

VALLEY TOWNSHIP

SUBDIVISION AND LAND DEVELOPMENT FEES

Reference: Resolution 2004-06

WORK SHEET

Date of Submission: _____

Project Name: _____ Location _____

Owner: _____ Phone: _____ Fax: _____

Applicant: _____ Phone: _____ Fax: _____

Person responsible for plan: _____ Phone: _____ Fax: _____

Type of submission: Sketch Waiver Request Land Development Subdivision Revision

I. Sketch Plan:

1. Land Development:

A. \$250.00 plus \$ _____

B. Acres or part thereof x \$15.00: _____ x \$15.00 \$ _____

Total (A+B) to a maximum of \$2000.00 \$ _____

2. Subdivision:

A. \$200.00 plus \$ _____

B. Number of lots x \$8.00 \$ _____

Total (A+B) to a maximum of \$2000.00 \$ _____

II. Waiver Request:

Number of waivers x \$160.00 _____ x \$160.00 \$ _____

III. Land Development or Subdivision Submittal:

1. Land Development Plan:

A. \$600.00 plus \$ _____

B. Total acres or part thereof

x \$130.00 residential: _____ x \$130.00 \$ _____

x \$110.00 non-residential: _____ x \$110.00 \$ _____

Total (A+B) \$ _____

2. Subdivision Plan with no additional lots or changes:

Change of lot line between two lots: \$450.00 \$ _____

3. Subdivision Plan 2 to 6 lots:
 A. \$450.00 plus \$ _____
 B. Total lots x \$155.00: _____ x \$155.00 \$ _____

 Total (A+B) \$ _____

4. Subdivision Plan 7 lots and up:
 A. \$1150.00 plus \$ _____
 B. Total lots x \$50.00: _____ x \$50.00 \$ _____

 Total (A+B) \$ _____

5. Plan Revisions: \$200.00 (See Resolution 2004-06) \$ _____

6. Escrow for Professional Consultant Review Fees:
 A. Land Development:
 Total acres or part thereof x \$500.00: _____ x \$500.00 \$ _____
 (Max \$50,000)

B. Subdivision:
 Lots x \$500.00: _____ x \$500.00 \$ _____
 (Max \$75,000)

Grand Total Twp. Fees \$ _____

Submittal and escrow fees received by: _____ Date _____

Checks received for the following fees:

Chester County Planning Commission \$ _____ Received by: _____ Date _____

Chester County Health Department \$ _____ Received by: _____ Date _____

Chester County Conservation District \$ _____ Received by: _____ Date _____

Transmittal letter to Chester County Planning Commission (prepared by applicant) received

Transmittal letter to Chester County Planning Commission Township portion completed by _____

Calculations reviewed by Planning Consultant _____ Date _____

Date of Copy to Planning Consultant _____

APPENDIX NO. 6

VALLEY TOWNSHIP

APPLICATION FOR CONSIDERATION OF A SUBDIVISION
AND/OR LAND DEVELOPMENT PLAN

File No. _____

Date of Receipt/Filing: _____
(For Township Use Only)

The undersigned hereby applies for approval under the Valley Township Subdivision and Land Development Ordinance for the Plan, submitted herewith and described below:

1. Plan Name: _____

Plan No: _____ Plan Date: _____

2. Project Location: _____

3. Name of Property Owner(s): _____

Address: _____ Phone No. _____

4. Land Use and Number of Lots and/or Units (indicate answer by number of lots or units):

- | | |
|---|---|
| <input type="checkbox"/> Single Family (Detached) | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Multi-Family (Attached-Sale) | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Multi-Family (Attached-Rental) | <input type="checkbox"/> Institutional |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> (Other) Please Specify |
| | _____ |

5. Total Acreage: _____

6. Application Classification:

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Preliminary Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Revised Plan |

7. Name of Applicant (if other than owner): _____

Address: _____ Phone No. _____

8. Firm Which Prepared Plan: _____
Address: _____ Phone No. _____
Person Responsible for Plan: _____

9. Is a Zoning Variance, Special Exception and/or Conditional Use Approval Necessary? _____ If Yes, Please specify:

10. Type of Water Supply Proposed: _____ Public
_____ Regional
Please indicate if a capped system is proposed. _____ Individual

11. Type of Sanitary Sewage Disposal Proposed: _____ Public
_____ Regional
Please indicate if a capped system is proposed. _____ Individual

12. Lineal Feet of New Street _____
Identify All Street(s) Not Proposed for Dedication _____

13. Storm Water Management/Erosion Control Ordinance Application
Date: _____

14. Sewer Facilities Plan Revision or Supplement Number _____ and
Date Submitted _____

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct, and complete.

Date: _____
Signature of Landowner or Applicant

(See Section 302, 303.01, 304, 306.01, 401, 402.06 and 403.06)

APPENDIX NO. 7

VALLEY TOWNSHIP

APPLICATION FOR CONSIDERATION OF A WAIVER

File No. _____

Date of Receipt/Filing: _____
(For Township Use Only)

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of Project: _____

2. Project Location: _____

3. Name of Property Owner(s): _____

Address: _____ Phone No: _____

4. Name of Applicant (if other than owner): _____

Address: _____ Phone No: _____

5. Specify Section(s) of the Valley Township Subdivision and
Land Development Ordinance for which a Waiver is requested: _____

6. The Proposed Alternative to the Requirement: _____

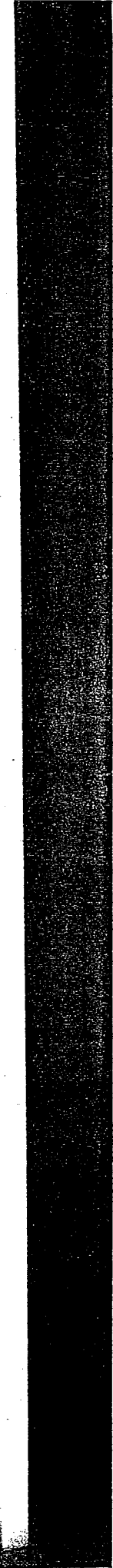
Justification for the Waiver: _____

8. Identification of Plans, Reports, or Supplementary Data, which is part of the Application.

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct, and complete.

Date: _____ Signature: _____

(See Section 305.01)



RESOLUTION NO. 2004-06

MODIFYING RESOLUTION NO. 95-6 AND REVISING THE FEES UNDER THE PROVISIONS OF THE VALLEY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1989 AS AMENDED.

BE IT RESOLVED, this 6th day of APRIL, 2004 by the Board of Supervisors of Valley Township, Chester County, Pennsylvania, that the following schedule of fees to accompany the submission to the Township of sketch plans, waiver requests, subdivision plans and land development plans be, and hereby is, adopted:

1. Sketch Plan Submittal Fee (Non-Refundable):

- A) Land Development Sketch Plan: \$250.00 plus \$15.00 per acre or part thereof to a maximum of \$2000.00.
- B) Subdivision Sketch Plan: \$200.00 plus \$8.00 per lot to a maximum of \$2000.00.

2. Waiver Request Fees (Non-Refundable):

Requests for waiver(s) from regulations of the Subdivision and Land Development Ordinance shall be accompanied by a fee of \$160.00 for each subsection of the ordinance for which a waiver is requested.

3. Land Development and/or Subdivision Plan Submittal Fees (Non-Refundable):

A) 1) Land Development Plans:

- a) Residential: \$600.00 plus \$130.00 per acre or part thereof (rounded up to the next even acre).
- b) Non-residential: \$600.00 plus \$110.00 per acre or part thereof (rounded up to the next even acre).

2) Subdivision Plans:

- a) 2 to 6 lots: \$450.00 plus \$155.00 per lot.
- b) 7 lots and up: \$1150 plus \$50.00 per lot.
- c) For change of a lot line between two lots with no additional lot(s) or changes, the fee is \$450.00.

- 3) Plan Revisions: Each revision of a land development or subdivision plan not requested by the Township, except for unconditionally approved plans submitted for signature only, shall be submitted for formal review and shall be accompanied by a fee of \$200.00. Changes in size, number or arrangements of lots or buildings not requested by the Township following preliminary plan approval shall be considered a new plan and shall require a new submission including all fees.

B) Escrow for Professional Consultant Review Fees:

Professional Consultant review fees shall cover all charges resulting from, but not limited to, the following activities required for review and coordination of the plans: Zoning Ordinance compliance review, Subdivision and Land Development Ordinance compliance review, stormwater management review, attendance of public meetings and meetings with developers, Planning Commission, County Officials, Supervisors and others as necessary to adequately perform the review and coordination.

- 1) Land Development Plans: \$500.00 per acre with a maximum of ~~50,000.00~~ required to be deposited with the Township at any one time.
- 2) Subdivision Plans: \$500.00 per lot with a maximum of ~~75,000.00~~ to be deposited with the Township at any one time. Where the subdivision involves residential dwelling units that do not have separate lots, such as apartments or similar, each dwelling unit shall be considered as a lot for fee calculation.

4. County and other Government Agency Reviews and Fees:

In addition to the foregoing, any applicant for subdivision or land development is responsible for completing and delivering to the Township any referral forms that may be required to be submitted to any county agency (e.g. Chester County Planning Commission, Chester County Health Department) and other government agency, if applicable (e.g. Pennsylvania Department of Environmental Resources). Each such referral form must be submitted by the applicant for forwarding with the requisite review or other fee(s) of that county or other government agency. [i.e. The County or State agency fees are to be paid in addition to the foregoing fees (1 and 2, supra).]

All invoices received by the Township for Professional Consultant review services shall be paid by the Township from the deposited funds for the particular Land Development or Subdivision. Invoices are to be for the actual time spent at rates that are in accordance with the ordinary and customary rates charged by the consultant for similar service in the Township.

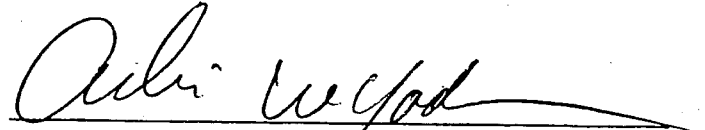
An application will not be considered complete and will not be officially accepted until all fees and escrow as described above for the Land Development or Subdivision are received and entered at the time of application at the Township Office by the Township Secretary.

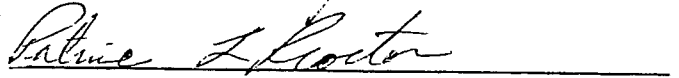
If the balance of the escrow account falls below twenty-five percent (25%) of the original amount deposited, and the review process is continuing, an additional deposit must be made to restore the escrow account to the amount originally deposited in order for the review process to continue.

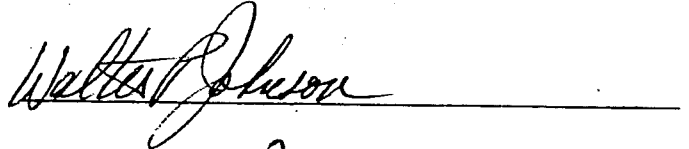
Any amount remaining in the escrow account after all Professional consultant review fees are paid and the applicant has either received approval, been denied approval, or withdraws, following written request from the applicant, shall be returned to the applicant.

Valley Township Board of Supervisors


Chairman










Attest:


Secretary