



Municipality of Norristown

REQUEST FOR MINOR PLAN 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 ZONING APPROVAL? WHEN? _____
TYPE OF REVIEW: ZONING 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 _____

PRELIMINARY AND FINAL REVIEWS

DEADLINE AND MEETING SCHEDULE

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.

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: _____
 Applicant Address: _____
 Applicant Phone: _____
 Applicant Email: _____
 Applicant Engineer Name: _____
 Applicant Engineer Address: _____
 Applicant Engineer Phone: _____
 Applicant Engineer Email: _____

Plan Name: _____
 Plan Type: _____
 Project Location/Address: _____
 Parcel Identification Number: _____
 Block/Lot: _____
 Property Owner of Record: _____

CHECKLIST, APPLICATIONS, FEES, SIGNATURES

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

3. Within seven (7) days of recording, the applicant shall deliver to the Director of Planning and Municipal Development one (1) mylar copy of the record plan showing thereon the plan book, page number and date of the recording.

Section 309. Minor Plan Submission Requirements and Review Procedure.

Minor Plans may be submitted and processed only for Lot Line Adjustments, Simple Conveyances, Minor Subdivisions, and Minor Land Developments as characterized herein, in accordance with the standards and requirements in this section.

1. Standards for Qualification as a Minor Plan Submission.

- A. Lot Line Adjustment.

- 1) A proposal between two abutting, existing, legally approved and recorded lots.
- 2) A common lot line is proposed to be adjusted in terms of its location or configuration.
- 3) The land area of each lot may be different after adjustment, but the total lot area of the 2 lots will be unchanged.
- 4) No alteration will occur to the perimeter boundary lines of the 2 lots.
- 5) Neither lot shall violate the applicable dimensional requirements of the zoning ordinance as a result of the lot line adjustment.
- 6) Possible reasons for lot line adjustments include, but are not necessarily limited to:
 - a. Correcting errors regarding locations of existing improvements (e.g. if the driveway for Lot #1 is located on Lot #2);
 - b. Relating the line to definitive physical characteristics (e.g. to adjust the line to run along an existing hedgerow);
 - c. Preferences of the landowners involved.

- B. Simple Conveyance.

- 1) A proposal between two abutting, existing, legally approved and recorded lots.
- 2) A portion of one lot is being divided off to be conveyed to the owner of the abutting lot.
- 3) The land area of each lot will be different after conveyance, but the total lot area of the two lots will be unchanged.
- 4) The lot from which the land is being conveyed must be suitable in terms of the applicable dimensional requirements of the zoning ordinance, so that after conveyance, it will remain in compliance with those requirements.
- 5) The land area being conveyed need not satisfy any of the dimensional requirements applicable to lotting in the district in which it is located, nor the street frontage requirements of the zoning ordinance, provided that it shall be deed restricted to the extent that it may not be transferred independently, but must be transferred together with the lot to which it is being functionally added by the process of simple conveyance.

- C. Minor Subdivision.

- 1) A subdivision proposal which would divide one existing lot into up to three lots, all of which comply with the applicable dimensional requirements of the zoning district in which the existing lot is located.
- 2) The existing lot has sufficient frontage on an existing, improved public street to satisfy the applicable municipal requirements for lot frontage and access to a public street for both proposed lots.
- 3) The existing lot has not been a part of an approved subdivision proposal during the 5 years previous to the current application.
- 4) The subdivision will not require new road construction, road improvements, or the extension of existing public utility lines.
- 5) The proposal will not involve significant stormwater and/or erosion control issues, as determined by the Municipal Engineer.

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- 6) Disqualification. Municipal Council may require standard Preliminary Plan submission in place of a Minor Plan when conditions warrant it, at the advice of the Planning Commission or Engineer.

 D. Minor Land Developments

- 1) A land development proposal where it is found by the Department of Planning and Municipal Development that the intended development or modification of a site, or use and occupancy of an existing structure will create a minimal impact upon traffic, drainage, visual image, landscaping, buffering, lighting or other elements described within the purposes of the Ordinance.
 - 2) Parking lot expansions.
 - 3) Additions to existing non-residential buildings provided that the addition is less than 5,000 gross square feet and involves no more than a 25% in the size of the existing building.
2. Submission Requirements and Review Procedure
- A. All Minor Plans shall be considered to be Preliminary Plans for the purposes of submission for review and approval, and shall comply with the requirements of Section 304, Preliminary Plan Submission Requirements and Section 305, Preliminary Plan Review Procedure.
 - B. When a Minor Plan qualifies for approval, or for approval subject to conditions, in accordance with Section 309.1, herein, the Minor Plan may be granted concurrent Preliminary and Final Plan approvals, provided that the plan includes the Final Plan Certifications required by Section 306.4, herein, and complies with Section 307.3, herein.
 - C. A Minor Plan is not required to include an Improvements Construction Plan or a Record Plan as required by Sections 306.2 and 306.3, herein.
 - D. A Minor Plan which will require access to a State highway shall provide the "highway access" statement on the plan, as required by Section 306.2.

Section 310. De Minimus Improvement Process.

No subdivision or land development approval is needed for a DeMinimus Improvement as defined in Section 201 if an applicant who wishes to proceed under these provisions shall submit to the municipal staff the following for their review:

1. A building permit application setting forth the proposed improvement, the cost thereof, and any changes to be made to the land.
2. Where the project has a previously recorded land development plan, the applicants must file an amended land development plan for the record.
 - A. The Plan, when filed, shall undergo engineering, HARB (where applicable), and zoning review to address all zoning issues such as trash enclosures, landscaping, site access, and stormwater management. An escrow shall be established with the municipality to cover appropriate fees for plan review as determined by staff.
3. Any given building may have no more than three (3) De Minimus improvements as long as the cumulative additions do not exceed the definition set forth in Article Two and each application will contain a statement to effect that the cumulative De Minimus improvements granted, and including the current application, require less than five parking spaces and the total addition of improvements does not exceed 1,000 square feet.
4. Upon completion of the appropriate staff review, if the applicant agrees in writing to the conditions, improvements, and/or requirements determined by the review, the application will be approved and the appropriate permits will be issued. In the event that the applicant does not agree with the review conclusions, the application is deemed denied and the applicant may elect to resubmit the application under the standard land development procedures as set forth herein.

Section 311. Resubmission.

Norristown may consider changes to plans that are submitted as Preliminary or Final Plans if they are resubmitted in the following manner:

1. 15 copies of the resubmitted plans must be filed with the Planning Department during regular business hours.
2. The resubmission must be accompanied with a completed application form.
3. The applicant shall grant an extension of the ninety (90) day review time as a condition of filing a resubmission if requested by Norristown.

Borough of Norristown, PA
Tuesday, March 6, 2018

Chapter 282. Subdivision and Land Development

ARTICLE III. Plan Filing, Submission, Processing, and Review

§ 282-304. Preliminary plan submission requirements.

This section contains the requirements for preliminary plans for subdivisions and/or land developments in terms of drafting standards, basic information, existing features, and proposed features.

1. Twenty paper copies of the preliminary plan shall be filed with the Norristown Department of Planning and Municipal Development or other designated staff, in person by the applicant or applicant's agent, at the Norristown Planning Office during normal municipal business hours. In addition to the paper copies of the plans required for submission, the applicant shall also provide a compact disk with plan sheets in a PDF or other acceptable software format.
2. Notice of all applications for the approval of subdivision and land development shall be given by conspicuously posting a written notice of the application on the affected tract prior to submission of the preliminary plans. This notice shall adhere to the following:
 - A. The notice must remain in place until final plan approval is given.
 - B. The notice shall be printed on a sign with the minimum dimensions of 36" x 24", of the types used for real estate sales.
 - C. The sign shall state the following: "This property is subject to a subdivision and land development application in Norristown."
 - D. The sign(s) shall be posted in such locations that are clearly visible from adjacent properties and adjacent roadways.
 - E. Proof of posting by way of a dated photograph must be provided in the application submitted to the Municipality of Norristown.
3. Plans must be accompanied by:
 - A. Norristown filing fee.
 - B. Montgomery County Planning Commission review fees.
 - C. Completed Norristown application and administrative forms.
4. Drafting standards. Plans shall be professionally prepared in compliance with the following:
 - A. The plan shall be drawn to a standard engineering scale not exceeding 50 feet to the inch.
 - B. Sheet size shall be 15" x 18", 18" x 30", or 24" x 36", appropriately related to the scale of the drawing.
 - C. All sheets shall be the same size and shall be numbered relative to the total number of sheets (i.e., 1 of 5, etc.)
 - D. Where two or more sheets are needed to show the entire tract, a reduced-scale key plan shall be provided to show how the sheets fit together. Match lines shall be shown.

- E. A reduced-scale plan of the entire site at a scale greater than one 50 feet to the inch may be required in cases where it would facilitate the review and approval process. A waiver request for the plan scale is required.
 - F. Property lines shall be drawn and labeled in conformance with the Act of May 23, 1945 (P.L. 913, No. 367), known as the "Professional Engineers Registration Law,"^[1] and accepted surveying and civil engineering practices, including dimensions shown in feet and decimal fractions thereof and bearings shown in degrees, minutes, and seconds.
 - 1) Tract boundary lines shall be the heaviest property lines.
 - 2) Proposed lot lines shall be the next heaviest.
 - 3) Possible future lots, if shown, shall be the lightest line weight and may be shown as dashed lines.
 - 4) Property lines to be eliminated where two lots are proposed to be joined in common deed should be properly noted and depicted on the boundary to be removed.
- [1] *Editor's Note: See 63 P.S. § 148 et seq.*
5. Basic information. All preliminary plans shall show the following basic information:
- A. Name of the subdivision or land development.
 - B. Name, address and phone number of the applicant.
 - C. Name, address and phone number of the firm which prepared the plan and professional seal of the individual certifying its accuracy and compliance with applicable standards.
 - D. Date of preparation of the plan and a descriptive list of revisions to the plan with any subsequent revision dates.
 - E. North point and graphic and written scale.
 - F. Location plan (key map) showing the relationship of the subject tract to the surrounding road network and major physical features, with a scale not less than 800 feet equals one inch.
 - G. The entire tract boundary with bearings and distances and total tract acreage.
 - H. A chart listing the basic dimensional, density and parking requirements of the applicable zoning district, compared to the applicant's proposal, indicating, where applicable, any zoning relief required.
 - I. Zoning classifications of all lands abutting the proposal.
 - J. Names of all current owners of immediately adjacent lands.
 - K. A statement showing:
 - 1) Number of acres under proposal (net and gross acreage should be indicated in accordance with the Zoning Ordinance).
 - 2) Number of lots and/or dwelling units, or gross leasable area.
 - L. Description of variances or special exceptions, conditions of their approval, and the dates they were granted, if any.
 - M. Description of and reference to the section of the Subdivision and Land Development Ordinance for any waivers requested.
 - N. Description of any deed restrictions or other covenants affecting development of the tract. This information should contain the name of the easement holder or parties in the covenant agreement and a reference to their deed and page book recording location.
 - O. The requirements of any other local ordinance which may affect the proposal.

- P. Legend sufficient to indicate clearly between existing, required, and proposed conditions.
 - Q. Name and address of the owner of record if different from the applicant.
 - R. Tax parcel number of all parcels being subdivided or developed.
 - S. Deed book and page numbers for all parcels being subdivided or developed.
 - T. A note shall be shown on the plan which states "Preliminary Plan - Not to be Recorded."
6. Existing features plan. Within the tract proposed for subdivision and/or land development, and within 100 feet of the tract boundaries, the following information shall be shown on the preliminary plan:
- A. Streets and alleys bordering or crossing the tract, including:
 - 1) Locations.
 - 2) Names.
 - 3) Rights-of-way.
 - a. Legal.
 - b. Ultimate.
 - 4) Cartway widths.
 - 5) Surface conditions.
 - 6) Location of driveways, curbs and sidewalks.
 - B. Water resources, including:
 - 1) Ponds.
 - 2) Wetlands, swamps, or marshes.
 - 3) Watercourses and springs.
 - 4) Existing well locations - in use, capped, and abandoned.
 - 5) Existing cisterns.
 - 6) Flood-prone or floodplain areas, including data from FEMA studies, supporting hydrologic and hydraulic data for one-hundred-year flood limits, or the Montgomery County Soil Surveys, when applicable, as determined appropriate by the Municipal Engineer for the watercourse(s) affecting the site.
 - C. Sanitary sewers, including:
 - 1) Pipe locations.
 - 2) Pipe sizes and materials.
 - 3) Direction of flow.
 - 4) Gradient of flow.
 - 5) Manholes.
 - 6) Invert elevations.
 - 7) Septic systems and drainfields.
 - D. Storm sewers, including:

- 1) Pipe locations.
 - 2) Pipe sizes and materials.
 - 3) Direction of flow.
 - 4) Gradient of flow.
 - 5) Inlets, catch basins, and manholes.
 - 6) Invert elevations.
- E. Other existing stormwater and/or erosion control facilities, including:
- 1) Basins.
 - 2) Swales.
 - 3) Diffusion devices.
 - 4) Velocity controls.
 - 5) Related technical data for those facilities.
- F. Other natural features, including:
- 1) Location, size, species, and condition of trees four inches in diameter or greater, when measured at a distance of four feet from the grade, and when standing alone or in small groups.
 - 2) Outer limits of woodlands and a general description of their types, sizes, and conditions.
 - 3) Locations and limits of geologic features which may affect the locations of proposed streets or buildings, including:
 - a. Rock outcroppings.
 - b. Quarries.
 - c. Sinkholes.
 - d. Ravines.
- G. Soil types, including:
- 1) Mapped limits.
 - 2) Names.
 - 3) Significant limitations, such as, high water table or shallow bedrock.
- H. Contour information, including:
- 1) Contours at a vertical interval of two feet, accurately drawn from USGS datum.
 - 2) Areas with slopes of 15% or greater should be shaded, as determined from the contours shown on the plan.
- I. Other man-made features, including:
- 1) Location, size, character, and configuration of existing buildings, labeled "To Remain" or "To Be Removed," as applicable.
 - 2) Location and description of existing buildings and other structures less than 100 feet beyond the tract boundaries.
 - 3) Location, type, and ownership of utilities, both above and below ground, with notes to describe:

- a. Easement or right-of-way dimensions.
 - b. Additional setback or development restrictions imposed by the utility company.
 - c. Specific type of product transported with pipelines.
7. Proposed features and lotting plan. Within the tract proposed for subdivision and/or land development, the following information shall be shown on the preliminary plan:
- A. Subdivision and/or land development layout.
- 1) Proposed streets, alleys, driveways, and parking areas, including:
 - a. Names or other identification.
 - b. Right-of-way widths and lines.
 - c. Cartway widths.
 - d. Center-line courses, distances, and curve data.
 - e. Curblines.
 - f. Radii at intersections.
 - g. Street location tie-ins by courses and distances.
 - h. Capacity of parking areas.
 - i. Sight distance at proposed intersections with existing streets.
 - 2) Layout and dimensions of all lots, including the net lot area as defined within the Zoning Ordinance.
 - 3) All building setback lines.
 - 4) All parking setback lines, where applicable.
 - 5) Proposed sidewalk or other walkway locations.
 - 6) Proposed buildings, including:
 - a. Locations.
 - b. Configurations.
 - c. Sizes (ground-level floor area, total floor area, and height).
 - d. Total building coverage (square feet and percentage of site).
 - e. Locations and types of accessory structures.
 - f. Ground-floor elevations.
 - 7) Common use areas, including:
 - a. Open space areas.
 1. Locations.
 2. Configurations.
 3. Size.
 4. Use of common area.
 - b. Recreation facilities.

1. Locations.
 2. Types of facilities.
 3. Proposed ownership.
 - c. Parking, driveway, or road areas when privately owned for common use.
 - d. Walkways or pathways.
 - e. Notes regarding offers of dedication or retention in private ownership, as applicable.
- 8) Areas for future uses, including:
- a. Road extensions.
 - b. Stormwater management facilities.
 - c. Additional subdivision or land development in sketch form, in accordance with the requirements of § 282-302, Sketch plan submission requirements, and in accordance with the intent of § 282-303, Sketch plan review procedure.
 - d. Explanatory notes for such future uses.
- 9) Impervious coverage area calculations.
- 10) Proposed landscaping plan, including:
- a. Street trees.
 - b. Planting screens.
 - c. Buffer areas.
 - d. Other related landscape features such as mounding and water features.
 - e. Managed meadow.
 - f. Rain gardens and other bioretention areas.
- B. Grading and drainage plan. The following information shall be shown on the preliminary plan:
- 1) Proposed contours for the entire site at the contour interval of the plan.
 - 2) Approximate limits of site disturbance, including a clear delineation of existing vegetation, including trees, hedgerows, wooded areas, scrub growth, and meadow:
 - a. To be removed.
 - b. To be preserved, including method of preservation.
 - 3) Stormwater management and erosion control and sedimentation facilities, including:
 - a. Basins.
 - b. Swales.
 - c. Diffusion devices.
 - d. Velocity controls.
 - e. Pipe locations.
 - f. Pipe sizes and materials.
 - g. Direction of flow.

- h. Gradient of flow.
 - i. Inlets, catch basins, and manholes.
 - j. Invert elevations.
 - k. Design calculations for these facilities shall be submitted in report form with a note on the plan referencing the report.
- C. Infrastructure plan.
- 1) Sanitary sewer line locations, clearly identifying the following:
 - a. Pipe sizes and materials.
 - b. Direction of flow.
 - c. Gradient of flow.
 - d. Manholes.
 - e. Invert elevations.
 - 2) Sanitary sewage pumping stations.
 - 3) Sewage treatment plant locations.
 - 4) Water supply facilities, including:
 - a. Central water supply lines.
 - b. Pipe sizes and materials.
 - c. Fire hydrant locations.
 - 5) Finished floor elevations of proposed buildings.
 - 6) Municipal waste disposal facilities.
- D. Cross sections, profiles, structural designs. The following shall be provided:
- 1) Cross-section and center-line profile for each proposed or widened cartway, driveway, or parking area shown on the preliminary plan, including:
 - a. Road center-line grades and vertical curvature, including road center-line elevations shown at horizontal intervals of 25 feet along vertical curves and 50 feet for straight grades.
 - b. Profiles for sanitary sewers, water mains, and storm drains, including locations of manholes, inlets, and catch basins.
 - 2) Preliminary design of any bridges, culverts, or other structures and appurtenances which may be required.
- E. Additional plans. Other plans as required to comply with the Norristown Zoning Ordinance or other provisions in the Norristown Zoning Ordinance.

§ 282-305. Preliminary plan review procedure.

The procedure contained in this section shall regulate the review of preliminary plans for subdivision and land development.

- 1. The Municipality will conduct a cursory review of the application, administrative forms, and preliminary plans, and other required studies and reports to ensure that the submission appears to be complete and will

then stamp the plans with the plan filing date. The Municipality shall have five working days from the date of the submission to determine if it is in proper form and contains the required information. If complete, the date of the submission shall be considered as the date of the application as duly filed. If the submission is found to be incomplete or defective, a statement of rejection itemizing the deficiencies will be mailed to the applicant within five business days and the submission will be returned. Acceptance for filing shall not constitute a waiver of any deficiencies or irregularities. The applicant may appeal a decision made under this section to the Municipal Council.

2. The preliminary plan shall be placed on the agenda of the next regularly scheduled meeting of the Norristown Planning Commission following the plan submission date, provided that plans are filed at least 15 days prior to that date.
3. Norristown shall distribute copies of the plan to the following for review and recommendations:
 - A. Norristown Planning Commission.
 - B. Norristown Council.
 - C. Municipal Engineer.
 - D. Norristown staff, including: Solicitor, Public Works Director, Fire Marshal, Police Chief, other Norristown boards or officials, sewer and/or water authorities, and/or other technical consultants as needed.
4. Preliminary plans shall be accompanied by the following:
 - A. Completed application and checklist.
 - B. Municipal filing fee.
 - C. Montgomery County Planning Commission review fee and completed review request form.
5. Upon completion of its review of the preliminary plan, which should include consideration of the timely recommendations of the Municipal Engineer, Montgomery County Planning Commission, and other technical advisors when requested, the Norristown Planning Commission shall communicate its recommendations to the Municipal Council.
6. The Municipal Council shall have a ninety-day time period to act on the plan, unless the applicant has agreed, in writing, to an extension of the time period. The ninety-day time period shall be measured from the date of the next regularly scheduled Norristown Planning Commission meeting following the plan filing date, provided that, should the next meeting of the Norristown Planning Commission occur more than 30 days after the plan filing date, the ninety-day period shall be measured from the 30th day after the plan filing date.
7. If an extension of the ninety-day time period is applied, it shall be measured from the expiration of the original ninety-day period. A time extension shall postpone the deadline and effects of the ninety-day time period for the additional number of days agreed to in writing prior to the last scheduled Municipal Council meeting within the ninety-day plan review period.
8. The Municipal Council shall consider the preliminary plan application at one or more of its public meetings during the ninety-day time period, and/or extension thereof if applicable, and shall render a decision on the plan following receipt of the recommendations of the Norristown Planning Commission, Municipal Engineer, Montgomery County Planning Commission, and/or other technical advisors as requested.
 - A. Provided, in accordance with the Pennsylvania Municipalities Planning Code, that the Municipal Council shall not approve an application until the Montgomery County Planning Commission report of its recommendations is received or until the expiration of 30 days from the date the application was forwarded to the county.
 - B. In accordance with the policies of the Montgomery County Planning Commission, the date the application was forwarded to the county shall be considered to be:

- 1) The date noted on Norristown's request for review; or
 - 2) Two days prior to the county's receipt of the request if no date is noted on the request, except that in no instance will the date be earlier than five days prior to the county's receipt of the request.
9. Procedure following the Municipal Council decision. When the Municipal Council makes a decision on a preliminary plan, one of following procedures will be followed, depending on the type of decision:
- A. Denial. If the Municipal Council denies approval of a preliminary plan, then the written notification to the applicant shall specify the defects found in the application and describe the requirements which have not been met and shall cite the provisions of the statute or ordinance relied upon.
 - B. Approval. If the Municipal Council approves a preliminary plan as filed by the applicant, then the Secretary will so certify thereon, and a copy of the approved plan will be forwarded to the applicant. The applicant shall submit two paper copies of the approved plan for Norristown's seal and signature.
 - C. Approval subject to conditions.
 - 1) If the Municipal Council approves a preliminary plan conditioned upon the performance of any act or the obtaining of any other approval or permit by the applicant, the applicant shall be given the opportunity to accept or reject the conditions within a ten-day period. The approval of the plan shall be rescinded automatically without action of the Municipal Council, at the end of 10 days from the date at which conditional approval was granted or notice received by the applicant regarding the conditional approval, upon either the applicant's failure to execute the written acceptance or upon rejection of such conditions by the applicant. Written notice will be provided to the applicant in the following manner:
 - a. Specify the conditions of approval and request the applicant's written agreement to the conditions.
 - b. State that the application will be denied if the applicant does not agree to the conditions, and specify the defects found in the application, describe the requirements which have not been met, and cite the provisions of the statute or ordinance relied upon for denial of the plan.
 - c. State that the plan approval shall be rescinded automatically upon the applicant's failure to accept or reject the conditions within 10 days following the decision by Norristown to grant conditional approval.
 - 2) Following submission of written agreement to the conditions specified by the Municipal Council, the applicant shall submit two paper copies of the preliminary plan which show compliance with the conditions, by plan revision or notation, for Norristown's seal and signatures.
 - D. Written notification of the Municipal Council's decision shall be communicated to the applicant personally or be mailed to the applicant's last known address not later than 15 days following the decision.
10. Effective period of approval. Approval will be effective for a period of five years from the date of plan approval, unless extended in writing by the Municipal Council.
- A. No subsequent change or amendment in the zoning, subdivision, or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of approval within that five-year period.
 - B. In the case where preliminary and final plan approval are concurrent, the five-year period shall be measured from the date of that concurrent approval.
 - C. In a case of a preliminary plan calling for the installation of improvements beyond the five-year period, a schedule shall be filed by the applicant with the preliminary plan delineating all proposed sections as well as deadlines within which applications for final plan approval of each section are intended to be filed.

- 1) Such schedule shall be updated annually by the applicant, on or before the anniversary of the preliminary plan approval, until final plan approval has been granted to the final section.
- 2) Any modification in the aforesaid schedule shall be subject to approval of the Municipal Council, in its discretion.
- 3) Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of 25% of the total number of dwelling units as shown on the preliminary plan, unless a lesser percentage is approved by the Municipal Council, in its discretion.
- 4) For any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within the initial five-year period, the terms of § 282-305.7 above shall also apply to each subsequent section for an additional term of three years from the date of final plan approval of each section.

§ 282-306. Final plan submission requirements.

All final plans for subdivisions and/or land developments shall consist of two basic parts, the improvements construction plan and the record plan, and shall comply with the requirements of this section. Information on the final plans should reflect the approved preliminary plans and any conditions made in the approval of them.

1. Fifteen paper copies plus one CD of the final plan shall be submitted to the Norristown Department of Planning and Municipal Development, in person by the applicant or applicant's agent, during normal municipal business hours.
2. Improvement construction plan.
 - A. Drafting standards. The same standards shall be required for an improvement construction plan as for a preliminary plan, except that the horizontal scale of the plan and profile shall not exceed 50 feet to the inch and the vertical scale of the plan shall be two, four, or five feet to the inch, whichever is most appropriate.
 - B. Information to be shown. The plan shall contain sufficient information needed for the construction of the proposed streets, or any portion thereof, including all appurtenances, sewers and utilities, as shown on the approved preliminary plan. This information shall include:
 - 1) Horizontal plan. The horizontal plan shall show details of the horizontal layout as follows:
 - a. Information shown on the approved preliminary plan.
 - b. The beginning and end of proposed immediate and future construction.
 - c. Stations corresponding to those shown on the profiles.
 - d. The curb elevation and tangent points of horizontal curves at road or alley intersections and at the projected intersections of the curblines.
 - e. The location and size of sanitary sewers and lateral connections and water mains, with distances between manholes, gas, electric and other utility pipes or conduits, and of storm drains, inlets and manholes.
 - f. The location, type and size of curbs and all paving widths.
 - g. The location of fire hydrants and streetlights.
 - 2) Profiles. The profiles shall show details as follows:
 - a. Profiles and elevations of the ground along the center lines of proposed streets.
 - b. Profiles of sanitary sewers with a profile over the sewer of the existing and finished ground surface showing manhole locations beginning at the lowest manhole.

- c. Profiles of storm drains showing catch basins, inlet, and manhole locations, sales, ditches, or related features.
 - d. Profiles of water mains.
- 3) Cross sections. The cross section for each classification of street shall comply with Norristown's standards and specifications as minimum requirements. It shall show a typical cross section across the road with details of grading and construction as follows:
- a. The ultimate right-of-way width and the location and width of the cartway.
 - b. The type, depth and crown of paving.
 - c. The type and size of curb.
 - d. When sidewalks are required, grading of the sidewalk area should be carried to the full width of the ultimate right-of-way.
 - e. The location, width, type and depth of sidewalks, when required.
 - f. The typical locations, size and depths of sewers and utilities.
 - g. Proposed grading to the ultimate right-of-way line.
- 4) Additional information. The following additional information shall be submitted with the final plan.
- a. All required local, state, and federal permits shall be submitted. These permits may include: Montgomery County, PennDOT, or Norristown road access permits; and PADEP permits for drainage, stream alteration, wetlands encroachment, water quality discharge, dams, erosion, and sedimentation control, air-pollution, or sanitary sewage facilities.
 - b. The following statements shall be required on the final plan:
 1. "The approved improvement construction plan, a copy of which may be inspected at the Municipal Office, has been made a part of the approved final plan."
 2. "For access to a highway under the jurisdiction of PennDOT, a highway occupancy permit is required, pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law." Access to the state highway shall be only as authorized by the highway occupancy permit."
 - c. All engineering calculations which support the proposed improvements, such as drainage calculations, sanitary facility design calculations, or structural calculations.
 - d. Certification of inspection and satisfactory functioning of any on-lot sewage disposal system which will remain in use, in accord with current industry, DEP, or County Health Department standards.
 - e. Developments utilizing public water or sewer facilities should provide proof that those services will be provided.
 - f. Sewage facilities plan approval from the Municipal Sewer Authority (and PADEP).
 - g. Approval of the erosion and sediment control plan from the Montgomery County Conservation District.
3. Record plan.
- A. Drafting standards. The same standards shall be required for a record plan as for a preliminary plan, and in addition, for recording purposes, the plans shall be placed on sheet sizes of 15" x 18", 18" x 30", or 24" x 36". All lettering and lines should be drawn to be legible if the plan is reduced to half size. A two-inch border on the left side of the plan should be free of information.

- B. Information to be shown. The plan, which shall include all portions of an approved preliminary plan, shall also show:
- 1) Basic information, as required for a preliminary plan, § 282-304.5.
 - 2) Courses and distances sufficient for the legal description of all the lines shown on the plan. The error of closure shall not be greater than one part in 5,000.
 - 3) Names or identification of the following:
 - a. Abutting owners.
 - b. All dimensional and technical descriptions of roads.
 - c. Easements.
 - d. Rights-of-way.
 - e. Open space, recreation, and/or other common use areas.
 - f. Other public improvements.
 - g. For land development plans, all additional information pertinent to the location and construction of site improvements, including buildings, walks, parking, driveways, and other related facilities.
 - h. Parcel identification number.
 - i. Montgomery County Planning Commission file numbers.
 - 4) All lots deeded to the ultimate right-of-way so that a single deed may be drawn to the appropriate body having jurisdiction for the dedication of streets by the applicant.
 - 5) Evidence that the plans are in conformance with the Zoning Ordinance and other applicable municipal ordinances and regulations. In any instance where such plans do not conform, evidence shall be presented that an exception, waiver, or variance has been officially authorized.
 - 6) The location, material and size of all existing and proposed monuments, with reference to them.
 - 7) Building setback lines with distances from the ultimate right-of-way line, and property lines.
 - 8) Appropriate notes and conditions governing the use or development of the proposed property.
4. Certifications. When approved, the record plan must show:
- A. The signature and seal of the registered engineer and surveyor certifying that the plan represents his/her work, that the monuments shown thereon exist as located, that the dimensional and geodetic details are correct, and that the survey has been prepared in accordance with the Pennsylvania Engineers Registration Law, P.L. 913, No. 367.
 - B. The signature of the applicant certifying his adoption of the plan.
 - C. The signature of the Municipal Administrator, certifying that the Municipal Council approved the final plan on the date shown.
 - 1) Spaces shall be provided for the signatures of the Municipal Council whose signatures are required.
 - 2) Spaces shall be provided for the signature of the Municipal Engineer and Chairman of the Municipal Planning Commission.
 - D. A blank space shall be provided for the stamp and seal of the Montgomery County Planning Commission and shall be located along the right-hand edge of the plan, measuring 3 1/2 inches wide and 2 1/2 inches tall.

§ 282-307. Final plan review procedure.

Final plans shall be submitted and reviewed in accordance with the procedure contained in this section.

1. The application for approval of the final plan shall be placed on the agenda of the next regularly scheduled meeting of the Municipal Planning Commission following the plan submission date, provided that plans are received 15 days prior to that date.
2. Norristown staff shall distribute copies of the plan to the following for review and recommendations:
 - A. Municipal Planning Commission.
 - B. Municipal Council.
 - C. Municipal Engineer.
 - D. Municipal Solicitor, Public Works Director, Fire Marshal, Police Chief, other municipal boards or officials, sewer and/or water authorities, and/or other technical consultants as needed.
3. Final plans shall be accompanied by the following:
 - A. Completed application and checklist.
 - B. Municipal filing fee.
 - C. Montgomery County Planning Commission review fee and completed review request form.
4. A final plan for an application that has been previously granted preliminary plan approval shall be approved by the Municipal Council when it is assured that:
 - A. The final plan conforms to the approved preliminary plan and any conditions made in the approval of it.
 - B. All engineering and other technical details have been resolved to the satisfaction of the Municipal Engineer, as evidenced by a letter from the Municipal Engineer, and to the satisfaction of other technical advisors, when requested by the Municipal Council.
 - C. A signed recommendation is received from the Planning Commission if specifically requested by the Municipal Council.
 - D. All financial security and development agreements have been found satisfactory by the Municipal Council, under the review and advice of the Solicitor, all security has been posted, and all agreements have been executed.
 - 1) When requested by the developer, in order to facilitate financing, the Municipal Council shall furnish the applicant with a signed copy of a resolution indicating approval of the final plan contingent upon the applicant obtaining a satisfactory financial security.
 - 2) The final plan shall not be signed nor recorded until the financial security agreement and development agreement have been signed by the developer.
 - 3) The resolution of contingent approval shall expire and be deemed to be revoked if the financial security agreement and development agreement are not executed within 90 days, unless a written extension is granted by the Municipal Council.
 - E. The plan complies in all respects with applicable municipal ordinances or that appropriate variances or waivers have been granted for features that do not comply.
 - F. All necessary permits have been obtained from the applicable regulatory agencies, authorities, or departments.
5. When the final plan is approved, the applicant shall present four copies of the plan (three paper and one Mylar) to be signed by the Municipal Council and the Municipal Administrator, together with the date of the

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.



MONTGOMERY COUNTY PLANNING COMMISSION

MCPC

P.O. Box 311, Norristown, PA 19404-0311
 Phone: 610-278-3722
 Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

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)

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: _____

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.
-

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.

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 – 20	\$180 + \$23 per unit
21 – 100	\$450 + \$21 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. <i>(rounded to nearest whole dollar)</i>
1 – 3,000 Sq. Ft.	\$220 flat fee
3,001 – 25,000 Sq. Ft.	\$519 + \$27 for every 1000 Sq. Ft.
25,001 – 50,000 Sq. Ft.	\$1,050 + \$23 for every 1000 Sq. Ft.
50,001 – 100,000 Sq. Ft.	\$1,550 + \$20 for every 1000 Sq. Ft.
100,001+ Sq. Ft.	\$2,580 + \$15 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
- 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.

**APPENDIX A
RECOMMENDED PLANT MATERIAL LIST**

CANOPY TREES

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

Scientific Name	Common Name
Acer rubrum	Red Maple (native)
Celtis occidentalis	Hackberry (native)
Cladastris lutea	Yellowwood (native)
Eucommia Ulmoides	Hardy Rubber Tree
Fraxinus americana	Rosehill White Ash
Fraxinus pennsylvanica	Marshall's Seedless Green Ash cv. Marshall's Seedless
Ginkgo biloba	Ginkgo (male only)
Gleditsia triacanthos inermis	Thornless Honeylocust
Koeleruteria paniculata	Golden Rain Tree
Liquidamber styraciflua	Sweet Gum (native)
Platanus occidentalis	Sycamore (native)
Platanus x acerifolia	Bloodgood=London Planetree
Quercus bicolor	Swamp White Oak (native)
Quercus borealis	North Red Oak (native)
Quercus coccinea	Scarlet Oak (native)
Quercus imbricaria	Shingle Oak (native)
Quercus phellos	Willow Oak (native)
Quercus rubra	Red Oak (native)
Quercus shumardii	Shumard Oak
Sophora japonica	Japanese Pagodatree
Tilia americana	American Linden (native)
Tilia cordata	Little Leaf Linden
Tilia tomentosa	Silver Linden
Ulmus Americana	Princeton or Valley Forge
Ulmus parvifolia	Chinese Lacebark Elm
Zelkova serrata	Japanese Zelkova

Property line buffers and non-vehicular use areas. *(minimum mature height - 50 feet)*

Scientific Name	Common Name
Acer saccharinum	Silver Maple (native)
Acer saccharum	Sugar Maple (native)
Betula nigra	River Birch (native)
Fagus grandifolia	American Beech (native)
Fagus sylvatica	European Beech
Fraxinus americana	White Ash (native)
Liriodendron tulipifera	Tuliptree (native)
Metasequoia glyptostroboides	Dawn Redwood
Ostrya virginiana	Hop Hornbeam (native)
Phellosendron austrense	Amur Cork Tree
Plantanus acerifolia	London Plane
Quercus alba	White Oak (native)
Quercus coccinea	Scarlet Oak (native)

Quercus palustris
Quercus vellutina
Sassafras albidum

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

Stormwater detention basins

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

EVERGREEN TREES

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

Scientific Name	Common Name
Abies concolor	White Fir
Chamaecyparis obtusa	Hinoki Falsecypress
Chamaecyparis pisifera	Japanese Falsecypress
Ilex opaca	American Holly (native)
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea mariana	Siberian Spruce
Picea pungens	Colorado Spruce
Pinus strobus	White Pine (native)
Pinus thunbergii	Japanese Black Pine
Pseudotsuga menziesii	Douglas Fir

UNDERSTORY TREES

Street trees beneath overhead utility lines. (mature height - 15-35 feet)

Scientific Name	Common Name
<i>Acer campestre</i>	Hedge Maple
<i>Acer ginnalis</i>	Amur Maple
<i>Amelanchier canadensis</i>	Shadblow Serviceberry (native)
<i>Amelanchier laevis</i>	Allegheny Serviceberry (native)
<i>Carpinus carolinia</i>	Ironwood (native)
<i>Cercis canadensis</i>	Redbud (native)
<i>Chionanthus virginicus</i>	Fringetree (native)
<i>Cornus florida</i>	Flowering Dogwood (native)
<i>Cornus kousa chinensis</i>	Chinese Kousa Dogwood
<i>Cornus mas</i>	Corneliancherry Dogwood
<i>Crataegus</i> cv. Toba	Toba Hawthorn
<i>Crataegus phaeopyrum</i>	Washington Hawthorn
<i>Crataegus viridis</i>	Winter King Hawthorn
<i>Halesia carolinia</i>	Silverbell (native)
<i>Hammamelis virginiana</i>	Witch Hazel (native)
<i>Koeleria paniculata</i>	Golden Raintree
<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia (native)
<i>Malus</i> (cultivars)	Crabapple (disease resistant varieties)
<i>Oxydendrum arboreum</i>	Sourwood (native)
<i>Prunus sargentii</i>	Sargent Cherry
<i>Prunus serrulata</i> cv. Kwanzan	Kwanzan Cherry
<i>Prunus yedoensis</i>	Yoshino Cherry
<i>Syringa amurensis</i> var. <i>japonica</i>	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
<i>Aronia arbutifolia</i>	Black Chokeberry (native)
<i>Calycanthus floridus</i>	Sweetshrub (native)
<i>Cephalanthus occidentalis</i>	Buttonbush (native)
<i>Clethra alnifolia</i>	Summersweet (native)
<i>Cornus sericea</i>	Redosier Dogwood (native)
<i>Euklyptus campanulatus</i>	Redvine Euklyptus
<i>Fothergilla major</i>	Large Fothergilla (native)
<i>Ilex verticillata</i>	Winterberry (native)
<i>Lindera benzoin</i>	Spicebush (native)
<i>Myrica pennsylvanica</i>	Bayberry (native)
<i>Philadelphus coronaria</i>	Mockorange
<i>Physocarpus opulifolius</i>	Common Ninebark
<i>Rhus glabra</i>	Smooth Sumac (native)
<i>Rhus typhina</i>	Staghorn Sumac (native)
<i>Sambucus canadensis</i>	Elderberry (native)
<i>Spiraea nipponica</i>	Snow Mound Spiraea
<i>Vaccinium corymbosum</i>	Blueberry (native)
<i>Viburnum dentatum</i>	Arrow Wood (native)

Viburnum lentago
 Viburnum prunifolium
 Viburnum opulus
 Viburnum trilobum

Nannyberry (native)
 Black Haw (native)
 European Cranberrybush Viburnum
 American Cranberry (native)

EVERGREEN SHRUBS

Site element screens, (minimum mature height - 4 feet)

Scientific Name	Common Name
Azalea - evergreen varieties - must reach 3 foot height	Azalea
Ilex crenata	Japanese Holly
Ilex glabra	Inkberry (native)
Ilex meserveae (varieties)	Blue Holly(s)
Juniperus chinensis "Hetzi Glauca"	Hetz Blue Juniper
Juniperus virginiana	Eastern Red Cedar (native)
Kalmia latifolia and cultivars	Mountain Laurel (native)
Leucothoe fontanessiana	Leucothoe
Pieris floribunda	Mountain Andromeda (native)
Pieris japonica	Japanese Andromeda
Rhododendron sp.	Various Lg. Rhododendrums
Taxus sp.	Yew
Thuja Sp.	Arborvitae
Viburnum rhytidophyllum	Leatherleaf Viburnum

DECIDUOUS OR EVERGREEN SHRUBS

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

Scientific Name	Common Name
Aronia arbutifolia	Black Chokeberry (native)
Cornus mas	Comeliancherry Dogwood
Cotoneaster salicifolia	Willowleaf Cotoneaster
Euonymus alatus	Winged Euonymus
Euonymus alatus compactus	Dwarf Winged Euonymus
Euonymus fortunei vegetus sarcocolla	Big Leaf Wintercreeper
Ilex crenata	Japanese Holly
Ilex glabra	Inkberry (native)
Juniperus chinensis cv. glauca hetzi	Hetz Blue Juniper
Juniperus chinensis cv. pfitzeriana compacta	Compact Pfitzer Juniper
Ligustrum ibolium	Ibodium Privet
Philadelphus lemoinei	Mockorange
Ribes alpinum	Currant
Taxus baccata	English Yew
Taxus x media	Hybrid Yew
Viburnum dentatum	Arrow Wood (native)

Viburnum lentago
Viburnum opulus
Viburnum prunifolium
Tinaja occidentalis

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

Stormwater detention basins

Scientific Name	Common Name
<i>Alnus serrulata</i>	Smooth Alder
+ <i>Aronia arbutifolia</i>	Red Chokeberry
<i>Aronia melanocarpa</i>	Black Chokeberry
* <i>Calycanthus florida</i>	Sweetshrub
+ <i>Cephalanthus occidentalis</i>	Buttonbush
+ <i>Clethra alnifolia</i>	Summersweet
+ <i>Cornus amomum</i>	Silky Dogwood
<i>Cornus racemosa</i>	Gray Dogwood
+ <i>Cornus sericea</i>	Redosier Dogwood
<i>Ilex decidua</i>	Possumhaw
+ <i>Ilex glabra</i>	Inkberry
+ <i>Ilex verticillata</i>	Winterberry
<i>Itea virginiana</i>	Virginia Sweetspire
<i>Juniperus virginiana</i>	Eastern Redcedar
* <i>Lindera benzoin</i>	Spicebush
* <i>Myrica cerifera</i>	Southern Bayberry
+ <i>Myrica pennsylvanica</i>	Northern Bayberry
<i>Rhododendron atlanticum</i>	Coast Azalea
+ <i>Rhododendron nudiflorum</i>	Pinksterbloom Azalea
+ <i>Rhododendron viscosum</i>	Swamp Azalea
* <i>Sambucus canadensis</i>	Elderberry
<i>Sambucus racemosa</i>	Red Elder
<i>Spiraea latifolia</i>	Meadowsweet
* <i>Viburnum cassinoides</i>	Witherod
* <i>Viburnum dentatum</i>	Arrowwood
* <i>Viburnum lentago</i>	Nannyberry
<i>Viburnum prunifolium</i>	Blackhaw
* <i>Viburnum trilobum</i>	American Cranberrybush

HERBACEOUS PERENNIALS

Suitable for Stormwater Detention Basins

Scientific Name	Common Name
<i>Acorus calamus</i>	Sweetflag
<i>Andropogon virginicus</i>	Broomsedge
<i>Aquilegia canadensis</i>	Wild Columbine
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Asclepias tuberosa</i>	Butterflyweed
* <i>Aster novae-angliae</i>	New England Aster
<i>Aster novae-belgii</i>	New York Aster
<i>Caltha palustris</i>	Marsh Marigold
<i>Chelone glabra</i>	White Turtlehead
<i>Chelone lyonii</i>	Pink Turtlehead
* <i>Chrysanthemum leucanthemum</i>	Ox-Eye Daisy

* <i>Echinacea purpurea</i>	Purple Cornflower
+* <i>Eupatorium dubium</i>	Joe Pye Weed
+* <i>Eupatorium fistulosum</i>	Joe Pye Weed
<i>Filipendula rubra</i>	Queen of the Prairie
* <i>Hemerocallis</i> sp.	Day Lily
* <i>Hesperis matronalis</i>	Dames Rocket
+ <i>Hibiscus moscheutos</i>	Rose Mallow
+* <i>Iris pseudocaris</i>	Yellow Iris
+ <i>Iris versicolor</i>	Blue Flag
<i>Lilium superbum</i>	Meadow Lily
<i>Liatris spicata</i>	Blazing Star
+* <i>Lobelia cardinalis</i>	Cardinal Flower
+* <i>Lobelia siphilitica</i>	Blue Lobelia
* <i>Monarda didyma</i>	Bee Balm
+* <i>Panicum virgatum</i>	Switchgrass
* <i>Phalaris arundinacea</i>	Canary Reed Grass
* <i>Rudbeckia</i> sp.	Black-Eyed Susan
+ <i>Scirpus acutus</i>	Hard Stem Bulrush
+ <i>Spartina alterniflora</i>	Cordgrass
<i>Tradescantia ohiensis</i>	Spiderwort
+ <i>Typha angustifolia</i>	Narrowleaf Cattail
+ <i>Typha latifolia</i>	Common Cattail
+* <i>Vernonia noveboracensis</i>	New York Iron Weed

* 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.

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

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

Scientific Name	Common Name
<i>Pyrus calleryana</i>	Callery Pear
<i>Rhamnus cathartica</i>	Common or European Buckthorn
<i>Coronilla varia</i>	Crown vetch

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 (_____)	

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

MUNICIPALITY OF NORRISTOWN
Montgomery County, Pennsylvania

Resolution No. 19-160 of 2019

FEE SCHEDULE

Section VII. Zoning and Land Development

Before the use or occupancy of a property in the Municipality of Norristown changes, including the installation of accessory structures and fences or the placement of a sign occurs, the owner or tenant must obtain a zoning permit. Fees associated with zoning permits cover the cost of administrative and other related review and processing costs. Any change in use or occupancy or the placement of a sign, without first obtaining the appropriate zoning permit shall be subject to an assessment of double the permit fees described below.

1) Zoning Permit Fees (Non-refundable)

a. Single Family Residence	\$20.00
b. Multi-Family Residence (up to three units)	\$30.00
c. Multi-Family Residence (over three units)	\$50.00
d. Commercial	\$50.00
e. Signs - up to 12 SF	\$20.00
f. Signs – 13 SF up to 24 SF	\$35.00
g. Signs – over 24 SF	\$50.00
h. Fences – residential	\$20.00
i. Fences – commercial	\$30.00
j. Sheds – residential (up to two sheds)	\$20.00
k. Other residential accessory uses/structures	\$20.00
l. Commercial accessory structures	\$50.00

Subsequent to the issuance of a zoning permit, a use and occupancy inspection must be conducted and a permit issued (See VI Code Enforcement).

A property owner or applicant has the right to appeal the Zoning Officer's zoning permit determination to the Zoning Hearing Board. Additionally, certain uses are only permitted by Special Exception when granted by the Zoning Hearing Board. A fee is charged to cover administration costs, transcription, legal and other costs associated with a hearing before the Zoning Hearing Board.

2) Zoning Hearing Board Fees

a. Residential	\$575.00
b. Multi-Family Residential (up to two residential units)	\$750.00
c. Mixed Use Residential (up to two residential units)	\$900.00
d. Multi-Family Residential (three units and above)	\$1,110.00
e. Mixed Use Residential (three residential units and above)	\$1,225.00
f. Commercial Fee	\$1,225.00
g. Mixed Use Commercial	\$1,500.00

MUNICIPALITY OF NORRISTOWN
Montgomery County, Pennsylvania

Resolution No. 19-160 of 2019

FEE SCHEDULE

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.

There are two (2) categories of fees related to subdivision and land development applications. Administrative fees cover the processing and review costs of applications as well as public notices, meeting attendance, plan distribution, and coordination of plan reviews by municipal professionals. Administrative fees are not refundable. Escrow fees are applied to the legal and engineering costs of plan reviews by municipal professionals. Unused escrow fees are returned to the applicant. Should the escrow fee balance be reduced to \$1000.00 or less, the Municipality reserves the right to request additional escrow fees.

3) Sub-division and Land Development Fees

<u>Subdivision Application Fees</u>	Application Fee	Escrow Deposit
Sketch Plan Submission	\$200.00	
Minor Plan Submission:		
Lot Line Adjustment	\$300.00	\$2,000.00
Simple Conveyance	\$300.00	\$2,000.00
Minor Subdivision	\$400.00	\$3,000.00 PLUS \$500.00/ Lot
Preliminary Plan Submission: Four or more lots	\$450.00	\$4,500.00 PLUS \$650.00/ Lot
Final Plan Submission: Four or more lots	\$450.00	\$4,500.00 PLUS \$650.00/ Lot
 <u>Land Development Application Fees</u>		
Minor Land Development	\$450.00	\$3,500.00 PLUS \$325.00/1000 SF of Building Area
Preliminary Plan Submission	\$750.00 PLUS	\$3,000.00 PLUS \$150.00/ Acre \$325.00/ 1000 SF of Building Area

MUNICIPALITY OF NORRISTOWN
Montgomery County, Pennsylvania

Resolution No. 19-160 of 2019

FEE SCHEDULE

<u>Land Development Application Fees</u>	Application Fee	Escrow Deposit
Final Plan Submission	\$750.00 PLUS	\$3,000.00 PLUS \$150.00/ Acre \$325.00/ 1000 SF of Building Area

Certain uses in the Municipality are permitted as conditional uses and require approval by Municipal Council. Upon submission of a conditional use application, Council must conduct a conditional use hearing. Conditional use application fees cover administrative, advertising, legal, transcription and other costs associated with the conditional use hearing.

4) Conditional Use Application Fees

a. Residential	\$575.00
b. Mixed Use Residential (up to two residential units)	\$750.00
c. Multi-Family Residential (three units and above)	\$1,110.00
d. Commercial – single use	\$1,225.00
e. Commercial – multiple uses	\$1,500.00
f. Murals	\$300.00

5) Drainage Plan Fees -- SEE STORMWATER ORDINANCE

6) Annual Sign Assessments

Owners of property on which a sign is erected shall pay the Municipality an annual license fee as follows:

a. Signs less than 12 SF	\$15.00
b. Signs 12 SF to 24 SF	\$30.00
c. Signs in excess of 24 SF	\$1.75 / SF

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 than 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 _____

SECTION III: NONSTRUCTURAL PROJECT DESIGN (Continued)

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

- | | | | |
|-------------------------------|------------------------------|-----------------------------|----------------------------------|
| Steep Slopes | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Ponds / Lakes / Vernal Pools | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Streams | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Wetlands | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Hydric Soils | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Flood plains | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Stream Buffer Zones | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Hydrologic Soil Groups A or B | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Recharge Areas | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Others: _____ | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown |

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.J.?

- 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?

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> Infiltration Trench | <input type="checkbox"/> Dry Swales |
| <input type="checkbox"/> Infiltration Basin | <input type="checkbox"/> Other: |
| <input type="checkbox"/> 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?

<input type="checkbox"/>	Wet Detention Basin	<input type="checkbox"/>	Sand Filter
<input type="checkbox"/>	Extended Dry Detention Basin	<input type="checkbox"/>	Constructed Wetlands
<input type="checkbox"/>	Bioretention	<input type="checkbox"/>	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 C
 B

2. Does the Proposed Conditions Runoff meet the Criteria established in Table 408.17

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?

- | | | | |
|--------------------------|-----------------|--------------------------|-----------------|
| <input type="checkbox"/> | TR-20 | <input type="checkbox"/> | PSRM |
| <input type="checkbox"/> | TR-55 | <input type="checkbox"/> | Rational Method |
| <input type="checkbox"/> | HEC-1 / HEC-HMS | <input type="checkbox"/> | 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 storm water 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?

Yes No, Explain _____

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