Municipality of Norristown

REQUEST FOR PRELIMINARY REVIEW

1. DATE OF REQUEST ____________________________ FILE NO. ____________

2. APPLICANT NAME ________________________________

3. APPLICANT ADDRESS ____________________________________________ PHONE NO. ____________

4. CONTACT PERSON __________________________________________ PHONE NO. ____________

5. PROPERTY OWNER NAME ________________________________

6. PROPERTY OWNER ADDRESS ______________________________________

7. PROJECT NAME/ADDRESS _________________________________________

8. DID PROJECT RECEIVE ZONNING APPROVAL? WHEN? _________________

   TYPE OF REVIEW: ZONNING AMENDMENT ___ SKETCH PLAN ___ DEMINIMUS ___ MINOR PLAN ___ SUBDIVISION ___ LAND DEVELOPMENT ___

9. ZONING DISTRICT ____________________________ 10. PROJECT COST $ __________

11. ACREAGE ____________________________ 12. NO OF LOTS/UNITS __________

13. BRIEF PROJECT DESCRIPTION _______________________________________

14. The undersigned does hereby make application to Municipal Council of the Municipality of Norristown as indicated above and affirms that the information contained herein is true and correct.

   APPLICANT _____________________________________________ OWNER _____________________________________________

   RECEIVED BY __________________________________________ DATE ________________

   CHECK NO. AND AMOUNT _______________________________________

235 East Airy Street, Norristown, PA 19401-5003
610-272-8080    Fax: 610-275-0687
www.norristown.org
DEADLINE FOR APPLICATION SUBMISSION

Application must be submitted thirty (30) days prior to Planning Commission Meeting. All applications must be complete.

MEETING SCHEDULE:

1. Planning Commission Meeting: 2nd Tuesday of each month, 7:30 P.M. (The Planning Commission is required to provide Municipal Council with a recommendation for approval or denial.)

2. Municipal Council Committee Meeting: 3rd Tuesday of each month, 7:30 P.M.

3. Municipal Council Regular Meeting: 1st Tuesday of each month, 7:30 P.M.

All meeting dates may be changed due to holidays or conflicts with other meetings.

Changes are advertised in the legal section of the Times Herald. Always confirm meeting dates when submitting an application.
MUNICIPALITY OF NORRISTOWN
Montgomery County, Pennsylvania

Resolution No. 18-165 of 2018

FEE SCHEDULE

Section VII. Zoning and Land Development

Whenever the use or occupancy of a property in the Municipality of Norristown changes, the owner or tenant must obtain a zoning permit prior to occupying the space. Fees cover the cost of review by a zoning officer.

1) Zoning Permit Fees (Non Refundable)                    Fees
   - Single Family Residence      $20.00
   - Multi-family Residence (up to five units)  $30.00
   - Multi-family Residence (over five units)  $50.00
   - Commercial                   $50.00

Once the zoning review is complete, a Use and Occupancy Inspection must be completed and a Use and Occupancy Permit issued (see VI. CODE ENFORCEMENT, BUILDING AND ZONING-Section 4)

Zoning Applicants with use for building or other space is denied by the zoning officer may appeal to the Zoning Hearing Board. A fee is charged to cover administrative costs, transcription, legal and other costs associated with holding a hearing:

2) Zoning Hearing Board Fees
   - Residential Fee          $575.00
   - Multi-use Residential Fee $1,110.00
   - Commercial Fee           $1,225.00

3) Sub-division and Land Development

<table>
<thead>
<tr>
<th>SUBDIVISION</th>
<th>APPLICATION FEE</th>
<th>ESCROW DEPOSIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two residential lots</td>
<td>$300.00</td>
<td>$2,000 + $500 per lot</td>
</tr>
<tr>
<td>Three or more residential lots</td>
<td>$450 + $200 per lot</td>
<td>$4,500 + $650 per lot</td>
</tr>
<tr>
<td>Two commercial/industrial lots</td>
<td>See Land Development</td>
<td></td>
</tr>
<tr>
<td>Three or more commercial/industrial lots</td>
<td>See Land Development</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LAND DEVELOPMENT</th>
<th>APPLICATION FEE</th>
<th>ESCROW DEPOSIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential, Commercial and industrial</td>
<td>$750 + $150 per acre</td>
<td>$2,600 + $325 per 1,000 square feet of building area</td>
</tr>
</tbody>
</table>
Whenever a parcel of land is divided into two (2) or more lots, or when two (2) or more lots are combined, the property owner must develop a plan and have it reviewed and approved by the Norristown Planning Commission. In addition, whenever a new building or addition is to be constructed, plans for these improvements must come before the Norristown Planning Commission.

Fees are required at the time of submission for both the preliminary and final plan submissions. If the applicant intends to request a waiver from Section 301 of the SALDO and submit a preliminary/final plan, the required escrow deposit is 1 ½ times the escrow for preliminary plan submission.

There are two (2) categories of charges: Administrative fees and Escrow deposits. Administrative Fees cover the cost of the application review and administration by the Planning department staff. Administrative fees are not refundable. Escrow deposits are intended to cover the cost of professional services the Planning Department requires to properly review the application. If the escrow funds are reduced to $1000.00 or less, the Municipality, at its discretion, may request an additional escrow deposit necessary to complete the planning review process.

A plan review must be completed for all fire detection and suppression systems. The Municipality shall, at its sole discretion, determine when plan reviews for other projects are required.

4) Plan Review

- Residential Plans $70.00/hour
- Commercial Plans $110.00/hour
- Administrative Fee $25.00

Certain uses in the Municipality are allowed only by the approval of Council. In these situations, the applicant must come before Council at a Public Hearing. Fees associated with these hearings cover the cost of advertisement, legal, staff and transcription expenses.

- Single Family Residence $575.00
- Multi-Family Residence $1,100.00
- Commercial $1,225.00

5) Conditional Use for Murals

- Single Family Residential $50.00
- Multi-Family Residential $100.00
- Commercial $150.00
APPENDIX C

Municipality of Norristown

Subdivision and Land Development Checklists

This form must be completed by the applicant’s engineer and/or surveyor and submitted as part of subdivision and/or land development applications for Preliminary Plan, Construction Improvement Plan and Record Plan.

Applicant Name: ___________________________  Plan Name: ___________________________
Applicant Address: ___________________________  Plan Type: ___________________________
Applicant Phone: ___________________________  Project Location/Address: ___________________________
Applicant Email: ___________________________  Parcel Identification Number: ___________________________
Applicant Engineer Name: ___________________________
Applicant Engineer Address: ___________________________  Block/Lot: ___________________________
Applicant Engineer Phone: ___________________________  Property Owner of Record: ___________________________
Applicant Engineer Email: ___________________________

CHECKLIST, APPLICATIONS, FEES, SIGNATURES

1. Checklist signed and dated below. ___________________________  Provided  Not Applicable

2. Application forms and fees:
   - Municipality of Norristown
   - Application
   - Fee
   - Montgomery County Planning Commission
   - 247 Review request
   - MCPC fee
   - Montgomery County Conservation District
   - PA DEP Planning Module
   - Escrow Agreement Form

Print Name

Signed Name

Date
# Preliminary Plan Requirements Checklist

<table>
<thead>
<tr>
<th>Administrative</th>
<th>Provided</th>
<th>Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 20 paper copies of plan set.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. One CD/DVD containing the plan set in PDF format.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. CAD/GIS files on flash drive or via email (.dwg, .shp)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Drafting Standards</th>
<th>Provided</th>
<th>Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Plan drawn at scale of 1&quot;=10', 1&quot;=20', 1&quot;=40'. Or 1&quot;=50'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Sheet size of 15&quot;x18&quot;, 18&quot;x30&quot;, or 24&quot;x36&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. All sheets of the same size, and numbered consecutively (i.e. 1 of 5, etc.).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Reduced scale key plan with match lines.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Weighted property lines, tract boundary, proposed lot lines, possible future lot lines, property lines to be eliminated.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Basic Information</th>
<th>Provided</th>
<th>Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Name of the project.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Name of the municipality, county and state.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Name, address, phone number of applicant.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Name, address, phone number of plan preparer, professional seal.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Date of plan preparation and revisions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. North point and graphic and written plan scale.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Key map not less than 800 feet = one inch scale.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Tract boundary with bearings and distances and total tract acreage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Chart listing zoning requirements, dimensional, density and parking requirements compared to the applicant's proposal.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Zoning classification of lands abutting the proposal.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Names of current owners of immediately adjoining lands.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. Number of acres under proposal (net and gross)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. Statement showing number of lots and/or dwelling units, or gross leasable area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. Zoning variances or special exceptions, condition of their approval, and the dates they were granted.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15. Waivers/requests from SALDO.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16. Deed restrictions, easements, covenants with name of holders and book and page recording.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. Other local ordinance requirements (i.e. fire hydrants, etc.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18. Legend showing existing, required and proposed conditions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19. Name and address of owner if different than applicant.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20. All tax parcel numbers, block and unit number.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
21. Deed book and page number of all parcels.
22. Note stating, "Preliminary Plan-Not to be Recorded"

Existing Features Plan (on tract and within 100 feet of the tract boundaries)
1. Location, name, rights of way (legal and ultimate) of streets and alleys
   bordering or crossing the tract.
2. Cartway widths and surface conditions.
3. Location of driveways, curbs and sidewalks.
4. Water resources, including: Ponds, wetlands, swamps, or marshes,
   watercourses and springs.
5. Existing well locations - in use, capped, abandoned, and existing Cisterns.
6. Boundary and elevation of floodplain or floodplain areas.
7. Sanitary Sewers, locations, sizes, elevations and materials, direction of flow,
   gradient of flow, manholes, invert elevations and septic systems and drainfields.
8. Storm sewers, including: Pipe locations, pipe sizes and materials, direction of
   flow, gradient of flow, inlets, catch basins, and manholes, invert elevations.
9. Other existing stormwater and/or erosion control facilities, including:
   basins, swales, diffusion devices, velocity controls, related technical data
   for those facilities.
10. Location, size, species, and condition of trees
11. Outer limits of woodlands (types, sizes, and conditions).
12. Locations and limits of geologic features which may affect the locations of
    proposed streets or buildings, including: rock outcroppings, quarries, 
    sink holes, ravines.
13. Soil types, including: Mapped limits, names, high water table, shallow bedrock.
14. Two foot contours based upon USGS datum.
15. Slopes of 15 percent or greater.
16. Existing buildings, (location, size, character, and configuration of existing
    buildings, labeled "To Remain" or "To Be Removed" as applicable),
    uses and owners.
17. Location and description of existing buildings and other structures within
    100 feet the tract boundaries.
18. Location, size, type, and ownership of utilities, both above and below ground,
    with notes to describe: easement or right-of-way dimensions.
20. Location of local benchmark.

Proposed Features and Lotting Plan. (within the tract)
1. Subdivision and/or Land Development Layout
2. Proposed streets, alleys, driveways, and parking areas, including: names or 
   other identification, right-of-way widths and lines, cartway widths, centerline 
   courses, measured distances, and curve data, grades, profiles and typical 
   cross-sections, curb lines, radii at intersections, street location tie-ins by courses 
   and distances, sight distances.
3. Layout and dimensions of all lots, including the net and lot area as defined within the zoning ordinance.

4. All building and parking setback lines.

5. Proposed sidewalk or other walkway locations.

6. Proposed buildings, including: Locations, configurations, sizes (ground level floor area, total floor area, and height).

7. Total building coverage (square feet and percentage of site).

8. Locations and types of accessory structures.

9. Ground floor elevations.

10. Common use areas, including: open space areas, recreation facilities, trails, public use, and ownership.

11. Areas for future uses, including: Road extensions, stormwater management facilities.

12. Existing and proposed impervious coverage area calculations.


15. Grading and Drainage Plan. Design calculations for these facilities shall be submitted in separate report with a note on the plan referencing the report.


17. Sanitary sewer line locations, sizes, profiles and materials, manholes, invert elevations.


19. Sewage treatment plant locations.

20. Water supply facilities, including: Central water supply lines, pipe sizes and materials, water mains, and fire hydrant locations.


22. Existing and proposed provisions for the protection against flood damage, flood proofing.

23. Municipal waste disposal facilities.

24. Cross Sections, profiles, structural designs for each proposed or widened easement, driveway, or parking area.

25. Preliminary design of any bridges, culverts, or other structures and appurtenances which may be required.

26. Other plans as required to comply with the Norristown Zoning Ordinance or other provisions in the Norristown Zoning Ordinance.
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  
☐ Conditional Use  
☐ Special Review*

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

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.)

<table>
<thead>
<tr>
<th>Land Use(s)</th>
<th>Number of New</th>
<th>Senior Housing</th>
<th>Open Space Acres*</th>
<th>Nonresidential New Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>Lots, Units</td>
<td>Yes, No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouses/Twins</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
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<tr>
<td>Institutional</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

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

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 ___________________________

Additional Information: ___________________________

Effective 3/1/18
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:

<table>
<thead>
<tr>
<th>Act 247 Section</th>
<th>Fee</th>
<th>Time Limit (days)</th>
</tr>
</thead>
<tbody>
<tr>
<td>301.3 Comprehensive Plan Amendments</td>
<td>No</td>
<td>45</td>
</tr>
<tr>
<td>304 Public Facilities</td>
<td>No</td>
<td>45</td>
</tr>
<tr>
<td>305 Public School Facilities</td>
<td>No</td>
<td>45</td>
</tr>
<tr>
<td>408 Official Map</td>
<td>No</td>
<td>45</td>
</tr>
<tr>
<td>502 Subdivision and Land Developments</td>
<td>Yes</td>
<td>30</td>
</tr>
<tr>
<td>505 Subdivision &amp; Land Development Ordinance Amendments</td>
<td>Yes*</td>
<td>30</td>
</tr>
<tr>
<td>609 Zoning Ordinance or Map Amendments</td>
<td>Yes*</td>
<td>30</td>
</tr>
<tr>
<td>609.1 Curative Amendments</td>
<td>Yes*</td>
<td>30</td>
</tr>
</tbody>
</table>

*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.

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**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.
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.

<table>
<thead>
<tr>
<th>Number of Lots or Dwelling Units (greater number applies)</th>
<th>Base Fee + Fee per Lot or Dwelling Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 3</td>
<td>$150 (flat fee)</td>
</tr>
<tr>
<td>4 - 20</td>
<td>$180 + $23 per unit</td>
</tr>
<tr>
<td>21 - 100</td>
<td>$450 + $21 per unit</td>
</tr>
<tr>
<td>101+</td>
<td>$1,080 + $20 per unit</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Gross Square Feet of New Building</th>
<th>Base Fee + Fee for Every 1000 Gross Sq.Ft. (rounded to nearest whole dollar)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 3,000 Sq. Ft.</td>
<td>$220 flat fee</td>
</tr>
<tr>
<td>3,001 - 25,000 Sq. Ft.</td>
<td>$519 + $27 for every 1000 Sq.Ft.</td>
</tr>
<tr>
<td>25,001 - 50,000 Sq. Ft.</td>
<td>$1,050 + $23 for every 1000 Sq.Ft.</td>
</tr>
<tr>
<td>50,001 - 100,000 Sq. Ft.</td>
<td>$1,550 + $20 for every 1000 Sq.Ft.</td>
</tr>
<tr>
<td>100,001+ Sq. Ft.</td>
<td>$2,580 + $15 for every 1000 Sq.Ft.</td>
</tr>
</tbody>
</table>

Nonresidential Subdivisions

These fees apply to applications subdividing and conveying land for nonresidential uses.

<table>
<thead>
<tr>
<th>Number of Lots</th>
<th>Base Fee + Fee per Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 3</td>
<td>$555 flat fee</td>
</tr>
<tr>
<td>4 or more</td>
<td>$555 + $88 per lot</td>
</tr>
</tbody>
</table>

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
- Curative Amendments (not municipal curative amendments) = $1,500
- 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.

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.

Approved by the Montgomery County Planning Commission on December 13, 2017.  
Effective January 1, 2018
## Appendix A

### Recommended Plant Material List

#### Canopy Trees

Street trees, parking lots, buffers, and screens. *(minimum mature height - 30 feet)*

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer rubrum</td>
<td>Red Maple (native)</td>
</tr>
<tr>
<td>Celtis occidentalis</td>
<td>Hackberry (native)</td>
</tr>
<tr>
<td>Cladrastis hirta</td>
<td>Yellowwood (native)</td>
</tr>
<tr>
<td>Buenoformia Udomoides</td>
<td>Hardy Rubber Tree</td>
</tr>
<tr>
<td>Fraxinus americana</td>
<td>Rosehill White Ash</td>
</tr>
<tr>
<td>Fraxinus pennsylvaniana</td>
<td>Marshall's Seedless Green Ash cv. Marshall's Seedless</td>
</tr>
<tr>
<td>Ginkgo biloba</td>
<td>Ginkgo (male only)</td>
</tr>
<tr>
<td>Gleditsia triacanthos inermis</td>
<td>Thornless Honeylocust</td>
</tr>
<tr>
<td>Koelreuteria paniculata</td>
<td>Golden Rain Tree</td>
</tr>
<tr>
<td>Liquidambar styraciflua</td>
<td>Sweet Gum (native)</td>
</tr>
<tr>
<td>Platanus occidentalis</td>
<td>Sycamore (native)</td>
</tr>
<tr>
<td>Platanus x acerifolia</td>
<td>Bloodgood—London Planetree</td>
</tr>
<tr>
<td>Quercus bicolor</td>
<td>Swamp White Oak (native)</td>
</tr>
<tr>
<td>Quercus borealis</td>
<td>North Red Oak (native)</td>
</tr>
<tr>
<td>Quercus coccinea</td>
<td>Scarlet Oak (native)</td>
</tr>
<tr>
<td>Quercus imbricaria</td>
<td>Shingle Oak (native)</td>
</tr>
<tr>
<td>Quercus phellos</td>
<td>Willow Oak (native)</td>
</tr>
<tr>
<td>Quercus rubra</td>
<td>Red Oak (native)</td>
</tr>
<tr>
<td>Quercus shumardii</td>
<td>Shumard Oak</td>
</tr>
<tr>
<td>Sophora japonica</td>
<td>Japanese Pagodtree</td>
</tr>
<tr>
<td>Tilia americana</td>
<td>American Linden (native)</td>
</tr>
<tr>
<td>Tilia cordata</td>
<td>Little Leaf Linden</td>
</tr>
<tr>
<td>Tilia tomentosa</td>
<td>Silver Linden</td>
</tr>
<tr>
<td>Ulmus Americana</td>
<td>Princeton or Valley Forge</td>
</tr>
<tr>
<td>Ulmus parvifolia</td>
<td>Chinese Lacebark Elm</td>
</tr>
<tr>
<td>Zelkova serrata</td>
<td>Japanese Zelkova</td>
</tr>
</tbody>
</table>

#### Property Line Buffers and non-vehicular use areas. *(minimum mature height - 30 feet)*

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer saccharinum</td>
<td>Silver Maple (native)</td>
</tr>
<tr>
<td>Acer saccharum</td>
<td>Sugar Maple (native)</td>
</tr>
<tr>
<td>Betula nigra</td>
<td>River Birch (native)</td>
</tr>
<tr>
<td>Fagus grandifolia</td>
<td>American Beech (native)</td>
</tr>
<tr>
<td>Fagus sylvatica</td>
<td>European Beech</td>
</tr>
<tr>
<td>Fraxinus americana</td>
<td>White Ash (native)</td>
</tr>
<tr>
<td>Liriodendron tulipifera</td>
<td>Tuliptree (native)</td>
</tr>
<tr>
<td>Metasequoia glyptostroboides</td>
<td>Dawn Redwood</td>
</tr>
<tr>
<td>Ostrya virginiana</td>
<td>Hop Hornbeam (native)</td>
</tr>
<tr>
<td>Phellodendron amurense</td>
<td>Amur Cork Tree</td>
</tr>
<tr>
<td>Platanus acerifolia</td>
<td>London Plane</td>
</tr>
<tr>
<td>Quercus alba</td>
<td>White Oak (native)</td>
</tr>
<tr>
<td>Quercus coccinea</td>
<td>Scarlet Oak (native)</td>
</tr>
</tbody>
</table>
Quercus palustris  
Quercus velutina  
Sassafras albidum  

Pin Oak (native)  
Black Oak (native)  
Sassafras (native)

Stormwater detention basins

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer rubrum</td>
<td>Red Maple</td>
</tr>
<tr>
<td>* Acer saccharinum</td>
<td>Silver Maple</td>
</tr>
<tr>
<td>* Betula nigra</td>
<td>River Birch</td>
</tr>
<tr>
<td>Celtis occidentalis</td>
<td>Common Hackberry</td>
</tr>
<tr>
<td>* Fraxinus americana</td>
<td>White Ash</td>
</tr>
<tr>
<td>* Fraxinus pennsylvanica</td>
<td>Green Ash</td>
</tr>
<tr>
<td>+ Liquidambar styraciflua</td>
<td>Sweet Gum</td>
</tr>
<tr>
<td>Liriodendron tulipifera</td>
<td>Tulip Poplar</td>
</tr>
<tr>
<td>* Nyssa sylvatica</td>
<td>Black Gum</td>
</tr>
<tr>
<td>Platamus occidentalis</td>
<td>Sycamore</td>
</tr>
<tr>
<td>Prunus serotina</td>
<td>Black Cherry</td>
</tr>
<tr>
<td>Quercus alba</td>
<td>White Oak</td>
</tr>
<tr>
<td>* Quercus phellos</td>
<td>Willow Oak</td>
</tr>
<tr>
<td>+ Quercus bicolor</td>
<td>Swamp White Oak</td>
</tr>
<tr>
<td>* Quercus palustris</td>
<td>Pin Oak</td>
</tr>
<tr>
<td>Quercus shumardi</td>
<td>Shumard Oak</td>
</tr>
<tr>
<td>Sassafras albidum</td>
<td>Sassafras</td>
</tr>
<tr>
<td>+ Taxodium distichum</td>
<td>Bald Cypress</td>
</tr>
</tbody>
</table>

EVERGREEN TREES

Property line buffers or site element screens. (minimum mature height - 20 feet)

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abies concolor</td>
<td>White-Fir</td>
</tr>
<tr>
<td>Chamaecyparis obtusa</td>
<td>Hinoki Falsecypress</td>
</tr>
<tr>
<td>Chamaecyparis pisifera</td>
<td>Japanese Falsecypress</td>
</tr>
<tr>
<td>Ilex opaca</td>
<td>American Holly (native)</td>
</tr>
<tr>
<td>Picea abies</td>
<td>Norway Spruce</td>
</tr>
<tr>
<td>Picea glauca</td>
<td>White Spruce</td>
</tr>
<tr>
<td>Picea obovata</td>
<td>Siberian Spruce</td>
</tr>
<tr>
<td>Picea engelmanniana</td>
<td>Colorado Spruce</td>
</tr>
<tr>
<td>Picea pungens</td>
<td>White Pine (native)</td>
</tr>
<tr>
<td>Pinus strobus</td>
<td>Japanese Black Pine</td>
</tr>
<tr>
<td>Pinus thunbergii</td>
<td>Douglas Fir</td>
</tr>
<tr>
<td>Pseudotsuga menzienii</td>
<td></td>
</tr>
</tbody>
</table>

110 Municipality of Narahtown
UNDERSTORY TREES
Street trees beneath overhead utility lines. (*mature height - 15-35 feet*)

Scientific Name | Common Name
--- | ---
Acer campestre | Hedge Maple
Acer ginnala | Amur Maple
Amelanchier canadensis | Shadblow Serviceberry (native)
Amelanchier laevis | Allegheny Serviceberry (native)
Carpinus caroliniana | Ironwood (native)
Cercis canadensis | Redbud (native)
Chionanthus virginicus | Fringetree (native)
Cornus florida | Flowering Dogwood (native)
Cornus kousa chinensis | Chinese Kousa Dogwood
Cornus mas | Corneliancherry Dogwood
Crasagus cv. Toba | Toba Hawthorn
Crasagus phaenopyrum | Washington Hawthorn
Craeagus viridis | Winter King Hawthorn
Halesia carolina | Silverbells (native)
Hamamelis virginiana | Witch Hazel (native)
Koelreuteria paniculata | Golden Raintree
Magnolia soulangiana | Saucer Magnolia
Magnolia virginiana | Sweetbay Magnolia (native)
Malus (cultivars) | Crabapple (disease resistant varieties)
Oxydendrum arboreum | Sourwood (native)
Prunus sergestii | Sargent Cherry
Prunus serrulata cv. Kwanzan | Kwanzan Cherry
Prunus yedoensis | Yoshino Cherry
Syringa amurensis var. japonica | Japanese Tree Lilac

LARGE DECIDUOUS SHRUBS
Property line buffers or site element screens (not clipped hedges). (*minimum mature height - 15 feet*)

Scientific Name | Common Name
--- | ---
Aronia arbutifolia | Black Chokeberry (native)
Calycanthus floridus | Sweetshrub (native)
Cephalanthus occidentalis | Buttonbush (native)
Clethra alnifolia | Summersweet (native)
Cornus sericea | Redosier Dogwood (native)
Enkianthus campanulatus | Redven Enkianthus
Fothergilla major | Large Fothergilla (native)
Ilex verticillata | Winterberry (native)
Lindera benzoin | Spicebush (native)
Myrica pensylvanica | Bayberry (native)
Phladelphus coronarius | Mockorange
Physocarpus opulifolius | Common Ninebark
Rhus glabra | Smooth Sumac (native)
Rhus typhina | Staghorn Sumac (native)
Sambucus canadensis | Elderberry (native)
Spirea nipponica | Snow Mound Spirea
Vaccinium corymbosum | Blueberry (native)
Viburnum dentatum | Arrow Wood (native)
<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viburnum lentago</td>
<td>Nannyberry (native)</td>
</tr>
<tr>
<td>Viburnum prunifolium</td>
<td>Black Haw (native)</td>
</tr>
<tr>
<td>Viburnum opulus</td>
<td>European Cranberrybush Viburnum</td>
</tr>
<tr>
<td>Viburnum trilobum</td>
<td>American Cranberry (native)</td>
</tr>
</tbody>
</table>

**EVERGREEN SHRUBS**

Site element screens. *(minimum mature height - 4 feet)*

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Azalea - evergreen varieties -</td>
<td>Azalea</td>
</tr>
<tr>
<td>must reach 3 foot height</td>
<td>Japanese Holly</td>
</tr>
<tr>
<td>Ilex crenata</td>
<td>Inkberry (native)</td>
</tr>
<tr>
<td>Ilex glabra</td>
<td>Blue Holly(s)</td>
</tr>
<tr>
<td>Ilex masurvenae (varieties)</td>
<td>Hetz Blue Juniper</td>
</tr>
<tr>
<td>Juniperus chinensis</td>
<td>Eastern Red Cedar (native)</td>
</tr>
<tr>
<td>&quot;Hetz Glauca&quot;</td>
<td>Mountain Laurel (native)</td>
</tr>
<tr>
<td>Juniperus virginiana</td>
<td>Lenciohe</td>
</tr>
<tr>
<td>Kalina latifolia and cultivars</td>
<td>Mountain Andromeda (native)</td>
</tr>
<tr>
<td>Leucothoe fontanensis</td>
<td>Japanese Andromeda</td>
</tr>
<tr>
<td>Pieris floribunda</td>
<td>Various Lg. Rhododendrons</td>
</tr>
<tr>
<td>Pieris japonica</td>
<td>Yew</td>
</tr>
<tr>
<td>Rhododendron sp.</td>
<td>Arborvitae</td>
</tr>
<tr>
<td>Taxus sp.</td>
<td>Leatherleaf Viburnum</td>
</tr>
<tr>
<td>Thuja Sp.</td>
<td></td>
</tr>
<tr>
<td>Viburnum rhytidophyllum</td>
<td></td>
</tr>
</tbody>
</table>

**DECIDUOUS OR EVERGREEN SHRUBS**

Property line buffers or site element screens. *(minimum mature height - 4 feet)*

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aromis arbutilosa</td>
<td>Black Chokeberry (native)</td>
</tr>
<tr>
<td>Cornus mas</td>
<td>Corneliancherry Dogwood</td>
</tr>
<tr>
<td>Cotoneaster salicifolia</td>
<td>Willowleaf Cotoneater</td>
</tr>
<tr>
<td>Euonymus alatus</td>
<td>Winged Euonymus</td>
</tr>
<tr>
<td>Euonymus alatus compacta</td>
<td>Dwarf Winged Euonymus</td>
</tr>
<tr>
<td>Euonymus fortunei</td>
<td></td>
</tr>
<tr>
<td>Ilex crenata</td>
<td>Big Leaf Wintercreepers</td>
</tr>
<tr>
<td>Ilex glabra</td>
<td>Japanese Holly</td>
</tr>
<tr>
<td>Juniperus chinensis</td>
<td>Inkberry (native)</td>
</tr>
<tr>
<td>cv. glauca betzi</td>
<td></td>
</tr>
<tr>
<td>Juniperus chinensis cv. pfitzeriana compacta</td>
<td>Hetz Blue Juniper</td>
</tr>
<tr>
<td>Ligustrum ilicifolium</td>
<td>Compact Pfizer Juniper</td>
</tr>
<tr>
<td>Philadelphus lemoinei</td>
<td>Ibolium Privet</td>
</tr>
<tr>
<td>Ribes alpinum</td>
<td>Mockorange</td>
</tr>
<tr>
<td>Taxus baccata</td>
<td>Current</td>
</tr>
<tr>
<td>Taxus x media</td>
<td>English Yew</td>
</tr>
<tr>
<td>Viburnum dentatum</td>
<td>Hybrid Yew</td>
</tr>
<tr>
<td></td>
<td>Arrow Wood (native)</td>
</tr>
</tbody>
</table>
Viburnum lentago
Viburnum opulus
Viburnum prunifolium
Thuja occidentalis

Nannyberry (native)
European Cranberry Bush
Black Haw (native)
American Arborvitae (native)

Stormwater detention basins

Scientific Name
- Alnus serrulata
+ Aronia arbutifolia
+ Aronia melanocarpa
* Calycanthus floridus
* Cephalanthus occidentalis
+ Clethra alnifolia
* Corokia cotoneaster
* Cornus sericea
+ Ilex decidua
+ Ilex glabra
+ Ilex verticillata
+ Juniperus virginiana
* Lindera benzoin
* Myrica cerifera
+ Myrica pensylvanica
+ Rhododendron atlanticum
+ Rhododendron nudiflorum
+ Rhododendron viscosum
* Sambucus canadensis
Sambucus racemosa
* Spiraea latifolia
* Viburnum cassinoides
* Viburnum dentatum
* Viburnum lentago
Viburnum prunifolium
* Viburnum trilobum

Common Name
Smooth Alder
Red Chokeberry
Black Chokeberry
Sweetshrub
Bumblentbush
Summersweet
Silky Dogwood
Gray Dogwood
Redosier Dogwood
Possumhaw
Inkberry
Winterberry
Virginia Sweetspire
Eastern Redcedar
Spicebush
Southern Bayberry
Northern Bayberry
Cost Azalea
Pink/Red Azalea
Swamp Azalea
Elderberry
Red Elder
Meadowsweet
Witherod
Arrowwood
Nannyberry
Blackhaw
American Cranberrybush

HERBACEOUS PERENNIALS

Suitable for Stormwater Detention Basins

Scientific Name
- Acorus calamus
- Andropogon virginicus
- Aquilegia canadensis
- Asclepias incarnata
* Asclepias tuberosa
* Aster novae-angliae
Aster novae-belgii
Caltha palustris
Chelone glabra
Chelone lyonii
* Chrysanthemum leucanthemum

Common Name
Sweetflag
Broomsedge
Wild Columbine
Swamp Milkweed
Butterflyweed
New England Aster
New York Aster
Marsh Marigold
White Turtlehead
Pink Turtlehead
Ox-Eye Daisy
| *  | Echinacea purpurea                  | Purple Cornflower                  |
| ++ | Bupatorium dubium                  | Joe Pye Weed                      |
| ++ | Bupatorium fistulosum              | Joe Pye Weed                      |
| *  | Filipendula rubra                  | Queen of the Prairie              |
| *  | Hesperis matronalis                | Day Lily                          |
| *  | Ipomopsis tenuiflora                | Dame's Rocket                     |
| +  | Hibiscus moschatus                 | Rose Mallow                       |
| ++ | Iris pseudacorus                   | Yellow Iris                       |
| +  | Iris vericolor                     | Blue Flag                         |
|    | Lilium superbum                    | Meadow Lily                       |
|    | Liatris spicata                   | Blazing Star                      |
| ++ | Lobelia cardinalis                 | Cardinal Flower                   |
| ++ | Lobelia siphilitica                | Blue Lobelia                      |
| *  | Monarda didyma                     | Bee Balm                          |
| ++ | Panicum virgatum                  | Canary Reed Grass                 |
| *  | Phalaris arundinacea               | Black-Eyed Susan                  |
| *  | Rudbeckia sp.                      | Hard Stem Bullrush                |
| +  | Scirpus acutus                     | Cordgrass                         |
| +  | Spartina alternifolia              | Spiderwort                        |
|    | Tradescantia ochrolepis            | Narrowleaf Cattail                |
| +  | Typha angustifolia                 | Common Cattail                    |
| +  | Typha latifolia                    | New York Iron Weed                |
| ++ | Vernonia noveboracensis            |                                  |

* Suitable for usually well-drained areas that may be subject to occasional flooding.
+ Suitable for permanently wet areas.
## APPENDIX B

### NOXIOUS, INVASIVE, OR UNDESIRABLE SPECIES LIST

The following tree species may be considered as noxious, invasive exotic, or undesirable in sensitive plant communities. Their removal may be warranted for ecological restoration purposes. Removals of these species should not require mitigation, as set forth in Section 410.

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer platanoides</td>
<td>Norway Maple</td>
</tr>
<tr>
<td>Acer pseudoplatanus</td>
<td>Sycamore Maple</td>
</tr>
<tr>
<td>Ailanthus altissima</td>
<td>Tree of Heaven</td>
</tr>
<tr>
<td>Eleagnus angustifolia</td>
<td>Russian Olive</td>
</tr>
<tr>
<td>Eleagnus umbellata</td>
<td>Autumn Olive</td>
</tr>
<tr>
<td>Evodia danielli</td>
<td>Korean Evodia</td>
</tr>
<tr>
<td>Morus alba</td>
<td>Mulberry</td>
</tr>
<tr>
<td>Paulownia tomentosa</td>
<td>Empress Tree</td>
</tr>
<tr>
<td>Phellodendron amurense</td>
<td>Amur Cork Tree (female)</td>
</tr>
<tr>
<td>Prunus avium</td>
<td>Sweet Cherry</td>
</tr>
<tr>
<td>Robinia pseudoacacia</td>
<td>Black Locust</td>
</tr>
<tr>
<td>Ulmus pumila</td>
<td>Siberian Elm</td>
</tr>
</tbody>
</table>

The following plant material shall not be permitted as part of a landscaping plan submitted to fulfill requirements of this ordinance.

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pyrus calleryana</td>
<td>Callery Pear</td>
</tr>
<tr>
<td>Rhamnus cathartica</td>
<td>Common or European Buckthorn</td>
</tr>
<tr>
<td>Coronilla varia</td>
<td>Crown vetch</td>
</tr>
</tbody>
</table>
DRAINAGE PLAN APPLICATION

(To be attached to the "land subdivision plan or development plan review application" or "minor land subdivision plan review application")

Application is hereby made for review of the Stormwater Management Plan and related data as submitted herewith in accordance with the Borough of Norristown Stormwater Management Ordinance.

_________________________________________  Final Plan  _________________  Preliminary Plan  _____________  Sketch Plan
Date of Submission  ___________________________  Submission No.  ___________________________

1. Name of subdivision or development ____________________________________________

2. Name of Applicant ___________________________________  Telephone No.  _________________
   (if corporation, list the corporation's name and the names of two officers of the corporation)
   ___________________________________________  Officer 1
   ___________________________________________  Officer 2

   Address ____________________________________________
   Zip ______________________________________________

   Applicant's interest in subdivision or development
   (if other than property owner, give owner's name and address)

3. Name of property owner ___________________________________  Telephone No.  _________________
   Address ____________________________________________
   Zip ______________________________________________

4. Name of engineer or surveyor ________________________________  Telephone No.  _________________
   Address ____________________________________________
   Zip ______________________________________________

5. Type of subdivision or development proposed:

   ___ Single-family Lots    ___ Townhouses    ___ Commercial (Multi-lot)
   ___ Two-family Lots      ___ Garden Apartments  ___ Commercial (One Lot)
   ___ Multi-family Lots    ___ Mobile Home Park  ___ Industrial (Multi-lot)
   ___ Cluster Type Lots    ___ Campground       ___ Industrial (One Lot)
   ___ Planned Residential Development  ___ Other (______________________)

Page 79
6. Linear feet of new road proposed ___________________________ L.F.

7. Area of proposed and existing impervious area on the entire tract.
   a. Existing (to remain) __________________ S.F. ______________% of property
   b. Proposed ___________________ S.F. ______________% of property

8. Stormwater
   a. Does the peak rate of runoff from proposed conditions exceed that flow which occurred for existing conditions for the designated design storm? ____________________________

   b. Design storm utilized (on-site conveyance systems) (24 hr.) ____________________________
      No. of Subarea ________________________________
      Watershed Name ________________________________
      Explain: ______________________________________
      ____________________________________________
      ____________________________________________

   c. Does the submission and/or district meet the criteria for the applicable management district? ____________________________

   d. Number of subarea(s) from Ordinance Appendix A of the Stony Creek / Sawmill Run Watershed Map ____________________________

   e. Type of proposed runoff control ____________________________

   f. Does the proposed stormwater control criteria meet the requirements/guidelines of the Stormwater Ordinance? ____________________________
      If not, what variances/waivers are requested? ____________________________
      Reasons ______________________________________
      ____________________________________________

   g. Does the plan meet the requirements of Article III of the Stormwater Ordinance? ____________________________
      If not, what variances/waivers are requested? ____________________________
      Reasons why ______________________________________
      ____________________________________________

   h. Was TR-55, June 1986, utilized in determining the time of concentration? ____________________________
      ____________________________
i. What hydrologic method was used in the stormwater computations?

j. Is a hydraulic routing through the stormwater control structure submitted?

k. Is a construction schedule or staging attached?

l. Is a recommended maintenance program attached?

9. Erosion and Sediment Pollution Control (E&S):

   a. Has the stormwater management and E&S plan, supporting documentation, and narrative been submitted to the Montgomery County Conservation District?

   b. Total area of earth disturbance _S.F._

10. Wetlands

    a. Have the wetlands been delineated by someone trained in wetland delineation?

    b. Have the wetland lines been verified by a state or federal permitting authority?

    c. Have the wetland lines been surveyed?

    d. Total acreage of wetland within the property

    e. Total acreage of wetland disturbed

    f. Supporting documentation

11. Filing

    a. Has the required fee been submitted?

    Amount

    b. Has the proposed schedule of construction inspection to be performed by the Applicant’s engineer been submitted?

    c. Name of individual who will be making the inspections

    d. General comments about stormwater management at the development
CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF APPLICATION:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this the _______ day of ________________, 20____, before me, the undersigned officer, personally appeared ________________, who, being duly sworn according to law, deposes and says that __________________________________ are owners of the property described in this application and that the application was made with __________________________ knowledge and/or direction and does hereby agree with the said application and to the submission of the same.

________________________________________ Property Owner

My Commission Expires _____________________________________________ 20____
Notary Public ______________________________________________________

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE INFORMATION AND STATEMENTS GIVEN ABOVE ARE TRUE AND CORRECT.

SIGNATURE OF APPLICANT________________________________________


(Information Below This Line To Be Completed By The Municipality)

____________________________________ (Name of) Municipality official submission receipt:

Date complete application received __________________ plan number __________________

Fees ____________ date fees paid ____________ received by ____________________________

Official submission receipt date ______________________________________________________

Received by ________________________________________________________________

________________________________________ Municipality
**PROPOSED SCHEDULE OF FEES**

Subdivision name ___________________________ Submittal No. ___________________________

Owner ___________________________________ Date ____________________________

Engineer ___________________________________ Date ____________________________

1. **Filing fee**

   $50.00

2. **Proposed land use**

   2a. Subdivision, campgrounds, mobile home parks, and multi-family dwelling where the units are located in the same local watershed

   $1,000 per application plus
   $25.00 per lot.

   2b. Multi-family dwelling where the designated open space is located in a different local watershed from the proposed units

   $1,750 per application plus
   $50.00 per unit

   2c. Commercial/industrial

   $1,000 per application

   2d. Other

   $1,500 per application

3. **Relative amount of earth disturbance**

   3a. Residential

   road <500 l.f.
   $1.00 per L.F.

   road 500-2,640 l.f.
   $1.50 per L.F.

   road >2,640 l.f.
   $2.00 per L.F.

   3b. Commercial/industrial and other

   impervious area <3,500 s.f.
   $0.20 per S.F.

   impervious area 3,500-43,560 s.f.
   $0.15 per S.F.

   impervious area >43,560 s.f.
   $0.10 per S.F.

4. **Relative size of project**

   4a. Total tract area <1 ac.

   $1,000

   1-5 ac.

   $1,000 per Ac. or part thereof

   5-25 ac.

   $500 per Ac.

   25-100 ac.

   $250 per Ac.

   100-200 ac.

   $100 per Ac.

   >200 ac.

   $75 per Ac.

5. **Stormwater control measures**

   5a. Detention basins and other controls which require a review of hydraulic routings ($ per control)

   $2,000.00

   5b. Other control facilities which require storage volume calculations but no hydraulic routings ($ per control)

   $1,500.00
6. Site inspection ($ per inspection) $150.00 each

Total

$________

All subsequent reviews shall be 25% of the amount of the initial review fee unless a new application is required as per Section 306 of the Stormwater Ordinance. A new fee shall be submitted with each revision in accordance with this schedule.
ORDINANCE APPENDIX C – 2

DRAINAGE PLAN CHECKLIST
Montgomery County Conservation District

Address: 143 Level Road
Collegeville, PA 19426-3313
Phone: 610-489-4506
Fax: 610-489-9795
Email:

Project: ________________________________
Municipality: ___________________________
Engineer: ______________________________
Submittal No: __________________________
Date: _________________________________
Project ID: ____________________________ (for County use ONLY)

SECTION I: REGULATED ACTIVITIES

Reference: Section 105

1. Is the Proposed Project within the Stony Creek/Sawmill Run watershed? ☐ Yes ☐ No

2. Does the Proposed Project meet the definition of a "Regulated Activity"? ☐ Yes ☐ No

STOP – If you have checked NO for either of the above questions, you are not required to submit a Storm Water Management Plan under this Ordinance.

SECTION II: EXEMPTION

Reference: Section 106

Note: Parent Tract refers to the total parcel configuration on December 19, 2006 and includes any subdivision of lands which may have occurred after that date.

Parent Tract Area: ________ acres

Total Existing Impervious Area (as of December 19, 2006): ________ acres
Total New Impervious Area (all Phases): ________ acres

Parcel IS Exempt ☐ Parcel IS NOT Exempt ☐

SECTION III: NONSTRUCTURAL PROJECT DESIGN

Reference: Section 404

1. Has an Existing Resource and Site Analysis Map (ERSAM) been prepared?

☐ Yes ☐ No, Explain ________________________________

Page 86
SECTION III: NONSTRUCTURAL PROJECT DESIGN (Continued)

2. Are any of the following Environmentally Sensitive areas identified on site?

<table>
<thead>
<tr>
<th>Environmentally Sensitive Area</th>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steep Slopes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ponds / Lakes / Vernal Pools</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Streams</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetlands</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hydric Soils</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Flood plains</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stream Buffer Zones</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hydrologic Soil Groups A or B</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recharge Areas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Others:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Does the site layout plan avoid Environmentally Sensitive Areas identified on site?

☐ Yes  ☐ No, Explain __________________________________________

__________________________________________

4. Has a stream buffer been established per Section 406.1.?

☐ Yes  ☐ No, Explain __________________________________________

__________________________________________

SECTION IV: GROUNDWATER RECHARGE

Reference: Section 405

1. Is the proposed activity considered a "Stormwater Hotspot"?  ☐ Yes  ☐ No

2. Have provisions been installed to promote groundwater recharge on site?

☐ Yes  ☐ No, Explain __________________________________________

__________________________________________

3. Total Recharge Volume Required: __________ cubic feet (using: ☐ Method A; ☐ Method B)

4. How is the Required Recharge Volume being addressed?

☐ Infiltration Trench  ☐ Dry Swales

☐ Infiltration Basin  ☐ Other:

☐ Bioretention
SECTION IV: WATER QUALITY

Reference: Section 406

1. Have provisions been installed to address stormwater runoff water quality on site?
   □ Yes  □ No, Explain ____________________________
   ____________________________
   ____________________________

2. Total Water Quality Volume Required: ________ acre feet

3. Is the site in a Special Protection watershed which includes Exceptional Value (EV) of High Quality (HQ) waters? □ Yes  □ No

4. How is the Required Water Quality Volume being addressed?
   □ Wet Detention Basin  □ Extended Dry Detention Basin  □ Sand Filter
   □ Bioretention  □ Constructed Wetlands  □ Other:
   ____________________________
   ____________________________
   ____________________________

SECTION IV: STREAMBANK PROTECTION

Reference: Section 407

1. Has the 2- year proposed conditions flow been reduced to the 1- year existing conditions flow?
   □ Yes  □ No, Explain ____________________________
   ____________________________
   ____________________________

2. Does the proposed conditions 1- year storm drain over a minimum 24- hour period?
   □ Yes  □ No, Explain ____________________________
   ____________________________
   ____________________________

SECTION IV: OVERBANK AND EXTREME STORM EVENTS

Reference: Section 408

1. In which of the following Storm Water Management District(s) is the site located?
   □ A  □ B  □ C

2. Does the Proposed Conditions Runoff meet the Criteria established in Table 408.1?
   □ Yes  □ No, if you answered Yes proceed to Section V.
SECTION V: CALCULATION METHODOLOGY

Reference: Section 409

1. Which method(s) are utilized in the site stormwater management plan for computing stormwater runoff rates and volumes?
   - [ ] TR-20
   - [ ] TR-55
   - [ ] PSRM
   - [ ] Rational Method
   - [ ] HEC-1/HEC-HMS
   - [ ] Other:

2. Was Table B-1 or Figure B-4 utilized in rainfall determination?
   - [ ] Yes
   - [ ] No, Explain __________________________

3. Was Table B-2 (Runoff Curve Numbers) or Table B-3 (Rational Runoff Coefficients) utilized in calculations for runoff?
   - [ ] Yes
   - [ ] No, Explain __________________________

4. For any proposed stormwater detention facility, were the appropriate design storms routed through the facility using the Storage-Indication Method?
   - [ ] Yes
   - [ ] No, Explain __________________________

SECTION VI: OTHER REQUIREMENTS

Reference: Section 410

1. Is this project subject to PENNDOT approval?
   - [ ] Yes
   - [ ] No
   a. If "YES" have these plans been forwarded to PENNDOT for review?
      - [ ] Yes
      - [ ] No, Explain __________________________

2. Have proposed wet detention basins incorporated biologic control consistent with the West Nile Guidelines presented in Appendix I?
   - [ ] Yes
   - [ ] No
   - [ ] Not Applicable

3. Are any proposed stormwater facilities subject to PADEP Chapter 105 permitting?
   - [ ] Yes
   - [ ] No
   a. If "YES" have these plans been forwarded to PADEP for review?

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SECTION VI: FACILITY OPERATION AND MAINTENANCE PLAN

Reference: Section 702

1. Has a Stormwater Control and BMP Operations and Maintenance Plan been approved by the Municipality?
   □ Yes □ No, Explain ______________________________________

2. Who shall assume responsibility for implementing the Stormwater Control and BMP Operations and Maintenance Plan?
   □ Municipality □ Homeowner Association
   □ Private Owner □ Other