CECIL TOWNSHIP

Planned Residential Development
Application for Hearing

<u>READ CAREFULLY</u> any omissions may delay processing of your application. All information must be complete and requested attachments must accompany the application or the application will be denied.

Application checklist: The application for tentative Master Plan approval shall include, but need not be limited to, the following: (Additional information may be requested prior to the hearing)

[ ] A survey of the property to be included in the PRD, prepared and sealed by an engineer or surveyor licensed to practice land surveying in the Commonwealth of Pennsylvania.

[ ] A written statement indicating the nature of the landowner's interest in the PRD.

[ ] A topographic map showing contour intervals of not more than five (5) feet. Also included on this map shall be important physical features, water courses, major trees and tree masses, existing structures, roads, sewer lines, water lines, power and gas lines, and related elements.

[ ] A site plan indicating the location and approximate size and height of all proposed structures; the location and size of all roads, parking areas, loading areas, and ingress and egress drives, requested setbacks, frontage lot coverage and lot size; the location, proposed development, and disposition for all open space land, including parks, playgrounds, and open space reservations.

[ ] A small-scale map showing the generalized land use pattern within three hundred (300) feet of the boundaries of the proposed PRD.

[ ] A phasing plan for all projects requiring phasing.

[ ] Provisions for stormwater drainage and sewage disposal.

[ ] Provisions for a complete water main supply system which shall be connected to a municipal water supply or to a community water supply approved by the engineer of the applicable water utility company and the Department of Environmental Protection, with satisfactory provision for the maintenance thereof.

[ ] Street, off-street, and parking area lighting plan.

[ ] A written statement concerning the suitability of the site for the application of the PRD concept, the proposed dwelling unit density, the suitability of the proposed uses, an approximate percentage allocation of the dwelling units by type for the first project phase, methods for solving engineering problems connected with the site, and probable overall phasing and timing of the project.

[ ] A written statement concerning the disposition of open space lands and the provisions for their maintenance and control. The financial responsibility for such open space lands must be clearly indicated.

[ ] A written statement concerning the purpose, location, and amount of common open space land in the PRD, the reliability of the proposal for maintenance and conservation of such common open space, and the adequacy or inadequacy of the amount and purpose of such common open space land as related to the proposed density and type of development.

[ ] A written statement by the landowner setting forth the reasons why, in his/her opinion, a planned residential development would be in the public interest and would be consistent with the Comprehensive Plan for the development of the Township.

[ ] Application fee of $150.00 (make checks payable to the Cecil Township Supervisors.

For Township Use

[ ] Accepted for filing: [ ] Denied for filing: (See information in red above)

Code Official: _____ Date: _____

Cecil Township

File No._____

Planned Residential Development Application

Applicant: _____ (*If other than property owner attach proper documentation*)

Applicant Address: _____ City: _____ St:____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Property Owner: _____

Property Address: _____ City: _____ St:____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Plans prepared by: _____

Address: _____ City: _____ St:____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Type of application: [ ] Preliminary [ ] Final (if applicable) [ ] Change to approved plan [ ] Other

Application Fees: **<u>$150.00</u>** (The applicant is be responsible for any additional engineering fees, which may be incurred by the Township)

<u>Plan Information</u>

Plan Name: _____ Zoning District _____ Parcel ID: _____

Lot No. _____Total Acreage: _____ Miles of streets to be dedicated to the public use: _____

Description / use(s): _____

I understand that approval of this master plan is for conceptual purposes only and that I must obtain final, approval within 12 months of the preliminary approval date or this plan will become null and void. I further understand that any changes to the Preliminary Plan as described in section 1004.D of the Land Development Ordinance will require resubmission as a new plan.

I hereby certify that the above information is true and complete to the best of my knowledge and I further agree to comply with all rules, regulations, resolutions and ordinances of Cecil Township.

_____	_____	_____	_____
Print Applicant Name	Affiliation	Signature of Applicant	Date

FOR TOWNSHIP USE ONLY

Date Accepted for Filing: _____ *Hearing Deadline Date Date:* _____ *Hearing Date:* _____

Fee paid: _____ *Check No.*_____ *Receipt #* _____

Planning commission review date: _____ *Recommendation:* _____

Comments: _____

_____

Supervisors Review Date: _____ *Decision:* _____ *Comments:* _____

_____

_____

CECIL TOWNSHIP
2020 PLANNING COMMISSION CALENDAR

FILING DEADLINES AND MEETING DATES FOR

SITE PLAN, SUBDIVISIONS AND LAND DEVELOPMENT
MEETING TIME 7:00 PM AT THE MUNICIPAL BUILDING
3599 MILLERS RUN ROAD

MONTH OF MEETING	*DATE OF* MEETING	*APPLICATION ACCEPTANCE* DEADLINE *12:00 PM*
JANUARY	16th	DECEMBER 20, 2019
FEBRUARY	20th	JANUARY 17th
MARCH	19th	FEBRUARY 21st
APRIL	16th	MARCH 20th
MAY	21st	APRIL 17th
JUNE	18th	MAY 22nd
JULY	16th	JUNE 19th
AUGUST	20th	JULY 17th
SEPTEMBER	17th	AUGUST 21st
OCTOBER	15th	SEPTEMBER 18th
NOVEMBER	19th	OCTOBER 16th
DECEMBER	17th	NOVEMBER 20th

All applications must be accompanied by the appropriate fees and documentation, and must be submitted to the Director of Zoning, or in his/her absence the duly designated official, by 12:00 pm the third (3rd) Friday of each month. Upon receipt of the application the Director of Zoning or Township Engineer shall review all information to determine adequacy of the application, and either except or deny the filing the following day, or (2nd) Friday. If the application is acceptable the Director of Zoning shall affix to the application the filing date and immediately forward the information to the Planning Commission. If the application is denied due to inadequate fees, insufficient information, inadequate number of copies, or any other reason the application will be returned to the applicant and the applicant will advised as to what is required for submission for the following meeting.