

APPENDIX II

NEW HANOVER TOWNSHIP PLANNING COMMISSION

APPLICATION FOR REVIEW OF:

_____ Preliminary Subdivision
_____ Land Development Plan

The undersigned hereby applies for review by the Planning Commission of the preliminary land subdivision plan submitted herewith and described below:

1. Name of Subdivision _____
Plan Dated _____
County Deed Book No. _____ Page No. _____
2. Name of Property Owner(s) _____
(if corporation, list coproration's name and
address and two officers of corporation)
Address _____
_____ Phone _____
3. Name of Applicant _____
(if other than owner)
Address _____
_____ Phone _____
4. Applicant's interest if other than owner _____

5. Engineer, Architect, Surveyor, or Landscape Architect
responsible for the plan
Name _____
Address _____
_____ Phone _____
6. Total acreage _____ Number of Lots _____
7. Acreage of adjoining land in same ownership
(if any) _____

8. Type of development planned: _____ Single-family
 _____ Two-family
 _____ Row
 _____ Multi-family
 _____ Commercial
 _____ Industrial
 _____ Other (specify)

9. Will construction of buildings be undertaken immediately?
 _____ Yes _____ No

By whom: _____ Subdivider
 _____ Other developers
 _____ Purchasers of individual lots

10. Type of water supply proposed:
 _____ Semi-public (community) system
 _____ Public (municipal) system
 _____ Individual on-site

11. Type of sanitary sewage disposal proposed:
 _____ Public (municipal) system
 _____ Live
 _____ Capped
 _____ Semi-public (community) system
 _____ Individual on-site

12. Are all streets proposed for dedication?
 _____ Yes
 _____ No

13. Acreage proposed for park or other public or semi-public use
 _____ Acres

14. Present zoning and zoning changes, if any, to be requested:

15. Have appropriate public utilities been consulted? _____ Yes _____ No

16. Material accompanying this application:

<u>Number</u>	<u>Item</u>
(a) _____	Final Plan
(b) _____	Copies of deed restrictions
(c) _____	_____
(d) _____	_____

The undersigned represents that to the best of his knowledge and belief all the above statements are true, correct, and complete.

Date _____

Signature of Owner or Applicant

By: _____

NEW HANOVER TOWNSHIP

SUBDIVISION AND LAND DEVELOPMENT

FEES TO THE TOWNSHIP

PLEASE READ THIS NOTICE BEFORE YOU PROCEED

The following fees are to be paid at the time of submission of your plan:

1. Township application fee (non-refundable).
2. Montgomery County Planning Commission application fee (non refundable).
3. Consultant's escrow fees in accordance with Ordinance 96-10. Please read the Ordinance carefully so that you will be aware of the costs involved and the possibility that additional charges may be forthcoming if the escrow is depleted.

As your plan progresses, the following fees will be due to other agencies.

1. New Hanover Township Authority (re: public sewers) if applicable
2. Montgomery County Health Department for on-site sewage applications and permitting (if applicable).
3. The Montgomery County Conservation Service review fee.
4. Penn DOT, the Township or County for road occupancy application fee.
5. Other agencies as may be necessary; for instance, you may need DER approval to cross wetlands or for other reasons, another municipality may be involved if your land crosses a Township line, etc.

As your plan progresses, deductions from the Consultant's Escrow will be made covering the following services:

- . Township Solicitor's review.
 - . Township Engineer's review.
 - . Township Planner's review.
 - . Township Traffic Engineer's review (if services are deemed necessary by Township).
 - . Administrative costs.
 - . Resubmission of plans. Each resubmission - \$50.00 or \$25.00 (two lot subdivision)
- PLEASE NOTE: Any telephone call placed directly to the Solicitor, Engineer, or Planner will result in your being billed for their time.

MUNICIPAL IMPROVEMENTS

The Township's policy is to have the Subdivider/Developer install municipal improvements at his/her cost. DO NOT UNDERESTIMATE WHAT THIS COULD COST YOU. It is not unusual for a two or three-lot subdivision to have \$50,000 or more assessed for municipal improvements. The cost depends on improvements required, such as sidewalks, curbing, macadam road widening, drainage pipes, tree and rock removal, etc.

In some cases, the Township will accept a cash contribution in lieu of the subdivider actually completing the improvements. The cash contribution is in the amount estimated by the Township Engineer to complete the work. If given this option, you, the subdivider decide which approach to take. The cash contribution is used for the particular road on which the subdivision is located, but will not necessarily be used for the exact improvements shown on your plan.

If you are planning to install the improvements using your own contractor, you will need to arrange financing and enter into an escrow agreement with the Township prior to plan approval.

RELEASE OF PLANS FOR RECORDING

Prior to the release of plans by the Township to you for recording at the Montgomery County Recorder of Deeds, all of the above-mentioned fees must be paid. Billings received by the Township after plan release will also be sent to you for payment.

ACKNOWLEDGMENT

I have read and understand the foregoing information with regard to the fees and costs in filing and completing a subdivision plan.

Property Owner(s)

NEW HANOVER TOWNSHIP
SITE VISIT AUTHORIZATION

New Hanover Township seeks consent and authorization for its agents, representatives and employees including, but not limited to, the members of its Planning Commission, Board of Supervisors, Code Enforcement Officer, Engineer/Planner, Police Officers, and Public Works Director to enter onto your property for the purpose of conducting a site inspection, analysis, measurement, and observation necessary or appropriate to evaluate the property with regard to the subdivision/land development plan filed for approval.

Consent and authorization is also sought for individuals supervising the installation of any required municipal improvement or modification and enforcement of any condition, Agreement, or requirement for plan approval and implementation from the date of execution of this agreement to and including the term of any Maintenance Agreement. Such authorization is to remain in full force and effect and to be applicable against all successors in title, heirs, and assigns. Site visits are intended to provide those individuals who visit the site with information which may be significant in reviewing and approving your proposed plan.

PROPERTY OWNERS RELEASE

I/we, being the title owners of the property situate at _____

(must be signed by owner, not to include equitable owners, developers, engineers or representatives of the owner)

which is the subject of a subdivision/land development plan bearing NHTPC # _____, currently pending before the Township Planning Commission and/or Board of Supervisors authorize and specifically release individuals who enter on or about the site during an the site during an inspection from any liability, obligation or claim that might arise as a result of their entry onto or travel about the said property.

Property Owner

Property Owner