

BOARD OF SUPERVISORS  
OF SOUTH MIDDLETON TOWNSHIP

RESOLUTION NO. 2019-04

**SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW  
AND PROCESSING FEES**

**WHEREAS**, the Board of Supervisors is authorized and empowered to set reasonable and necessary fees to reimburse the Township for the costs and expenses of reviewing and processing land development plans and surveys and the inspection of improvements in accordance with the provisions of the Municipalities Planning Code, Sections 503, 509, and 510; and

**WHEREAS**, the South Middleton Township Subdivision and Land Development Ordinance Section 308 provides that the Supervisors shall set review fees payable in advance in accordance with a schedule adopted by Resolution of the Board of Supervisors; and

**WHEREAS**, it is the intention and desire of the Board of Supervisors that landowners and developers reimburse one hundred (100) percent of all reasonable and necessary costs and fees incurred;

**NOW THEREFORE**, it is resolved that that landowners and developers, as applicants for subdivision and land development, pay the fees and costs set forth in the following schedules:

SUBDIVISION AND LAND DEVELOPMENT PLAN REVIEW AND PROCESSING FEES

1. Subdivision Applications:

a. Sketch Plans (Section 401) .....	\$	No Fee
b. Minor Plans (Section 305) .....	Base \$	250.00
Plus Each Lot .....	\$	25.00
c. Preliminary Plans (Section 501) .....	Base \$	450.00
Plus Each Lot .....	\$	35.00
d. Final Plans (Section 601) .....	Base \$	250.00
Plus Each Lot .....	\$	25.00

2. Land Development Application:

a. Sketch Plans (Section 401) .....	\$	No Fee
b. Minor Plans (Section 305)/Final PRD .....	Base \$	350.00
(1) Residential Use: Plus Each Unit .....	\$	25.00
(2) All Other Uses: Plus Each Acre .....	\$	35.00
c. Preliminary Plans/Tentative PRD .....	Base \$	450.00
(1) Residential Use: Plus Each Unit.....	\$	35.00
(2) All Other Uses: Plus Each Acre.....	\$	50.00
d. Final Plans .....	Base \$	250.00
(only if preceded by Preliminary Plan)		
(1) Residential Use: Plus Each Unit .....	\$	25.00
(2) All Other Uses: Plus Each Acre.....	\$	35.00

3. Recording Fees:

a. Tax Mapping (UPI) Fee.....	\$	15.00
(Per each existing tax parcel)		
One (1) Sheet or Page.....	\$	25.00
Each Additional Page .....	\$	2.00

4. Traffic Impact Study (Section 713)..... \$ Actual Cost

5. Environmental Impact Assessment (Section 714) ..... \$ Actual Cost

6. Professional Consultation Fees (Section 308) .....\$ Actual Cost

Applicants for subdivision and/or land development shall reimburse the Township one hundred (100) percent of actual cost for engineering and professional consultation reasonable and necessary to the review, processing, revision, inspection, testing, and preparation of required security and improvement documentation. Professional consultation fees shall include engineering review fees and costs, legal fees for preparation and/or review of security and improvement guaranty documents and any other necessary documentation, cost of required site inspection and field checks, sewage module review and transmittal, and any necessary review, testing, reporting by the Sewage Enforcement Officer. Professional consultation fees shall be based upon the actual rate or cost charged to the Township by such consultants or personnel.

7. Professional Consultation Escrow.....\$ As Determined

Applicants for subdivision and/or land development shall deposit with the Township a specified sum, payable in advance, to cover and secure payment of the actual of reasonable and necessary professional consultation and review fees.

The amount of the escrow fund shall be the one set forth in Schedule A, attached hereto, or as otherwise determined by the Township Engineer. In the event actual costs exceed the sum determined, then the escrow shall be increased upon further determination and noticed of the Township Engineer.

8. In the event the escrow fund is depleted and further costs or fees are anticipated, the landowner and developer shall deposit \$1500.00 or such funds as determined by the Township Engineer after receiving notice from the Township Financial Director or other designee.

9. Only the escrow amount refundable, if any, shall be returned to the applicant without calculation of interest.

The Resolution and Fee Schedule shall be effective on the 7<sup>th</sup> day of January 2019.

ENACTED this 17<sup>th</sup> day of January, 2019 by and in accordance with law.

SOUTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS:

- Absent  
BRYAN A. GEMBUSIA Chairman

Thomas E. Faley  
THOMAS E. FALEY, Vice Chairman

Walter G. Reighard  
WALTER G. REIGHARD

Ronald P. Hamilton  
RONALD P. HAMILTON

R. Duff Manweiler  
R. DUFF MANWEILER

ATTEST:

Sandra A. Quickel  
SANDRA A. QUICKEL, Secretary

# PROFESSIONAL CONSULTATION PLAN REVIEW FEE SCHEDULE

## ESCROW ACCOUNTS

### 1. ENGINEERING FEES

#### a. Subdivision Plans

##### (1) Preliminary Plan

(a) One Lot .....	Escrow \$	1,500.00
Plus Each Additional Lot .....	Escrow \$	150.00

##### (2) Final Plan \*

(a) One Lot .....	Escrow \$	4,000.00
Plus Each Additional Lot .....	Escrow \$	150.00

\*If preceded by approval Preliminary Plan

##### (3) Final/Minor Plan

(a) Without Public Improvements .....	Escrow \$	1,500.00
(b) With Public Improvements .....	Escrow \$	4,000.00

#### b. Land Development Plans

##### Number Disturbed Acres

1-2.....	Escrow \$	2,000.00
2-5.....	Escrow \$	2,500.00
5-9.....	Escrow \$	3,500.00
10-25.....	Escrow \$	5,000.00
26-50.....	Escrow \$	8,000.00
51-100.....	Escrow \$	12,000.00
Over 100.....	Escrow \$	20,000.00

c. In-House Engineer Fees..... Determined as per current salary and benefits

d. Pre-submittal consultation or any other Engineer Consultant Fees..... 1,000.00 plus  
any additional fees plus  
actual cost submitted by consultant

2. SEO PLANNING MODULE REVIEW FEES

See building, zoning permit fee schedule.

3. ALL OTHER CONSULTANT REVIEW FEES

Actual Costs as submitted by consultant