



HILLTOWN TOWNSHIP

13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org

SUBDIVISION/LAND DEVELOPMENT
REVIEW APPLICATION

PLEASE CHECK
____ SKETCH PLAN
____ SUBDIVISION/LD

Applicant and/or Agent:

Please complete and submit this application, the plan checklist, request for modification (if applicable), and any other correspondence and reports, as well as five (5) sets of 24" x 36" plans and eleven (11) sets of 11" x 17" plans prepared in accordance with Article IV of the Subdivision and Land Development Ordinance. Include two (2) digital copies of all documents, including plans and all reports in PDF format, along with two separate checks, made payable to Hilltown Township, for the filing fees (non-refundable) and/or escrow.

Notice of Preliminary Plan:

For all subdivisions proposing ten (10) lots or more, **notice of filing of preliminary plans shall be given by the applicant to all abutting landowners of record.**

1. Proof of notice shall be given at the time of application and shall be by certified letter to each abutting landowner of record.
2. The foregoing letter shall identify the following:
 - a. Date of application.
 - b. Record owner of the tract to be developed.
 - c. The location of the tract to be developed indicating street address, zoning district, and tax map parcel number.

Name of Subdivision: _____

Location: _____

Tax Parcel No.: _____ Total Acreage: _____ Zoning: _____

Applicant: _____

Street Address: _____

Phone: _____ Email Address: _____

Owner of Record: _____

Street Address: _____

Phone: _____ Email Address: _____

Registered Engineer or Surveyor: _____

Street Address: _____

Phone: _____ Email Address: _____

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PROPOSAL:

Number of Lots: _____
Water Supply: Private: _____ Public: _____
Sewer Service: On-Lot: _____ Public: _____

Application, plans, and fee must be included for submission to the Bucks County Planning Commission. It is the **applicant's responsibility to file the plan and fee** with Bucks County Planning Commission. Bucks County Planning Commission submission can be found at this web address: www.buckscounty.org/government/PlanningCommission

When applicable, Planning Modules, plans, Resolution for Plan Revision, Letter of Transmittals (4 each) and fee must be submitted for application to the Bucks County Health Department.

Have submission been made to the following, (if applicable)?

Bucks County Planning Commission:	Yes: ___ No: ___
Supplying Water Authority:	Yes: ___ No: ___ N/A: ___
Servicing Sewer Authority:	Yes: ___ No: ___ N/A: ___
PennDOT (Highway Permit):	Yes: ___ No: ___ N/A: ___
Bucks County Conservation District:	
(Erosion/Sedimentation Control):	Yes: ___ No: ___ N/A: ___
(NPDES):	Yes: ___ No: ___ N/A: ___

Provide the name and email address of additional parties desiring copies of the Township Engineer's Review of the submission. **NOTE: NO COPIES SHALL BE SENT VIA REGULAR MAIL UNLESS SPECIFICALLY REQUESTED IN WRITING.** I hereby certify that I am familiar with submission requirements of the Hilltown Township Subdivision and Land Development Ordinance and, to the best of my knowledge and belief, the application/plans(s) conform to submission requirements of Article III. In the event revised plans are submitted for review, which have not been requested in writing by the Township, I authorize an extension in the Township review period for 90 days from the date of receipt by the Township. Employees and/or agents of Hilltown Township are authorized to enter land for site inspection, if necessary.

Date: _____

Signature of Applicant: _____

FOR HILLTOWN TOWNSHIP USE ONLY:

Wynn Assoc. File No.: _____
Date Received: _____
Fees Paid: _____ Check #: _____
Escrows Paid: _____ Check #: _____
Escrow Acct. No.: _____

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NOTE:** The Hilltown Township Planning Commission’s regular meeting is held on the third Monday of every month at 7:00PM. All plans to be placed on the agenda for the Planning Commission meeting as “Plans to Accept for Review” must be submitted to the Township by **NOON** on the last Monday of every month (three weeks prior to the Planning Commission meeting). **THERE WILL BE NO EXCEPTIONS!!!

Subdivisions: The following fees & escrows are to be paid in advance by applicants for Subdivisions, via **two (2) separate checks**- one (1) for the filing fee and one (1) for the escrow; both payable to “Hilltown Township”. If the escrow collected in accordance with this Fee Schedule below is insufficient to cover the reasonable/necessary cost to review the plan, Hilltown Township shall bill the applicant for additional charges. No further permits/approvals shall be granted until all fees, invoices, & escrow have been paid. When escrow accounts fall below 25% of original amount, escrow is required to be brought back up to the original amount. Balance of the escrow, if any, for the Subdivision Review shall be refunded to the applicant if it has not been exhausted during the review process.

Residential:	FEE	ESCROW
• Minor (2 Lots) or Lot Line Change	\$500.00	\$2,500.00
• 3 - 5 Lots	\$1,000.00	\$4,000.00
• 6 - 10 Lots	\$1,500.00	\$7,000.00
• 11 - 25 Lots	\$2,000.00	\$15,000.00
• 26 - 50 Lots	\$2,500.00	\$25,000.00
• Over 51 Lots	\$3,500.00	\$40,000.00
Institutional, Commercial & Industrial:		
• Minor (2 Lots)	\$750.00	\$2,500.00
• 3 - 5 Lots	\$1,000.00	\$5,000.00
• 6 - 10 Lots	\$1,500.00	\$10,000.00
• Over 11 Lots	\$2,000.00	\$15,000.00
Escrow for Subdivision/Land Development Sketch Plan Review by Twp. & Professional Staff:		
• Minor (Residential) Subdivision	NO FEE REQUIRED	\$1,000.00
• Major (Residential) Subdivision	NO FEE REQUIRED	\$2,500.00
• Commercial Land Development	NO FEE REQUIRED	\$3,000.00

Traffic Study Review Escrow	\$2,500.00
<p>The above fee is to be paid <u>in advance</u> by the applicants for major performance subdivisions/land developments where Traffic Studies are required pursuant to Section 406 of the Subdivision/Land Development Ordinance. If the fee collected is insufficient to cover the reasonable and necessary cost of the municipality to complete the Traffic Study Review, Hilltown Township shall send the applicant an invoice for additional charges. No future permit or approvals shall be given until all fees and invoices are paid. The balance of the escrow, (if any), for Traffic Study Review shall be refunded to the applicant if it has not been exhausted during the review process.</p>	

Fee in Lieu of Recreational Facilities	\$2,685.00 / Dwelling Unit
<p>(Refers to Ordinance No. 1999-004; and Resolution No. 1999-016, which is hereby amended and revised to reflect the sum of \$2,685.00 / Dwelling Unit for Fee -in Lieu of Recreational Land Dedications, which is equal to the average fair market value of the land otherwise required to be dedicated, as of this date)</p>	

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ACT 537	FEE	ESCROW
<ul style="list-style-type: none"> Each ACT 537 Planning Module 	\$500.00	\$1,000.00
<ul style="list-style-type: none"> IRSI, SFTF & all Alternate/Experimental Sewage Disposal Systems 	\$500.00	\$1,500.00
<ul style="list-style-type: none"> Holding Tanks Permit 	\$500.00	\$500.00
<ul style="list-style-type: none"> Sewage Maintenance Fee 	NO FEE	\$3,000.00 / Lot

Planning Consultant Escrow	\$2,500.00
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The above fee is to be paid by the applicants for major performance Subdivisions/Land Developments. If the fee collected is insufficient to cover the reasonable and necessary cost of the municipality to complete a review of the proposal by the Township's Planning Consultant, Hilltown Township shall send the applicant an invoice for additional charges. No future permit or approvals shall be given until all fees and invoices are paid. The balance of the escrow for the Planning Consultant Review shall be refunded to the applicant if it has not been exhausted during the review process.

Land Developments:

The following fees and escrows are to be paid in advance by the applicants for Land Development, via two (2) separate checks-one (1) for the filing fee and one (1) for the escrow; both payable to "Hilltown Township". If the escrow collected in the accordance with this Fee Schedule below is insufficient to cover the reasonable/necessary cost to review the plan, Hilltown Township shall bill the applicant for additional charges. No further permits/approvals shall be granted until all fees, invoices, and escrow have been paid. When escrow accounts fall below 25% of the original amount, escrow is required to be brought back up to the original amount. Balance of the escrow, if any for the Land Development Review, shall be refunded to the applicant if it has not been exhausted during the review process.

Residential	FEE	ESCROW
<ul style="list-style-type: none"> 2 Units 	\$500.00	\$2,500.00
<ul style="list-style-type: none"> 3 - 5 Units 	\$1,000.00	\$4,000.00
<ul style="list-style-type: none"> 6 - 10 Units 	\$1,500.00	\$7,000.00
<ul style="list-style-type: none"> 11 - 25 Units 	\$2,000.00	\$15,000.00
<ul style="list-style-type: none"> 26 – 50 Units 	\$2,500.00	\$25,000.00
<ul style="list-style-type: none"> Over 51 Units 	\$3,500.00	\$40,000.00
Institutional, Commercial & Industrial Land Development Fee		
<ul style="list-style-type: none"> 1 – 2 Units 	\$750.00	\$3,500.00
<ul style="list-style-type: none"> 3 – 5 Units 	\$1,000.00	\$5,000.00
<ul style="list-style-type: none"> 6 – 10 Units 	\$1,500.00	\$7,000.00
<ul style="list-style-type: none"> Over 11 Units 	\$2,000.00	\$15,000.00
Agricultural Land Development	\$100.00	\$750.00
Land Development Waiver Request		
<ul style="list-style-type: none"> Proposed Addition/New Building: Less than (<) 200 Sq. Ft. in Area 	\$50.00	\$500.00
<ul style="list-style-type: none"> Proposed Addition/New Building 201 Sq. Ft. to 1,000 Sq. Ft. in Area 	\$100.00	\$1,000.00
<ul style="list-style-type: none"> Proposed Addition/New Building Excess 1,000 Sq. Ft. in Area 	\$300.00	\$2,000.00
<ul style="list-style-type: none"> Proposal Includes Utilities/Community Facilities Use (Use F1 - F5) 	\$2,500.00	NO ESCROW REQUIRED

HILLTOWN TOWNSHIP
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**HILLTOWN TOWNSHIP REQUEST FOR MODIFICATION OF
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
REGULATIONS**

THIS FORM MUST BE COMPLETED BY THE APPLICANT/AGENT AND SUBMITTED WITH ALL SUBDIVISION AND LAND DEVELOPMENT APPLICANTS

Pursuant to Section 512.1 of the Pennsylvania Municipalities Planning Code, all requests for modification/waiver of Subdivision and Land Development Ordinance requirements shall be submitted in writing with the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship upon which the request is based, the provision or provisions of the Ordinance involved, and the minimum modification necessary.

Check the appropriate block:

- No modification or waiver of Subdivision and Land Development Ordinance provisions is requested.

- I/We hereby request the following modifications(s)/waivers to requirements of the Subdivision and Land Development Ordinances. (Request must identify the applicable Section(s) of the Ordinance; modification requested, and facts of unreasonableness or hardship upon which the request is made. (Attach additional sheets if necessary).

Date: _____

Name of Subdivision: _____

Applicant: _____

Address: _____

Signature of individual completing this form: _____

Phone No.: _____ Email: _____

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HILLTOWN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT CHECKLIST- PLAN REQUIREMENTS.

NAME OF SUBDIVISION _____

The following are minimum requirements that must be shown on the subdivision plan for it to be reviewed by the Township Planning Commission and Board of Supervisors. This checklist shall be completed by the applicant and/or design engineer and made part of the plan submission to the Township Secretary. In the event the checklist or plan is incomplete at the time of submission, the plan shall be returned and not accepted for review.

- Name of Subdivision
- Name and Address of Owner/Applicant
- Name and Address of the Engineer and/or Surveyor (responsible for the plan)
- Scale of the Drawing (s), the NORTH Arrow, and the Date
- Total Acreage of the Tract
- Tax Parcel Number (s)
- Location Map at a Scale of 1" = 800'
- Tract Boundaries with the appropriate Bearings & Distance Information
- Sheet Index
- Zoning Requirements including:
 - Applicable Zoning District
 - Maximum Density Permitted
 - Lot Size and Yard Requirements
 - Open Space and Impervious Surface Ratios
 - Any Variance (s) or Special Exceptions Granted
- Location of all Proposed and Existing Monumentations
- Boundaries of all adjoining properties with Names of Landowner (s)
- Streets on an Adjacent to the Site with Cartway, Legal Right-of-Way and Ultimate Right-of-Way (s) Width Dimension
- All Existing and Proposed Man-made Features
- Location of Existing and/or Proposed On-Site Sewage Disposal Systems (if applicable)
- Location of Existing and/or Proposed Public Sewer Facilities (if applicable)
- Location of Existing and/or Proposed Well (if applicable)
- Location of Existing and/or Proposed Public Water Lines
- Contours Measured at Two (2) Foot Intervals Based on an On-Site Survey
- Soil (s) Map showing Soil Type (s) and Limitation (s)
- Natural Features Plan Showing Floodplain Areas, Steep Slopes, Significant Vegetation, Streams, Swales, Wetlands, etc.
- Site Capacity Calculations
- Erosion and Sedimentation Control Plan
- Landscaping and Grading Plan
- Legible 11" x 17" (11) Copies of Plan (s)
- 2 Digital Copies of all Plans and all Reports (PDF Format)

Date: _____

Signature: _____