



East Caln Township
110 Bell Tavern Road
Downingtown, PA 19335
610-269-1989
www.eastcalntownship.com

**APPLICATION FOR CONSIDERATION OF A
SUBDIVISION AND/OR LAND DEVELOPMENT
PLAN**

Please read and complete this application accurately to avoid any delays in processing



As part of the application, please make sure you include the following information in accordance with Chapter 185 of the Township Code:

Application Requirements:

1. Nine copies of the preliminary plan. All plans shall be either black on white or blue on white paper prints.
2. Nine copies of all notifications and certifications which are not provided on the preliminary plan.
3. Four copies of the application form
4. Eight copies of an Impact Statement, which shall include:
 - a. The proposed development's effects on the local school populations.
 - b. The proposed development's effect on the Township's financial position for a three year period to include, but not limited to, additional taxes generated by the development and additional Township costs caused by the development.
5. Three copies of all reports required by §185-16E
6. [Chester County Act 247 Form with separate check made out to Chester County.](#)
7. Electronic Copy of all plans and reports.

*All plans must be folded (not rolled).

*All plans must contain the tax parcel # on all pages.

*All plans must show all easements and protected areas.

*All plans must clearly note the ownership of drainage systems.

*All plans must include a detailed Zoning Table and list agency approvals.

*Final plans are to include **NOT MORE THAN ONE (1)** signature block for the Board of Supervisors (on the front/cover page). There should not be any signature blocks for Township Committee members or consultants including the Township Planning Commission.

*Revision submittals require that all changes be noted on the revised plan with a revision number and be submitted with a revision document describing each revision.

In addition the application must be accompanied by a non-refundable application/filing fee (amounts found in the Townships Fee Schedule), made out to East Caln Township.

Also required is an escrow agreement and deposit of a minimum of \$5000.00 (see fee schedule for exact amounts) to cover review fees, etc. A 50% balance of the Escrow amount is required to be kept at all times.

Any and all questions may be addressed to the Municipal Offices during normal business hours at 610-269-1989.



APPLICATION FOR CONSIDERATION FOR A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN

Please review checklist prior to submittal. Incomplete submittals will delay the review process. Township 90-day time clock begins upon submission of complete packet.

Application Type:

PRELIMINARY PLAN FINAL PLAN
 LOT ADD ON PLAN FOR PROCESSING IN ACCORDANCE WITH SECTION 308 OF THE ORDINANCE
 REVISED SUB-DIVISION AND/OR LAND DEVELOPMENT PLAN FOR PROCESSING IN ACCORDANCE WITH SECTION 308 OF THE ORDINANCE

Date of Application: _____

Plan Name: _____

Plan No.: _____ Plan Date: _____

Project Location: _____

Parcel #: _____ Zoning Classification: _____

Project Description: _____

Property Owners Name: _____

Address: _____

Phone #: _____ Email Address: _____

of Lots Proposed: _____

Land Use: Single Family (Detached) Commercial
 Single Family (Attached-Sale) Industrial
 Single Family (Attached-Rent) Institutional

Total Acreage: _____



Applicant Name: (if different from owner) _____

Address: _____

Phone #: _____ Email Address: _____

Firm which prepared plan: _____

Person responsible for plan: _____

Phone #: _____ Email Address: _____

Have all Zoning approvals been obtained? Please specify approvals: _____

Type of Water Supply proposed: Public Individual Other

Type of Sanitary Sewer disposal" Public Individual Other

Lineal Feet of new street: _____

Identify all street(s) not proposed for dedication: _____

Acreeage proposed for park or other public use? _____

I am aware that I cannot commence development of the property and cannot commence excavation, earthmoving, grading, or construction until a plan has been recorded in the office of Recorder of Deeds and Township permits have been issued or until an Improvement Construction Plan has been approved by the Board of Supervisors of the Township of East Caln and a Building permit has been issued. By signing this application, I certify that all facts in the application and all accompanying documentation are true and correct. This application is being made by me to induce official action on the part of East Caln Township, and I understand that any false statement made herein are being made subject to the penalties of 18 Pa. C.S. Section 4909 relating to unsworn falsification to authorities.

Date Signature Applicant

Date Signature of Landowner

Permit Fee: \$ _____ Escrow Amount: \$ _____