



## Plainfield Township Zoning & Code Office

6292 Sullivan Trail

Nazareth, Pa. 18064

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Phone: 610-759-6944 x 103

Fax : 610-759-1999

### **PLANNING COMMISSION APPLICATION: SELECTED RESIDENTIAL AND NON-RESIDENTIAL USES**

**Date of Application:** \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Applicant's Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Business/Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Owner's Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Business/Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Professional Engineer's Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Business/Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**Professional Land Surveyor's Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Business/Cell Number** \_\_\_\_\_

**Email** \_\_\_\_\_

**PLAN INFORMATION:**

Name of Subdivision/Land Development/Site Plan: \_\_\_\_\_

Location: \_\_\_\_\_

Parcel #: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Acreage: \_\_\_\_\_ Number of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_

**PLAN CONTENTS:** (Check where appropriate)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Plan       | <input type="checkbox"/> Preliminary Plan  | <input type="checkbox"/> Re-Subdivision   |
| <input type="checkbox"/> Revised Plan   | <input type="checkbox"/> Final Plan        | <input type="checkbox"/> Land Development |
| <input type="checkbox"/> Alternate Plan | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Sketch Plan    | <input type="checkbox"/> Minor Subdivision |   |

**PLOT IMPROVEMENTS:** (Check where appropriate)

Lineal Feet of New Streets \_\_\_\_\_

Water Supply:

- Public
- Centralized
- On-Lot
- Other

Sewage Disposal:

- Public
- Centralized
- On-Lot
- Other

**INSTRUCTIONS:**

Submit the original and fourteen additional copies of this application form and ALL other required plans and materials to the Subdivision Administrator of the Township. One copy of the application will be receipted and returned to the applicant upon request.

For all required fees, make a check payable to: **Plainfield Township**

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

SUBDIVISION AND LAND DEVELOPMENT

**B.2 Major Subdivisions or Land Development Checklist**

Check one: Preliminary Plan   
Final Plan

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Tax Map-block-lot \_\_\_\_\_

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Section      Yes      No

General Submission Items. Does the submission include:

- |              |                          |                          |  |
|--------------|--------------------------|--------------------------|--|
| §22-502.2(1) | <input type="checkbox"/> | <input type="checkbox"/> | The required application fees as set forth in the Township fee schedule?                             |
| §22-502.2(2) | <input type="checkbox"/> | <input type="checkbox"/> | Three copies of the application form (Appendix 22-A) and Preliminary Plan Checklist (Appendix 22-B)? |
| §22-502.2(3) | <input type="checkbox"/> | <input type="checkbox"/> | 15 copies of the Preliminary Plan (prints)?  |
| §22-502.2(4) | <input type="checkbox"/> | <input type="checkbox"/> | Three or more copies of the supporting documents?  |

Drafting Standards for All Plans. Does the plan have:

- |                |                          |                          |   |
|----------------|--------------------------|--------------------------|---|
| §22-503.1.B(1) | <input type="checkbox"/> | <input type="checkbox"/> | Plan drawings at a size of 18 inches by 24 inches or 24 inches x 36 inches?                     |
| §22-503.2.A    | <input type="checkbox"/> | <input type="checkbox"/> | A scale not less than 1 inch equals 50 feet?  |
| §22-503.2.C    | <input type="checkbox"/> | <input type="checkbox"/> | Dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds? |
| §22-503.2.D    | <input type="checkbox"/> | <input type="checkbox"/> | Sheets numbered and showing their relationship to the total number of sheets?                   |
| §22-503.2.F    | <input type="checkbox"/> | <input type="checkbox"/> | Revisions noted, if plan is a revision of previously approved plan?                             |
| §22-503.2.G    | <input type="checkbox"/> | <input type="checkbox"/> | Boundary lines of the subdivision or land development shown as a solid heavy line?              |

General Information Required on All Plans and Profiles. Does the plan have:

- |             |                          |                          |   |
|-------------|--------------------------|--------------------------|---|
| §22-503.3.A | <input type="checkbox"/> | <input type="checkbox"/> | A title "Preliminary Plan"?   |
| §22-503.3.B | <input type="checkbox"/> | <input type="checkbox"/> | Sheet title (such as "Layout Plan")?                                  |
| §22-503.3.C | <input type="checkbox"/> | <input type="checkbox"/> | Name of subdivision or land development (with unique drawing number)? |

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<u>Section</u>	<u>Yes</u>	<u>No</u>	
§22-503.3.D	___	___	Graphic and written scales?
§22-503.3.E	___	___	Date of plan and all submission dates and subsequent revision dates (or an area on plans for such future notes)?
§22-503.3.F	___	___	Name and address, signature, seal and statement of the plan preparer (see Appendix 22-C)?

Information Required on All Layout Plans, Grading and Storm Drainage Plan, Utility Plans and Soil Erosion and Sedimentation Control Plans. Do the plans have:

§22-503.4.A(1)	___	___	North arrow?
§22-503.4.A(2)	___	___	Site boundaries with closure of 1 in 10,000?
§22-503.4.A(3)	___	___	Boundaries of all adjoining properties with names of landowners?
§22-503.4.A(4)	___	___	Location and type of existing monuments?
§22-503.4.B	___	___	Location map at scale 1 inch equals 1000 feet?

Man-made Features. Do the plans include the location of the following existing features?

§22-503.4.C(1)	___	___	Streets and rights-of-way.
§22-503.4.C(2)	___	___	Existing lot layout on the site and immediately adjacent.
§22-503.4.C(3)	___	___	State or federally registered historic sites or structures.
§22-503.4.C(4)	___	___	Bridges.
§22-503.4.C(5)	___	___	Sanitary sewer and water lines.
§22-503.4.C(6)	___	___	Stormwater lines, drains and culverts.
§22-503.4.C(7)	___	___	Utility easements, restrictive covenants and other easements.

Proposed Features-- Do the plans include the location of the following proposed features?

§22-503.4.D(1)	___	___	Streets with centerlines, cartways, rights-of-way, names.
§22-503.4.D(2)	___	___	Layout of lots with identification numbers.
§22-503.4.D(3)	___	___	Building setback lines from all lot lines.

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<u>Section</u>	<u>Yes</u>	<u>No</u>	
§22-503.4.D(4)	___	___	The arrangement and use of buildings and parking areas in projects of other than single-family detached dwellings, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged).
§22-503.4.D(5)	___	___	Rights-of-way, restrictive covenants and easements for all drainage, utilities and other purposes.
§22-503.4.D(6)	___	___	Sidewalks and pedestrian paths.
§22-503.4.D(7)	___	___	Open space areas.
§22-503.4.D(8)	___	___	Recreation facilities.
§22-503.4.D(9)	___	___	Proposed monuments.

Layout Plan. Does the plan show the following information?

§22-503.5.A	___	___	Names and addresses of: <ol style="list-style-type: none"> <li>a. Land owner.</li> <li>b. Developer.</li> <li>c. Applicant.</li> <li>d. Corporate officers.</li> <li>e. Adjoining property owners.</li> </ol>
§22-503.5.B	___	___	Owners Statement of Intent (Appendix 22-C).
§22-503.5.C	___	___	Approval/Review signature blocks for: <ol style="list-style-type: none"> <li>a. Township Board of Supervisors.</li> <li>b. Township Planning Commission.</li> <li>c. Lehigh-Northampton Counties Joint Planning Commission.</li> <li>d. Northampton County Recorder of Deeds.</li> </ol>
§22-503.5.D	___	___	Project summary list. <ol style="list-style-type: none"> <li>a. Total acreage?</li> <li>b. Zoning district(s)?</li> <li>c. Total number of lots?</li> <li>d. Density of dwelling units per acre?</li> <li>e. Required lot size?</li> <li>f. Proposed lot size, maximum, minimum and average?</li> <li>g. Open space required?</li> </ol>

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Yes

No

- h. Open space proposed?
- I. Type of water system?
- j. Type of sanitary disposal system?
- k. Lineal feet of new road?
- l. Deed source: volume and page?
- m. Tax map parcel number, block and lot?
- n. Required building setbacks?
- o. Zoning variances granted?

§22-503.5.E(1)    \_\_\_    \_\_\_

Dimensions and area of lots?

§22-503.5.E(2)    \_\_\_    \_\_\_

Streets (see Section 5.3.E.5.b.)?

Grading, and Storm Drainage Plan. Does the plan show the following information?

§22-503.6.A    \_\_\_    \_\_\_

Existing and proposed contours.

§22-503.6.A(3)    \_\_\_    \_\_\_

Contours based upon field survey, not extrapolation of USGS maps.

Natural Features. Does the plan show the following features?

§22-503.6.B(1)    \_\_\_    \_\_\_

Shadings or markings differentiating slopes of:  
8–15 percent.  
16–25 percent.  
over 25 percent.

§22-503.6.B(2)    \_\_\_    \_\_\_

100-year floodplain, flood prone and alluvial soils.

§22-503.6.B(3)    \_\_\_    \_\_\_

Soil types and definitions of each.

§22-503.6.B(4)    \_\_\_    \_\_\_

Wooded areas.

§22-503.6.B(5)    \_\_\_    \_\_\_

Watercourses as defined in Part 2.

§22-503.6.B(6)    \_\_\_    \_\_\_

Permanent and seasonal high and low water table area.

§22-503.6.B(7)    \_\_\_    \_\_\_

Rock outcrops.

§22-503.6.C    \_\_\_    \_\_\_

Street centerline data.

Storm Drainage. Does the plan include the following?

§22-503.6.D(1)    \_\_\_    \_\_\_

Locations and size of facilities with stations corresponding to the profiles.

§22-503.6.D(2)    \_\_\_    \_\_\_

Location of inlets with invert elevations and grade at top of inlets.

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<u>Section</u>	<u>Yes</u>	<u>No</u>	
§22-503.6.D(3)	___	___	Watershed areas.
§22-503.6.D(4)	___	___	Property lines and ownership with easement details.
§22-503.6.D(5)	___	___	Beginning and end of proposed construction.
§22-503.6.D(6)	___	___	Location of all other drainage facilities.
§22-503.6.D(7)	___	___	Hydraulic design standards for culverts, etc.
§22-503.6.D(8)	___	___	Sewer lines, storm drains, culverts.
§22-503.6.E	___	___	Proposed grading, location and typical cross-section of proposed drainage swales.

Utility Plan. Does the plan show the following? (If on-lot sewerage system is proposed).

§22-503.7.A(1)	___	___	Existing and proposed contours.
§22-503.7.A(2)	___	___	Proposed location of wells.
§22-503.7.A(3)	___	___	Proposed location of dwelling.
§22-503.7.A(4)	___	___	Proposed location of primary and alternate disposal fields.
§22-503.7.A(5)	___	___	Location and numbered percolation test holes and soil probe.
§22-503.7.A(6)	___	___	Permanent and seasonal high water table areas.

(If central sewerage system is proposed).

§22-503.7.B(1)	___	___	Location and size of lines with stations corresponding to the profiles.
§22-503.7.B(2)	___	___	Location of manholes with invert elevation and grade at top .
§22-503.7.B(3)	___	___	Property lines and ownership and easement details.
§22-503.7.B(4)	___	___	Beginning and end of proposed construction.
§22-503.7.B(5)	___	___	Location of laterals.
§22-503.7.B(6)	___	___	Location of all other drainage facilities in vicinity of sanitary sewer lines.

(If centralized water system is proposed).

§22-503.7.C(1)	___	___	Location and size of water lines, valves and fittings.
§22-503.7.C(2)	___	___	Plans pertaining to water source.
§22-503.7.C(3)	___	___	Fire hydrants.

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(If on-lot water system is proposed).

- |             |     |     |  |
|-------------|-----|-----|--|
| §22-503.7.D | ___ | ___ | Location of existing and proposed wells. |
| §22-503.7.E | ___ | ___ | Location of street lights.               |
| §22-503.7.F | ___ | ___ | Sewer lines, storm drains and culverts.  |

Soil Erosion and Sedimentation Control Plan. Does the Plan include the following?

- |             |     |     |                                 |
|-------------|-----|-----|---------------------------------|
| §22-503.8.C | ___ | ___ | Existing and proposed contours. |
|-------------|-----|-----|---------------------------------|

Natural Features. Does the plan include the following?

- |                |     |     |  |
|----------------|-----|-----|--|
| §22-503.8.D(1) | ___ | ___ | Shadings or markings differentiating slopes of:<br>8–15 percent.<br>16–25 percent.<br>over 25 percent. |
| §22-503.8.D(2) | ___ | ___ | 100-year floodplain, flood prone and alluvial soils.   |
| §22-503.8.D(3) | ___ | ___ | Soil types and definition of types.  |
| §22-503.8.D(4) | ___ | ___ | Wooded areas.  |
| §22-503.8.D(5) | ___ | ___ | Watercourses as defined in Part 2.   |
| §22-503.8.D(6) | ___ | ___ | Permanent and seasonal high and low water table areas.   |
| §22-503.8.D(7) | ___ | ___ | Rock outcrops.   |
| §22-503.8.E    | ___ | ___ | Sewer lines, storm drains and culverts.  |

Road Profiles . Does the plan include the following?

- |             |     |     |   |
|-------------|-----|-----|---|
| §22-503.9.A | ___ | ___ | Profile of existing ground surface along street centerline. |
| §22-503.9.B | ___ | ___ | Proposed centerline grade at 50-foot intervals.             |
| §22-503.9.C | ___ | ___ | Vertical curve data.  |

Sanitary' Sewer, Water Distribution and Storm Drain Profiles. Does the plan include the following?

- |              |     |     |   |
|--------------|-----|-----|---|
| §22-503.10.A | ___ | ___ | Profile of existing ground surface with top of manhole or inlet elevations. |
| §22-503.10.B | ___ | ___ | Profile of storm drain, water line or sewer.                                |



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§22-503.10.C	___	___	Utility line crossings.
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§22-503.10.D	___	___	Invert elevations.
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Construction Details. Does the plan include the following?

§22-503.11.A	___	___	Typical road cross section.
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§22-503.11.B	___	___	Drainage swale cross section.
--------------	-----	-----	-------------------------------

§22-503.11.C	___	___	Pipe bedding details.
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§22-503.11.D	___	___	Storm drainage structures.
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§22-503.11.E	___	___	Sanitary sewer structures.
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§22-503.11.F	___	___	Water system details.
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§22-503.11.G	___	___	Curb and sidewalk details.
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Supporting Documents and Information. Does the plan include the following:

§22-504.1.A	___	___	Private deed restrictions or covenants already imposed or will be imposed.
-------------	-----	-----	--

§22-504.1.B	___	___	Map of property holdings or owner within 1000 feet of the proposed development indicating the site of the proposed subdivision.
-------------	-----	-----	---

§22-504.2	___	___	Certification of public water supply system.
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§22-504.3	___	___	Certification of centralized sewage disposal system.
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§22-504.4	___	___	Certification of on-lot sewage system.
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§22-504.5	___	___	Storm drainage calculations.
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§22-504.6	___	___	Development statement and schedule.
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§22-504.7	___	___	Highway occupancy permit.
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§22-504.8	___	___	Traffic study.
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§22-504.9	___	___	Sewage module.
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§22-504.10	___	___	Wetlands.
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§22-504.11	___	___	Soil erosion and sedimentation control narrative.
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§22-504.12	___	___	Proof of ownership.
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Final Plan Requirements. Does the plan include the following?

§22-602.1	___	___	All of the information that was required at the time of preliminary plan submittal (see Sections 5.2 and 5.3).
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§22-602.2			Additional Final Plan requirements.
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Code			
<u>Section</u>	<u>Yes</u>	<u>No</u>	
§22-603.2.A	___	___	Certification of a tract boundary survey.
§22-603.2.B(1)	___	___	Sight triangle easements.
§22-603.2.B(2)	___	___	Utility drainage open space and other easements.
§22-603.2.C	___	___	Require plan notations (see Section 6.3.B.3.)
§22-604.1	___	___	Deed restrictions.
§22-604.2	___	___	Nondedicated streets agreement.
§22-604.3	___	___	Open space agreements.
§22-604.4	___	___	Utilities agreements and permits.
§22-604.5	___	___	Storm drainage calculations.
§22-604.6	___	___	Development statement and schedule.
§22-604.7	___	___	Legal descriptions of roadways and easements to be dedicated to the Township.
§22-604.8	___	___	Highway occupancy permit.

Applicant

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

NOTE: The Township may require the submission of additional copies of the plan and other information.