

OFFICE LOCATION:
110 BELL TAVERN ROAD
PHONE: 610-269-1989
FAX: 610-269-9183

MAILING ADDRESS:
110 BELL TAVERN ROAD
DOWNINGTOWN, PA 19335



Subdivision and/or Land Development Plan Application

**Please read and complete this application
accurately to avoid any delays in processing.**

As part of the application, please make sure you include the following information in accordance with Chapter 185 of the Township Code:

Application Requirements:

1. Nine copies of the plan.
2. Nine copies of all notifications and certifications which are not provided on the plan.
3. Four copies of the application form.
4. Four copies of an Impact Statement, which shall include:
 - a. The proposed development's effects on the local school populations.
 - b. The proposed development's effect on the Township's financial position for a three year period to include, but not limited to, additional taxes generated by the development and additional Township costs caused by the development.
5. Three copies of all reports required by §185-16E.

In addition, the application must be accompanied by the fees as set forth in the fee schedule with checks payable to East Caln Township. After the initial review of the application, an escrow to cover review fees, etc. will be established with the Township Director of Finance.

Questions may be addressed to the Township office during normal business hours at (610) 269-1989.

LOCAL GOVERNMENT THE BACKBONE OF DEMOCRACY

APPENDIX NO. 12

APPLICATION FOR CONSIDERATION FOR A SUBDIVISION
AND/OR LAND DEVELOPMENT PLAN

ECT FILE NO. _____

DATE OF RECEIPT/FILING _____
(FOR TOWNSHIP USE ONLY)

The undersigned hereby applies for approval under the East Caln Township Subdivision and Land Development Ordinance of 1991 for the (Subdivision) (Land Development) Plan submitted herewith and described below:

1. Plan Name: _____
Plan No.: _____ Plan Date: _____
2. Project Location: _____
3. Name of Property Owner(s): _____
Address: _____
Phone No.: _____
4. Land Use and Number of Lots and/or Units (indicate answer by number):

___ Single-Family (Detached)	___ Commercial
___ Multi-Family (Attached-Sale)	___ Industrial
___ Multi-Family (Attached-Rent)	___ Institutional
5. Total Acreage: _____
6. Application Classification: (Check One)

___ Preliminary Plan	___ Final Plan
___ Lot Add-On Plan for processing in accordance with Section 308 of the Ordinance.	___ Revised Sub- division and/or Land Development Plan for processing in accordance with Section 308 of the Ordinance.

7. Name of Applicant (if other than owner): _____

Address: _____

Phone No.: _____

8. Firm Which Prepared Plan: _____

Address: _____

Phone No.: _____

Person Responsible for Plan: _____

9. Have all zoning approvals been obtained? Please specify approvals:

10. Type of water supply proposed:

_____ Public

_____ Community

_____ Individual

11. Type of sanitary sewer disposal proposed:

_____ Public _____ Live

_____ Community _____ Capped

_____ Individual

12. Lineal feet of new street _____

Identify all street(s) not proposed for dedication:

13. Acreage proposed for park or other public use:

14. Have plans been submitted to the Chester County Planning Commission? _____

I am aware that I cannot commence development of the property and cannot commence excavation, earthmoving, grading, or construction until a plan has been recorded in the office of the Recorder of Deeds or until an Improvement Construction Plan has been approved by the Board of Supervisors of the Township of East Caln. By signing this application, I certify that all facts in the application and all accompanying documentation are true and correct. This application is being made by me to induce official action on the part of East Caln Township, and I understand that any false statements made herein are being made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date

Signature of Landowner or Applicant

Return to: Chester County Planning Commission
 601 Westtown Road-Suite 270
 P.O. Box 2747
 West Chester, PA 19380-0990

Act 247 County Referral

To: Chester County Planning Commission

Subject: Request for review of a subdivision, land development proposal, or ordinances pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)

TO BE COMPLETED BY THE MUNICIPALITY

From: (Municipality) _____
 Date: _____
 Official's Name: _____
 Position: _____
 Official's signature: _____

Applications with ORIGINAL signatures must be submitted to CCPC.

TO BE COMPLETED BY THE APPLICANT

Development name (if applicable): _____ Location: _____
 Owner's name: _____ Phone #: _____
 Owner's address: _____
 Applicant's name: _____ Phone #: _____
 Applicant's address: _____
 Architect/Engineer/Surveyor name: _____ Phone #: _____

<p>TYPE OF REVIEW REQUESTED (Check all appropriate boxes)</p> <p><input type="checkbox"/> Unofficial sketch plan (no fee)</p> <p><input type="checkbox"/> Subdivision plan</p> <p><input type="checkbox"/> Land development plan</p> <p><input type="checkbox"/> Planned residential development</p> <p><input type="checkbox"/> Zoning ordinance (no fee)</p> <p><input type="checkbox"/> Curative amendment (no fee)</p> <p><input type="checkbox"/> Subdivision ordinance (no fee)</p> <p><input type="checkbox"/> Comprehensive plan (no fee)</p> <p><input type="checkbox"/> Other</p>	<p>REVIEW FEE (Fee schedule on other side)</p> <p><input type="checkbox"/> Attached \$ _____</p> <p><input type="checkbox"/> Not applicable</p>	<p>TYPE OF SUBMISSION</p> <p><input type="checkbox"/> New proposal</p> <p><input type="checkbox"/> Revision to a prior proposal</p> <p><input type="checkbox"/> Phase of a prior proposal</p> <p><input type="checkbox"/> Amendment/Revision to recorded plan is a new proposal</p> <hr/> <p>Tax parcel(s):# _____ # _____ # _____</p> <hr/> <p>Total area (gross acres): _____</p>
<p>TYPE OF PLAN</p> <p><input type="checkbox"/> Unofficial sketch</p> <p><input type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> Final</p>		

PLAN INFORMATION

Length of new roads: _____

Number of new parking spaces: _____

Ownership of roads:
 Public Private

Open space:
 Public Private
 Acres: _____ Acres: _____

HOA responsible for common facilities/areas:
 Yes No

HOA documents provided:
 Yes No

Traffic study included:
 Yes No Not conducted

LAND USE	Number of lots/units
Agriculture	
Single family	
Townhouses	
Twin units	
Apartments	
Mobile homes	
* Commercial	
* Industrial	
* Institutional	
Other	

ZONING DISTRICT OF PROPOSAL	PROPOSED UTILITIES
Existing: _____	(Check appropriate boxes)
Proposed: _____	
Variances/ Special exception granted: _____	
	Water Sewer
	Public <input type="checkbox"/> <input type="checkbox"/>
	On-site <input type="checkbox"/> <input type="checkbox"/>
	Package <input type="checkbox"/> <input type="checkbox"/>
	No new sewage disposal or water supply proposed <input type="checkbox"/>

***Information to be filled in for Commercial, Industrial or Institutional land use ONLY**

*Total square footage of addition to existing building: _____

*Total structure(s) sq. footage: _____

ADDITIONAL INFORMATION (This plan has been submitted to):

County Health Department Date _____

PennDOT Date _____

DEP Date _____

Other Date _____

THE TERM "LOTS"

The term "Lots" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.

FEE SCHEDULE

The following fees shall apply to each land subdivision or land development submitted to the Chester County Planning Commission for review in accordance with Article V, Section 502, Pennsylvania Municipalities Planning Code, Act 247, as amended.

Fees shall be levied depending on whether the proposal is for a subdivision or a land development and whether it is for residential or non-residential use.

CATEGORY I RESIDENTIAL SUBDIVISION FOR LAND DEVELOPMENT

These fees apply to residential projects for sale, condominium ownership, or rental; any type of buildings, either as a subdivision or single tract land development; or an agricultural subdivision (except for guidelines in Article I, Section 107, Subdivision, Pennsylvania Municipal Planning Code, Act 247, as amended).

<u>Number of lots and dwelling units</u>	<u>Base fees</u>	<u>Fees for each lot and/or unit</u>
1 lot land development	\$25.00	None
1-5 lots/units	\$75.00	Plus \$10.00/lot/unit
6-15 lots/units	\$100.00	Plus \$10.00/lot/unit
Over 15 lots/units	\$100.00	Plus \$10.00/lot/unit

CATEGORY II NON-RESIDENTIAL SUBDIVISIONS

These fees apply to applications for subdivision and conveyance of land for non-residential uses, not proposed for land development as defined in Section 107 of the Planning Code.

<u>Number of lots and dwelling units</u>	<u>Base fees</u>	<u>Fees for each lot and/or unit</u>
1-5 lots/units	\$150.00	Plus \$30.00/lot/unit
Over 5 lots	\$200.00	Plus \$25.00/lot/unit
Financial subdivisions	\$75.00	Plus \$25.00/lot/unit

CATEGORY III NON-RESIDENTIAL LAND DEVELOPMENT

These fees apply to all projects or sections of mixed projects which are for non-residential use for sale, condominium, lease or rent in any type of building on a single tract of land.

<u>Number of developed acres</u>	<u>Base fees</u>	<u>Fees for gross floor area</u>
1 building under 250 sq. ft.	\$25.00	None
Under 5 acres	\$250.00	Plus \$30.00/1,000 sq. ft. of gross floor area
5-49.99 acres	\$300.00	Plus \$30.00/1,000 sq. ft. of gross floor area
50-99.99 acres	\$300.00	Plus \$20.00/1,000 sq. ft. of gross floor area
Over 100 acres	\$300.00	Plus \$20.00/1,000 sq. ft. of gross floor area

CATEGORY IV SECOND REVIEWS

These fees apply to each review conducted after the first review (within a three (3) year period of the initial review) and only if requested by the municipality.

- Flat fee of \$100.00 for residential subdivisions/land developments
- Flat fee of \$150.00 for non-residential subdivisions/land developments

CHECKS OR MONEY ORDERS SHOULD BE PAYABLE TO: County of Chester (cash will not be accepted)

All fees are to be submitted to the Chester County Planning Commission (CCPC) through the appropriate township or borough at the time of application; and in accordance with the administrative guidelines established by CCPC.

INFORMAL REVIEWS AND ADDITIONAL WORK: An informal review request to CCPC (such as meetings and discussions prior to the formal development application) shall be free of charge if said written request is from the municipality, or from an applicant with the knowledge and written consent of the municipality. In no case will informal review by CCPC replace the need for a formal review which would include the submission of the required fee listed above pursuant to the Municipalities Planning Code.

TIME LIMITATIONS: The review time period will begin from the date of receipt by CCPC of the application requesting a review by CCPC. CCPC has thirty (30) days within which to review subdivision and land development applications and submit review comments. The review period may be extended if requested by the applicant or a time extension has been granted by the municipality with the concurrence of the applicant. When the time period has been stopped due to an incomplete application package, incorrect fee or other reasons, the time period will continue from the day in which the application package is complete. CCPC has thirty (30) days within which to review ordinance amendments, and forty-five (45) days within which to review comprehensive plans, official maps, and complete ordinances.