

**Office Use Only**

Date Received: _____
Application Fee \$ _____
Engineering Escrow: \$ _____
Escrow Admin. Fee: \$ _____
Received By: _____

**Request for Review of a Subdivision  
 or Land Development Proposal**

(TO BE COMPLETED BY THE APPLICANT)

Development Name \_\_\_\_\_ Location \_\_\_\_\_

Owners Name \_\_\_\_\_ Phone # \_\_\_\_\_  
 Fax # \_\_\_\_\_

Owner's Address \_\_\_\_\_

Name of Applicant \_\_\_\_\_ Phone # \_\_\_\_\_  
 Fax # \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Applicant is (Check 1) Real Owner  Equitable Owner

Name of Surveyor/Engineer \_\_\_\_\_ Phone # \_\_\_\_\_  
 Fax # \_\_\_\_\_

Address of Surveyor/Engineer \_\_\_\_\_ Plan No. \_\_\_\_\_

Tax Parcel No. \_\_\_\_\_ Total Area (acres) \_\_\_\_\_ Zoning District \_\_\_\_\_

Type of Submission (Check One)

New Proposal  Revision to Prior Plan  Phase \_\_\_\_\_

Type of Plan (Check One)

Sketch  Preliminary Plan  Final Plan

Type Review Requested (Check all appropriate)

Unofficial Sketch  Subdivision Plan

Land Development Plan  Planned Residential Development  Other  \_\_\_\_\_

Proposed Utilities (Check appropriate)

On Site Water  On Site Sewage

Public Water  Public Sewage

Community Sewage and Water

No New Sewage or Water Proposed

Length of New Road \_\_\_\_\_ Ft.

Ownership of New Roads Public  Private

Number of New Parking Spaces \_\_\_\_\_ Proposed Open Space (Acres) \_\_\_\_\_ Ground Floor Area \_\_\_\_\_ Sq. Ft.

Structure(s) \_\_\_\_\_ Sq. Ft.

Home Owners Association responsible for common areas Yes  No

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

Land Use	No. of Lots	Units
Agriculture		
Single Family		
Commercial		
Industrial		
Other Specify _____		

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CCPC, Date _____
CCHD, Date _____
CCWRA, Date _____
Twp. Eng., Date _____
PenDot, Date _____

**RESOLUTION 7-02**

BE IT RESOLVED AND IT IS HEREBY RESOLVED, the Board of Supervisors of West Caln Township will require the following fees to be paid by sub-dividers and developers asking for approval under the Subdivision and Land Development Ordinance of West Caln Township.

**SUBDIVISION FEES:**

- All Subdivisions..... \$125.00 per lot.
- Land Development (Residential .....\$125.00 per proposed dwelling unit, or acre, Whichever is greater.
- Mobile Home Parks ..... \$125.00 per proposed unit.
- Land Development Commercial/Industrial, Non Residential..... \$200.00 plus \$25.00 for each 1,000 square feet of Building area proposed.

**ESCROW FOR ENGINEERING:**

1. Minor Subdivisions or Land Developments in which no roads (public or private) are to be constructed or no other improvements (including but not limited to walkways, curbs, gutters, street lights, shade trees, water and sewer mains, hydrants and storm drains) or removal of topsoil or dirt (except for excavation for construction of a single family dwelling) or any subdivision requiring escrow or performance bond for improvements ..... \$1,000 Deposit.
2. Major Subdivisions or Land Development..... \$2,500.00 Deposit.

**ENGINEER REVIEW FEES:**

It is to be understood that the monies placed in the escrow for engineering are deposits only. Monies not consumed by the engineering review will be returned to the applicant. If during the course of the review of plan the cost of engineering review should exceed 80% of the amount escrowed, additional monies will be required to cover the cost of review. The deposit will include a 5% Administration fee will be charged by the Township on all escrow account established Engineering bills will be sent to the developer on a monthly basis as received. A 1 1/2% service charge will be applied to all outstanding bills over thirty (30) days old. Bills that are over sixty (60) past due shall result in action by the Township Solicitor to secure payment of funds. Such action may include, but not limited to, rejection of plans that are not consistent with Township Ordinances or withholding of permits as allowed by the Municipalities Planning Code.

3. Legal Fees. In the event that the proposed plan for subdivision or land development requires that Land Development and/or Financial Security Agreements be established or should other documents pertinent to the proposed plan need be reviewed by the Township Solicitor, the applicant will be responsible for all costs connected with the review.

INSPECTION OF SUBDIVISION AND/OR LAND DEVELOPMENT PROJECTS:

Prior the commencement of construction of a subdivision and/or land development project, the Township Engineer shall recommend an amount to be escrowed, and said amount shall be included as a line item in the Financial Security Agreement for the inspection and associated activities necessary for the Township and Township Consultants to review and inspect said subdivision or land development projects. As the Township and its consultants perform activities and inspections associated with the project, the bills for such inspections and related activities will be sent to the developer for prompt payment. A 1 1/2 % service charge will applied to bill that is over thirty (30) days old.

ADOPTED THIS 9<sup>TH</sup> DAY OF DECEMBER, 2002.

**West Caln Township  
Subdivision and Land Development Plan  
Essential Information**

- Application
- Fees
- Planning Module
- County Referral
- Key Map
- North Arrow
- Notarization
- Title Block
- Architect's or Engineer's seal
- Graphic Scale
- Names of adjoining property owners and tax parcel number
- Tax parcel number of property being considered
- Roadway line labels and information
- Location of existing and proposed on-site sewage disposal and water supply systems
- Topographic lines and shaded steep slope areas
- Environmental features
- Superfund notice
- Description of the balance of the tract where only a portion is under subdivision or land development application
- Zoning District, date, and existing and proposed conditions
- Natural Features
- Soil types
- Streams and woodlands
- Man-made features, buildings and roads
- Facilities: water, sewage, utilities
- Existing and proposed zoning conditions
- Waivers or variances requested

The above information is required on all plans before being accepted by West Caln Township for review. Failure to comply will delay the official start of the 90-day review period until the required information is included.

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THE ABOVE INFORMATION IS INCLUDED ON THE PLAN SUBMISSION.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(date)