



Plainfield Township Zoning & Code Office

6292 Sullivan Trail
Nazareth, Pa. 18064

Phone: 610-759-6944 x 103

Fax : 610-759-1999

PLANNING COMMISSION APPLICATION: SELECTED RESIDENTIAL AND NON-RESIDENTIAL USES

SPECIAL EXCEPTION/ CHANGE OF USE

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 _____



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SITE PLAN SUBMISSION CHECKLIST

Date of Submission: ____/____/____

CONTACT INFORMATION:

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 _____

Attorney's Name (if applicable) _____

Address _____

Business/Cell Number _____

Email _____

SITE PLAN INFORMATION:

Name of Site Plan:

Location: _____

Parcel #: _____ **Zoning District:** _____

SITE PLAN REVIEW:

1. Reason for Site Plan Review:

(___) Variance

(___) Special Exception

(___) Required- Zoning District Use

2. The following information shall be included on the Site Plan (Please check off the following items that are included in the Site Plan Submission):

• Current Use _____

• Proposed Use _____

• Current Improvements _____

• Proposed Improvements _____

• Current or Proposed Septic System Location _____

i. Public Sewage? YES / NO

• Current or Proposed Location of Well _____

i. Public Water? YES / NO

3. § 27-409 (Site Plan Requirements) 3 (Site Plan Requirements) of the Code of Ordinances of Plainfield Township requires that the following shall be included on the Site Plan (Please check off the following items that are included- if such items are not included, provide an explanation for such):

• A statement describing the proposed use. YES / NO

i. If no,

4. A site layout drawn to scale of not less than one inch (1”) equals fifty feet (50 ft) showing the location, dimensions and area of each lot, the location dimensions and height of proposed buildings, structures, streets, and any existing buildings in relation to property and street lines. If the application relates to property which is scheduled to be developed in successive stages, such plans shall show the relationship of the portion scheduled for initial development to the proposed layout of the entire property. YES / NO

• If no,

5. The location, dimensions (numbers shown), and arrangements of all open spaces and yards, landscaping, fences, and buffer yards including methods and materials to be employed for screening. YES / NO

• If no,

6. The location, size, (numbers shown), arrangement and capacity of all areas to be used for motor vehicle access, off-street parking, off-street loading and unloading, and provisions to be made for lighting such areas. The method of calculation of off-street parking shall be shown on the plan based on the requirements of § 27-701, § 27-702, § 27-703, and § 27-704 of the Code of Ordinances of Plainfield Township. YES / NO

• If no,

7. The dimensions (numbers shown), location and methods of illumination for signs and exterior lighting. YES / NO

• If no,

8. The location and dimension of sidewalks and all other areas to be devoted to pedestrian use. YES / NO

- If no,

9. Provisions to be made for treatment and disposal of sewage and industrial wastes and water supply. YES / NO

- If no,

10. The capacity and arrangement of all buildings used or intended to be used for dwelling purposes, including the proposed density in terms of the number of dwelling units per acre of land. YES / NO

- If no,

11. A description of any proposed industrial or commercial operations in sufficient detail to indicate effects of those operations in producing noise, glare, air pollution, water pollution, smoke, fumes, fire hazards, traffic congestion or other safety hazards. YES / NO

- If no,

12. Descriptions of methods to be employed in controlling any excess noise, air pollution, smoke, fumes, water pollution, fire hazards or other safety hazards. YES / NO

- If no,

13. Site contours at two foot (2') intervals and site benchmarks. YES / NO

- If no,

14. All proposed site grading and drainage provisions and proposals. YES / NO

- If no,

15. A key map showing the entire project and its relation to surrounding properties and existing buildings thereon. YES / NO

- If no,

16. Zoning districts and requirements. YES / NO

- If no,

17. Soils, slopes, flood plain delineations, and wetlands delineations (if required by the Zoning Officer). YES / NO

- If no,

18. Certification by the person who prepared the Site Plan. YES / NO

- If no,

19. Certification of ownership and acknowledgment of Plan signed by the owner or developer. YES / NO

- If no,

20. The following items shall be submitted along with the Site Plan Submission (Please check off all items that have been submitted):

- A copy of the Deed showing the current property owner _____
- If this is a leased property, a copy of the Lease must be provided _____
- If this property is under Contract to Purchase, a copy of the Agreement of Sale must be provided _____
- Fifteen (15) complete sets of Site Plans _____
- Correct Submission Fee must be included (Check will not be accepted unless Site Plan Submission is complete) _____

FEES:

Submission Fee: \$125.00 _____
 Escrow Fee*: \$3,000.00 _____

*****Two separate checks are required for the above stated Fees made out to Plainfield Township*****

*The professional services escrow account must be replenished to its original amount as required for the applicable application type within **fifteen (15) days** from receipt of written notice by the Township when it is depleted to **fifty percent (50%)** of the original amount and further costs are expected to be incurred by the Township. Submission of revised Final Plans shall require the replenishment of the escrow amount to one-hundred percent (100%) of its original amount as required for the applicable application type upon resubmission. Failure to replenish the escrow account as required will result in a stop work order being placed on all further legal and engineering services to be incurred by the Township.

Submitted Site Plans that are incomplete, illegible, or not accompanied with the required funds will be rejected by the Township.

APPLICANTS ACKNOWLEDGEMENT:

I, _____, do hereby certify by my signature that the information checked off and provided with this Site Plan submission is true and correct to the best of my knowledge.

Printed Name of Applicant _____

Applicant's Signature _____

Date: ____/____/____