

Heidelberg Township, Berks County

11 Tulpehocken Forge Rd, Robesonia, PA 19551

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MAJOR SUBDIVISION & LAND DEVELOPMENT

- 1). In order to initiate review of subdivision and land development plans within Heidelberg Township, an application form must be completed and submitted along with plans. Upon receipt of the application, the township will collect the following fees (both to be made payable to Heidelberg Township, Berks County, separate checks).

- \$250 application fee
- \$2,000 escrow

Any review cost in excess of the initial application fee will be billed to the applicant and must be paid prior to release of the approved final plans.

- 2). Additional fees will accumulate when construction of all improvements (streets, curbs, storm water facilities, structures, landscaping, etc.) are installed. This is due to the required inspections by the Township Engineer and Building Inspector to insure that all improvements meet Township standards. Legal fees may also occur if a development agreement is undertaken or some type of problem occurs that requires legal assistance.

REVIEW AND INSPECTION FEES WILL BE BILLED TO THE APPLICANT AND MUST BE PAID PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT OR PRIOR TO RELEASE OF FUNDS FROM AN AGREED UPON ESCROW ACCOUNT.

- 3). Review and inspection costs are a function of many variables and keeping them at a minimum is best accomplished by careful, thorough planning BEFORE making an application and beginning construction. This would include but is certainly not limited to:

- a) Reviewing the Township's Zoning Ordinance and Subdivision Regulations and making sure your plan is in compliance with these requirement.
- b) Hiring consultants (surveyor and/or engineer to prepare plans and provide technical advice.
- c) Developing, installing and maintaining the approved erosion and sedimentation control plan.
- d) Making sure the plans reflect your desires before approval, rather than requesting changes "in the field".

4. This information was prepared in order to alert applicants for a subdivision or land development to the cost which will be encountered during the approval and Construction process. It is not meant to be a complete explanation of the process, and does not necessarily include all of the expenses that may be incurred.

APPLICANT: _____

DATE: _____

APPENDIX F
APPLICATION FOR REVIEW OF
PRELIMINARY MAJOR SUBDIVISION PLAN

TO: Heidelberg Township Planning Commission.

Application is hereby made for review of the Preliminary Major Land Subdivision Plan submitted herewith and more particularly described below:

1. Name of subdivision: _____ Plan Dated: _____
 County Deed Book No.: _____ Page No.: _____

2. Name of Applicant(s): _____
 Address: _____
 _____ Phone No. _____

3. Name of Property Owner(s): _____
 (if other than applicant)
 Address: _____
 _____ Phone No. _____

4. Applicant's interest, if other than owner: _____

5. Engineer of Surveyor responsible for plan: _____
 Address: _____
 _____ Phone No. _____

6. Total Acreage: _____ Number of Lots: _____

7. Acreage of adjoining land in same ownership (if any): _____

8. Lot use proposed: _____ Single Family _____ Commercial
 _____ Two Family _____ Industrial
 _____ Row _____ Other (specify)
 _____ Multi-Family

9. Will construction of buildings be undertaken immediately: _____ Yes _____ No
 By Whom? _____ Subdivider
 _____ Other Developers
 _____ Purchasers of individual lots

10. Average selling price: \$ _____ of House and Lot
 \$ _____ of Lot only
 \$ _____ Other

11. Type of water supply planned: _____ Public (municipal) System
 _____ Semi-Public (community) System
 _____ Individual On-Site
12. Type of sanitary sewage disposal proposed: _____ Public (municipal) sewer
 _____ Live
 _____ Capped
 _____ Semi-Public (community)
 _____ Individual On-Site (septic tank & tile field)
13. Type of off-street parking proposed: _____ Garages
 _____ Driveways
 _____ Other
 _____ None
14. Lineal feet of new streets planned: _____
15. Are all streets proposed for dedication? _____ Yes _____ No
16. Deed restrictions that apply or are contemplated (if no restrictions, state "none", if "yes" attached copy):

17. Acreage proposed for parks or other public use: _____
18. Zoning Data: Classification: _____
- Zoning Changes to be requested: _____
19. Have appropriate public utilities been consulted? _____ Yes _____ No
20. Has _____ County Planning Commission Form _____ been prepared and attached hereto? _____ Yes _____ No
21. List proposed improvements and utilities and intentions to install or post performance guarantee prior to final approval:
- | | <u>Improvement</u> | <u>Intention</u> |
|----|--------------------|------------------|
| a. | | |
| b. | | |
| c. | | |
| d. | | |
| e. | | |

22. List of maps and other material accompanying application and number of each:

	<u>Item</u>	<u>Number</u>
a.		
b.		
c.		
d.		
e.		
f.		

Date: _____

Signature of Applicant(s):

By: _____

For Township Planning Commission Use Only -- Preliminary Plan Review

1. Date application was received: _____

Amount of fee paid: _____

Secretary

2. Date reviewed by Township Planning Commission: _____

3. Referrals and dates:

(a) County Planning Commission _____

(b) Township Engineer _____

(c) Pennsylvania Department of DEP _____

(d) Other _____

4. Reports received and dates:

(a) County Planning Commission _____

(b) Township Engineer _____

(c) Pennsylvania Department of DEP _____

(d) Other _____

5. Township Planning Commission Action:

(date) Approved_____
(date) Approved subject to the following
modifications:_____
(date) Disapproved for the following reasons:

Attest:

(Secretary)_____
(Chairman)

6. Action of the Board of Supervisors:

(date) Approved

(date) Approved subject to the following
modifications:

(date) Disapproved for the following reasons:

Attest:

(Secretary)

(Chairman)