Uses of Towers or Existing Structures			
Not > 20 ft. Higher than Building	5.200.A		
Located > 250 Feet From Dwelling	5.200.B		
Located > 500 Ft. From School or Hospital	5.200.B		
Located > 750 ft. From Another Antenna	5.200.C		
Antenna not on Historical Structure	5.200.D		
Amateur Radio Antennas			
Conditional Use Application in Residential	5.300.		
Less than 80 Feet High	5.300.A		
100% Tower Height Setback	5.300.A		
Structure Totally Contained on Lot	5.300.B		
Antenna not in Front Yard	5.300.D		
Antenna Installed Per Manufacturer	5.300.E		
Only One Antenna Per Lot	5.300.F		
No Lights or Signs Except per FAA	5.300.G		
ARTICLE 8: PERMITTED USES			
Permitted Principal Use in Zoning District	Varies		
Permitted Accessory Use in Zoning District	Varies		
Conditional Use in Zoning District	Varies		
Meets Minimum Lot Area(s)	Table A		
Meets Maximum Density Requirements	Table A		
Meets Minimum Frontage on Right of Way	Table A		
Meets Minimum Front Yard Set Back	Table A		
Meets Minimum Side Yard Set Back	Table A		
Meets Minimum Rear Yard Set Back	Table A		
Accessory Use Meets Side and Rear Yard Set Backs	Table A		
Maximum Lot Coverage Not Exceeded.	Table A		

ITEM	ORD.SECT.	Y	N	N/A
ARTICLE 9: PLANNED RESIDENTIAL DEVELOPMENT DISTRICTS				
Residential A - Permitted Uses & Minimum of 15 Acres	Table - 9.211			
Residential B - Permitted Uses & Minimum of 15 Acres	Table - 9.211			
Residential C - Permitted Uses & Minimum of 10 Acres	Table - 9.211			
Residential D - Permitted Uses & Minimum of 10 Acres	Table - 9.211			
Neighborhood Commercial - Permitted Uses & Minimum of 5 Acres	Table - 9.211			
Light Industrial - Permitted Uses & Minimum of 5 Acres	Table - 9.211			
Highway Commercial - Permitted Uses & Minimum of 5 Acres	Table - 9.211			
Served by Public Water & Sewage Prior to Construction	9.212a			
Is Plan Consistent with the Comprehensive Plan	9.212b			
Entire Tract to be Developed shall be in Single Ownership	9.212c			
Permitted Accessory Structures within a PRD	9.221a			
Commercial and Institutional Uses Must Serve Residents of PRD	9.221b			
Communication Facilities & Tower Sites Must Meet Article 5	9.221c			
Natural Features Analysis Provided - Hydrology	9.311			
Natural Features Analysis Provided - Geology	9.312			
Natural Features Analysis Provided - Soils	9.313			
Natural Features Analysis Provided - Topography	9.314			
Natural Features Analysis Provided - Vegetation & Wildlife	9.315			
PRD Density Calculation Provided	9.410			
Limit Development Tracts with Environmental Sensitive Areas	9.420			
Density, Area, Bulk and Setback Standards - Single Family	Table B			
Density, Area, Bulk and Setback Standards - Duplex/Quad	Table B			
Density, Area, Bulk and Setback Standards - Townhouse	Table B			
Density, Area, Bulk and Setback Standards - Garden Apt.	Table B			
Density, Area, Bulk and Setback Standards - Institutional	Table B			
Minimize Earthmoving, Erosion, Tree Clearance & Wetlands	9.441			
Efforts to Minimize Removal of Tree Masses or Trees w/ 6"+ DBH	9.442			
Tree Removal Guidelines Met	9.443 (a-j)			
Site Design Standards Met - Streets	9.451 (a-d)			
Site Design Standards Met - Storm Water Management	9.452			
Site Design Standards Met - Signs	9.453			
Site Design Standards Met - Off-Street Parking	9.454			
Site Design Standards Met - Lighting	9.455 (a-c)			
Site Design Standards Met - Landscaping	9.456 (a-j)			
Supplemental Facilities (Non-Dwelling) Standards in PRD	9.461 (a-b)			
Convenience Store Standards in PRD	9.462 (a-d)			
Open Space Requirements - Amount (Area)	9.510 (a-c)			
Restriction from Further Subdivision of Open Space	9.511			
Designated Use of Open Space	9.512			
Ownership of Open Space Addressed	9.521-9.523			
Dedication of Conservation Easements to Township	9.524 (a-b)			
Open Space Controlled through Condominium Agreement	9.525			
Specific Requirements for Homeowners Association Met	9.530 (a-h)			
Are all Areas Used for Open Space Calculations Eligible?	9.542			
Open Space Clear of All Structures Except Recreational/ Directional	9.543			
Retention Pond in Open Space (Existing Pond Permissible)	9.544			
Existing Wooded Areas to be Retained/ Replanted in Open Space	9.545			
Pedestrian Access to Open Space (2 Required)	9.546			
Institutional PRD Development, Is Use Permitted?	9.600 A-E			
Additional Requirements that Must Comply for Institutional PRD	9.610 (1-4)			
Will this be a Phased Development of PRD	9.700			
IF YES: All Phase Criteria are Met	9.710-9.760			

ITEM	ORD.SECT.	Y	N	N/A
ARTICLE 10: SUPPLEMENTAL REQUIREMENTS				
Development of Undersized Existing Lots	10.110			
Meets Minimum Lot Size/Space for On-Lot Septic System	10.120			
Meets Minimum Lot Frontage Measurements	10.130			
All Proposed Structures are Outside of Easements and ROW's	10.140			
Requirements for Mobile Home Parks are Met	10.150			
Yard Requirements for Corner Lot are Met	10.210			
Front Yard Requirements of Undeveloped Lots Met	10.220			
Permitted Variations of Side Yard Setbacks Met	10.230			
Projections into Required Yards - Primary/ Accessory Structure	10.240			
Buffer Yard Requirements Met - All Zoning Districts	10.250			
Maximum Height Requirement for Primary Structures	10.321			
Maximum Height Requirement for Accessory Structures	10.322			
Height Limitation of Signs for Permitted Uses	10.323			
Height Limitation of Communication Towers	10.324			
Fourth Floor Limitations and Requirements in a PRD	10.325			
Are There Height Exceptions Proposed	10.330			
Are There Permitted Uses in Flood Ways	10.401.a			
Are there Permitted Uses in Flood Plain Area	10.401.b			
Regulations of Nonconforming Structures and Uses in Flood Way	10.401.c			
Acquired Approved Permit to Alter Watercourse or Wetland	10.401.d			
Included Required Easement for Setback or Open Space	10.401.e			
50 Ft. from Top of Bank of Watercourse	10.401.e			
100 Feet from a Pond, Lake or Wetland	10.401.e			
Is Watercourse/ Wetland Sustainable After Drainage Alteration	10.401.f			
E&S and Storm Water Run-Off Comply with Ordinances	10.402			
Complies w/ Recommendations for Protection of Natural Areas	10.403 (a-f)			
Very Steep Slopes Remain Undisturbed (>25%)	10.404.a			
Steep Slopes w/ Slide-Prone Soils Remain Undisturbed (15-25%)	10.404.b			
Steep Slopes w/ Moderate Slide Prone Soil -Disturbance <25%	10.404.c			
Steep Slopes w/o Slide Prone Soils - Disturbance <50%	10.404.d			
"Average Percent Slope" was Reviewed and Approved by Council	10.404.e			
Excavation and Grading Complies with Ordinance	10.404.f			
Complies w/ Preservation of Historic/ Architectural Resources	10.405 a-b			
Protection and/or Replacement of Vegetation	10.406 a-i			
Minimization of Ecological Impact	10.407			
Protection and Stockpiling of Topsoil	10.408			
Avoidance of Hazardous Development	10.409 a-d			
Emissions of Pollutants and Disturbances	10.521-524			
Industrial and Commercial Pollutant Control	10.531-534			
Industrial Design and Maintenance Standards	10.540			
Shared Access Lane Guidelines (Commercial/Industrial)	10.611			
Compliance with Change of Principal Permitted Use	10.615			
Contents of Site Plan Submission - Existing Conditions	10.642.a 1-8			
Contents of Site Plan Submission - Proposed Conditions	10.642.b 1-14			
Circumstances for Requirement of Environmental Report	10.711-715			
Description of the Project in Environmental Report	10.721 a-e			
Environmental Impact Assessment	10.722			
Completion of all Legal Documents	10.723			
List of Proposed Minimization of Environmental Impact	10.724			
Signature of Qualified Preparer on Impact Statement	10.725			

ITEM	ORD.SECT.	Y	N	N/A
Required Landscaping Plan Outside of Buffer Yard Areas	10.802 a-e			
Required Planting Per Non-Residential Net Floor Area (1 per 1000 S.F.)	10.803			
Required Planting Per Dwelling Unit (1 Per Dwelling Unit)	10.804			
Minimum Size and Spacing	10.805 a-b			
Guidelines for Planting of Street Trees	10.807 a-f			
Required Landscaping of Parking Lot Areas	10.808 a-e			
Proposed Landscaping of Areas not Utilized for Construction	10.809			
ADDITIONAL BULK AND AREA REQUIREMENTS FOR:				
Conservation "A" and "B" Districts	10.910			
Residential "A" District	10.920			
Residential "B" District	10.930			
Residential "C" District	10.940			
Residential "D" District	10.950			
Highway Commercial District	10.960			
Neighborhood Commercial District	10.970			
ARTICLE 11: SPECIAL REQUIREMENTS				
Conversion Apartments Requirements Met	11.100			
Apartments in Commercial Buildings	11.200			
Permitted Home Occupation in Residential Districts	11.310			
Suitable Home Occupations	11.320 a-i			
Are Specific Changes Made to Accommodate Home Occupation?	11.330			
Conformance of Signage	11.340			
Required Off-Street Parking	11.350			
Will Occupation Intensify Traffic Significantly?	11.360			
Obtained Occupancy Permit Before Beginning Activities	11.361			
Boarding and Rooming House Limited to 2 Boarders	11.410			
Automobile Service Station Requirements	11.500			
Max. Height of Hedges, Fences and Privacy/Decorative Walls	11.610			
Min. Front Set Back From Curb or Property Line	11.620			
Exception for Security Fences	11.630			
Placement with in Public Right-Of-Way at Owner's Risk	11.640			
Minimum Setback and Dimensions for Retaining Walls	11.650			
ARTICLE 12: CONDITIONAL USES				
Standards and Criteria (S&C) for Dwelling Units	12.301 a-g			
S&C for Municipal/ Public Utility Services	12.302 a-f			
S&C for Recreational Activity Accessory Structures	12.303 a-c			
S&C for Bed and Breakfast Establishment	12.304 a-e			
S&C for Barns and Stables	12.305 a-c			
S&C for Seasonal Roadside Markets	12.306 a-e			
S&C for Cemeteries	12.307 a-f			
S&C for Limited Recreational Areas	12.308 a-e			
S&C for Commercial Kennels	12.309 a-m			
S&C for Organized Places of Worship	12.311 a-h			
S&C for Schools Accredited by Commonwealth	12.312 a-h			
S&C for Licensed Hospitals and Homes	12.313 a-e			
S&C for Real Estate Sales Offices	12.314 a-e			
S&C for Personal Care Homes	12.315 a-j			
S&C for Group Care Homes	12.316 a-d			
S&C for Personal, Professional or Business Services	12.317 a-e			

ITEM	ORD.SECT.	Y	N	N/A
S&C for Apartments and Town homes	12.318 a-b			
S&C for Public Parking Lots	12.319 a-c			
S&C for Private Organizations	12.320 a-e			
S&C for Contractor's Storage Yard	12.322 a-g			
S&C for Drive-thru Beverage Distributor	12.323 a-b			
S&C for Drive-in of Drive-thru Restaurants	12.324 a-c			
S&C for Multiple Retail and Service Commercial Businesses	12.325 a-g			
S&C for Non-residential Uses in RD Zoning District	12.327 a-i			
S&C for Dine-in Restaurants Only	12.328 a-b			
S&C for Assembly and Light Manufacturing	12.329 a-e			
S&C for Bulk Fuel Facilities	12.330 a-e			
S&C for Auto Salvage and Storage	12.331 a-g			
S&C for Commercial Recreation	12.332 a-c			
S&C for Mobile Home Parks	12.333 a-h			
S&C for Mining and Drilling	12.334 1-4			
Methadone Treatment Facility Conditional Uses	12.400 a-h			
ARTICLE 13: MINIMUM PARKING AND LOADING REQUIREMENTS				
Minimum Lot Dimensions Met	13.110			
Maximum Distance of Parking From Use (200 Ft.)	13.121			
Additional Parking for Enlarged or Changed Structures	13.130			
Mixed Use Parking Requirements	13.140			
Private and Shared Parking Requirements	13.150			
Design Requirements of Parking Lots Met	13.170			
Residential Parking Space Requirements	13.210			
Public and Semi-Public Parking Space Requirements	13.220			
Commercial Parking Space Requirements	13.230			
Industrial Parking Space Requirements	13.240			
General Requirements for Off-Street Loading	13.300			
Minimum Standards for Off-Street Loading	13.400			
ARTICLE 14: SIGNS				
General Regulations	14.300			
Signs in Residential and Conservation Zone District	14.400			
Signs in Commercial and Industrial Zone District	14.500			
Permits, Inspection and Maintenance	14.600			
Exemptions	14.700			
ARTICLE 16: NONCONFORMING USES				
Nonconforming Lots of Record	16.100			
Nonconforming Uses of Land	16.200			
Nonconforming Structures	16.300			
Nonconforming Uses of Structures	16.400			
ARTICLE 17: ADULT BUSINESS OPERATIONS AS SPECIAL EXCEPTIONS				
Classifications Noted	17.200			
Permit Required	17.300			
Permitted Location of Sexually Oriented Businesses	17.700			

SALDO Checklist

PROJECT: _____

DATE: _____

ITEM	ORD.SECT.	Y	N	N/A
ARTICLE 3 - REVIEW PROCEDURE				
Preliminary Plan Content including Scaled Drawing	305.1			
Application Form				
Survey to Show Existing Conditions	305.1			
Survey to Show any Structures, Streets or Utilities	305.1			
Preliminary Plan Details	305.1			
Title Block	305.1a			
Location Map	305.1b			
Bearings, Distances and Acreage	305.1c			
Schedule of Zoning District Regulations	305.1d			
Adjacent Platting with Property Owner Names	305.1e			
North Arrow, Graphic Scale and Dates	305.1f			
Name and Address of Preparer	305.1g			
Name and Address of Landowner	305.1h			
Zoning Classification of Property	305.1i			
Existing Conditions	305.1			
Contours, 2 Foot Interval Unless over 25%	305.1 1			
Slope Map, 15-25% and >25%	305.1 2			
Soils Map, Allegheny County Soil Survey	305.1 3			
Flood Plain Map, FEMA	305.1 4			
General Vegetative Cover Map, Show all Trees > 24"	305.1 5			
Significant Natural Features Map	305.1 6			
Potentially Hazardous Features Map	305.1 7			
Significant Cultural Features Map	305.1 8			
Existing Structures and Man Made Features	305.1 9			
Existing Streets, Roads, Alleys, Driveways, etc.	305.1 10			
Existing Utilities and Right of Ways	305.1 11			
Location and Ownership of all Easements	305.1 12			
Proposed Conditions	350.1			
Tabulation of Site Data	350.1 1			
Show Required Yards, Setbacks and Buffer Yards	350.1 2			
Proposed Streets with Widths and Profiles	350.1 3			
Show Lots with Dimensions and Areas	350.1 4			
Show Buildings, Parking, etc. on Non-Residential	350.1 5			
Show Proposed Utilities and Easements	350.1 6			
Show Pedestrian and Bicycle Circulation Routes	350.1 7			
Show Proposed Public Areas, Open Space, Reserved Areas	350.1 8			
Proposed Grading, 2 Foot Contours	350.1 9			
Provide Storm water Management Report	350.1 10			
Provide Erosion and Sedimentation Control Plan	350.1 11			
Detailed Landscape Plan	350.1 12			

ITEM	ORD.SECT.	Y	N	N/A
Division of the Development into Phases	350.1 13			
Road Profiles	350.1 14			
Storm water Management Plan Content Requirements	350.1 15			
Notation of any Modifications to the Ordinance	350.1 16			
Wireless Communication Tower Plan Contents	350.1 17			
Details to be Included on Land Development Plan	305.2			
Zoning Classification Noted	305.2.a			
Street Plan with Widths, Curbs, Sidewalks	305.2.b			
Locations of Buildings with Info on Each	305.2.c			
Lot Lines, Areas and Setbacks	305.2.d			
Proposed Sanitary Sewer, Water and Gas	305.2.e			

ITEM	ORD.SECT.	Y	N	N/A
ARTICLE 3 - REVIEW PROCEDURE				
Storm Drainage Structures, Easements, etc.	305.2.f			
Grading, 2 Foot Contours	305.2.g			
Parking Plan in Non-Residential Plans	305.2.h			
Areas for Recreational Use, Open Spaces, etc.	305.2.i			
Division of the Property into Several Phases	305.2.j			
Road Centerline Profiles	305.2.k			
Storm water Management Plan Content Requirements	305.2.l			
Notation of any Modifications to the Ordinance	305.2.m			
General Site Information	305.3 a)-c)			
Final Subdivision Plan Content	308			
Application Form	308.1			
Certifications and Clauses on Subdivision Plan	308.2			
Title Block	308.3			
Subdivision Plan Scale 1"=50' or 1"=100'	308.4			
Streets, Property Lines, Easements and Building Lines	308.4.a&b			
North Point and Site Location Map	308.4.c			
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ITEM	ORD.SECT.	Y	N	N/A
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Construction Plan Scale 1"=50'	308.5			
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Street Cross Sections every 100 Feet	308.5.c			
Show Drainage Easements over Private Property	308.5.d			
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Show Location of each Wye including Station	308.5.i			
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HAMPTON TOWNSHIP SWM CHECKLIST

Revised: 11/18/2008 - Ord. 780

PROJECT: _____
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ITEM	ORD.	Y	N	N/A
SECTION 2.0 - GENERAL PROVISIONS				
Any Earth Disturbance that may affect PCSWM runoff	2.2.1.G			
Redevelopment >2,500 sq ft of existing facility reconstructed	2.2.2			
Includes all impervious and semi-impervious surfaces				
Increases in parking area.				
Existing impervious does not justify waiver				
Exemptions				
Activity is < 400 sq ft - Exempt from Ordinance	2.3.1.A			
Small Project Exemption < 2,500 sq ft. (Appendix F)	2.3.1.B			
General Requirements - Preliminary Review				
Report Signed and Sealed By Registered Professional	2.4.3			
Offsite and Downstream Areas Considered?	2.4.5			
Drainage Easements required for Watercourses	2.4.9			
State or County HOP Required?	2.4.11			
Special Protection Waters - Chapter 93	2.4.13			
E&S Control Plan	2.4.14			
PCSWM Water Quality Protection	2.4.16			
O&M Schedule	2.4.17			
Transfer of runoff from one Act 167 W'shed to another	2.4.20			
NPDES Permit required?	2.8.1			
Chapter 105 Encroachment permit required?	2.8.2			
County Approval of E&S Plan required?	2.9.1			
> 5,000 sq ft. requires a plan				
SECTION 3.0 - STORMWATER MANAGEMENT PLAN				
Watershed Map with Existing and Proposed Dev. Shown	3.1			
Act 167 Watershed Key Map	3.1			
All Natural and Constructed Drainage facilities shown	3.2			
Chapter 93 Designation on Plan	3.5			
Soil Map with HSG	3.6			
100 Year Flood Elevation Shown	3.7			
Redevelopment Sites show 10,50, & 100 year WSEL's	3.7			
Total Site Area and Impervious Percentage	3.8			
Current Land Use based on latest aerial photos	3.8			
Wetland Delineation Report	3.9			
Storm Sewer/Channels/Culverts Calculations	3.11			
Analyze Runoff Leaving Site At Property Line	3.14			
Impervious Area Flash Analysis	3.15			
Grading and House Plan for Final Drainage Paths	3.16			
PCSWM O&M Plan	3.17			
Name of Development, Name & Address of Property Owner	3.18			
Name and Address of Firm Preparing Plan	3.18			
North Arrow & Graphic Scale	3.19			
Tc Paths for Pre and Post Development	3.20			
Construction Details for SWM Components	3.21			
100 Year Floodplain Boundary for all Drainage Areas>150ac	3.22			
List of all permits required for the site and status of approval	3.23			
SECTION 4.0 - PERMANENT STORMWATER MANAGEMENT DESIGN STANDARDS				
Minimum Performance Criteria-ALL SITES				
Water Quality Treatment of all Discharges	4.1.3.A.1			
Hotspot Structural BMP Use	4.1.3.A.3			
(Vehicle Salvage/Cleaning/Fleet Storage/Marinas/Hazardous Material Storage Areas or Companies)				
O&M Plan - Private Ownership? (Section 5.4)	4.1.3.A.6			
Stormwater discharge to Jurisdictional wetlands shall be treated and shall not exceed 2 fps velocity during 2 year storm	4.1.3.A.7			
Minimum Performance Criteria-NEW DEVELOPMENTS				
Water Quality Management of the 1" Rainfall Event (4.3.1.B)	4.1.3.B.1			
2, 10, and 100 year Storm Analysis	4.1.3.B.2			
1 year storm attenuation for 24 hours	4.1.3.B.3			
Stormwater shall be infiltrated in same drainage area	4.1.3.B.4			
Minimum Performance Criteria-RE-DEVELOPMENTS				
One of the Following Min Performance Standards	4.1.3.C.1			
Reduce impervious cover by 25%	4.1.3.C.1.a			
Provide facilities to attenuate 1 year storm for 24 hours	4.1.3.C.1.b			
Provide SWM for 2 & 10 Yr Storm	4.1.3.C.1.c			
Predeveloped CN=71 and Tc>10 mins.				
Water Quality Improvements-0.25" of runoff from all pavement (Roof Areas not included)	4.1.3.C.2			

ITEM	ORD.	Y	N	N/A
SECTION 4.2 - STORMWATER RUNOFF CALCULATION CRITERIA				
Precipitation rates: 1=2.00, 2=2.35, 10=3.30, 25=3.91, 100=4.92	4.2.1			
Pre-Development Conditions				
CN for Wooded Sites - Woods in Good Condition	4.2.2.A.1			
CN for Agricultural Sites - Pasture in Good Condition	4.2.2.A.2			
CN for all other portions of site - Meadow in Good Condition	4.2.2.A.3			
Post-Development Conditions				
CN for Impervious Cover - CN=98	4.2.2.C			
CN for Gravel - CN=89	4.2.2.D			
CN for NEW Grass and Lawn - CN=80	4.2.2.E			
Other Standards				
Type II Storm	4.2.2.G			
Tc Calculations - Sheet Flow <100' and SCF <1000'	4.2.2.H			
Tc Sheet Flow uses TR55 Kinematic n values	4.2.2.I			
Impervious Area Flash Analysis	4.2.4			
Modified Rational Method for Sites < 1 acre.	4.2.5			
Rainfall Intensities from NOAA Atlas 14	4.2.6			
Amount of Impervious assumed per lot on Plans and Report	4.2.9			
SECTION 4.3 - STANDARDS FOR SWM PRACTICES				
Extended Detention				
Detain 1 year storm - Min. 24 Hour Drain Time	4.3.1.A.1			
Control Orifices set above 1 year level?	4.3.1.A.2			
Offsite areas considered as pass-through?	4.3.1.A.3			
Water Quality Volume				
1" Storm used for All Developments	4.3.1.B.1			
0.2" per acre for sites with less than 15% Impervious Cover	4.3.1.B.2			
No Impervious or Disturbance - No WQV Calculations	4.3.1.B.3			
Infiltration satisfies WQV for New Developments & Re-Devel.	4.3.1.B.4			
Multiple Drainage Areas have their own WQv Calculation	4.3.1.B.7.a			
Infiltration Volume				
Facilities set back at least 20' from all Buildings & Foundations	4.3.1.C.5			
Facilities set back at least 20' from R.O.W. and Property Lines	4.3.1.C.6			
Detailed onsite Infiltration Test Required for All BMP's	4.3.1.C.7			
Credits for Nonstructural BMP's				
4.3.1.D				
#1-Natural Area Conservation Area=_____				
Signage shown on Plans				
Easement on Recorded Plan				
Description of how natural vegetation shall be managed				
Min. 10,000 sq. ft contiguous area				
Must be Forested or have a Stable Natural Ground Cover				
#2-Stream Buffers Area draining to Buffer _____				
Naturally vegetated or forested?				
Overland Sheet flow to Buffer?				
1 Year storm used for design of buffer				
Min Buffer = 50' from top of bank				
Max. Contributing Length - 150' pervious / 75' impervious				
Avg. Contributing slope = 3% Maximum				
Cannot use if Method #4 is used				
#3-Enhanced Swales				
Area Draining to Swales Area=_____				
Max. Density - 3 Units/Acre				
Max. Flow Velocity = 1.0 fps				
Min residence time in swale = 5 min.				
Max Bottom Width = 6 feet				
3:1 side slopes or flatter				
Channel Slope 3% or Less				
#4-Overland Flow Filtration/Groundwater Recharge Zones				
Permeable Soils HSG=A or B				
Max. Contributing Length - 75' impervious				
Downspouts at least 10' away from impervious surface				
Disconnection shall drain through vegetated area to Prop Line				
Vegetative Area equal or greater than contributing length				
Slope of vegetative disconnection less than or equal to 3%				
Impervious Surface equal or less than 5000 sq. ft.				
#5-Environmentally Sensitive Large Lot Subdivision				
2 Acre Lot Minimum				
Impervious Surface less than 15%				
Rooftop Runoff disconnected as in Method #4				
Grass Channels use to convey runoff vs. curb & gutter				
Multiple Lot Developments - 25% Protected Open Space				

HAMPTON TOWNSHIP SWM CHECKLIST

PROJECT: _____
 DATE: _____

ITEM	ORD.	Y	N	N/A
SECTION 4.3.2 - INFILTRATION PRACTICES				
Detailed Soils Analysis - Permeability, Bedrock, Stability	4.3.2.B			
Min. Depth of 24" from Facility to Seasonal High Water Elev.	4.3.2.C.3			
Positive Overflow Controls - No storage 1 foot from Grade.	4.3.2.C.5			
Complete Infiltration within 48 hours	4.3.2.E			
No Infiltration - Strip Mines, Salt Storage, Steep Slopes	4.3.2.F			
Protect areas for infiltration from compaction during construction	4.3.2.G			
Multiple Lot Facilities require Private Drainage Easement	4.3.2.L			
Protection on Roof Drains for Facility Clogging	4.3.2.N.2			
Tops and Sides covered with Class 1 Geotextile	4.3.2.N.7.d			
Township Sump Detail Used	4.3.2.N.7.e			
SECTION 4.3.3 - OPEN VEGETATED CHANNELS				
10 Year Storm Frequency with 12" Freeboard	4.3.3.C.1			
Peak Velocity is non-erosive	4.3.3.C.2			
Channel Slope no greater than 4%	4.3.3.C.3			
Trapezoidal Cross Section	4.3.3.C.4			
Side Slopes 4:1 or Flatter	4.3.3.C.5			
48 Hour Max. Ponding Time	4.3.3.C.6			
Min 1 Hour Storage time for Water Quality Volume	4.3.3.C.8			
Permanent Concrete Cleanout Marker - 25% of Depth	4.3.3.C.10			
Bottom of Channel 24" above Seasonal High Water Table	4.3.3.C.12			
SECTION 4.3.4 - RETENTION BASINS				
Sufficient Circulation?	4.3.4.A			
Outlet Structure to Allow Complete Drainage	4.3.4.C			
Water Budget Calculations	4.3.4.D			
Sediment Storage Volume = 20% of Perm. Pool Provided	4.3.4.E			
Sediment Forebay w/ Conc. Marker for Cleanout - 25% of Depth	4.3.4.F			
Emergency Spillway-Unattenuated 100 year flow 1' Freeboard	4.3.4.G			
Geotech Report Required for Embankments > 10' High	4.3.4.H			
Interior Slope 3:1 Max / Exterior Slope 2:1 Max	4.3.4.I			
Min. Embankment Width Based on Depth	4.3.4.J			
5' for Ponds 3' or less/10' for 10' or less/15' for 10' or greater				
Inlet and Outlet Structures separated for flow through	4.3.4.L			
Length to Width Ratio 3L:1W Maximum	4.3.4.M			
Fencing not needed-Interior Slope=4:1 & 5' Bench 1' deep	4.3.4.O			
Erosion Protection at all outlets and Emergency Spillway	4.3.4.Q			
20' Min. Distance from Outlet to Property Line	4.3.4.S			
Outlet Pipes - Min. Diameter 15"	4.3.4.T.1			
Bentonite Plugs with Fill Berms	4.3.4.T.2			
Outlet Structure - Reinforced Concrete with Watertight Joints	4.3.4.T.3			
Outlet Pipe - RCP or HDPE Smooth Lined	4.3.4.T.5			
Trash Racks over all openings greater than 12"	4.3.4.T.6			
Anti-Vortex Device on Circular Risers	4.3.4.T.7			
25' Clear Easement from Top Perimeter	4.3.4.U			
Access Road w/ 20' Easement/10' Wide/15% Slope Max. 10% or greater requires Base Material and Seal Coat	4.3.4.V			
SECTION 4.3.5 - DETENTION BASINS				
Interior Slope 3:1 Max / Exterior Slope 2:1 Max / 2% Bottom	4.3.5.B			
Inlet Pipes to Basin - Set above 1 Yr. Quality Storm or 6" min.	4.3.5.C			
Low Flow Channel - Natural or Bioengineered Material	4.3.5.E			
Outlet Pipes - Min. Diameter 15" and 1% Slope	4.3.5.F.1			
Bentonite Plugs with Fill Berms	4.3.5.F.2			
Outlet Structure - Reinforced Concrete with Watertight Joints	4.3.5.F.3			
Outlet Pipe - RCP or HDPE Smooth Lined	4.3.5.F.5			
Trash Racks over all openings greater than 12"	4.3.5.F.7			
Anti-Vortex Device on Circular Risers	4.3.5.F.8			
Emergency Spillway-Unattenuated 100 year flow 1' Freeboard	4.3.5.G			
Geotech Report Required for Embankments > 10' High	4.3.5.H			
Disturbed areas topped with 4" Topsoil, seeded, & mulched	4.3.5.J			
Min. Embankment Width Based on Depth	4.3.5.K			
5' for Ponds 3' or less/10' for 10' or less/15' for 10' or greater				
Fencing not needed-Interior Slope=4:1	4.3.5.L			
Erosion Protection at all outlets and Emergency Spillway	4.3.5.M			
20' Min. Distance from Outlet to Property Line	4.3.5.O			
Sediment Forebay w/ Conc. Marker for Cleanout - 25% of Depth	4.3.5.P			
25' Clear Easement from Top Perimeter	4.3.5.Q			
Access Road w/ 20' Easement/10' Wide/15% Slope Max. 10% or greater requires Base Material and Seal Coat	4.3.5.R			

ITEM	ORD.	Y	N	N/A
SECTION 4.3.6 - CONVEYANCE SYSTEMS (Open Channels/Storm Sewers)				
Conveyance to Established Stream Channel or Storm Sewer?	4.3.6.B			
Proper Energy Dissipation at Outlets?	4.3.6.C			
Conveyance Channels - 25 Year Capacity w/ 1' Freeboard	4.3.6.E			
Flood Relief Channels - 100 Year Capacity	4.3.6.F			
Storm Sewers - 25 Year Capacity	4.3.6.G			
HGL Calcs showing no overtopping at any structure	4.3.6.G			
Township Standards for inlets, manholes, and endwalls	4.3.6.H			
Storm Inlets at all Street Intersections and on Tangents	4.3.6.I			
Inlets deeper than 5' have Ladder Bars	4.3.6.J			
Subarea Drainage Map to all inlets for Calculations	4.3.6.K			
Storm Sewers for Dedication 15" diameter or greater	4.3.6.L			
No CMP for Township or HOA dedication	4.3.6.M			
Min Grade = 1% unless otherwise approved by Engineer	4.3.6.N			
Concrete Anchors on Pipes w/ Slopes greater than 20%	4.3.6.O			
Structure Spacing 300' for pipes 24" or less/450' for Larger pipes	4.3.6.P			
Drainage swales sloped 2% to 9%	4.3.6.Q			
Sewers placed in front of curbing	4.3.6.R			
Swale inlets no closer than 4' from edge of cartway	4.3.6.S			
20' Private Drainage Easement for all Conveyance Systems	4.3.6.T			
Water Quality Inlet for areas collecting 10,000 sq ft impervious	4.3.6.V			
SECTION 4.3.7 - UNDERGROUND DETENTION FACILITIES				
Largest Practical Diameter for Access and Maintenance	4.3.7.A			
Floation Calculations	4.3.7.B			
Design Parallel to Contours	4.3.7.C			
Overflows for 100 Year Storm w/o Overtopping Access Point	4.3.7.D			
2 Open Grated Access Risers at a Minimum	4.3.7.E			
CMP Not Permitted for Township Takeover	4.3.7.F			
Rock Sumps Follow Appendix F	4.3.7.G			
SECTION 4.4 - SWM Landscaping				
Landscaping required for facilities with a min 1,000 sq. ft of area	4.4.1			
Floors of Basin planted with Wildflowers & non-invasive grasses	4.4.2.A.1			
No Woody Plants Below Max. Water Elevation	4.4.2.A.1			
Include Annual Mowing Plan in O&M	4.4.2.A.5			
No Trees around Berm - Min 15' From Dripline	4.4.2.D.3			
SECTION 4.5 - STREAM BUFFER REQUIREMENTS				
50' Stream Buffer for Streams w/ Drainage area > 100 acres	4.5.1			
15' Stream Buffer for Streams w/ Drainage areas 10-100 acres	4.5.2			
Stream Buffer must remain in natural state	4.5.3			
Stream Buffer Extends 25' beyond any wetlands in the Buffer	4.5.4			
Stream Buffer Averaging Calculations	4.5.5			
Stream Buffers Shown on Subdivision Plan	4.5.6			
Stream Buffers Shown on Grading and E&S Plan	4.5.7			
SECTION 5.3 - OPERATION & MAINTENANCE PLAN				
Ownership Entity, Names, and Contact Information	5.3.1			
Description of All Permanent SWM Facilities & Access Easements	5.3.2			
List of Actions, Budget, and Schedule for Maintenance	5.3.3			
Description of O&M Activities in Common Areas	5.3.4			
Assurance that Lot Owners Will Not Disrupt SWM Systems Should be done via Deed Restriction & Include Township Costs to Repair.	5.3.5			
Ownership to Keep Records for 10 Years	5.3.6			
Maintenance Note on Subdivision Drawings	5.3.6			
Include SWM Facility Maintenance Fund Contribution in O&M Plan	5.5.1			