



## 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:** \_\_\_\_\_

**Acreeage:** \_\_\_\_\_ **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:

Sewage Disposal:

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Public      | <input type="checkbox"/> Public      |
| <input type="checkbox"/> Centralized | <input type="checkbox"/> Centralized |
| <input type="checkbox"/> On-Lot      | <input type="checkbox"/> On-Lot      |
| <input type="checkbox"/> Other       | <input type="checkbox"/> 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 \_\_\_\_\_

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**B.1. Minor Subdivisions and Resubdivisions Plan Checklist**

Project Name \_\_\_\_\_

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

Code

Section            Yes        No

General Submission Item. Does the submission include:

- |                |     |     |  |
|----------------|-----|-----|--|
| §22-702.2.A(1) | ___ | ___ | The required application fees as set forth in the Township Fee Schedule? |
| §22-702.2.A(2) | ___ | ___ | Three copies of the application form (Appendix 22-A)?                    |
| §22-702.2.A(2) | ___ | ___ | Three copies of the "Plan Checklist" (Appendix 22-B)?                    |
| §22-702.2.A(3) | ___ | ___ | 15 copies of the Plan (prints)?  |
| §22-702.2.A(4) | ___ | ___ | Three copies of the supporting documents?                                |

Specific Plan Requirements

Drafting Standards. Does the plan have:

- |             |     |     |   |
|-------------|-----|-----|---|
| §22-703.1.A | ___ | ___ | Plan drawings as a size of 18 inches by 34 inches or 24 inches by 36 inches?                    |
| §22-703.1.C | ___ | ___ | A scale not less than 1 inch equals 50 feet?  |
| §22-703.1.D | ___ | ___ | Dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds? |
| §22-703.1.E | ___ | ___ | Sheets numbered and showing their relationship to the total number of sheets?                   |
| §22-703.1.F | ___ | ___ | An adequate legend indicating clearly which features are existing and which are proposed?       |
| §22-703.1.G | ___ | ___ | Revisions noted, if plan is a revision of previously approved plan?                             |
| §22-703.1.H | ___ | ___ | A boundary line shown as a solid heavy line?  |

General Information. Does the plan have:

- |             |     |     |                                   |
|-------------|-----|-----|-----------------------------------|
| §22-703.2.A | ___ | ___ | Name and location of subdivision? |
| §22-703.2.B | ___ | ___ | Names and addresses of            |
|             |     |     | a. Landowner?                     |
|             |     |     | b. Applicant?                     |
|             |     |     | c. Developer?                     |

SUBDIVISION AND LAND DEVELOPMENT

Project Name \_\_\_\_\_

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

<u>Code</u> <u>Section</u>	<u>Yes</u>	<u>No</u>	
			d. Adjoining property owners?
			e. Corporate officers?
§22-703.2.C	___	___	Owners' Statement of Intent (Appendix 22-C)?
§22-703.2.D	___	___	Name, address, signature and seal of the professional land surveyor. and professional engineer (see Appendix 22-C)?
§22-703.2.E	___	___	Approval/review signature blocks for (see Appendix 22-C)?
			a. Township Planning Commission?
			b. Township Engineer?
			c. Joint Planning Commission Lehigh- Northampton Counties?
			d. Northampton County Recorder of Deeds?
§22-703.2.F	___	___	Location map at 1 inch equals 1000 feet or larger showing the relationship of the site to adjoining properties, streets, roads, municipal boundaries, zoning districts, watercourses and any areas subject to flooding within 1000 feet of any part of the property?
§22-703.2.G	___	___	North arrow?
§22-703.2.H	___	___	Graphic and written scale?
§22-703.2.I	___	___	Date of plan and all subsequent revision dates?
§22-703.2.J	___	___	Boundaries of all adjoining properties with names of landowners?
§22-703.2.K	___	___	The deed book volume and page number as entered by the County Recorder, referencing the latest source of title to the land being subdivided or re-subdivided?
§22-703.2.L	___	___	Tax map, parcel, block and lot number for the tract being subdivided or resubdivided?

Natural Features. Does the plan include the location of the following natural features on the site and within 100 feet of the site?

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

Code Section	<u>Yes</u>	<u>No</u>	
§22-703.3.A	___	___	Contour lines, based on a recent field survey or photogrammetric procedure, at vertical intervals of not more than 2 feet for land with an average natural slope of 5 percent or less, and at intervals of not more than 5 feet for land with an average natural slope exceeding 5 percent.
§22-703.3.B	___	___	Shadings or markings differentiating slopes of: a. 8 percent or less? b. Greater than 8 percent to 15? c. Greater than 15 percent to 25 percent? d. Greater than 25 percent?
§22-703.3.C	___	___	Permanent and seasonal high and low water table areas?
§22-703.3.D	___	___	Rivers, streams, creeks, rivulets, watercourses, lakes, ponds, dammed waters, springs, wetlands and all other bodies or channels of conveyance of surface and underground water with names, if any?
§22-703.3.E	___	___	100-year floodplain, flood prone and alluvial soil areas?
§22-703.3.F	___	___	Location and extent of various soil types with U.S. Soil Conservation Service definitions and the <u>DEP</u> classifications for each? [A.O.]
§22-703.3.G	___	___	Rock outcrops and stone fields?
§22-703.3.H	___	___	Wooded areas and tree masses?

Boundary Lines of Tract. Does the plan show:

§22-703.4.A	___	___	Boundary lines of the area being subdivided or resubdivided?
§22-703.4.B	___	___	Location and type of all existing monuments?
§22-703.4.C	___	___	Location of all fences and fence corners, tree rows, driveways, existing easements and right-of-way, public or private?

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

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Section            Yes      No

Man-made Features. Does the plan include the location of the following man-made features on the site and within 100 feet of the site?

- |                 |     |     |  |
|-----------------|-----|-----|--|
| §22-703.5.A     | ___ | ___ | Sufficient bearings, length of lines, radii, arc lengths, street rights-of-way and cartway widths, rights-of-way, easements and community or public area to accurately and completely reproduce each and every course on the ground? |
| §22-703.5.B     | ___ | ___ | Existing lot layout on the site?   |
| §22-703.5.C     | ___ | ___ | State and Federally registered historic sites or structures, including name and description?   |
| §22-703.5.D, .E | ___ | ___ | Sewer lines, water lines, septic systems, wells, stormwater lines, drains and culverts?  |
| §22-703.5.F     | ___ | ___ | Utility easements and restrictive covenants and easements for purposes which might affect development?   |
| §22-703.5.G     | ___ | ___ | Any structure within a front, side or rear yard located from the property line?  |

Zoning Requirements. Does the plan include the following zoning information?

- |             |     |     |   |
|-------------|-----|-----|---|
| §22-703.6.A | ___ | ___ | Applicable zoning district.                                 |
| §22-703.6.B | ___ | ___ | Lot size and yard requirements.                             |
| §22-703.6.C | ___ | ___ | Building setback lines.                                     |
| §22-703.6.D | ___ | ___ | Zoning variances, including description and date of action. |

Proposed Layout. Does the plan include the following items and information regarding the proposed layout?

- |             |     |     |  |
|-------------|-----|-----|--|
| §22-703.7.A | ___ | ___ | Total acreage of the site.   |
| §22-703.7.B | ___ | ___ | Proposed lot layout with identification number and total number of lots. |
| §22-703.7.C | ___ | ___ | Lot width, depth and area.   |

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Code <u>Section</u>	<u>Yes</u>	<u>No</u>	
§22-703.7.D	___	___	Rights-of-way, restrictive covenants and easements for all drainage, utilities and other purposes which might affect development.
§22-703.7.E	___	___	Open space and recreation areas including notation.
§22-703.7.E	___	___	Location of dwelling or structure.
§22-703.7.F	___	___	Well location.
§22-703.7.F	___	___	Septic tank location.
§22-703.7.F	___	___	Primary leach field.
§22-703.7.F	___	___	Secondary leach field.
§22-703.7.F	___	___	Approved soil probe location.
§22-703.7.F	___	___	Approved percolation test location.
§22-703.7.G	___	___	Storm drainage facilities or structures.
§22-703.7.H	___	___	Street tree species and location.
§22-703.7.I	___	___	Buffer area, if applicable.

Supporting Documents and Information. Are the following items included in the submission?

§22-703.8.A	___	___	Deed restrictions and a note on the plan re the deed restrictions.
§22-703.8.B	___	___	The letter "R" (signifying a restriction on the lot) placed in the lower left hand corner of each individual lot in the plan encumbered by any deed restriction or covenant.
§22-703.8.C	___	___	Planning module.

Recreation Contribution. Does the plan include:

§22-703.9	___	___	A note on the plan indicating that the applicant shall be required to provide monetary compensation per dwelling unit to the Township for recreational purposes?
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Section

Yes

No

Environmental Requirements. Permits and approvals.

___	___	DER DEP? [A.O.]
___	___	EPA?
___	___	US Army Corps of Engineers?
___	___	Soil Conservation Service permit?
___	___	Soil Conservation Service review and approval?
___	___	PennDOT Highway Occupancy Permit?
___	___	Other?

Applicant

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

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

Signature \_\_\_\_\_

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