



Harmony Township

2501 WOODLAND ROAD
AMBRIDGE, PENNSYLVANIA 15003
(724) 266-1910



LAND DEVELOPMENT/SITE PLAN REVIEW

1. MUST COMPLY with Approval/Disapproval acknowledgement on subdivision and land development plan submittals.
2. All subdivision and/or land development plans must be signed and notarized by the owner, developer or official applicant, and signed and sealed by a registered surveyor, engineer or architect.
3. Plans to be considered for County review MUST be received by the County by the first day of the month.
4. "2" copies of each plan are required.
5. In addition to the Harmony Township Subdivision and Site Plan review fees, the County now requires the following review fees:

PLEASE SEE ATTACHED MEMO

6. The Harmony Township Application for Subdivision and/or Site Plan must be completed.

COPY

Resolution No. 02-18-98
Township of Harmony
Subdivision and Site Plan Review Fee Schedule

COPY

Article I. Subdivision Review Fees

A. Application Fees:

- | | | |
|----|----------------|--|
| 1. | 1 - 3 Lots | \$300.00 |
| 2. | 4 or more Lots | \$25.00 Additional for each Lot |
| 3. | Bond Release | \$10.00 + actual cost of engineer's inspection |

B. Engineer and Other Consultant Fees:

The applicant shall be responsible for the actual cost of the Township Engineer's plan review, field inspections, report preparation, etc. The applicant shall also bear the cost of the Township Solicitor or other consultants (i.e. traffic lighting, etc.) as billed to the Township at the normal rate charged for such services.

C. Method of Payment:

1. Upon initial submission of an application under A. 1. above, the applicant shall deposit the sum of \$700.00 with the Township. From this amount will be deducted any fees accruing from A. and B. above. At the completion of the project, any monies remaining on deposit after all fees are collected shall be returned to the applicant. If at any time during the progression of the project, the sum of all fees exceeds the amount on deposit, the applicant shall pay to the Township an amount equal to the balance. Any required permits or bond money will be withheld until such time the balance is received.
2. Upon initial submission of an application under A. 2. above, the applicant shall submit a deposit of \$2,000.00 to the Township. From this amount, will be deducted any fees accruing from A. and B. above. At the completion of the project, any monies remaining on deposit after all fees are collected shall be returned to the applicant. If at any time during the progression of the project, the sum of all fees exceeds the amount on deposit, the applicant shall pay to the Township an amount equal to the balance. Any required permits or bond money will be withheld until such time the balance is received.

Article II. Site Plan Review Fees

A. Application Fees:

1. Site Plan Review \$300.00
2. Bond Release \$10.00 + actual cost of engineer's inspection
3. Public Hearing Fees Actual cost of hearing (stenographer, advertising, administrative costs, etc.)


B. Engineering and Other Consultant Fees

The applicant shall be responsible to pay the actual cost of the Township Engineer's plan review, field inspections, report preparation, etc. The applicant shall also bear the cost of the Township Solicitor or other consultants (i.e. traffic lighting, etc.) as billed to the Township at the normal rate charged for such services.

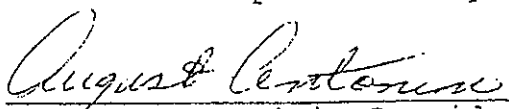
C. Method of Payment:

Upon initial submission of the application, the applicant shall deposit the sum of \$2,000.00 with the Township. From this amount will be deducted any fees accruing from A. and B. above. At the completion of the project, any monies remaining on deposit after all fees are collected shall be returned to the applicant. If at any time during the progression of the project, the sum of all fees exceeds the amount on deposit, the applicant shall pay to the Township an amount equal to the balance. Any required permits or bond money will be withheld until such time the balance is received.

Attest:


Gyla Swah, Secretary

Township of Harmony


August Antonini, President
Harmony Township Board
of Commissioners

Date: February 18, 1998

TOWNSHIP OF HARMONY

2501 WOODLAND ROAD, HARMONY TOWNSHIP, PA 15003

PHONE: (724) 266-1910 - FAX: (724) 266-7330

APPLICATION FOR SUBDIVISION AND/OR SITE PLAN REVIEW

Applicant Information

1. APPLICANT'S NAME _____
2. ADDRESS _____ PHONE: _____
3. CURRENT PROPERTY OWNER _____
4. ADDRESS _____ PHONE: _____
5. ENGINEER/SURVEYOR/ARCHITECT _____
6. ADDRESS _____ PHONE: _____

General Development Information

1. DEVELOPMENT/SUBDIVISION NAME _____
2. LOCATION _____
3. EXISTING AND/OR PROPOSED LAND USE (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ETC.) _____
4. NUMBER OF DWELLING UNITS (IF RESIDENTIAL) _____
5. DENSITY (UNITS/ACRE) _____ NO. OF LOTS (IF RESIDENTIAL) _____
6. GROSS SQUARE FT. AREA OF NEW BUILDINGS OR BUILDING ADDITIONS _____
7. ACREAGE OF THE SITE TO BE DEVELOPED _____ TOTAL ACREAGE _____
(NOTE: DEVELOPED AREA INCLUDES ALL AREAS UTILIZED FOR BUILDING, PARKING, LOADING, RECREATION AND ALL AREAS GRADED, IMPROVED OR OTHERWISE DISTURBED IN CONNECTION WITH THE DEVELOPMENT OF THE SITE.)
8. PRESENT ZONING CLASSIFICATION(S) OF THE PROPERTY _____
9. IS REZONING OF THE PROPERTY REQUIRED TO PERMIT THE PROPOSED LAND USE _____? IF YES, HAS AN APPLICATION FOR REZONING BEEN FILED WITH THE TOWNSHIP _____?

APPLICATION FOR SUBDIVISION AND/OR SITE PLAN REVIEW

10. TO YOUR KNOWLEDGE, DOES THE PROPOSED SUBDIVISION/DEVELOPMENT REQUIRE THE ISSUANCE OF ANY ZONING OR SUBDIVISION VARIANCES _____? IF YES, GIVE DETAILS _____

Street Information

1. LINEAR FEET OF NEW STREETS _____
2. AREA OF ADDED RIGHT OF WAY TO EXISTING ROADS:
3. LOCAL ROADS _____ FEET (LENGTH) _____ FEET (WIDTH)
4. COUNTY ROADS _____ FEET (LENGTH) _____ FEET (WIDTH)
5. STATE ROADS _____ FEET (LENGTH) _____ FEET (WIDTH)
6. IF A NEW OR MODIFIED ACCESS TO A STATE ROAD IS REQUIRED, HAS A PennDOT HIGHWAY OCCUPANCY PERMIT BEEN APPLIED FOR OR ISSUED _____? (NOTE: ALL PLANS REQUIRING A PennDOT HIGHWAY OCCUPANCY PERMIT MUST CARRY A NOTATION AS SUCH IN ACCORDANCE WITH SECTION 508(6) OF THE PA MUNICIPALITIES' PLANNING CODE, ACT 247 AS AMENDED.)

Water Supply Information

1. IS PUBLIC WATER SUPPLY AVAILABLE TO THE SITE _____?
2. DISTANCE TO THE NEAREST AVAILABLE WATER SUPPLY _____ FEET
3. NAME OF PUBLIC WATER SUPPLIER _____
4. HAS A LETTER OF INTENT TO SERVE THE PROPOSED DEVELOPMENT, OR A COPY OF A SERVICE AGREEMENT FROM THE WATER SUPPLIER, BEEN SUBMITTED WITH THIS APPLICATION _____?
5. HAS THE PUBLIC WATER SUPPLIER APPROVED THE PLANS FOR THE DESIGN OF ANY PROPOSED WATER LINE EXTENSIONS _____?
6. IF PUBLIC WATER SUPPLY IS NOT AVAILABLE, HOW WILL WATER SUPPLY BE PROVIDED _____?

Sewage Information

1. IS PUBLIC SEWER SERVICE AVAILABLE TO THE SITE _____?
2. DISTANCE TO THE NEAREST PUBLIC SEWER _____ FEET.

APPLICATION FOR SUBDIVISION AND/OR SITE PLAN REVIEW

3. IF PUBLIC SEWERS ARE NOT AVAILABLE, HOW WILL SEWAGE DISPOSAL BE ACCOMPLISHED _____?
4. HAS A SEWAGE FACILITIES PLANNING MODULE BEEN SUBMITTED WITH THIS APPLICATION _____? (NOTE; IN MOST INSTANCES, A PLANNING MODULE IS NOW REQUIRED PURSUANT TO CHAPTER 71 OF THE PA SEWAGE FACILITIES ACT 537.)
5. HAS A STORMWATER MANAGEMENT PLAN FOR THE SITE BEEN PREPARED AND SUBMITTED WITH THE PERTINENT SUPPORTING DOCUMENTATION _____?

Site Specific Information

1. IS THE SITE LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY _____?
2. IF YES, HAVE THE DEVELOPMENT PLANS BEEN PREPARED IN ACCORDANCE WITH THE TOWNSHIP FLOOD PLAIN MANAGEMENT ORDINANCE _____?
3. IS SUBSURFACE INVESTIGATION PROPOSED _____?
4. HAS AN ON-SITE SUBSURFACE SOILS INVESTIGATION BEEN SUBMITTED WITH THIS APPLICATION _____?
5. HAS THERE BEEN ANY DETERMINATION REGARDING THE LIKELIHOOD OF LANDSLIDE OR IDENTIFICATION OF LANDSLIDE PRONE SOILS ON THE SITE _____?
6. DOES THE PROPOSED USE CONSTITUTE AN EXPANSION, ALTERATION, RESTORATION, OR ABANDONMENT OF A NON-CONFORMING USE _____?
GIVE DETAILS _____

Drawings to Accompany Application

1. SUBMIT FOUR (4) COMPLETE SETS OF PLANS.

APPLICATION FOR SUBDIVISION AND/OR SITE PLAN REVIEW

THE APPLICANT HEREBY ACKNOWLEDGES THAT HE(SHE) HAS FAMILIARIZED HIMSELF(HERSELF) WITH THE REQUIREMENTS OF THE TOWNSHIP'S GOVERNING ORDINANCES AND HEREBY AGREES TO ABIDE BY ALL RULES, REGULATIONS, ORDINANCES AND RESOLUTIONS OF THE TOWNSHIP OF HARMONY. THE APPLICANT FURTHER UNDERSTANDS THAT HE(SHE) IS RESPONSIBLE FOR ALL ENGINEERING AND LEGAL COST ASSOCIATED WITH THIS APPLICATION.

APPLICANT'S SIGNATURE

DATE

OWNER'S SIGNATURE

DATE

=====

FOR TOWNSHIP USE ONLY

DATE APPLICATION RECEIVED _____

BY _____ FEE _____

CHECK NUMBER _____ DRAWN ON ACCOUNT NUMBER _____

BANK _____



FRANK MANCINI, JR.
Director

Board of Beaver County Commissioners
Tony Amadio, Chairman
Joe Spanik
Charles A. Camp

MEMO

To: All Beaver County Municipalities
From: Frank Mancini, Jr.
Director of Planning and Economic Development
Date: February 27, 2008
Re: Review Fees for Subdivisions and Land Developments

As per the Pennsylvania Municipalities Planning Code, all subdivisions and land developments are to be submitted to the Beaver County Planning Commission (BCPC) by the local municipalities for review and report by the BCPC. Please be advised that at the February 14, 2008 public meeting, the Beaver County Board of Commissioners (BOC) approved Resolution # 021408-28 increasing the base fee from \$50.00 to \$75.00 for subdivision and land development reviews performed by the Beaver County Planning Commission (BCPC) on/after April 1, 2008. A copy of Resolution # 021408-28 is enclosed.

All requests shall include:

- Letter from the municipality requesting the BCPC review and
- Two copies of the plan signed and sealed by a Pennsylvania Registered Land Surveyor, Architect or Engineer and
- In addition to the above, all requests on or after 4/1/08 shall include a check or money order payable to the Beaver County Planning Commission as per the following fee schedule:
 - o \$75.00 base fee plus \$10.00 per lot based on the maximum total of lots for each subdivision plan submitted for review.
 - o \$75.00 base fee plus \$10.00 per acre and any increment thereof for each land development plan submitted for review.

Please note that no subdivision and/or land development mylar will be signed by the Beaver County Planning Commission until the proper fee is received.

If you have any questions, please contact Sandra Bursey at ext. 11462. Thank you for your cooperation.

cc: File
Tracey Patton

1. The treatment of sewage must be addressed prior to obtaining final approval from Harmony Township.
2. According to Section 503.1 of the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L 805, No 247 as reenacted and amended Article V, Section 503.1*, applicants for development must present evidence that the subdivision will be served by Ambridge water Authority if water is to be provided by means other than by private wells. A letter from the water company assuring service should accompany the plan.
3. A stormwater management plan should be submitted to the municipal engineer for review and approval prior to development.
4. The property owner/developer should contact the *Beaver County Conservation District (724) 378-1701* to obtain erosion and sedimentation control requirements and to obtain necessary permits.
5. The Beaver County Planning Commission notes that, as per the *Pennsylvania Municipalities Planning Code (PMPC)*, Applicant, Developer and Landowner are defined as follows: "Applicant" a landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns; "Developer" any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development; " Landowner" the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land. Accordingly and prior to final approval by the Municipality and recording by the Beaver County Recorder of Deeds, the Municipal Solicitor should review these definitions as found in 53 P.S. Sec. 10107 so as to determine whether all necessary parties have executed the subdivision or land development plan.
6. The existing parcel numbers involved in this proposed land development must be indicated on the plan.
7. All lot lines, setback lines and other developmental/engineering related issues should be reviewed for compliance with pertinent local ordinances and regulations, including applicable subdivision, land development and zoning ordinances.
8. The following acknowledgments (6) must be included on the plan:
 - OWNERS/CORPORATE ADOPTION
 - SIGNATURE AND SEAL BY REGISTERED SURVEYOR, ARCHITECT OR ENGINEER.
 - BEAVER COUNTY PLANNING COMMISSION
 - APPROVAL BY (MUNICIPALITY)
 - TOWNSHIP/BOROUGH/CITY) PLANNING COMMISSION APPROVAL
 - PROOF OF RECORDING
9. The Beaver County Planning Commission acknowledgement must read as follows:

Reviewed with comments by the Beaver County Planning Commission at a meeting held this ___ day of _____, 20___. Letter to Harmony Township Board of Commissioners dated _____, 20___.