



This Checklist and the following items MUST be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.

This checklist page must be filled out after printing the completed form starting on page 2 where applicable.

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
_____	Whitemarsh Township Checklist	_____
_____	Whitemarsh Township Application (Signature <u>MUST</u> Be Original)	_____
_____	Whitemarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	_____
_____	Whitemarsh Time Waiver Form (Signature <u>MUST</u> Be Original)	_____
_____	Whitemarsh Township Escrow (Payable to Whitemarsh Township; credit card payment accepted in person)	_____
_____	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
_____	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
_____	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)	_____
_____	Stormwater Management Plan & Supporting Calculations (if applicable)	_____
_____	Supplemental Documents Applicable to a Specific Application	_____
_____	List of Encumbrances (Book & Page Numbers) (if applicable)	_____
_____	Three (3) Complete Sets of All Application Materials	_____
_____	PDF or Link to Digital File of Each Component of the Application	_____

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission:

Signature:

(Original Signature must be submitted)

Printed Name:

I, (name) _____ (title) _____ of _____

(entity submitting application) _____ do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: _____

Signature:

(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM**

Date: _____

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: _____

On or about _____, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: _____

Signature: _____

(Original Signature must be submitted)

Printed Name: _____

Firm Name: _____

(if applicable)

Title: _____

(if applicable)

RESOLUTION 2012-07

WHEREAS, Article II, Administration, of Chapter 105, Subdivision and Land Development, of the Code of the Township of Whitmarsh provides that the Board of Supervisors of Whitmarsh Township shall establish a schedule of fees and that such fees shall be fixed by the Board of Supervisors by resolution from time to time; and

WHEREAS, Township Staff recommends that the Board of Supervisors of Whitmarsh Township establish Subdivision and/or Land Development Application Escrows to ensure Applicants pay all costs authorized by the provisions of the Pennsylvania Municipalities Planning Code for such Applications.

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors of Whitmarsh Township hereby adopts the following Subdivision and/or Land Development Application Escrows:

Subdivision and/or Land Development Sketch (Tentative) Plan:	Escrow:	\$2,500.00
Minor Subdivision and/or Land Development Preliminary Plan:	Escrow:	\$5,000.00
Major Subdivision and/or Land Development Preliminary Plan:	Escrow:	\$7,500.00
Minor Subdivision and/or Land Development Final Plan:	Escrow:	\$3,000.00
Major Subdivision and/or Land Development Final Plan:	Escrow:	\$5,500.00
Waiver of Land Development	Escrow:	\$1,500.00

1. A Township administrative fee of ten percent (10%) of the Escrow shall be charged to the Escrow Account ("**Escrow Account**") immediately upon submission. Thereafter, one hundred percent (100%) of all costs authorized by the provisions of the Pennsylvania Municipalities Planning Code and incurred for the plan reviews shall be charged to the Escrow Account on a monthly basis.

2. If the Township determines that the application is one for which such costs for review are likely to exceed the Escrow, the Applicant may be required to pay into the Escrow Account, in advance, an amount over and above the stated Escrow estimated to be sufficient to cover the expected costs. No application(s) shall be processed prior to the required Escrow having been deposited with the Township.

4. If funds in the Escrow Account are depleted to twenty percent (20%) or less of the original balance, the Applicant shall make an additional Escrow deposit sufficient to cover any deficit and to reestablish the Escrow Account to its original balance or such greater amount as is determined by the Township to be reasonably necessary in order to cover anticipated remaining or future expenses. No further action shall be taken on an application until the Escrow Account has been reestablished to such appropriate level. A Township administrative fee of ten percent (10%) of the additional Escrow deposit shall be charged to the Escrow Account ("**Escrow Account**") immediately upon submission.

5. The Escrow Account shall not be an interest-bearing account.

6. Any excess funds remaining in the Escrow Account after the application has been withdrawn or fully processed (Sketch Plan) or acted upon (Preliminary Plan or Waiver of Land Development) or recorded (Final Plan) will be refunded to the Applicant without interest. If the balance of the expenses for the application for any reason exceeds the amount remaining in the Escrow Account, the Township shall send the Applicant a statement for such additional costs. The Township may take legal action to collect unpaid costs.

RESOLVED this 23rd day of February 2012.

ATTEST

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**

**Bruce G. Horrocks,
Township Secretary**

By: _____
Robert R. Hart, Chair

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 fee will be charged.
- No fee is required for Sketch Plans.

Residential Subdivisions and/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*	\$150 (flat fee)
4 – 10	\$180 + \$32 per unit
11 – 20	\$300 + \$30 per unit
21 – 50	\$500 + \$28 per unit
50 – 100	\$700 + \$26 per unit
101+	\$1,060 + \$20 per unit

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.
1 – 3,000 Sq. Ft.	\$300 flat fee
3,001 – 10,000 Sq. Ft.	\$400 + \$44 for every 1000 Sq. Ft.
10,001 – 25,000 Sq. Ft.	\$600 + \$42 for every 1000 Sq. Ft.
25,001 – 50,000 Sq. Ft.	\$1,050 + \$40 for every 1000 Sq. Ft.
50,001 – 100,000 Sq. Ft.	\$1,550 + \$32 for every 1000 Sq. Ft.
100,001+ Sq. Ft.	\$2,580 + \$25 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	\$555 flat fee
4 or more	\$555 + \$88 per lot

Other Reviews

- Residential Lot Line Change = \$65
- Nonresidential Lot Line Change = \$260
- Conditional Use = \$260
- Miscellaneous reviews (including parking lots or structures not associated with new building square footage) = \$260
- Private Petitions for Zoning or SALDO Change (not municipal petition) = \$1,000

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. A subsequent plan is NOT a resubmission if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

- Flat fee of \$125 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
- Flat fee of \$190 for all nonresidential subdivisions/land developments. All resubmissions of 3 lot subdivisions or 3,000 square feet development or less no fee required.
- No fee for private Zoning or SALDO resubmissions.

Applicant's representatives will be invoiced electronically (via email) after the municipality submits the proposal to MCPC. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Review Guidelines

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

Effective May 1, 2018

Required Fees and Time Limits

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	Public School Facilities	No	45
408	Official Map	No	45
502	Subdivision and Land Developments	Yes	30
505	Subdivision & Land Development Ordinance Amendments	Yes*	30
609	Zoning Ordinance or Map Amendments	Yes*	30
609.1	Curative Amendments	Yes*	30

**** Fees will be charged for private petitions (developer/landowner) for zoning ordinance/map amendments, SALDO amendments and curative amendments. (See fee schedule)***

- 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.

Application Procedure

1. The applicant submits the plans and a completed Applicant Request for County Review form to the local municipality.
2. The municipality will submit the application to the county via an online 247 Submission Portal. After the county receives and verifies the submission for accuracy, the county will forward a summary of the application and a request for payment to the applicant's representative.
3. The applicant may pay any county fees online via a credit card or electronic check, or they may choose to send a check or money order to the county made payable to the MONTGOMERY COUNTY TREASURER. More specific instructions for both options will be sent with the application summary.

4. The review time limit is intended to begin when MCPC receives the application from the municipality provided applicable fees and any necessary information are promptly returned. Should payment or requested information go unresolved, the county may suspend or postpone the review time limit.
 5. 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

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 \$125 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 \$190 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. A subsequent plan is NOT a resubmission and requires full fee payment if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

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.

Informal Reviews and Special Circumstances

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.

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: _____
 Municipality: _____
 Proposal Name: _____
 Applicant Name: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Applicant's Representative: _____
 Address: _____
 City/State/Zip: _____
 Business Phone (required): _____
 Business Email (required): _____

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: _____
 Special Exception Granted Yes No
 Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) _____

 Location *(address or frontage)* _____
 Nearest Cross Street _____
 Total Tract Area _____
 Total Tract Area Impacted By Development _____

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

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						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: _____



Applicant Name: _____

Development Name: _____

Location of Property: _____

Date: _____

PROJECT COVER SHEET – *Approved at June 6, 2023 Shade Tree Commission Meeting*

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. Maximum Tree Removal – 55-4B
2. Tree Replacement – 55-4D(6)(a)
3. Substitutions for Replacements – 55-4F
4. Replacement Tree Species – 55-4E
5. Tree and Shrub requirements for Chapters other than Chapter 55

Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

1) Calculation of Requirement for Maximum Tree Removal – 55-4B:

A.	Total of all existing Trees on the lot with DBH of 6” or greater, per 55-4C(3)(a).	
B.	33% of line (A) = maximum existing Trees which may be Removed.	
C.	Provide number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).	
	COMPLIANCE TEST: If Line (C) is greater than Line (B), the Applicant’s proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.	



2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):

D.	Total DBH of all existing Living and Healthy Trees (as determined per 55-4A) having a DBH of 6” or greater that are proposed to be Removed , per 55-4C(3)(a).	
E.	Total DBH of all Living and Healthy Trees (as determined per 55-4A) having a DBH of 6” or greater, removed within five years prior to the submission of application , per 55-4C(3)(b).	
F.	Sum of line (D) and line (E) = Total DBH that must be replaced for all Removed Living and Healthy Trees.	
G.	Total Caliper inches of Canopy Replacement Trees proposed to be planted by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.	
	COMPLIANCE TEST: If Line (G) is less than Line (F), the Applicant’s proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	

3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.

H.	40% of line (F) (round fractions <u>down</u> to a whole number) = maximum Caliper of required Replacement Canopy Trees that may be substituted with Understory Trees and/or FIL, upon STC approval, per 55-4F.	
I.	Line (F) less Line (G) = Shortfall in DBH compliance with the minimum Canopy Tree Replacement Requirement , per 55-4D(6)(a).	
	COMPLIANCE TEST: If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.	
K.	Provide the total number of substitution Understory Trees proposed to be planted by the Applicant, per 55-4F(1).	
L.	Line (K) divided by two = Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees per 55-4F(1).	
M.	Line (J) less Line (L) = Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees , per 55-4F(2). NOTE: Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	
N.	Sum of Line (L) and Line (M) = Total proposed number of Replacement Canopy Trees being substituted per 55-4F.	
O.	Line (N) multiplied by 3" = Total shortfall of DBH to be fulfilled with substitutions as proposed by this Landscape Plan.	
	COMPLIANCE TEST: If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	
P.	Sum of Line (O) and (G) = Total Caliper compensation for Removed Trees as provided by this proposed Landscape Plan.	
	COMPLIANCE TEST: If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	

4) Compliance with Species Requirement of Replacement Trees – 55-4E:

Q.	Total number of proposed Canopy Replacement Trees , per 55-4C(4)(c).	
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R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.	
S.	Provide the number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).	
	COMPLIANCE TEST: If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	
T.	Provide the number of proposed Native Species Understory Trees.	
	COMPLIANCE TEST: If Line (T) is less than line (K), the Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

REQUIRED TREES:

A	B	C	D*	E	F**
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)

***NOTE:** Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).

****NOTE:** When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.

REQUIRED SHRUBS:

A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)



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****NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.***