

ADAMS TOWNSHIP

Site Plan Review Application

Site Name: _____

Site Address: _____

Zoning District: _____ Map and Parcel Number: _____

Name of Owner: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Name of Developer: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Name of Engineer/Surveyor: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Reason for Site Plan: _____

Number of Existing Buildings: _____ Number of Proposed Buildings: _____

Number of Parking Spaces Existing: _____ Proposed: _____

Is a Highway Occupancy Permit Required: _____

The applicant certifies that the above information is complete and true to the best of the applicant's knowledge and belief. Applicant further agrees to pay all related costs incurred by the Township in the review of this application as per the Pennsylvania Municipalities Planning Code.

Signature: _____ Date _____

Applications must be completed and returned, accompanied by the initial fee and three (3) copies of the proposed plan twenty eight (28) working days prior to the scheduled Planning Commission meeting date, in order to be considered as an agenda item.

Independent review of plan submissions are required, although every effort is made to complete reviews for the next available meeting, plan complexity may require additional review time.

Additional requirements are outlined in Adams Township Subdivision and Land Development procedures and are available at the Adams Township Municipal Building

① Application Fee: Adaptive Re-use Site Plan - \$300 Major Site Plan - \$300

② Escrow Amount: Adaptive Re-use Site Plan - \$400 Major Site Plan - \$2,000

Costs exceeding the initial Escrow amount will require additional fees as per Township Ordinance

Site Plan Review

1. Application: This section shall apply to any commercial, industrial, apartment or townhouse development proposal involving new construction, whether of new buildings, extensions of existing buildings or site improvements.
2. Submission: Any developer proposing such construction shall submit to the Planning Commission a site plan to scale showing the following:
 - a. The boundaries of the property described by bearings and distances;
 - b. The location of adjacent streets indicating street curbs and street width, as well as existing and/or proposed curb cuts entering the property and streets or curb cuts directly across the street from the property;
 - c. The location of existing to remain and proposed buildings, showing distances to property lines, height and use of each building;
 - d. The location and size of existing to remain and proposed sewer and water lines, or location of proposed on-lot sewage disposal system and well;
 - e. Arrangement of off-street parking on the property, indicating number of spaces and location of access lanes, as well as truck servicing areas;
 - f. Proposed areas of grading on the site, indicating steepness of slopes and means to collect and dispose of storm water, in accordance with Section 510 below;
 - g. Proposed landscaping of the site, indicating also pedestrian walks, retaining walls, fences and other features.
3. Review: The Planning Commission shall review the drawing as to conformance with this ordinance, the arrangement and safety of circulation into and within the property, congestion that may be created by the development on adjacent streets, the likely impact of the development on adjacent and nearby properties and the general arrangement of buildings and landscaping.
4. Decision: The Commission shall complete its review and submit its recommendations to the Board of Supervisors, and the Board shall make a decision to approve the plan as presented, approve it with conditions or reject it within ninety (90) days after the plan was first reviewed by the Planning Commission. The developer and the Board may jointly agree to postpone the decision further. If the developer withdraws his plan and re-submits it, the review period shall be suspended during the withdrawal. The developer may negotiate with the Planning Commission and/or the Board on conditions, if any, that are to be attached to approval.