

**EAST MARLBOROUGH TOWNSHIP**

Chester County, Pennsylvania

**APPLICATION FOR REVIEW OF A PRELIMINARY/FINAL PLAN**

The undersigned hereby applies for Review by the Planning Commission of the Preliminary/Final Plan (circle one) submitted herewith and described below:

1. Name of Subdivision \_\_\_\_\_ Plan Dated: \_\_\_\_\_

County Deed Book # \_\_\_\_\_ Page# \_\_\_\_\_ Tax Parcel # \_\_\_\_\_

2. Name of Property Owner/s \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

3. Name of Applicant \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

4. Applicant's interest if other than owner: \_\_\_\_\_

5. Engineer, Architect, Surveyor or Landscape Architect responsible for plan:

\_\_\_\_\_

Address: \_\_\_\_\_

Phone \_\_\_\_\_

6. Total Acreage \_\_\_\_\_ Number of Lots \_\_\_\_\_

7. Acreage of adjoining land under same ownership in EMT (if any): \_\_\_\_\_

8. Type of Development planned (number of units/lots):

\_\_\_\_\_ Single Family \_\_\_\_\_ Commercial

\_\_\_\_\_ Two Family \_\_\_\_\_ Limited Industrial

\_\_\_\_\_ Multi Family \_\_\_\_\_ Other (specify)

9. Are all streets proposed for dedication? (circle one) Yes No

10. Have appropriate public utilities been consulted? Yes No

11. Type of water supply proposed: Community system \_\_\_\_\_ Individual on-site \_\_\_\_\_

12. Type of sanitary sewage disposal proposed: Individual on-site \_\_\_\_\_

Public (municipal) system (give length in feet) \_\_\_\_\_

Semi-public (community) system (give length in feet) \_\_\_\_\_

13 Present Zoning \_\_\_\_\_ Zoning changes, if any, to be requested \_\_\_\_\_

14 Material accompanying this application (list number of copies provided):

\_\_\_\_\_ Preliminary/Final (circle one) plan \_\_\_\_\_ Deed Restrictions

\_\_\_\_\_ Planning Modules \_\_\_\_\_ Referral from for County Planning Commission

\_\_\_\_\_ Other (specify) \_\_\_\_\_

15. Fee received from applicant \$ \_\_\_\_\_

Filing fee, preliminary plan

Residential - per lot	\$250.00
Commercial, ESI, Limited Industrial, per 1000 sq. ft. lot coverage	\$ 35.00
Minimum fee for Commercial, ESI, LI	\$500.00

Filing fee, final plan

Residential - per lot	\$ 30.00
Commercial, ESI, Limited Industrial, per 1000 sq. ft. lot coverage	\$ 25.00

Application, plan and fee received \_\_\_\_\_  
Signature (for receipt only, not approval)

16 I/We agree to reimburse East Marlborough Township for such fees and expenses as the Township or the Board of Supervisors may incur for the services of an Engineer and/or Inspector, the Township Solicitor or other consultant in investigation, tests and advising the Board of Supervisors in relation to these plans.

Witnessed:

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

Witnessed by Owner (if not applicant):

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

**CONSTRUCTION GROUND RULES**  
**2009 INTERNATIONAL BUILDING AND RESIDENTIAL CODE**

1. Soil and erosion plans will be enforced at all times. Any silt fence or other soil/erosion problem will be fixed the day it is noted.
2. Tire scrubbers will be in place and maintained before any digging on the lot and during construction.
3. All mud carried onto the public roadway will be cleaned up immediately.
4. Each house will have a dumpster on site before construction starts. There will be absolutely no trash left on site. All trash will be cleaned up *daily*. Any trash observed blowing around on the property must be cleaned up immediately. If trash is not cleaned up, the job will be shut down.
5. Perimeter buffering and planting will be in place before any permits are issued
6. No footings will be poured with rain in the forecast.
7. Two (2) rods will be placed in all footings.
8. Footers poured in cold weather will be protected from freezing.
9. Footers for decks must be inspected. Any decks not shown with the plans will require an extra permit.
10. All corners of houses will be plywood, **NOT** Celotex wrapped.
11. Truss systems must have proper bracing and all storm clips in place
12. Fire stops must be placed on all air returns.
13. Fire stops must be placed in any chimney area.
14. Fire caulking must be on all plumbing, electrical and vent holes.
15. Any Celotex with holes in it will be replaced, not patched.
16. All plumbing must be tested to 60 psi before close-in. All strapping must be in place.
17. Garage floors must be compacted before putting in stone and concrete. Garage floors must drain to the outside doors.
18. On days when the ground is muddy, vehicles will park on the street and **NOT** in the mud. Equipment must not drive across yards when it is muddy – especially the pettybone.
19. Driveways will have a solid stone base before paving.
20. One hundred (\$100.00) dollars will be charged for any extra inspections or failed inspections. This will be paid before the Certificate of Occupancy is issued.
21. Before the Certificate of Occupancy is issued the following must be in place:
  - a. A letter from the Township engineer – Jim Hatfield – stating that the grading on the lot is satisfactory
  - b. All safety items are in place and meet code
  - c. Smoke detectors are in place and working
  - d. Driveway is in and stoned in winter or paved in the paving season.
  - e. Final inspection done on electric
  - f. Any required sewer tapping fee
  - g. Sewer & water both installed and working
  - h. Any applicable township impact fees
  - i. Roads paved and maintained to the front of any house receiving a Certificate of Occupancy
22. Certificate of Occupancy permits are \$190.00 for residential and \$400.00 for non-residential properties plus the cost of any extra or failed inspections.