

**APPLICATION FOR SUBDIVISION APPROVAL**

PLYMOUTH TOWNSHIP  
700 Belvoir Road  
Plymouth Meeting, PA 19462  
Telephone: 610-277-4104

SUBDIVISION NO. \_\_\_\_\_

APPLICATION DATE: \_\_\_\_\_

**THE UNDERSIGNED HEREBY APPLIES FOR SUBDIVISION APPROVAL AND SUBMITS THE FOLLOWING INFORMATION IN CONNECTION THEREWITH:**

LOCATION: \_\_\_\_\_ APPLICANT: \_\_\_\_\_

\_\_\_\_\_ ADDRESS: \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

ACREAGE: \_\_\_\_\_ TELEPHONE NO.: \_\_\_\_\_

AVERAGE LOT AREA (SQ. FT.): \_\_\_\_\_ REGIS. ENGINEER: \_\_\_\_\_

WHAT IS THE INTENDED PURPOSE OF THE SUBDIVISION: \_\_\_\_\_ REGIS. SURVEYOR: \_\_\_\_\_

\_\_\_\_\_ ADDRESS: \_\_\_\_\_

\_\_\_\_\_ ENGINEER'S TELEPHONE NO.: \_\_\_\_\_

\_\_\_\_\_ SURVEYOR'S TELEPHONE NO.: \_\_\_\_\_

\_\_\_\_\_ ATTORNEY: \_\_\_\_\_

\_\_\_\_\_ ATTORNEY'S ADDRESS: \_\_\_\_\_

\_\_\_\_\_ ATTORNEY'S TEL. NO.: \_\_\_\_\_

**PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY:**

(1) Is construction and development contemplated in the near future? \_\_\_\_\_

(2) What is the specific function of the building(s) to be erected? \_\_\_\_\_

(3) What lands are to be dedicated for open space, right of way, etc.? \_\_\_\_\_

(4) State zoning district (show requirements on plan): \_\_\_\_\_

(5) State deed restrictions or easements (existing or required): \_\_\_\_\_

(6) State variances or special exceptions required (approved or requested): \_\_\_\_\_

(7) Is land in a Historic District? \_\_\_\_\_ If yes, has HAR Board review been initiated? \_\_\_\_\_

(8) Is land in a Flood Plain Conservation District? \_\_\_\_\_

(9) Does plan show contours and required features? \_\_\_\_\_

(10) Has traffic impact study been completed (if required)? \_\_\_\_\_

(11) State type and location of water supply to be used. \_\_\_\_\_

(12) State type and location of sanitary waste disposal system. \_\_\_\_\_

(13) If residential area, state type of dwelling to be constructed. \_\_\_\_\_

What is the approximate price range? \_\_\_\_\_ What type of ownership? \_\_\_\_\_

Fees and plans showing the required information are submitted with this application. Any additional plans or information required by the Township will be submitted promptly. The undersigned agrees to comply with all requirements of Plymouth Township Subdivision and land Development Ordinance No. 837, as amended, and further agrees to execute contract, submit required sureties within stipulated time limit, and obtain all necessary permits in connection with the subject subdivision.

NOTE: A TOTAL OF TWENTY-SIX (26) FOLDED PLANS AND TWO (2) COPIES OF THE STORM WATER MANAGEMENT REPORT AND TWO (2) COPIES OF A TRAFFIC STUDY, IF APPLICABLE, ARE REQUIRED FOR SUBMISSION.

**SUBDIVISION/LAND DEVELOPMENT ASSESSMENTS**

**TRANSPORTATION IMPACT FEE**

Each property in the Township falls within either the **1991 Transportation Service Area** or the **1998 Transportation Service Area** (see attached map). The cost per evening peak-hour vehicle trip in the **1991 Transportation Service Area** is **\$2,279.79**. The cost per evening peak-hour per vehicle trip in the **1998 Transportation Service Area** is **\$1,799.91**. The number of vehicle trips will be determined by the Township Traffic Consultant in accordance with Chapter 19.5 of the Plymouth Township Code.

**RECREATIONAL FACILITIES FEE**

**Residential** – \$1,000.00 for each new dwelling.

**Non-Residential** – The fee in lieu of land dedication for nonresidential uses is based on square footage as follows:

Office Use:	\$310.00 for every 200 square feet of space
Commercial Use:	\$310.00 for every 275 square feet of space
Industrial Use:	\$310.00 for every 520 square feet of space

**ASSESSMENTS**

**\$25.00** for each new parking space installed on a site developed for apartment, commercial or industrial uses toward the cost of outfall storm sewers and an additional **\$25.00** for each parking space installed thereon toward the cost of outfall sanitary sewer.

**\$5.00** per foot for each foot of sanitary sewer built in any existing road, proposed road or proposed sanitary sewer easement toward the cost of outfall sanitary sewers of the Township.

**\$5.00** per foot for each lineal foot of roadway shown on any plan, other than improved highways already in existence, to be used toward the cost of outfall storm water sewers.

**SEWER USE & CONNECTION FEE**

**\$6,234.00 per Equivalent Dwelling Unit (EDU)**

If there is a change of use to an existing building that is already connected to the public sewer, a new use calculation will be made and credit will be given for the previous use.

**LAND DEVELOPMENT AND SUBDIVISION APPLICATION FILING FEES**

- (1) SUBDIVISION
  - Two (2) lots – no new building lot created:
    - Residential ..... \$150.00
    - Commercial/Industrial.....\$300.00
  - Two (2) lots – new building lot created:
    - Residential ..... \$300.00
    - Commercial/Industrial.....\$600.00
  - Three (3) or more lots:
    - Residential ..... \$500.00 plus \$100.00 per lot
    - Commercial/Industrial.....\$800.00 plus \$100.00 per lot

- (2) LAND DEVELOPMENT
  - Residential, Commercial and Industrial – \$800.00 plus \$100.00 per acre.

**ESCROW DEPOSITS**

Escrow deposit for Subdivision / Land Development for review and inspection of land development / subdivision, grading and improvement construction applications and related inspections.

- (1) SUBDIVISION
  - Two Lots –
    - Residential ..... \$1,000.00
    - Commercial/Industrial.....\$2,000.00
  - Three or more lots –
    - Residential
    - Commercial/Industrial.....\$3,000.00
    - or \$100.00 per acre (whichever is higher)
- (2) LAND DEVELOPMENT - RESIDENTIAL, COMMERCIAL AND INDUSTRIAL


Acres Affected	Escrow
0.00 - 2.49 Acres.....	\$1,000.00
2.50 - 4.99 Acres.....	\$2,000.00
5.00 - 9.99 Acres.....	\$2,500.00
10.00 - 19.99 Acres.....	\$3,000.00
20.00 - 34.99 Acres.....	\$3,500.00
35.00 + Acres .....	\$100.00 per acre

- (3) The escrow will be maintained during the review and construction process. The balance of the escrow deposit shall be refunded, without interest, to the applicant when the land development/subdivision is fully completed.