

**SOUTH BEAVER TOWNSHIP
LAND DEVELOPMENT APPLICATION**

Application No. _____ Preliminary _____ Final _____

Name of Applicant: _____

Address of Applicant: _____

Telephone No. () _____ FAX No. () _____

Location of Property proposed to be developed: _____

Tax Parcel No. 77 - _____

Name of proposed development: _____

Name/Address of Property Owners if different from Applicant: _____

Telephone No. () _____

Name of Engineer/Surveyor: _____

Address: _____

Telephone No. () _____ FAX No. () _____

Total Acreage of Tract: _____ Total Acreage proposed to be developed: _____

Number of Lots/Parcels Proposed: _____ Percentage of Lot coverage: _____

Nature of proposed Use/Development: _____

Zoning District in which located: _____

Type of Zoning use proposed:

Permitted Use per Section _____ of South Beaver Township Zoning Ordinance

Special Exception Use per Section _____ of South Beaver Township Zoning Ordinance

Conditional Use per Section _____ of South Beaver Township Zoning Ordinance

Other Use existing per provisions of said Zoning Ordinance: (Please detail, for example, as Registered Non-Conforming Use)

Variance of Modification needed to be requested, if any: (Please detail and cite Section and/or provisions of Zoning Ordinance or Subdivision and Land Development Ordinance involved. If none, please specify "None".) _____

Applicant is (ready) (not ready) to proceed for processing this Application for Special Exception Use and/or Conditional Use, and/or for Request for Variance or Request for Modification. Note: Cross out inapplicable words. If Applicant "ready", required fee deposits to be deposited with the Township at time of submission of this Application. If not ready, see page two (2) hereof.

Land Development Worksheet

This worksheet will be used to evaluate all applications for land development review. The following information is required by ordinance. Please check box if information is provided with this application.

Information:

General:

- 1. Total acreage of parcel to be developed
- 2. Property lines
- 3. Number of lots
- 4. Scale shown
- 5. North arrow shown
- 6. Vicinity map
- 7. Abutting property owners
- 8. Zoning districts
- 9. Existing streets
- 10. Rights-of-way
- 11. Easements (utility and drainage)
- 12. Streams, watersheds and watercourses
- 13. Location of existing structures
- 14. Building setback lines
- 15. Unusual physical conditions

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Proposed development:

- 1. Structures
- 2. Walkways
- 3. Driveways and entrances
- 4. Parking facilities
- 5. Loading and unloading spaces
- 6. Landscaping
- 7. Exterior lighting
- 8. Fences or walls
- 9. Bench mark
- 10. Contours and elevations
- 11. Gradient of access drives
- 12. Gradient of parking facilities
- 13. Location and size of utilities
- 14. Storm water management plan
- 15. Grading plan

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I hereby certify the within information as true and correct, this _____ day of _____, 20____

Signature of Applicant

Application No. _____

Preliminary _____

Final _____

ESCROW ACCOUNT NOTICE

***For Land Development projects the Township will set an amount to be escrowed for the review and legal fees associated with the project to be placed by the developer prior to the review being commenced by the Township or its staff in the amount established by the Township. This fee is to be replenished to the full amount with the account is at 50% of its original value.**