

APPENDIX F

EAST PIKELAND
SUBDIVISION APPLICATION FORM

FOR OFFICIAL USE ONLY

PLAN TITLE: _____ FILE NO. _____

PLAN DATE: _____ DATE RECEIVED: _____

SKETCH ___ PRELIMINARY ___ FINAL ___ OFFICIAL SUBMISSION DATE: _____

Time Clock Start Date: _____

LAND DEVELOPMENT ___ SUBDIVISION ___ DECISION DATE: _____

1. Name of owner(s) _____ Phone Number: _____

Address: _____

2. Name and address of equitable owner or contemplated grantee (if known) _____

Phone: _____ Fax: _____

Email: _____ (A copy of the Agreement of Sale must be provided)

3. Location (street address) _____

Tax parcel number(s) _____

Deed Record Book No. _____ Page _____

4. Total tract area (acres) _____

Area of proposed subdivision (acres) _____

Zoning Classification _____

Is a zoning action necessary? _____ District change _____ Variance _____

Special exception _____ Conditional use _____

5. Number of planned lots/parcels of land _____

Number of units or floor area _____

Planned use(s) _____

Number of phases _____

Engineer/surveyor _____

Proposed starting date _____ Proposed completion date _____

Proposed contractor _____

6. Number of streets with length and width of right of way _____

Width and construction of surface roadways of streets, lanes, and roads _____

7. Proposed street names _____

Are these duplicated within postal zones 19460, 25, 42, 75 _____

8. Source of existing or proposed water supply _____

Public _____ Community _____ Individual _____ Other _____

9. Existing or proposed wastewater disposal system _____

Public _____ Central-Private _____ Individual _____ Other _____

10. Are there any mortgagees, judgments, easements, liens, contracts, deed restrictions, or agreements of record affecting the property? Yes ___ No ___ If yes, list each and amount: _____

11. Erosion/sedimentation control plan attached? _____

Water runoff increase (attach basic assumptions, calculations, and planned control). _____

Erosion Control Permit attached (for development in areas in excess of 25 acres) _____

12. Does the tract contain any of the following features (yes/no), if so, enclose the indicated materials if required:

- _____ * Wetlands
 - Approved DER and Corps of Engineers Permits
 - Maps, drafted by a certified engineer, delineating extent of wetlands

- _____ * Floodplain conservation areas (as defined by Section 401 of the Township Zoning Ordinance)
 - Maps, drafted by a registered, professional engineer, delineating extent of floodplain conservation areas
 - Documentation of flood proofing construction techniques as defined by the Zoning Ordinance

- _____ * Steep slope areas (as defined by Section 402 of the Township Zoning Ordinance)
 - Material as required by Section 402.E

- _____ * Seasonally high water table soils (as defined by Sections 102 and 403 of the Township Zoning Ordinance)

- _____ * Areas within the French Creek Scenic River Corridor (as defined by Section 1510 of the Township Zoning Ordinance)
 - Documentation of incorporation of design standards according to Section 1510.C of the Township Zoning Ordinance.

- _____ * Any historic resources identified on the Township Zoning Ordinance Historic Resources Map, as amended
 - Documentation outlining treatment of identified resources during and proceeding the development process

- _____ * Woodlands or other vegetation, as defined by Section 405.A
 - Documentation outlining treatment of identified resources during and proceeding the development process

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13. Are the following reports/permits
(as required) attached?

Transmittal Date Compliance

- _____ Sewer Authority Review
- _____ Chester County Health Department
- _____ Chester County Planning Commission
- _____ Township Planning Commission
- _____ Chester County Conservation District
- _____ Township Historic Commission
- _____ Land Planning Module Supplement
to the Township Sewage Plan
- _____ PennDOT Permits

_____ Fire Department Report

14. Is common open space planned? Yes _____ No _____ Amount _____

If yes, what form of ownership, maintenance is planned? _____

(Attach a copy of proposed deed restriction, dedication, agreements, or other documents to ensure maintenance of open space in perpetuity).

15. Has a schedule of development for the subdivision been included? _____

16. Are the elements for each plan submission type included, as defined by the indicated section of the Subdivision Ordinance? _____

Sketch Plan (see Section 303)

Preliminary Plan (see Section 304)

Final Plan (see Section 305)

17. Improvement Description

	<u>Unit Cost</u>	<u>Estimated Cost</u>
Length of New Roads (L.F.) _____		_____ (public)
		_____ (private)
Length of Curbs _____		_____
Type of Sewage Treatment _____		_____
Type of Water Supply _____		_____
Stormwater Facilities _____		_____
Common Open Space _____		_____

18. Has an improvement agreement been attached? _____

Has a cash escrow fund been established? _____

Amount \$ _____ Account # _____

Financial Institution _____

Principal Party _____

19. Applicant must submit at least one reduced set of plans (11" x 17" or 8 1/2" x 14") with application.

20. List any/all waivers requested and reasons why waiver(s) should be granted _____

The undersigned pledge that to the best of his/her knowledge and belief that all of the above statements are true, correct and complete.

_____ (signature of landowner)

_____ (signature of applicant if other than owner)

This plan has been checked for conformance with all pertinent regulations and is accepted for review.

_____ (Date)
(Township Secretary)

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Application Submission:

Fees Collected:

Planning Commission _____

Supervisors _____

\$ _____ Date _____

\$ _____ Date _____

Preliminary Approval:

Planning Commission _____

Board of Supervisors _____

Final Approval:

Planning Commission _____

Board of Supervisors _____

Plan Recorded: _____

SUBDIVISIONS AND LAND DEVELOPMENTS OF REGIONAL IMPACT

Subdivisions and land developments of regional impact are subject to compliance with the goals and objectives of the Phoenixville Region Comprehensive Plan.

Any subdivision or land development proposal (whether submitted as a formal application, sketch plan, as part of a conditional use or special exception application, or as part of a variance application) will be considered a subdivision or land development of regional impact if it meets any of the following standards:

1. Office, Retail greater than 75,000 gross square feet
2. Wholesale and Distribution greater than 100,000 gross square feet
3. Hospitals and Health Care greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
4. Residential greater than 100 new lots or units
5. Industrial greater than 125,000 gross square feet; or employing more than 300 workers or covering more than 25 acres
6. Hotels greater than 150 rooms
7. Mixed Use total gross square feet greater than 100,000
8. Attractions and Recreational Facilities greater than 500 parking spaces or a seating capacity of more than 1,000
9. Waste Handling Facilities-new facility or expansion of existing facility by more than 50%
10. Quarries, Asphalt and Cement Plants-new facility or expansion of existing facility by more than 50%
11. Petroleum Storage Facilities, Energy Generation or Distribution Facility-new facility or expansion of existing facility by more than 50%
12. Public or Private School-new or relocated facility with a capacity of 500 students or more.
13. Any other development types not identified above (includes parking facilities)-300 parking spaces
14. Any other proposed subdivision or land development, which in the opinion of the governing body of the municipality in which it is proposed, could have a regional impact or an impact beyond the boundaries of that municipality and for which that municipality desires input from the Regional Planning Committee.

Subdivisions and land developments of regional impact, as defined in Section 201 of the East Pikeland Township Subdivision and Land Development Ordinance, require submission of fifteen (15) additional copies of a reduced plan at 11'x17' in size.

Review Fee:

A \$10,000.00 escrow will be required for all plans that require review by the Phoenixville Regional Planning Committee.

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