

SUBDIVISION/LAND DEVELOPMENT APPLICATION FORM

LEHIGH VALLEY PLANNING COMMISSION

961 Marcon Boulevard, Suite 310, Allentown, Pennsylvania 18109-9397
(610) 264-4544

Name of Subdivision: _____
 Municipality: _____
 Name of Applicant: _____
 Address: _____
 Phone: _____

Check block(s) that apply	Type of Subdivision or Land Development	Base Fee	Added Fees (Fees in addition to base fee)	Enter base fee plus any added fee
SUBDIVISIONS & LAND DEVELOPMENT REVIEWS				
	1. Lot Line Adjustment, Lot Consolidation; Agricultural or Recreational lot involving no proposed buildings; Residential - 6 or fewer lots and dwelling units.	\$95	None	
	2. Residential - more than 6 lots and dwelling units	\$95	\$5.25 for each lot and dwelling unit over 6. Added fees capped at \$1,500.	
	3. Non-Residential with proposed building(s) totaling 5,000 sq. ft. or less	\$95	None	
	4. Non-Residential with proposed building(s) totaling more than 5,000 sq. ft.	\$95	\$5.25 for every 1,000 sq. ft. or part thereof over 5,000 sq ft. Added fees capped at \$2,200.	
	5. Non-Residential with no building(s) presently proposed - total size is 3 acres or less	\$95	None	
	6. Non-Residential with no buildings presently proposed - total size is more than 3 acres	\$95	\$15.00 for each acre or part thereof over 3 acres. Added fees capped at \$1,500.	
	7. Resubmission of any of the above	\$95	One-half of relevant added fee as calculated above.	
STORMWATER REVIEWS: If the subdivision or land development is subject to a stormwater ordinance which has been enacted pursuant to a county-adopted watershed management plan, a stormwater review fee shall be submitted with the preliminary plan application. Do not check lines 8, 9 or 10 if ordinance does not apply.				
	8. Subdivision or land development proposes less than 10,000 sq. ft. of impervious cover	None	None	
	9. Subdivision or land development proposes 10,000 sq. ft. of impervious cover or more.	\$700	\$40 per acre or part thereof exceeding 2 acres. Total added fees capped at \$1,500.	
	10. Resubmission of stormwater review	\$500	One-half of relevant added fee as calculated above.	
	11. TOTAL			

I hereby agree to remit the review fees as required by the Lehigh Valley Planning Commission for the review of this subdivision/land development.

(Signature)

LEHIGH VALLEY PLANNING COMMISSION

Advisory Subdivision and Land Development Review Submission Requirements

May 2010

David Berryman,
Senior Planner

610-264-4544

Plan Submission Requirements:

1. **Projects not requiring a stormwater management review by the LVPC**
 - One complete print set of the proposed subdivision or land development plan(s);
 - One completed "Subdivision/Land Development Application Form";
 - The appropriate review fee as calculated from the application form;
 - One copy of the project traffic impact study, when required.
2. **Projects requiring a stormwater management review by the LVPC**
 - Two complete print sets of the proposed subdivision or land development plan(s);
 - One copy of the stormwater management narrative and calculations;
 - One copy of the soil erosion and sedimentation control plan and narrative;
 - One completed "Subdivision/Land Development Application Form";
 - The appropriate review fee as calculated from the application form.
3. **Projects that required a traffic study be prepared per the municipal SALDO**
 - One copy of the traffic study.

★ *Applications that lack one or more required items will not be accepted for review. The review period begins when a complete application has been received.*

Examples of calculating the appropriate review fee:

Calculating the appropriate review fee for a proposed subdivision/land development application is unique to each submission. That is, it would be impossible to provide examples of every possible fee calculation given that each and every project is different.

However, we have attempted to provide scenarios for some of the more frequent types of submissions.

Example No. 1:

Facts associated with the review:

- Project involves the creation of four three acre lots from a 12 acre tract.
- Each of the lots will be able to support a single family detached residential dwelling.
- The proposed homes, in combination with the proposed driveways, will create a net increase of more than 10,000 square feet in new impervious coverage.
- An adopted ACT 167 ordinance is in place.
- No new streets are proposed, each lot fronts on an existing street.
- No detention pond is proposed, drywells are being designed to handle post-development runoff.

Submission Procedure:

- Materials as noted in procedure two above must be submitted.
- Fee calculation:
 - A \$700.00 stormwater review fee is required. Subdivision fee is \$95.00 (see application item no. 1). Total fee is \$795.00

Example No. 2:

Facts associated with the review:

- Land Development project. 40,000 square foot commercial building on 13 acres.
- A net increase of more than 10,000 square feet is proposed.
- An adopted ACT 167 ordinance is in place.
- A detention pond is proposed.

Submission Procedure:

- Materials as noted in procedure two above must be submitted.
- Fee calculation:
 - A \$1,140.00 stormwater review fee is required. (Base fee of \$700 + 13 acres – 2 acres = 11 acres x \$40 = \$440 in added fees, total fee of \$1,140.)
 - Land Development fee is \$278.75 (\$95.00 + \$183.75) (see application item no. 6). Total fee is \$1,418.75.

★ If in any doubt as to how to calculate the review fees, please contact us.