

Note: This form must accompany submissions of Land Development Plans. Complete all appropriate blanks and check mark appropriate boxes. This checklist is a tool provided to assist in preparation and review of Land Development Plans, but is not a replacement of the Hermitage Zoning Ordinance, Subdivision & Land Development Ordinance, Stormwater Management Ordinance, and all applicable State and/or Federal Requirements.

THIS AREA FOR MUNICIPAL USE ONLY

CITY OF HERMITAGE

800 North Hermitage Road, Hermitage PA 16148

Phone: 724-981-0800 Fax: 724-981-2008

RESIDENTIAL LAND

DEVELOPMENT PLAN

Completeness Checklist

<u>APPLICANT INFORMATION:</u>	<u>DATE OF APPLICATION:</u> _____
TITLE OF PLAN:	_____ _____ _____
PROPERTY OWNER(S): Property Owner's name & address must be shown on the plan along with deed reference.	Name: _____ Address: _____ Email: _____ Phone: _____
PROJECT ENGINEER & DEVELOPER: Engineer & Developer (if different than owner) names & addresses must be shown on the plan.	Project Engineer: _____ Name: _____ Address: _____ Email: _____ Phone: _____ Project Developer: _____ Name: _____ Address: _____ Email: _____ Phone: _____
PROJECT LOCATION:	_____ _____
PROJECT DESCRIPTION:	_____ _____ _____ _____ _____

<u>TITLE/PLAN DRAFTING INFORMATION:</u>		<u>Complied</u>	<u>Not Applicable</u>
SHEET SIZE:	<p>24" x 36" is maximum – Multiple sheets (of the same size) can be used and are recommended if the plan becomes too cluttered by using just one sheet.</p> <p style="text-align: center;">SHEETS ARE 24" X 36"</p> <p style="text-align: center;">SHEET SIZE OTHER:</p>	<input type="checkbox"/> <input type="checkbox"/>	
SCALE:	Plans must be drawn to a scale of 1" = 10', 1" = 20', 1" = 30', 1" = 40', or 1" = 50', in addition a graphic scale must be included on each page.	<input type="checkbox"/>	
TITLE:	The plan title should be short and precise and include the words "Land Development Plan". (i.e. "ABC Restaurant Land Development Plan") Title block shall be situated in the lower right-hand corner of each sheet.	<input type="checkbox"/>	
PAGE NUMBERING:	If more than one sheet is utilized, the full title of the Land Development Plan should appear on each page, and pages shall be numbered: "Sheet 1 of 3, Sheet 2 of 3", etc.	<input type="checkbox"/>	<input type="checkbox"/>
SCHEDULE OF DRAWINGS:	If a Land Development Plan is more than one sheet, a Schedule of Drawings shall appear on the cover sheet listing each page number and sheet title.	<input type="checkbox"/>	<input type="checkbox"/>
NOTE:	<p>Prints may be submitted for initial review purposes – 3 sets minimum. Two permanent "black line" type mylars (not process mylars) will be required for final approval & signatures. The city staff will be in contact to let you know when we are ready to accept these. In most cases, the cover sheet with signatures, the sheet of the proposed site plan, and the sheet of the landscaping plan need to be mylar. A notation should appear near the Schedule of Drawings indicating that the other sheets are on file at the Hermitage Municipal Building. (See exhibit "G") After final approval, a full set of mylars & prints of the Land Development Plan shall be submitted to the City for filing.</p> <p>Digital copies of all plans and related submissions are required.</p>		
ENGINEER'S SEAL & CERTIFICATION:	<p>All land development plans with infrastructure improvements designed by a licensed, professional engineer* must include a statement on the plan as shown in Exhibit "E". Statement must be signed and sealed.</p> <p><i>*Architect or Landscape Architect as permitted by PA Professional Licensure Statutes.</i></p>	<input type="checkbox"/>	

<u>TITLE PLAN AND DRAFTING INFORMATION (continued):</u>		<u>Complied</u>	<u>Not Applicable</u>
SURVEYOR'S SEAL & CERTIFICATION:	All land development plans must be surveyed by a licensed, professional surveyor and plans must include a statement on the plan as shown in Exhibit "E". Statement must be signed and sealed. <i>* Surveyor, Architect, or Landscape Architect as permitted by PA Professional Licensure Statutes</i>	<input type="checkbox"/>	
SIGNATURE BLOCKS FOR APPROVAL:	All signatures shall be in black ink. (See Exhibit "A")	<input type="checkbox"/>	
OWNER/DEVELOPER SIGNATURE & NOTARIZATION INFORMATION	(See Exhibits "C" & "D")	<input type="checkbox"/>	
NULL & VOID BOX & TYPICAL SYMBOLS FOR IDENTIFICATION	(See Exhibit "B")	<input type="checkbox"/>	
VICINITY SKETCH:	A vicinity sketch of readable scale shall appear on the cover sheet.	<input type="checkbox"/>	

<u>TOPOGRAPHY & GRADING:</u>		<u>Complied</u>	<u>Not Applicable</u>
TOPOGRAPHY:	Show all existing site topography at 2 foot contour intervals.	<input type="checkbox"/>	
GRADING:	Show proposed site grading at 2 foot contour intervals.	<input type="checkbox"/>	
	Show details of any proposed retaining walls.	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION & SEDIMENTATION CONTROL:	Is a Soil Erosion & Sedimentation Control Permit required for this project, accordance with DEP Chapter 102? Yes <input type="checkbox"/> No <input type="checkbox"/>		
NOTE: Section 102.42 of DEP Chapter 102 requires the local governing body to notify the Department (DEP) or its designee immediately upon receipts of an application for a building permit involving earthmoving activity which disturbs one (1) or more acres of land.	If a permit is required, the developer must furnish the City with evidence that the permit has been issued before final approval and recording of the Land Development Plan. Status of the permit at the time of the Land Development Plan Application: <input type="checkbox"/> Issued – copy included with submission. <input type="checkbox"/> Issued – copy forthcoming. <input type="checkbox"/> Permit application submitted and pending. <input type="checkbox"/> Permit application not yet submitted.	<input type="checkbox"/>	<input type="checkbox"/>
	Has a Soil Erosion & Sedimentation Control Plan been prepared (even if a permit is not yet required) in accordance with DEP Chapter 102. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		

<u>TOPOGRAPHY & GRADING (Cont.):</u>		<u>Complied</u>	<u>Not Applicable</u>
SOIL EROSION & SEDIMENTATION CONTROL:	Does the proposed Land Development Plan involve earthmoving activity disturbing one (1) acres or more of land? <input type="checkbox"/> Yes <input type="checkbox"/> No		

<u>STORMWATER MANAGEMENT:</u>		<u>Complied</u>	<u>Not Applicable</u>
All Land Development Plans must comply with the requirements of the City of Hermitage Stormwater Management Ordinance and related ordinances. Stormwater Management Plans must be submitted with the Land Development Plan and are reviewed and approved by the City staff and consulting engineers. Land Development Plans without Stormwater Management Plans will be considered an incomplete submission. The developer and their engineer are encouraged to schedule a preapplication meeting to discuss the general approach to stormwater management before submission of plans.			
Calculations for 2-, 10-, 25-, and 100-year storms computed for pre- and post-development runoff included with submission.		<input type="checkbox"/>	<input type="checkbox"/>
Show the exact location of any designated floodplain which exists on or in close proximity to the site.		<input type="checkbox"/>	<input type="checkbox"/>
Show all bodies of water (natural or artificial), watercourses (permanent and intermittent), swales, wetlands and other natural drainage courses on the development site or which will be affected by runoff from the development.		<input type="checkbox"/>	<input type="checkbox"/>
Provide an overlay showing soil types and boundaries within the development site (consult County, SCS, and U.S. Geological Survey for information.)		<input type="checkbox"/>	<input type="checkbox"/>
Show existing and final land cover classifications as necessary to support and illustrate the runoff calculations performed.		<input type="checkbox"/>	<input type="checkbox"/>
Show and label all existing and proposed storm sewers and stormwater management facilities.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>PROPERTY BOUNDARY/SURVEY INFORMATION:</u>		<u>Complied</u>	<u>Not Applicable</u>
BOUNDARY SURVEY:	Metes and bounds of all property lines must be shown. Property line distances are to be measured to legal right of way of all streets.	<input type="checkbox"/>	
LEGAL RIGHT-OF-WAY:	All street legal rights-of-way are to be shown, labeled, and dimensioned from centerline. In addition, accurate locations of all existing and recorded street rights-of-ways intersecting the boundaries of the tract for a distance of not less than 20 feet beyond the boundaries of the tract are to be shown, labeled, and dimensioned.	<input type="checkbox"/>	
FUTURE RIGHT-OF-WAY:	All street future rights-of-way (where established) are to be shown and dimensioned from center line. (See Exhibit "F").	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING SETBACK LINES:	All building setback lines for front yard and street side corner lots are to be shown on plan and dimensioned to future right-of-way (or legal right-of-way where no future right-of-way is established).	<input type="checkbox"/>	

<u>PROPERTY BOUNDARY/SURVEY INFORMATION (Cont.):</u>		<u>Complied</u>	<u>Not Applicable</u>
UTILITY EASMENTS:	All utility, drainage, sewer access or other easements existing or being established on the property are to be shown, labeled, and dimensioned. In addition, accurate locations of all existing and recorded easements intersecting the boundaries of the tract for a distance of not less than 20 feet beyond the boundaries of the tract are to be shown, labeled, and dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>
LOT AREA:	Lot area in square feet is to be shown as calculated to legal rights-of-way and not to centerline.	<input type="checkbox"/>	

<u>BUILDING LOCATION & INFORMATION:</u>		<u>Complied</u>	<u>Not Applicable</u>
BUILDINGS: All existing & proposed buildings are to be shown and labeled on plan with the following information.	Designate all “existing” and/or “proposed” buildings.	<input type="checkbox"/>	
	Provide all exterior dimensions.	<input type="checkbox"/>	
	Indicate number of stories.	<input type="checkbox"/>	
	Show building area of each building including canopies. (First floor only or “footprint” as measured to face of exterior walls and including canopies or other roofed areas, whether or not enclosed walls).	<input type="checkbox"/>	
	Show floor area of each building NOT including canopies. (The sum of the gross area of the several floors of a building, excluding basements, measured from the face of the exterior wall).	<input type="checkbox"/>	
	Show distances to all property lines (setbacks) from each building are to be shown and dimensioned on plan. (Front yard – Side Yard(s) – Rear Yard).	<input type="checkbox"/>	
	Indicate building height for each proposed building.	<input type="checkbox"/>	

<u>ZONING INFORMATION AND REQUIREMENTS:</u>		<u>Complied</u>	<u>Not Applicable</u>
ZONING:	Show zoning classification(s) of subject property and any zoning district boundary lines within 100 feet of the property. Indicate the proposed or existing use or uses for all buildings.	<input type="checkbox"/>	
SIGNS:	Show location of all existing and proposed freestanding signs. (See Section 406.90 for additional information).	<input type="checkbox"/>	<input type="checkbox"/>
REFUSE CONTAINERS:	Location of refuse container(s) and enclosures shown on plan and details of enclosure construction shown on plan.	<input type="checkbox"/>	<input type="checkbox"/>

NOTE:

The following regulations shall apply to all uses in all districts except single family dwellings, two family dwellings, and multifamily dwellings where four or less dwelling units represent the total development.

A. Refuse containers shall not be permitted between any building and any public street with the preferred location being directly adjacent to the main structure. If the property is adjacent to a residential district or a single-family dwelling, the refuse container shall be required to be located as far from the adjacent dwelling as possible.

B. Trash collection and similar facilities shall be completely enclosed by a solid wall at least six (6) feet in height.

C. Enclosures shall be constructed of the same material or be architecturally compatible with the principal structure and shall maintain 100% opacity on all three sides with a self-closing gate on the fourth side.

D. Trash collection areas shall be located on rigid pavement surfaces and designed to prevent accumulation of stormwater runoff.

(Per Zoning Ordinance Section 410).

ZONING HEARING BOARD APPROVAL:	If proposed development received approval from the Hermitage Zoning Hearing Board for a variance or special exception, then a notation must be added to the plan that states that the proposed development is subject to the terms and conditions as set forth by Hermitage Zoning Hearing Board per Decision No. _____.	<input type="checkbox"/>	<input type="checkbox"/>
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<u>SURFACING:</u>		<u>Complied</u>	<u>Not Applicable</u>
PAVED SURFACE:	For Residential Land Developments, unpaved parking and loading areas existing at the time of adoption of this subsection may remain unpaved, but all new parking and loading areas and access drives shall have a paved surface. All parking areas shall be designed and approved in accordance with the Hermitage Stormwater Management Ordinance.	<input type="checkbox"/>	
NOTE: PAVED SURFACE – a parking, loading or other vehicular driving or storage surface area constructed of asphalt, concrete, brick, paving block or other similar hard surface material. Gravel and other loose aggregate shall not be considered a paved surface.			

<u>PARKING & ACCESS DRIVES:</u>		<u>Complied</u>	<u>Not Applicable</u>
PARKING SPACES & DRIVEWAYS: *Reference 405.20 for minimum parking requirements	Show and number individual parking spaces.	<input type="checkbox"/>	
	Show parking space dimensions (9' x 18' required as per section 405.10(F) of the Zoning Ordinance)	<input type="checkbox"/>	
	Include a table giving calculations of parking space requirements as per the Zoning Ordinance (see Exhibit H)	<input type="checkbox"/>	
	Clearly delineate which drives and parking areas are existing and which are proposed.	<input type="checkbox"/>	
	Dimension widths of all driveways, access drives, aisles, etc.	<input type="checkbox"/>	
	Show curb radii at all driveways.	<input type="checkbox"/>	

<u>PARKING & ACCESS DRIVES (Cont.):</u>		<u>Complied</u>	<u>Not Applicable</u>
SCREENING: *Where there is conflict between this screening requirement (section 405.50), and the requirements of section 408, the more restrictive requirements shall govern.	Off-street parking areas for more than five vehicles, and off-street loading areas, shall be effectively screened on any side which adjoins a residential district or use. In addition there shall be a planting strip of at least five feet between the front lot line and the parking lot. Such planting strip shall be suitably landscaped and maintained.*	<input type="checkbox"/>	<input type="checkbox"/>
	No off-street loading or parking area for more than five vehicles shall be closer than ten feet to any adjoining property containing a dwelling, residential district, school, hospital, or similar institution.	<input type="checkbox"/>	<input type="checkbox"/>
PENNDOT HIGHWAY OCCUPANCY PERMIT:	Status of PennDOT Highway Occupancy Permit*: <input type="checkbox"/> Issued – Permit # and date of issuance noted on plan. <input type="checkbox"/> Application submitted. <input type="checkbox"/> Application not yet submitted.	<input type="checkbox"/>	<input type="checkbox"/>
	*Issuance of the PennDOT Highway Occupancy Permit (when applicable) is required prior to final approval of the Land Development Plan.		
NOTE: Traffic flows and safety are a high priority in the review of the Land Development Plans. Developers and Engineers must recognize that both the City staff and PennDOT will be involved in review of driveway locations and traffic circulation, both on and off the site. Depending on the complexity of the plan and the traffic conditions affecting or being affected by the proposed development, this review process can take several weeks. Developers and Engineers are encouraged to submit preliminary sketch plans of proposed developments where traffic design is complex in order to resolve these questions as early in the process as possible. Depending on the project, additional information such as proposed traffic counts and/or traffic study, may be necessary.			

<u>OFF SITE CONDITIONS</u>		<u>Complied</u>	<u>Not Applicable</u>
OFF SITE CONDITIONS: The following off-site conditions within 100 feet of proposed land development site are required:	All property lines and names of property owners.	<input type="checkbox"/>	
	Zoning districts and zoning district boundary lines, and Municipal boundary lines when abutting another Municipality.	<input type="checkbox"/>	<input type="checkbox"/>
	All existing buildings – shown and labeled (i.e. residences, names of businesses, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
	All existing driveways, roadways, and parking areas.	<input type="checkbox"/>	<input type="checkbox"/>
	General topography (may be taken from USGS information and/or City topo maps).	<input type="checkbox"/>	

****It is important for the City staff, Planning Commission, and Board of Commissioners to be able to evaluate the proposed Land Development Plan in context with surrounding land uses. This information can be shown on the same sheet as the main Land Development Plan, or if it is more practical, the information may be shown on an additional sheet (at a smaller scale if necessary – but not less than 1" = 100'). The off site conditions and landscaping plan may also be combined.**

<u>UTILITIES:</u>		<u>Complied</u>	<u>Not Applicable</u>
WATER:	Show all existing and proposed water mains and water service lines.	<input type="checkbox"/>	
	Submit letter from Aqua Pennsylvania Inc. that water service is available to serve the project (if service is new).	<input type="checkbox"/>	<input type="checkbox"/>
	Show location of proposed private water well(s) if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
OTHER:	Show all other existing and proposed gas utilities	<input type="checkbox"/>	<input type="checkbox"/>
	Show all other existing and proposed electric poles and below ground service lines	<input type="checkbox"/>	<input type="checkbox"/>
	Show all other existing and proposed telephone poles & above and below ground service lines	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING:	Show proposed parking lot and site lighting plan.	<input type="checkbox"/>	<input type="checkbox"/>
	Pole mounted lighting shall be no greater height than 20 feet.	<input type="checkbox"/>	<input type="checkbox"/>
	Lighting in parking areas shall be in terminal islands, landscape divider strips, landscaped areas or as determined by the City.	<input type="checkbox"/>	<input type="checkbox"/>
NOTE: Exterior Lighting – Adequate lights shall be provided to illuminate streets, driveways, walkways and parking lots for safe movement of vehicles and pedestrians at night. Exterior lighting shall be of design and size compatible with adjacent areas and in accordance with the standards of the Illuminating Engineering Society of America.			

<u>SEWAGE DISPOSAL:</u>		<u>Complied</u>	<u>Not Applicable</u>
SEWAGE DISPOSAL:	Show all existing and proposed sanitary sewer main lines. Include size of the line, manhole locations, direction of flow, etc.	<input type="checkbox"/>	<input type="checkbox"/>
	Show and dimension all existing and/or proposed sanitary sewer easements.	<input type="checkbox"/>	<input type="checkbox"/>
	Show location of all existing and proposed sanitary sewer laterals, including size of line, manholes, cleanouts, grease intercepts, etc.	<input type="checkbox"/>	<input type="checkbox"/>
	Show location of proposed and/or existing on-lot sewage disposal system (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>
PLANNING MODULES OR REQUEST FOR EXEMPTION POSTCARD:	Has PA DEP Planning Module approval or Request for Exemption been filed with the City for this project? Yes: <input type="checkbox"/> No: <input type="checkbox"/>		

<u>SEWAGE DISPOSAL (Cont.):</u>		<u>Complied</u>	<u>Not Applicable</u>
PLANNING MODULES OR REQUEST FOR EXEMPTION POSTCARD:	<p>If yes, what is the status of the application?</p> <p><input type="checkbox"/> Information attached w/ land development plan submittal</p> <p><input type="checkbox"/> Submitted to City, review and approval pending</p> <p><input type="checkbox"/> Submitted to DEP, review and approval pending</p> <p><input type="checkbox"/> Planning Module/Exemption Request approved by DEP</p>		
	<p>If no, attach explanation of why Planning Modules/Request for Exemption are not required, and supply supporting documentation and historical data.</p>	<input type="checkbox"/>	<input type="checkbox"/>
SEWER AUTHORITY'S FORMS:	<p>All LDPs with public sanitary sewer service must submit Preliminary Planning Evaluation forms.</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>All LDPs proposing a sewer extension must complete a Wastewater Collection System Design Checklist.</p>	<input type="checkbox"/>	<input type="checkbox"/>

<u>MULTI-FAMILY DWELLING REQUIREMENTS (Section 321.320)</u>		<u>Complied</u>	<u>Not Applicable</u>
DENSITY	<p>In any zoning district where multi-family dwellings are permitted and no residential density is specified, the density (number of dwelling units per lot area measurement) shall be as required in the SR-2 zoning district:</p> <p>SR-2 Zoning District:</p> <p>Minimum Lot Area – 12,000 Sq. Ft.</p> <p>Two Family – 15,000 Sq. Ft.</p> <p>For Each Additional Family – 5,000 Sq. Ft.</p>	<input type="checkbox"/>	<input type="checkbox"/>
OUTDOOR LIVING AREA	<p>Each multi-family dwelling unit shall be provided with a minimum of 200 square feet of improved outdoor living area.</p> <p><i>Outdoor living area may consist of individual, private space such as porches, patios, decks or balconies, or it may be shared space such as courtyards, communal patio areas or walking trails.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Shared outdoor living area must be located within 300 feet of a dwelling unit to be used as the outdoor living space for that unit.</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Outdoor living areas with railings such as balconies, porches or raised decks must have a minimum dimension of seven (7) feet in any direction.</p> <p>Outdoor living areas may not be enclosed by walls, but they may have a roof.</p>	<input type="checkbox"/>	<input type="checkbox"/>
	<p>Outdoor living areas without railings must have a minimum dimension of ten (10) feet in any direction.</p>	<input type="checkbox"/>	<input type="checkbox"/>

<u>MULTI FAMILY DWELLING REQUIREMENTS (Cont.):</u>		<u>Complied</u>	<u>Not Applicable</u>
OUTDOOR LIVING AREA:	Outdoor living areas must be constructed of an improved surface, such as brick, concrete or wood decking, intended to provide an appropriate area for outdoor seating, gathering and relaxation. All improved outdoor living areas must be designed to be pedestrian and handicapped accessible by means of sidewalks, paved trails or similar means. Shared outdoor living areas must include landscaping, shade and seating facilities for the comfort of users.	<input type="checkbox"/>	<input type="checkbox"/>
	Walking trails may be used to meet the outdoor living area requirement, on the condition that the trails must provide a loop route through the site and/or access to a communal destination such as a garden or gazebo. Walking trails must be paved and must be a minimum of five (5) feet wide and must include seating areas and appropriate landscaping. Walking trails which are to be used to meet the requirement for minimum improved outdoor living area must be designed and located to be usable by all of the residents of the development and, as such, cannot include walkways which serve primarily as access to individual dwelling units.	<input type="checkbox"/>	<input type="checkbox"/>
SPACE BETWEEN BUILDINGS:	The minimum space between two multi-family buildings or between a multi-family building and any other building on the same property shall be 16 feet for one (1) story or 1.5 story buildings, 24 feet for two (2) story buildings and 32 feet for three (3) story buildings. Minimum distance between two buildings of different heights shall be determined by the taller building.	<input type="checkbox"/>	<input type="checkbox"/>
MAXIMUM BUILDING HEIGHT:	Maximum building height for multi-family dwellings in all zoning districts except for CC (City Center) shall be 45 feet. The CC zoning district shall have a maximum of 90 feet.	<input type="checkbox"/>	<input type="checkbox"/>
PEDESTRIAN FACILITIES:	Adequate pedestrian facilities in the form of sidewalks or paved trails to allow safe and convenient access for residents between dwelling units, entrances and parking areas as well as other important destinations, such as mailboxes, recreation facilities or compatible neighboring uses such as retail centers, recreation areas or community facilities.	<input type="checkbox"/>	<input type="checkbox"/>
CANOPY TREES:	Sufficient planting or preservation of existing canopy trees to provide shade and environmental benefit to development residents. Completed planting shall include a minimum of one canopy tree (new or preserved) per 8,000 square feet of lot area.	<input type="checkbox"/>	<input type="checkbox"/>

<u>MULTI-FAMILY DWELLING REQUIREMENTS (Cont.):</u>		<u>Complied</u>	<u>Not Applicable</u>
BUFFER PLANTINGS:	Buffer plantings or other site improvement such as fencing as necessary to protect the privacy and integrity of residential uses abutting new multi-family developments, as well as to provide privacy and protection for residents of the multi-family development from negative impacts of adjacent land uses. Buffers do not need to be continuous or solid but shall be designed to provide visual and physical separation at appropriate locations along the property line.	<input type="checkbox"/>	<input type="checkbox"/>
	Buffers provided along all property lines except those abutting a public street, and must have a minimum width of 6 feet.	<input type="checkbox"/>	<input type="checkbox"/>
	Buffers may consist of a solid wood or vinyl fence of 6 feet in height, a solid evergreen hedge of at least 6 feet in height or a combination of mixed plantings; provided, that a minimum cumulative total of three buffer credits is provided for every 100 feet of property line, with one buffer credit being equal to any of the following: <ul style="list-style-type: none"> - Three evergreen shrubs - Eight shrubs which will achieve a mature height of at least 5 feet - Three ornamental trees 	<input type="checkbox"/>	<input type="checkbox"/>

<u>MINIMUM FLOOR AREA REQUIREMENTS (Section 320.70)</u>	<u>Complied</u>	<u>Not Applicable</u>
Minimum floor area shall be the gross floor area of the dwelling unit as measured to the exterior walls of the building or to the center of walls which divide separate dwelling units in the same building. <ul style="list-style-type: none"> - Single-family dwellings and multi-family dwelling units of 3 bedrooms or more – 750 Sq. Ft. - Multi-family dwelling units of 2 bedrooms – 650 Sq. Ft. - Multi-family dwelling units of 1 bedroom – 540 Sq. Ft. - Efficiency or studio apartment or dwelling units – 450 Sq. Ft. 	<input type="checkbox"/>	<input type="checkbox"/>

Certification	
<p>The information contained on the submitted Land Development Plan, supporting plans, and this checklist is complete and true to the best of my knowledge and belief.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>_____ Signature of Engineer or design professional responsible for the preparation of the plan.</p> <p>Date: _____</p> </div> <div style="width: 45%;"> <p>_____ Please type or print neatly the name of person signing this form</p> </div> </div>	

EXHIBIT "A"
SIGNATURE BLOCKS FOR APPROVAL

REVIEWED

DATE: _____

MERCER COUNTY REGIONAL PLANNING COMMISSION

CHAIRMAN

SECRETARY

APPROVED:

DATE: _____

HERMITAGE PLANNING COMMISSION

CHAIRMAN

SECRETARY

DATE OF ACTION: _____

HERMITAGE BOARD OF COMMISSIONERS

DATE OF APPROVAL: _____

(when all conditions met)

CHAIRMAN

SECRETARY

NOTE: Approval boxes should be placed along the edges of the plan, so that seals of each governing body can easily be affixed near their signatures.

EXHIBIT "B"
NULL & VOID BOX and TYPICAL SYMBOLS FOR IDENTIFICATION

**PLAN APPROVAL EXPIRATION BOX
FOR LAND DEVELOPMENT PLANS**

<p>PLAN IS NULL AND VOID UNLESS RECORDED BY: _____</p>
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TYPICAL SYMBOLS FOR IDENTIFICATION


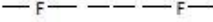





	- RIGHT-OF-WAY, PROPERTY LINE
	- FUTURE RIGHT-OF-WAY
	- CENTERLINE
	- ZONING DISTRICT BOUNDARY LINE
	- STREAMS, LAKES, RIVERS
	- BUILDING SETBACK LINE
	- EASEMENT LINE

EXHIBIT "C"
NOTARIZATION ACKNOWLEDGEMENT STATEMENTS

NOTARIZATION OF DEVELOPER'S / OWNER'S SIGNATURE IF A CORPORATION:

COMMONWEALTH OF _____ :
: SS
COUNTY OF _____ :

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____ (insert notary's full name) THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ (insert person's name(s)) _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ (officer title) _____ OF _____ (insert corporate name) _____, A CORPORATION, AND THAT HE/SHE AS SUCH PRESIDENT, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS _____ (officer title) _____.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____ (Notary's Signature) _____ (Notary Stamp)
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ (insert date)

NOTARIZATION OF DEVELOPER'S / OWNER'S SIGNATURE IF AN INDIVIDUAL:

COMMONWEALTH OF _____ :
: SS
COUNTY OF _____ :

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____ (insert notary's full name) _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ (insert individual's name(s)) _____, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____ (Notary's Signature) _____ (Notary Stamp)
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ (insert date)

NOTARIZATION OF DEVELOPER'S / OWNER'S SIGNATURE IF A PARTNERSHIP:

COMMONWEALTH OF _____ :
: SS
COUNTY OF _____ :

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____ (insert notary's full name) _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ (insert person's name) _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE A GENERAL PARTNER OF _____ (insert partnership name) _____, AND THAT HE/SHE AS SUCH PARTNER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____ (Notary's Signature) _____ (Notary Stamp)
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ (insert date)

EXHIBIT "D"

DEVELOPER/OWNER ACKNOWLEDGEMENT STATEMENTS

Where the developer is NOT the Owner of Record (at the time the plan is to be recorded) use this statement:

I/WE, THE UNDERSIGNED, HEREBY DECLARE THAT I AM/WE ARE THE DEVELOPER(S) OF THIS LAND DEVELOPMENT PLAN AND OF THE LAND SHOWN HEREON. THE RECORD OWNER(S) OF SAID LAND IS/ARE ____(insert Record Owner's Name(s))____, **AND THIS PLAN SHOULD BE RECORDED IN THE NAME(S) OF** ____(insert Developer's Name(s))____, **DEVELOPER(S) AND** ____(insert Record Owner's Name(s))____, **RECORD OWNER(S).**

(Developer's signature(s))
DEVELOPER(S)

Where the Developer IS the Owner of Record use this statement:

I/WE, THE UNDERSIGNED, HEREBY DECLARE THAT I AM/WE ARE THE DEVELOPER(S) OF THIS LAND DEVELOPMENT PLAN AND THE RECORD OWNER(S) OF THE LAND SHOWN HEREON, AND WISH IT TO BE RECORDED AS SUCH.

(Developer's & Record Owner's signature(s))

Note: All signatures shall be in black ink. The names and addresses of all developers and record owners must be shown on the plan.

EXHIBIT "E"

ENGINEER'S CERTIFICATION & SURVEYOR'S CERTIFICATION

ENGINEER'S CERTIFICATION:

I, ____(engineer's full name)____, A DULY REGISTERS PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN HAS BEEN ACCURATLEY PREPARED BASED ON SOUND ENGINEERING PRINCIPALS AND ON THE SURVEY OF ____(surveyor's name)____, REGISTERED LAND SURVEYOR

____(Engineer's Signature, License # & Seal)____

Signature (SEAL)

*Architect or Landscape architect as permitted by PA Professional Licensure Statutes. If an Architect or Landscape Architect is preparing plan, correct wording in this notion accordingly.

SURVEYOR'S CERTIFICATION:

"I, ____(surveyor's full name)____, A DULY REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND ABILITY THAT THIS PLAN HAS BEEN ACCURATELY PREPARED, AND THAT A FIELD SURVEY WAS PERFORMED IN THE CITY OF HERMITAGE, LOCATED IN MERCER COUNTY, PENNSYLVANIA, AND THAT SUCH SURVEY DOES NOT EXCEED AN ERROR OF CLOSURE OF 1:5000, AND I CERTIFY THAT ALL SURVEY MONUMENTATION SHOWN ON THIS PLAN HAS BEEN SET OR FOUND IN THE FIELD AS INDICATED.

____(Surveyor's Signature, License # & Seal)____

Signature (SEAL)

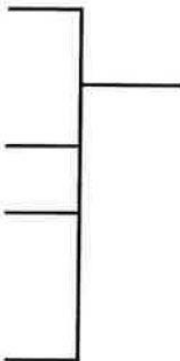
EXHIBIT "F"



EXHIBIT "G"

SCHEDULE OF DRAWINGS EXAMPLE

SCHEDULE OF DRAWINGS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>	
1	COVER SHEET	
2	EXISTING SITE PLAN	
3	PROPOSED SITE PLAN	
4	GRADING PLAN	
5	UTILITY & PARKING PLAN	
6	LANDSCAPING PLAN	
7	DETAILS	

THESE SHEETS SHOWN AS
REFERENCE ONLY AND ARE
ON FILE AT THE HERMITAGE
MUNICIPAL BUILDING.

EXHIBIT "H"

PARKING SPACE REQUIREMENTS TABLE EXAMPLE

PARKING SPACE REQUIREMENTS		
USE	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
Single Family Dwelling and all Multifamily Dwelling Units of 2 Bedrooms or More	2 PER DWELLING	2 x # DWELLINGS = _____
Multifamily Dwelling Units of 1 Bedroom or Less	1.5 PER DWELLING	1.5 x # DWELLINGS = _____
		TOTAL SPACES REQUIRED = _____
		TOTAL SPACES PROVIDED = _____