

**LIMERICK TOWNSHIP**

**SUBDIVISION  
AND  
LAND DEVELOPMENT  
APPLICATION**

Revised 1/4/12

Limerick Township

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

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## MEMORANDUM

TO: Applicant

FROM: Daniel K. Kerr, Township Manager

RE: **SUBDIVISION AND LAND DEVELOPMENT APPLICATION PROCEDURE**

All of the items outlined below are required at the time of submittal for an application to be considered "complete" and to avoid unnecessary delays in the review process. Applications determined to be incomplete at the time of submission will **not** be accepted. Applicant will be notified if an application is determined to be incomplete after submission, but prior to the start of the township's 90-day review period. The 90-day review period, as set forth in the Pennsylvania Municipalities Planning Code, begins on the date of the next regularly scheduled meeting of the Planning Commission following the date of submission of a complete application.

The submission will generally be scheduled for Planning Commission review **not less than** 30-days from the date of acceptance in order to allow for comprehensive engineering, legal, county and other administrative agency reviews. The township will closely monitor the 90-day review period and contact the applicant or the applicant's representative for an extension of time when necessary.

### **PRELIMINARY PLAN SUBMISSION**

In addition to ten (10) **individually folded** sets of formal engineering plans, the following must be submitted to in order for the application to be considered "complete":

1. Signed and dated Limerick Township Application for Subdivision and/or Land Development (**GREEN**). **NOTE:** The application, if submitted by an entity other than the property owner, must also be signed by the *legal* property owner. If the property owner's signature cannot be obtained for any reason, an agreement of sale must be provided in lieu of owner's signature. If the applicant's engineer or attorney is authorized to sign on behalf of the applicant, this information **must** be provided in Item No. 14 of the application. Likewise, if **anyone** other than the applicant is **authorized to act on behalf of the applicant**, their name(s) and contact information **must be listed in Item No. 14** as well. Use a separate sheet if necessary.

2. Application fees and Escrow (see the most recent Township Fee Schedule) must accompany the original plan submission, along with the executed Escrow Agreement. The application fee and escrow, payable to Limerick Township, **must be paid with separate checks.**

3. Permission to Access Property must be completed and signed by the owner(s) of the property.

4. Completed "Municipal Request for Review" to the Montgomery County Planning Commission (**PINK**) must be completed and submitted to the Township with the applicable fee (see Montgomery County Act 247 Fee Schedule effective 1/1/10); check must be made payable to "Montgomery County Treasurer."

5. A CD containing a PDF version of the plan for viewing at public meetings is to be submitted upon notification of the plan's placement on the Planning Commission agenda, along with ten (10) additional plans.

6. Two (2) erosion control and storm water management reports.
7. The applicant is required to post the property at least 48 hours prior to formal review by the Planning Commission; proof of posting is to be provided to the township at least 24-hours prior to such review. This is in accordance with the requirements of Limerick Township Ordinance No. 182. **NOTE: It is strongly recommended that on the day of the meeting applicant provide the Planning Commission with a dated picture as proof that the property was posted as of that day.**
8. **All applicants shall provide two (2) discs containing colored site photos (in PDF or JPG) as a part of the Land Development Application. These photos shall be taken from each face of the parcel looking into the site. Photos of all buildings and structures on the parcel prior to development must also be included.**
9. If revised preliminary plans are submitted, a cover letter explaining the revisions being made is to be submitted with ten (10) sets of the revised plans.
10. After the review process and the Application has been recommended onto the Board of Supervisors by the Planning Commission, an additional five (5) individually folded sets of formal engineering plans must be submitted.

#### **FINAL PLAN SUBMISSION**

In addition to ten (10) **individually folded** sets of formal engineering plans, the following must be submitted in order for the application to be considered "complete":

1. Completed and signed Limerick Township application form (**GREEN**). **NOTE:** The application, if submitted by an entity other than the property owner, must also be signed by the *legal* property owner. If the property owner's signature cannot be obtained for any reason, an agreement of sale must be provided in lieu of owner's signature.
2. A CD containing a PDF version of the plan for viewing at public meetings is to be submitted upon notification of the plan's placement on the Planning Commission agenda, along with ten (10) additional plans.
3. Two (2) erosion control and storm water management reports (**if not submitted with preliminary plans or if modifications have been made**).
4. If revised final plans are submitted, a cover letter explaining the revisions is to be submitted with ten (10) sets of the revised plans.
5. After the review process and the Application has been recommended onto the Board of Supervisors by the Planning Commission, an additional five (5) individually folded sets of formal engineering plans must be submitted.

If you have any questions regarding the subdivision and/or land development submission procedure or the township's review process, contact the Township office at (610) 495-6432.

**Memorandum**

**To:** All Developers and Engineers

**From:** Daniel K. Kerr  
Township Manager

**Date:** October 11, 2006

**Re:** **Submission of Plans in Electronic Format**

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All applications for subdivision and/or land development shall include the required number of paper copies, as well as a CD containing an Adobe PDF version of the plan. This CD will be used at all Planning Commission and Board of Supervisors meetings for public presentation.

At a minimum, these Adobe PDF files should include the following:

1. A Copy of the Proposed Record Plan
2. A Copy of the Existing Conditions Plan
3. A Copy of the Proposed Grading/Utility Plan
4. A Copy of the Proposed Landscaping Plan
5. A Copy of a letter stating any Waiver Requests

Please label the CD with the following information:

1. Project Name
2. Municipal Project Number
3. Review Phase – Preliminary or Final

Any questions, please contact Daniel K. Kerr – Township Manager at 610-495-6432 Ext. 116.

**LIMERICK TOWNSHIP**  
**APPLICATION FOR SUBDIVISION AND/OR LAND DEVELOPMENT REVIEW**

TYPE OF SUBMISSION:     SUBDIVISION     LAND DEVELOPMENT  
PHASE OF SUBMISSION:    PRELIMINARY    FINAL

**1. Applicant(s)**

a. Name(s): \_\_\_\_\_

b. Address(s): \_\_\_\_\_  
\_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**2. Record Owner(s)**

a. Name(s): \_\_\_\_\_

b. Address(s): \_\_\_\_\_  
\_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**3. Location of Property (Address & Street Name, if any):** \_\_\_\_\_  
\_\_\_\_\_

**4. Applicant's Interest In Property:**

Fee Owner \_\_\_\_\_ Equitable Owner \_\_\_\_\_ Agent \_\_\_\_\_

**5. Name of Subdivision or Land Development Project:**

\_\_\_\_\_  
\_\_\_\_\_

Plan ID \_\_\_\_\_ No. of Pages \_\_\_\_\_

Size of Property (Sq. Ft. / Acreage): \_\_\_\_\_

6. Zoning District(s): \_\_\_\_\_

7. Parcel Numbers(s): \_\_\_\_\_

8. Engineer(s) or Surveyor(s)\*:

a. Name(s): \_\_\_\_\_

b. Address(s): \_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

\*Attach an additional sheet, if necessary

9. Brief Description of Subdivision and/or Land Development Project and Relief Sought:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. a. If Proposal is for a SUBDIVISION ONLY:

No. of Existing Lots: \_\_\_\_\_

No. of New Lots: \_\_\_\_\_

Total Lots: \_\_\_\_\_

b. If Proposal is for a SUBDIVISION AND/OR LAND DEVELOPMENT:

Floor Area of Existing Bldg.: \_\_\_\_\_ sq.ft.

Floor Area of Proposed Bldg.: \_\_\_\_\_ sq.ft.

Coverage of Existing Bldg: \_\_\_\_\_ sq.ft.

Coverage of Proposed Bldg.: \_\_\_\_\_ sq.ft.

Use: Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_

11. Water: Public \_\_\_\_\_ Private \_\_\_\_\_ Other \_\_\_\_\_  
12. Sewer: Public \_\_\_\_\_ Individual On-Lot \_\_\_\_\_ Community \_\_\_\_\_

If on-Lot, specify type: \_\_\_\_\_

13. Name, address telephone number of attorney, if any:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Person(s) appointed or designated by Applicant and/or Owner as an authorized representative to make requests upon and receive any and all information and communications from Township relative to the Plans: *(Applicant must notify Township, in writing of any changes of the authorized designee.)*

a. Name(s): \_\_\_\_\_

b. Address(s): \_\_\_\_\_  
\_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

15. Billing Information:

a. Name(s): \_\_\_\_\_

b. Address(s): \_\_\_\_\_  
\_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**VERIFICATION**

The person(s) whose name appears below does hereby certify that they are authorized to execute the Application, that they have reviewed the responses to the Application and the attachments to it, and that all the facts set forth therein are true and correct to the best of their knowledge, information and belief. This Verification is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

**OWNER(S)**

**APPLICANT(S)**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**FOR COMPLETION BY TOWNSHIP**

Received By: \_\_\_\_\_

Date Received: \_\_\_\_\_

Township Fee: \_\_\_\_\_ T

Township Escrow: \_\_\_\_\_

County Fee: \_\_\_\_\_ 9

90-day review expires: \_\_\_\_\_

**LIMERICK TOWNSHIP  
CASH ESCROW AGREEMENT**

**DEVELOPER NAME:** \_\_\_\_\_

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

**NAME OF DEVELOPMENT:** \_\_\_\_\_

**REVIEW ESCROW AMOUNT:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

Developer has submitted to Limerick Township subdivision and/or land development plans relating to the above development. Pursuant to the provisions of the Pennsylvania Municipalities Planning Code (MPC), Limerick Township has established by Resolution schedule of fees for review of plans submitted for subdivision and/or land development processing. The schedule is attached to this Agreement as Exhibit "A". These fees are designed to offset the reasonable and necessary expenses incurred by the Township for processing the plans and for review and report by the township's professional consultants, including but not limited to the Township Engineer's and the Township Solicitor. The Supervisors have determined that consultant fees are reasonable and in accordance with the ordinary and customary charges by the Township consultants for similar service in the community and are equal to the fees charged by the consultants to the Township which are not reimbursed or otherwise imposed on applicants.

To offset the charges and fees to be incurred by the Township, including engineering, legal and administrative costs and expenses Developer shall deposit with Township the review escrow amount stated above. Township shall hold such amount, without interest to Developer. Township shall not be required to hold the funds in a separate account but may commingle the funds with other funds held by the Township for similar purposes.

Township shall deduct from the escrow account all fees and costs that it incurs. Township will provide Developer with monthly statements of all deductions from the account. Developer shall restore the full amount of the escrow with fifteen (15) days from the date of such notice. In the event the account is not restored within this time, a ten percent (10%) late charge on the deficiency shall be imposed and processing and review of the plan shall be suspended until the account is made current. Developer shall remain responsible for payment of all amounts in excess of the review escrow amount regardless of the balance within the account.

The escrow account shall be terminated and all funds remaining therein shall be returned to Developer within sixty (60) days of the recording of the plans following approval, within thirty (30) days following denial of the plans by the Board of Supervisors; or, within thirty (30) days following withdrawal of the plans by Developer.

Neither this Agreement nor the funds within the escrow account established pursuant to its terms may be assigned or transferred by Developer without the written consent of Township. No transfer shall relieve Developer of the duties and responsibilities of this Agreement which shall be binding upon Developer, its successors and assigns.

ANY VIOLATION OR BREACH OF THE TERMS OF THIS AGREEMENT BY DEVELOPER SHALL BE SUFFICIENT GROUNDS FOR THE DENIAL OF ANY APPLICATION FOR PLAN APPROVAL SUBMITTED IN CONNECTION HEREWITH.

**Developer:**

**Limerick Township:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

## Subdivision & Land Development Fees

(Application fee is non-refundable and separate from Escrow Required – Please Use Two Separate Checks)

### Residential – 3 lots or less:

- \$2,500.00 Escrow
- Application Fee of \$550.00 **PLUS** \$55.00 per Lot/Dwelling Unit.

### Residential – 4 or more lots:

- \$7,500.00 Escrow
- Application Fee of \$1,100.00 **PLUS** \$55.00 per Lot/Dwelling Unit

## 2. Non-Residential (Commercial, Industrial, Institutional):

### Subdivision and Land Development:

- \$10,000.00 Escrow
- Application Fee of \$2,200.00 **PLUS THE FOLLOWING:**

a. The first 25,000 Gross sq. ft. - \$28.00/Thousand Sq. Ft. of floor space

### **THEN:**

b. From 25,001 to 50,000 Gross sq. ft. of Floor Space - \$24.00/Thousand Sq. Ft.

c. From 50,001 to 100,000 Gross sq. ft. of Floor Space - \$22.00/Thousand Sq. Ft.

d. From 100,001 and Over, Gross sq. ft. of Floor Space - \$18.00/Thousand Sq. Ft.

**PERMISSION TO ACCESS PROPERTY  
SUBJECT TO SUBDIVISION AND LAND DEVELOPMENT**

**DATE:** \_\_\_\_\_

**TO:**           **Limerick Township**

**FROM:** \_\_\_\_\_  
(Name(s) of Applicant(s))

\_\_\_\_\_  
(Address)

\_\_\_\_\_

**PLAN NAME:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_

The owner(s) of the subject property hereby grants Limerick Township, its agents and/or representatives, permission to enter the above referenced property for the purposes of inspecting and measuring, surveying, photographing, testing or sampling the property for the purpose of obtaining the information required in order to review the plan as requested by the applicant.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
Name (Printed)

Limerick Township

Property Posting – Sign Requirements

All signs shall be of a dimension equal to 36" X 24" and contain the following information:

THIS PROPERTY IS THE SUBJECT OF

A SUBDIVISION AND/OR

LAND DEVELOPMENT APPLICATION

LIMERICK TOWNSHIP NO. \_\_\_\_\_

**MONTGOMERY COUNTY**

**PLANNING COMMISSION**

**MUNICIPAL REQUEST FOR REVIEW APPLICATION**

# Municipal Request for Review

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

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



## To Be Completed By Municipality

Date: \_\_\_\_\_  
 Municipality: \_\_\_\_\_  
 Official's Name: \_\_\_\_\_  
 Municipal Official's Signature: \_\_\_\_\_  
*(Only applications with original signature will be accepted)*  
 Position: \_\_\_\_\_  
 MCPC File Number (if known): \_\_\_\_\_

### Meeting Dates

Municipal Planning Commission

Date: \_\_\_\_\_

Governing Body

Date: \_\_\_\_\_

No Meeting Scheduled

Review Fee  
 Fee Attached \$ \_\_\_\_\_  Fee Under Separate Cover  Fee Not Applicable

## To Be Completed By Applicant

Development Name: \_\_\_\_\_  
 Applicant Name: \_\_\_\_\_  
 Applicant Address: \_\_\_\_\_  
 Applicant Phone: \_\_\_\_\_  
 Applicant Representative: \_\_\_\_\_  
 Phone/Email (During business hours): \_\_\_\_\_

### Type of Review Requested: (Check All Appropriate Boxes)

- Unofficial Sketch Plan (No Fee)
- Subdivision Plan
- Land Development Plan
- Zoning Ordinance or Map Amendment (No Fee)
- Subdivision Amendment (No Fee)
- Curative Amendment (No Fee)
- Other: \_\_\_\_\_

### Type of Plan:

- Tentative (Sketch)
- Preliminary
- Final

### Type of Submission:

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

### Proposed Utilities:

Type		Capacity	
Water	Sewer	Water	Sewer
<input type="checkbox"/> Public	<input type="checkbox"/> Public	Available	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> On-Site	On-Site:	Not Available	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> Package	<input type="checkbox"/> Centralized	Unknown	<input type="checkbox"/> <input type="checkbox"/>
	<input type="checkbox"/> Individual		

### Zoning:

- Existing District
- Proposed District
- Special Exception Granted  Yes  No
- Variance Granted  Yes  No For \_\_\_\_\_

### Plan Information:

Tax Parcel Number \_\_\_\_\_  
 Block and Unit Number \_\_\_\_\_  
 Total Area \_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 charged.
- 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*	\$120 (flat fee)
4 - 20	\$145 + \$18 per unit
21 - 100	\$360 + \$17 per unit
101+	\$850 + \$16 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.	\$175 flat fee
3,001 - 25,000 Sq. Ft.	\$415 + \$22 for every 1000 Sq. Ft.
25,001 - 50,000 Sq. Ft.	\$840 + \$18 for every 1000 Sq. Ft.
50,001 - 100,000 Sq. Ft.	\$1240 + \$16 for every 1000 Sq. Ft.
100,001+ Sq. Ft.	\$2065 + \$12 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	\$445 flat fee
4 or more	\$445 + \$70 per lot

## Special Reviews

This fee applies to miscellaneous reviews not included in above categories (conditional uses, nonresidential lot line change.)

Base Fee  
\$210 flat fee

## 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 \$110.00 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
- Flat fee of \$165.00 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.

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

# Act 247 Review Guidelines and Fee Schedule

For reviews in accordance with the Pennsylvania Municipalities Planning Code (Act 247) as amended

Effective January 1, 2010

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## Required Fees and Time Limits

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To determine the applicable fee and review time limit for MCPC reviews, reference the appropriate section of the Pennsylvania Municipalities Planning Code as follows:

	Act 247 Section	Fee	Time Limit (days)
301.3	Comprehensive Plan Amendments	No	45
304	Public Facilities	No	45
305	School Facilities	No	45
408	Official Map	No	45
502	Subdivision and Land Developments	Yes	30
505	Subdivision & Land Development Ordinance Amendments	No	30
609	Zoning Ordinance or Map Amendments	No	30
609.1	Curative Amendments	No	30

- A time limit may be extended if requested by the applicant or by the municipality. If a municipality requests a time extension, it must be in concurrence with the applicant.
- Whenever applications require more than one type of review or otherwise fall under more than one section of the Pennsylvania Municipalities Planning Code, the Montgomery County Planning Commission will attempt to complete all reviews within the shortest official time limit. However, MCPC reserves the right to use the maximum permitted time limit if needed.

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## Application Procedure

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1. The applicant submits the plans, a completed Municipal Request for Review form, and the county fee to the local municipality. The county fee must be in the form of a check or money order made payable to the MONTGOMERY COUNTY TREASURER. The county fee is not to be combined with the municipal fee. The applicant's canceled check serves as the receipt.
2. The municipality will forward an application consisting of the county fee, the Municipal Request for Review form signed by the appropriate municipal official, and the plans to MCPC along with any other relevant information.
3. The review time limit will officially begin when MCPC receives all necessary information and applicable fees.
4. In the event of a returned check, the MCPC review and its corresponding time limit will stop as of the date we receive notification. MCPC will notify the applicant and municipality. The review process will restart on the date MCPC receives the required fee.

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## Fee Information

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### Resubmissions

The fee schedule and time limits will apply regardless of whether the submitted application is for the review of a tentative sketch, preliminary plan, or final plan. Once the initial fee has been received, MCPC charges a fee for the resubmission of subdivisions and land developments that are essentially the same as the former submission. A flat fee of \$110.00 is required for all residential subdivisions/land developments. No fee is required for residential subdivisions/land developments of 3 lots/units or less. A flat fee of \$165.00 is required for the resubmission all non-residential subdivisions/land developments. No fee is required for non-residential subdivisions/land developments of 3 lots or 3,000 square feet or less respectively. MCPC does not charge any additional fees for a staged development unless the original overall proposal has been substantially altered. When MCPC determines an application to be substantially altered, a new fee will be required except if the change was recommended by MCPC. Each submission of a different project on the same tract of land will be charged an additional fee. Any plan for the same tract resubmitted more than five (5) years after the last review of that tract will be charged a new fee.

### Mixed Developments

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.

For a nonresidential subdivision and land development submitted for the same tract at the same time only the larger base fee will be charged.

### Waiver of Fees

Fees are waived for an application 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 except for volunteer fire companies and ambulance squads.

### Refunds

If MCPC fails to complete its review within the required time limits, the fee will be returned to the applicant upon request, except in those instances involving an incorrect fee or incomplete application or when MCPC has been granted a time extension for the review.

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## Informal Reviews and Special Circumstances

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Meetings with MCPC to discuss applications, either prior to or during the formal review process, are encouraged and free of charge. If the applicant requests the meeting, the local municipality will also be invited. Meetings and informal reviews do not replace the official formal review by MCPC. In addition, if a municipality requests any meetings, court appearances, redesigns, or other special events that are related to the MCPC review, no extra fees will be charged. Similar requests by developers will be charged appropriately in accordance with fees for staff services.

**LIMERICK TOWNSHIP**  
**APPLICATION FOR SUBDIVISION AND/OR LAND DEVELOPMENT REVIEW**

TYPE OF SUBMISSION:     SUBDIVISION     LAND DEVELOPMENT  
PHASE OF SUBMISSION:     PRELIMINARY     FINAL

**1. Applicant(s)**

a. Name(s): \_\_\_\_\_

b. Address(s): \_\_\_\_\_  
\_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**2. Record Owner(s)**

c. Name(s): \_\_\_\_\_

d. Address(s): \_\_\_\_\_  
\_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**3. Location of Property (Address & Street Name, if any):** \_\_\_\_\_  
\_\_\_\_\_

**4. Applicant's Interest In Property:**

Fee Owner \_\_\_\_\_ Equitable Owner \_\_\_\_\_ Agent \_\_\_\_\_

**5. Name of Subdivision or Land Development Project:**

\_\_\_\_\_  
\_\_\_\_\_

Plan ID \_\_\_\_\_ No. of Pages \_\_\_\_\_

Size of Property (Sq. Ft. / Acreage): \_\_\_\_\_

6. Zoning District(s): \_\_\_\_\_

7. Parcel Numbers(s): \_\_\_\_\_

8. Engineer(s) or Surveyor(s)\*:

e. Name(s): \_\_\_\_\_

f. Address(s): \_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

\*Attach an additional sheet, if necessary

9. Brief Description of Subdivision and/or Land Development Project and Relief Sought:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. a. If Proposal is for a SUBDIVISION ONLY:

No. of Existing Lots: \_\_\_\_\_

No. of New Lots: \_\_\_\_\_

Total Lots: \_\_\_\_\_

b. If Proposal is for a SUBDIVISION AND/OR LAND DEVELOPMENT:

Floor Area of Existing Bldg.: \_\_\_\_\_ sq.ft.

Floor Area of Proposed Bldg.: \_\_\_\_\_ sq.ft.

Coverage of Existing Bldg: \_\_\_\_\_ sq.ft.

Coverage of Proposed Bldg.: \_\_\_\_\_ sq.ft.

Use: Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Industrial \_\_\_\_\_

11. Water: Public \_\_\_\_\_ Private \_\_\_\_\_ Other \_\_\_\_\_

12. Sewer: Public \_\_\_\_\_ Individual On-Lot \_\_\_\_\_ Community \_\_\_\_\_

If on-Lot, specify type: \_\_\_\_\_

13. Name, address telephone number of attorney, if any:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. Person(s) appointed or designated by Applicant and/or Owner as an authorized representative to make requests upon and receive any and all information and communications from Township relative to the Plans: *(Applicant must notify Township, in writing of any changes of the authorized designee.)*

a. Name(s): \_\_\_\_\_

b. Address(s): \_\_\_\_\_  
\_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

16. Billing Information:

a. Name(s): \_\_\_\_\_

b. Address(s): \_\_\_\_\_  
\_\_\_\_\_

c. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**VERIFICATION**

The person(s) whose name appears below does hereby certify that they are authorized to execute the Application, that they have reviewed the responses to the Application and the attachments to it, and that all the facts set forth therein are true and correct to the best of their knowledge, information and belief. This Verification is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

**OWNER(S)**

**APPLICANT(S)**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**FOR COMPLETION BY TOWNSHIP**

Received By: \_\_\_\_\_

Date Received: \_\_\_\_\_

Township Fee: \_\_\_\_\_

Township Escrow: \_\_\_\_\_

County Fee: \_\_\_\_\_

90-day review expires: \_\_\_\_\_

**STORMWATER BMP  
OPERATION AND MAINTENANCE  
AGREEMENT (O & M)**

APPENDIX B

STORMWATER BEST MANAGEMENT PRACTICES  
OPERATIONS AND MAINTENANCE AGREEMENT

**THIS AGREEMENT**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_, (hereinafter the "Landowner"), and **LIMERICK TOWNSHIP**, Montgomery County, Pennsylvania, (hereinafter the "Municipality");

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Montgomery County, Pennsylvania, Deed Book \_\_\_\_\_ at Page \_\_\_\_\_, (hereinafter the "Property").

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the Post-Construction and Stormwater Management Plan by the Municipality (hereinafter referred to as the "Plan") for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by the Municipality, provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMP's); and

WHEREAS, the Municipality, and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of the Municipality and the protection and maintenance of water quality require that on-site stormwater Best Management Practices be constructed and maintained on the Property; and

WHEREAS, for the purposes of the agreement, the following definitions shall apply:

- o BMP - "Best Management Practice;" activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Municipal Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters and detention basins.
- o Infiltration Trench - A BMP surface structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer;

- o Seepage Pit - An underground BMP structure designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer;
- o Rain Garden - A BMP overlain with appropriate mulch and suitable vegetation designed, constructed, and maintained for the purpose of providing infiltration or recharge of stormwater into the soil and/or groundwater aquifer, and

WHEREAS, the Municipality requires, through the implementation of the Plan, that stormwater management BMP's as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, his successors and assigns, and

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The BMPs shall be constructed by the Landowner in accordance with the plans and specifications identified in the Plan.
2. The Landowner shall operate and maintain the BMP(s) as shown on the Plan in good working order acceptable to the Municipality and in accordance with the specific maintenance requirements noted on the Plan.
3. The Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) whenever it deems necessary. Whenever possible, the Municipality shall notify the Landowner prior to entering the property.
4. In the event the Landowner fails to operate and maintain the BMP(s) as shown on the Plan in good working order acceptable to the Municipality, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s). This provision shall not be construed to allow the Municipality to erect any permanent structure on the land of the Landowner. It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.
5. In the event the Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoices from the Municipality.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMP(s) by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release the Municipality's employees and designated representatives from all damages, accidents, casualties, occurrences or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or Municipality. In the event that a claim is asserted against the Municipality, its designated representatives or employees, the Municipality shall promptly notify the Landowner and the Landowner shall defend, at his own expense, any suit based on the claim. If any judgment or claims against the Municipality's employees or designated representatives shall be allowed, the Landowner shall pay all costs and expenses regarding said judgment or claim.
8. The Municipality shall inspect the BMP(s) at a minimum of once every three years to ensure their continued functioning.

ATTEST:

WITNESS:

\_\_\_\_\_

For the Municipality:

By: \_\_\_\_\_  
Title: \_\_\_\_\_

WITNESS:

\_\_\_\_\_

For the Landowner:

By: \_\_\_\_\_  
Title: \_\_\_\_\_



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

:  
:

ss.

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, personally appeared \_\_\_\_\_, who acknowledged himself to be \_\_\_\_\_ of \_\_\_\_\_ who sufficiently proved himself to me as such and who executed the foregoing instrument for the purposes therein contained by signing his name.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.

\_\_\_\_\_

Notary Public

My commission expires \_\_\_\_\_