

PRELIMINARY
 Franconia Township
 Subdivision/Land Development Application

Date Submitted:

The undersigned hereby applies for a preliminary review of the plans submitted. In addition to the application, 5 sets of full-sized plans, 3 11x17 copies of record plan and property deed, an electronic version of plan, all applicable checks, and a completed checklist have been submitted. If the applicant is submitting land development plans then 3 stormwater specification booklets should also be enclosed. Please describe plan below:

1. Name of Subdivision/Land Development _____

Location _____

County Deed Book # _____ Page # _____ Zoning District _____

County Tax Map Block# _____ Unit # _____

Total Acreage _____ County Assigned Parcel # _____

2. Give a brief description of the proposed subdivision/land development:

3. Name of Property Owner (s) _____

(If a Corporation, list Corporation's name, address, and two officers)

Address: _____

Email: _____

Telephone Number: _____

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

Address: _____

Email: _____

Telephone Number: _____

5. Engineer, Surveyor or Planner responsible for the preparation of the plan:

Address: _____

Email: _____

Telephone Number: _____

6. Type of Development or Use Planned: Check all that areas that apply

	No. of Units
_____ Single-Family Detached	_____
_____ Single-Family Attached (Townhouse)	_____
_____ Single-Family Semi-Detached (Twin)	_____
_____ Multi-Family (Apartment, Duplex, Quad)	_____
_____ Planned residential development	_____

- _____ Commercial _____
- _____ Industrial _____
- _____ Land Development _____
- _____ Subdivision of Land Only _____

7. Check additional materials and note fee amounts submitted with this application:
Please remember that checks must be separate and not lumped into one sum.

Twp. Official Acceptance

- _____ Plan Checklist _____
- _____ Franconia Twp Escrow Agreement Form _____
- _____ Montgomery County Conservation _____
- _____ Service Application (send original; attach copy) _____
- _____ MCPC Municipal Request for Review Form _____
- _____ PA DEP Planning Modules- 2 Copies _____
- _____ Franconia Twp Application Fee _____
- _____ (Make payable to Twp) Amt: \$ _____
- _____ Escrow Agreement Fund _____
- _____ (Make payable to Twp) Amt: \$ _____
- _____ Montgomery County Planning Commission Fee _____
- _____ (Make payable to Mont. Co. Treasurer) _____
- _____ Montgomery County Conservation Service Fee _____
- _____ (Send directly to MCCD) _____
- _____ Other (Please Specify) _____
- _____ Subdivision/Land Development Approval Extension _____

8. Please indicate which sewer item pertains to the proposed project:

- _____ Public sewer is available and "will serve" letter from the Franconia Sewer Authority is attached to this application
- _____ No Public sewer is currently available but an application for an extension Of public sewer has been submitted to the Franconia Sewer Authority
- _____ On-Lot System

Do Not Write Below This Line

Application Received and Reviewed By: _____

Date Received and Reviewed: _____

Number of copies of Plan submitted: _____

Accepted: _____ Not Accepted: _____

Reason for Denial: _____

Approval Extension: _____

FRANCONIA TOWNSHIP
ESCROW FUND AGREEMENT

Name of Subdivision or Land Development

Location of Subdivision or Land Development

Tax Block / Tax Unit(s)

I, _____
***Name of Owner/Developer and Firm, if applicable*

hereby agree and acknowledge that as Owner/Developer, I will be responsible for any fees incurred when plans are reviewed by Franconia Township or any of its appointed officials or representatives. These fees shall be payable for any of the following services as applicable:

- (1) Professional services: the services of the Township Engineer and/or Solicitor. In addition, all costs for other engineering, legal and professional certification as deemed necessary.
- (2) Material and facilities tests: the actual cost of all drainage, water, and/or material tests.
- (3) Inspection: all costs of the Township Inspector at the current hourly rate while engaged on the project.
- (4) Dedication: legal fees, advertising, and other costs involved in the dedication of streets and public improvements to the Township.

Escrow funds in the amount of _____, pursuant to the current Franconia Township fee schedule as adopted by the Board of Supervisors, are submitted herewith.

On a monthly basis, payment of bills for services in conjunction with the review process for the referenced subdivision or land development will be withdrawn from the escrow account established by this agreement. Upon completion of the review process, plan approval and payment of all service fees, I understand that any remaining escrow funds provided, if any, will be returned to me.

***Signature of Owner/Developer* _____
Date Signed

Address _____
City _____
State

Zip Code _____
Telephone Number

Tax ID# or S.S. #

Accepted by Township _____
Date

****Note:** The person signing this agreement will be the individual directly accountable for the payment of the subject fees. Accordingly, if it is desired to assign this responsibility to another party or firm, said party or the appropriate officer of said firm must execute this document.

Franconia Township Board of Supervisors
671 Allentown Road
Telford, PA 18969-2205

Re: Subdivision/Land Development Approval Extension

The Subdivision/Land Development Plan titled _____ was submitted by _____ (applicant) to Franconia Township on _____ for official filing. With respect to the above-named application, submitted herewith, and as an authorized representative of the applicant, I hereby waive any time limitations set forth in the Pennsylvania Municipalities Planning Code and/or elsewhere for the rendering of a decision in this matter. This waiver may be revoked upon ninety (90) days prior written notice to the attention of Franconia Township Manager at the administrative offices of the Township sent certified mail return receipt requested.

Applicants Name (printed)

Applicants Signature

Date

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Fee Schedule

The following fees will apply to each subdivision or land development submitted to the Montgomery County Planning Commission for review:

- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
- For a nonresidential subdivision and land development submitted for the same tract at the same time only the larger base fee will be changed.
- Whenever a mixed-use proposal with both residential and nonresidential is submitted, a reduced fee will be applied. This fee is calculated by applying the residential and nonresidential fees, per the Fee Schedule, and then adding all fees and deducting 15 percent.

Residential Subdivisions or Land Developments

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

Number of Lots or Dwelling Units <i>(greater number applies)</i>	Base Fee + Fee per Lot or Dwelling Unit
1 – 3*	\$150 (flat fee)
4 – 20	\$180 + \$23 per unit
21 – 100	\$450 + \$21 per unit
101+	\$1,060 + \$20 per unit

* Lot line adjustments with no new development = \$65 flat fee

Nonresidential Land Developments and Conversions

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

Gross Square Feet of New Building	Base Fee + Fee for Every 1000 Gross Sq. Ft. <i>(rounded to nearest whole dollar)</i>
1 – 3,000 Sq. Ft.	\$220 flat fee
3,001 – 25,000 Sq. Ft.	\$519 + \$27 for every 1000 Sq. Ft.
25,001 – 50,000 Sq. Ft.	\$1,050 + \$23 for every 1000 Sq. Ft.
50,001 – 100,000 Sq. Ft.	\$1,550 + \$20 for every 1000 Sq. Ft.
100,001+ Sq. Ft.	\$2,580 + \$15 for every 1000 Sq. Ft.

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

Number of Lots	Base Fee + Fee per Lot
1 – 3	\$555 flat fee
4 or more	\$555 + \$88 per lot

Special Reviews

- Miscellaneous reviews not included in above categories (conditional uses, nonresidential lot line change) = \$260 flat fee
- Curative Amendments (not municipal curative amendments) = \$1,500
- Private Petitions for Zoning Change (not municipal petition) = \$1,000

Resubmissions

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions.

- Flat fee of \$125 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
- Flat fee of \$190 for all nonresidential subdivisions/land developments. All resubmissions of 3 lots or 3,000 square feet or less no fee required.

All county fees are to be submitted to the municipality at the time of application; the municipality will forward the fees to MCPC. A check or money order should be made payable to the **MONTGOMERY COUNTY TREASURER**. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

Municipal Request for Review

This request must be submitted by the municipality to our office with the appropriate plans/information and fee.



P.O. Box 311, Norristown, PA 19404-0311
 Phone: 610-278-3722
 Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

To Be Completed By Municipality

Date: _____
 Municipality: _____
 Official's Name: _____
 Municipal Official's Signature: _____
(Only applications with original signature will be accepted)
 Position: _____

Meeting Dates:

Municipal Planning Commission Date: _____
 Governing Body Date: _____
 No Meeting Scheduled

MCPC File Number (If Known): _____

Review Fee: Fee Attached \$ _____ Fee Not Applicable

To Be Completed By Applicant

Development Name: _____
 Applicant Name: _____
 Applicant Address: _____
 Applicant's Representative: _____
 Business Phone: _____
 Business Email: _____

Zoning:

Existing District
 Proposed District
 Special Exception Granted Yes No
 Variance Granted Yes No For _____

Type of Review Requested:

(Check All Appropriate Boxes)

- Unofficial Sketch Plan (No Fee)
- Subdivision Plan
- Land Development Plan
- Zoning Ordinance or Map Amendment
 - Municipal (No Fee)
 - Private Petitions (Fee)
- Subdivision Ordinance Amendment (No Fee)
- Curative Amendment
 - Municipal (No Fee)
 - Private Petitions (Fee)
- Conditional Use (Fee)
- Other: _____

Plan Information:

Tax Parcel Number _____

 Total Tract Area _____
 Total Tract Area Impacted By Development _____

Type of Plan:

- Tentative (Sketch)
- Preliminary
- Final

Type of Submission:

- New Proposal
- Revision to Prior Proposal
- Phase of Prior Proposal

Plan Submission (Subdivision/Land Development Plans):

PLANS SUBMITTED AS (Check Appropriate Box):

- Paper Copies
- Digital PDF Format on CD
- Digital PDF Format e-mailed to MCPC

Proposed Utilities:

Type		Capacity	
Water	Sewer	Water	Sewer
<input type="checkbox"/> Public	<input type="checkbox"/> Public	Available	<input type="checkbox"/>
<input type="checkbox"/> Individual Well	On-Lot: <input type="checkbox"/> Individual	Not Available	<input type="checkbox"/>
<input type="checkbox"/> Community System	<input type="checkbox"/> Centralized	Unknown	<input type="checkbox"/>

Land Use(s)	Number of New		Senior Housing		Open Space Acres	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

Additional Information: _____

FINAL
Franconia Township
Subdivision/Land Development Application

Date Application and Revised Plans Submitted:

The undersigned hereby applies for Final Approval of a plan submitted herewith 5 paper copies of the plan, 3 11 x 17 record plan copies, and an electronic version of the plan set, all applicable permits and anything else pertaining to the completion of the subdivision/land development application.

1. Name of Subdivision/Land Development _____

Location _____

County Assigned Parcel # _____

2. Legal Property Owner: _____

3. Check off the items that have been included with this application.

- _____ Highway Occupancy Permit (HOP)- PennDot
- _____ Wastewater Treatment Facility NPDES Permit- DEP
- _____ Montgomery County Health Department- MCHD
- _____ Stormwater Management NPDES Permit- MCCD/DEP
- _____ Planning Module
- _____ NPWA letter evidencing willingness to serve
- _____ Information on lender providing financial guarantee
- _____ List of requested waivers and any legal description necessary for preparation of easements, deeds of dedication or any other legal documents
- _____ Estimated cost of public improvements

4. Franconia Sewer Authority items applicable to this application:

- _____ FSA Sewer Extension Agreement
- _____ FSA letter evidencing willingness to serve
- _____ On-lot sewer system approval

Waiver of 90-day time limitation signed

*Incomplete applications will not be processed

Do Not Write Below This Line

Application received and reviewed by: _____

Date received and reviewed: _____

Accepted _____ Not Accepted _____

Date Accepted _____

RESOLUTION 08-22-20-05

**FRANCONIA TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION AMENDING PRIOR TOWNSHIP RESOLUTIONS TO ESTABLISH
REVISED IMPACT FEES FOR TRANSPORTATION SERVICE AREAS I, II AND III,
IN FURTHERANCE OF THE TOWNSHIP TRANSPORTATION CAPITAL
IMPROVEMENT PROGRAM, AS AUTHORIZED BY ACT 209 OF 1990**

WHEREAS, by Resolution 96-19-12-11 dated November 12, 1996, the Board of Supervisors adopted revisions to the Transportation Capital Improvement Programs for Transportation Service Areas I, II and III, previously established pursuant to Act 209 of 1990; and

WHEREAS, the revised Transportation Capital Improvement Program requires adjustment of the impact fees, which were based upon the original Transportation Capital Improvement Programs approved for Transportation Service Areas I, II and III; and

WHEREAS, impact fees for Transportation Service Area I are authorized by Township Ordinance No. 187, dated December 9, 1991; impact fees for Transportation Service Area II are authorized by Township Ordinance No. 213 dated October 10, 1994; and impact fees for Transportation Service Area III are authorized by Township Ordinance No. 229 dated January 2, 1996.

NOW, THEREFORE, BE IT RESOLVED, that the Franconia Township Board of Supervisors of Franconia Township that Township Resolutions No. 07-14-21-05 dated May 21, 2007, No. 06-23-15-05 dated May 15, 2006, No. 05-20-25-05 dated April 25, 2005, No. 96-21-09-12 dated December 9, 1996, No. 96-01-02-01 dated January 2, 1996, No. 94-22-10-10 dated October 10, 1994 and No. 91-24-09-12 dated December 9, 1991 be and hereby are revised and amended to reestablish the impact fee in each Resolution in the amount of Two Thousand Five Hundred Eighty-seven (\$2,587.00) Dollars per dwelling unit for Transportation Services Areas I, II and III based upon the revision to the Transportation Capital Improvement Programs for each Transportation Service Area. For Commercial, Industrial and Institutional land developments the impact for Transportation Services Areas I, II and III shall be \$2.51 per square foot.

DULY PRESENTED AND ADOPTED by the Franconia Township Board of Supervisors, Montgomery County, Pennsylvania, in a public meeting held this 20th day of May 2008.

FRANCONIA TOWNSHIP
BOARD OF SUPERVISORS

Attest:

Kevin D. Baver, Secretary

Steven P. Barndt, Chairman

	Shown	Not Applicable
13. Existing and proposed contour lines and intervals not to Exceed 2'		
14. Measured distances from centerline of streets to:		
(a) Existing buildings		
(b) Large trees standing alone		
(c) Control points and monuments		
15. Zoning Requirements		
D. <u>Proposed Street and Lot Layout</u>		
1. Layout of streets to show		
(a) Names		
(b) Widths (right-of-way, legal & ultimate)		
(c) Widths sidewalks		
(d) Widths cartway		
(e) Widths cross walks		
2. Lot layout and gross, NET areas		
3. Reference to land to be dedicated for public use		
4. Tentative grades to:		
(a) An existing street		
(b) A point 200' beyond boundaries of subdivision		
5. Location and size of:		
(a) Sanitary sewers and manholes		
(b) Storm sewers and inlets		
6. On-Site Sewerage		
(a) Location of deep hole tests		
(b) Location of percolation test holes		
(c) Delineation of soil types on entire subdivision		
7. Driveway location and cross section detail		
8. Shoulder improvement detail		
9. Water, sewer, gas lateral(s)		
II. DOCUMENTATION SUBMISSION REQUIREMENTS		
A. Four (4) full sized copies of the plan, (3) 11x17 copies, (1) electronic file of plan set		
B. Check list signed and dated below		
C. Application forms		
1. Franconia Township		
2. Soil Conservation Service		
3. MCPC-Municipal Request for Review		
D. DEP Planning Modules (3 copies)		
E. Escrow Agreement Form		
F. Checks		
1. Franconia Township Filing Fee		
2. Soil Conservation Service Filing Fee		
3. Montgomery County Planning Commission Filing Fee		
4. Review Escrow Fee		
G. Additional Information		
1. List Parcel #, Block and Unit # of subject property on Plan		
2. Applicant is responsible for all submittals & fees to the MCCD (SoilConservation Service)		

Signature

Date

Printed Name

Phone Number