

WEST NANTMEAL TOWNSHIP
Subdivision/Land Development Application

For Township Use Date Pd _____ Received Date _____ Date Deemed Complete _____

SUBMISSION REQUIREMENTS

- ___ Sets of: (1) Completed and signed application form;
(12) Plans as required by the Subdivision and Land Development Ordinance; and
Other related materials as appropriate

- ___ 4 copies of the Stormwater Management Report (not necessary with sketch plans)
- ___ Completed Chester County Planning Commission Act 247 Review Form and Fee
- ___ 1 copy of the Plan to be submitted to the Chester County Health Department
- ___ Six (6) completed and notarized copies of the application Sewage Facilities Planning Module and fee
- ___ Completed Application and fee with required plans to be submitted to the Chester County Conservation District.
- ___ Payment of fee (see Schedule of Fees).

Application deadline is 2 weeks prior to the regular meeting of the Planning Commission.

TYPE OF APPLICATION

Check one: ___ Subdivision ___ Lot Line Change ___ Land Development
___ Sketch Plan ___ Preliminary Plan ___ Final Plan

APPLICANT INFORMATION

Property Owner

Name: _____
Mailing Address: _____ (No. Street)
_____ (City, State, Zip)
Phone: _____ (cell) _____ (fax) _____

Applicant (If other than owner)

Name: _____
Mailing Address: _____ (No. Street)
_____ (City, State, Zip)
Phone: _____ (cell) _____ (fax) _____

Architect /Engineer/Land Surveyor

Name: _____
Mailing Address: _____ (No. Street)
_____ (City, State, Zip)
Phone: _____ (cell) _____ (fax) _____

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Contact for Township correspondence for this plan:

Name: _____
Mailing Address: _____ (No. Street)
_____ (City, State, Zip)
Phone: _____ (cell) _____ (fax) _____

TRACT DESCRIPTION

Location (Street Address) _____
Tax Parcel # _____ Current Zoning: _____
Total Parcel Acreage _____ Number of Existing Lots: _____
Proposed Number of Lots to be created: _____
Water Supply: ___ On-site ___ Other _____
Sewage: ___ On-site ___ Other _____
Zoning Action Necessary? ___ No ___ Yes ___ Variance ___ Special Exception
___ Conditional Use ___ Other

PROJECT INFORMATION

Submit a brief narrative summary of the project. The narrative must describe:

1. Current state of the property;
 2. The proposed use of site, and if appropriate, how it will differ from the existing use.
 3. Number of lots to be consolidated or created and/or proposed development of the site; and any variances or Waivers requested or previously granted for the plan:
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Plans and studies included with the submission (check all that apply):

Site Plan Landscaping Lighting Conservation Grading and Utilities
 Stormwater Sedimentation and Erosion Control Traffic

Other (specify): _____

Approvals from outside Agencies: (Attach all documents)

Pa. Dept. of Environmental Protection Required Approved (Date) _____
Date Submitted: _____

Pa. Dept. of Transportation Required Approved (Date) _____
Date Submitted: _____

Chester County Conservation District Required Approved (Date) _____
Date Submitted: _____

Chester County Health Department Required Approved (Date) _____
Date Submitted: _____

Other _____ Required Approved (Date) _____
Date Submitted: _____

CERTIFICATION

The plan review will include the Township Planning Commission, and if needed, additional review but not limited to: Zoning Hearing Board, Historic Architectural Review Board, and Historic Commission. All members of the reviewing bodies may visit the site while the application is before them.

Plans will be sent to the Township Engineer, and outside traffic consulting firms if needed to be reviewed for compliance with the Township's Subdivision and Land Development Ordinance. By signing this application, the applicant agrees to reimburse West Nantmeal Township for the cost of those reviews.

Before the final approval plan is recorded, the Applicant shall post financial security through a letter of credit or escrow account in the amount sufficient to cover the costs of all improvements.

Applicant Name (printed)

Applicant Signature

Date

West Nantmeal - Planning Commission Agenda Request Form

Name _____ Date _____

Address _____ Phone _____

Builder/Applicant _____ Phone _____
 _____ Fax _____
 _____ Email _____

Project Description: _____

Submitted Material* (check box)

Aerial Photos	<input type="checkbox"/>	Minor Subdivision Plan	<input type="checkbox"/>
Informal Sketch	<input type="checkbox"/>	Conditional Use Application/Plan	<input type="checkbox"/>
Preliminary Plan	<input type="checkbox"/>	Zoning Hearing Board Application	<input type="checkbox"/>
Final Plan	<input type="checkbox"/>	Other (please describe)	<input type="checkbox"/>

* See Subdivision and Land Development Ord. Article III for Processing Procedures

Date of Next Planning Commission Mtg _____

Was the material submitted a minimum of twelve (12) days prior to next PC Mtg (Yes/No) _____

Owner/Applicant Signature _____

Owner/Applicant Printed Name _____

_____ date

Accepted by West Nantmeal Township Secretary _____ signature

_____ date

Check List for Preliminary/Final Plan

The following check list summarizes the information which must be shown in order for the Subdivision Plan to be reviewed by the Township Planning Commission and the Board of Supervisors. The check list must be completed by the Township Manager or his designee and the applicant at the time of submission, and if incomplete, the plan shall be returned to the applicant noting the deficiencies.

1. ___ One copy of the Subdivision Application Form furnished by the Township and the required review fee made payable to "West Nantmeal Township".
2. ___ Twelve (12) folded sets of the Preliminary/Final Subdivision Plan drawn by a registered Surveyor or registered Professional Engineer, clearly marked "Preliminary" or "Final".
3. ___ Completed County Referral Form and the required fee for the Chester County Planning Commission made payable to "County of Chester".
4. ___ Six (6) completed and notarized copies of the application Sewage Facilities Planning Module. ALL SOILS TESTS (TEST PIT SOIL PROFILES AND PERCOLATION TEST REPORTS) MUST BE COMPLETED PRIOR TO SUBMISSION. All fees relative to site investigation and percolation test Reports are paid directly to CCHD. Planning Module must have appropriate Fee attached made payable to "Chester County Health Department".
5. ___ A completed "Application for Erosion and Sedimentation Control Plan and Appropriate permits, along with the appropriate fee, to be forwarded to the Chester County Conservation District for review and comments.

Date Submission Deemed Incomplete _____

Date Submission Deemed Complete _____

Signature of Township Manager/designee _____(signature)
_____ (print name)

Signature of Application _____(signature)
_____ (print name)

**WEST NANTMEAL TOWNSHIP'S FEE
SCHEDULE FOR SUBDIVISIONS AND
LAND DEVELOPMENT PLANS**

SUBDIVISION FEES:

For preliminary or final subdivision plans:

- One Hundred Dollars (\$100.00) application fee plus Fifteen Dollars (\$15.00) per lot

Escrow for Subdivisions:

- Subdivisions of five (5) or fewer lots- One Thousand Two Hundred Dollars (\$1,200.00)
- Subdivisions of more than five (5) lots- Two Thousand Five Hundred Dollars (\$2,500.00)

LAND DEVELOPMENT FEES:

For preliminary or final land development plans:

- One Hundred Fifty Dollars (\$150.00) application fee plus Fifteen Dollars (\$15.00) per lot

Escrow for Land Development:

- Land development not exceeding 4.99 acres- One Thousand Two Hundred Dollars (\$1,200.00)
- Land development five (5) acres or more - Two Thousand Two Hundred Dollars (\$2,500.00)

In addition to our fees, the applicant is required to file fees for the Act 247 (Chester County Planning Commission). Payable by separate check to the agency and must accompany the plans when filed.

Chester County Health Department and Chester County Conservations fees are paid directly to each agency.