

Municipality of Norristown



REQUEST FOR FINAL 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.

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>	Application Fee	Escrow Deposit
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

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: _____	Block/Lot: _____
Applicant Engineer Address: _____	Property Owner of Record: _____
Applicant Engineer Phone: _____	
Applicant Engineer Email: _____	

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

FINAL PLAN REQUIREMENTS CHECK LIST

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.

- | | Provided | Not Applicable |
|---|-----------------|-----------------------|
| 1. 15 of the paper copies of the Final Plan | _____ | _____ |
| 2. One CD/DVD containing each sheet of the plan set in PDF format | _____ | _____ |

IMPROVEMENT CONSTRUCTION PLAN

Drafting Standards.

- | | Provided | Not Applicable |
|--|-----------------|-----------------------|
| 1. Plan scale: 50 feet to the inch. | _____ | _____ |
| 2. Profile: 2, 4, or 5 feet to the inch. | _____ | _____ |

Horizontal Plan.

- | | | |
|--|-------|-------|
| 1. Information shown on the approved preliminary plan. | _____ | _____ |
| 2. The beginning and end of proposed immediate and future construction. | _____ | _____ |
| 3. Stations corresponding to those shown on the profiles. | _____ | _____ |
| 4. The curb elevation at tangent points of horizontal curves, at road or alley intersections, and at the projected intersections of the curb lines. | _____ | _____ |
| 5. 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. | _____ | _____ |
| 6. The location, type and size of curbs and all paving widths. | _____ | _____ |
| 7. The location of fire hydrants and street lights. | _____ | _____ |

Profiles.

- | | | |
|---|-------|-------|
| 1. Profiles and elevations of the ground along the centerlines of proposed streets. | _____ | _____ |
| 2. 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. | _____ | _____ |
| 3. Profiles of storm drains showing catch basins, inlet, and manhole locations, sales, ditches, or related features. | _____ | _____ |
| 4. Profiles of water mains. | _____ | _____ |

Cross Sections.

- | | | |
|---|-------|-------|
| 1. The ultimate right-of-way width and the location and width of the cartway. | _____ | _____ |
| 2. The type, depth and crown of paving. | _____ | _____ |
| 3. The type and size of curb. | _____ | _____ |

4. When sidewalks are required, grading of the sidewalk area should be carried to the full width of the ultimate right-of-way. _____
5. The location, width, type and depth of sidewalks, when required. _____
6. The typical locations, size and depths of sewers and utilities. _____
7. Proposed grading to the ultimate right-of-way line. _____

Additional Information.

Provided Application Date Not applicable

1. All construction details, design calculations, studies and reports. _____
2. All required Local, State, and Federal Permits . _____
3. The following statements shall be required on the Final Plan: _____
4. "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." _____
5. Municipal HOP _____
6. PennDOT HOP _____
7. All engineering calculations which support the proposed improvements such as drainage calculations, sanitary facility design calculations, or structural calculations. _____
8. 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. _____
9. Developments utilizing public water or sewer facilities should provide proof that those services will be provided. _____
10. Sewage facilities plan approval from the Municipal Sewer Authority [and PADEP]. _____
11. Approval of the erosion and sediment control plan from the Montgomery County Conservation District. _____

RECORD PLAN

Provided Not Applicable

Drafting Standards.

1. Plan drawn at scale of 1"=10', 1"=20', 1"=40,' or 1"=50' _____
2. Sheet size of 15"x18", 18"x30", or 24"x 36." _____
3. All sheets of the same size, and numbered consecutively (i.e. 1 of 5, etc.). _____
4. Weighted property lines, tract boundary, proposed lot lines, possible future lot lines, property lines to be eliminated. _____

Information to be shown:

1. All portions of the approved Preliminary Plan _____
2. Courses and distances of all lines on the Record Plan. _____

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.

Table with 2 columns: Number of Lots or Dwelling Units (greater number applies) and Base Fee + Fee per Lot or Dwelling Unit. Rows include 1-3*, 4-20, 21-100, and 101+.

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 with 2 columns: Gross Square Feet of New Building and Base Fee + Fee for Every 1000 Gross Sq. Ft. (rounded to nearest whole dollar). Rows include 1-3,000 Sq. Ft., 3,001-25,000 Sq. Ft., 25,001-50,000 Sq. Ft., 50,001-100,000 Sq. Ft., and 100,001+ Sq. Ft.

Nonresidential Subdivisions

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

Table with 2 columns: Number of Lots and Base Fee + Fee per Lot. Rows include 1-3 and 4 or more.

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
Koelreuteria 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 - 30 feet*)

Scientific Name	Common Names
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)
Phellodendron amurense	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 omorika	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 ginnala</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 cv. Toba</i>	Toba Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Crataegus viridis</i>	Winter King Hawthorn
<i>Halesia carolinia</i>	Silverbells (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 (cultivars)</i>	Crabapple (disease resistant varieties)
<i>Oxydendrum arboreum</i>	Sourwood (native)
<i>Prunus sargentii</i>	Sargent Cherry
<i>Prunus serrulata cv. Kwanzan</i>	Kwanzan Cherry
<i>Prunus yedoensis</i>	Yoshino Cherry
<i>Syringa amurensis var. 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>Enkianthus campanulatus</i>	Redvian Enkianthus
<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 coronaris</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 Spirea
<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
Azalca - 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 Viburum

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	Corneliancherry Dogwood
Cotoneaster salicifolia	Willowleaf Cotoneaster
Euonymus alatus	Winged Euonymus
Euonymus alatus compactus	Dwarf Winged Euonymus
Euonymus fortunei vegetus sarcocoe	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	Ibolium 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
 Thuja occidentalis

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

Stormwater detention basins

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

HERBACEOUS PERENNIALS

Suitable for Stormwater Detention Basins

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

PROPOSED SCHEDULE OF FEES

Subdivision name _____ Submittal No. _____
 Owner _____ Date _____
 Engineer _____

1. Filing fee	<u>\$50.00</u>
2. Proposed land use	
2a. Subdivision, campgrounds, mobile home parks, and multi-family dwelling where the units are located in the same local watershed	<u>\$1,000 per application plus \$25.00 per lot.</u>
2b. Multi-family dwelling where the designated open space is located in a different local watershed from the proposed units	<u>\$1,750 per application plus \$50.00 per unit</u>
2c. Commercial/industrial	<u>\$1,000 per application</u>
2d. Other	<u>\$1,500 per application</u>
3. Relative amount of earth disturbance	
3a. Residential	
road <500 l.f.	<u>\$1.00 per L.F.</u>
road 500-2,640 l.f.	<u>\$1.50 per L.F.</u>
road >2,640 l.f.	<u>\$2.00 per L.F.</u>
3b. Commercial/industrial and other	
impervious area <3,500 s.f.	<u>\$0.20 per S.F.</u>
impervious area 3,500-43,560 s.f.	<u>\$0.15 per S.F.</u>
impervious area >43,560 s.f.	<u>\$0.10 per S.F.</u>
4. Relative size of project	
4a. Total tract area	
<1 ac.	<u>\$1,000</u>
1-5 ac.	<u>\$1,000 per Ac. or part thereof</u>
5-25 ac.	<u>\$500 per Ac.</u>
25-100 ac.	<u>\$250 per Ac.</u>
100-200 ac.	<u>\$100 per Ac.</u>
>200 ac.	<u>\$75 per Ac.</u>
5. Stormwater control measures	
5a. Detention basins and other controls which require a review of hydraulic routings (\$ per control)	<u>\$2,000.00</u>
5b. Other control facilities which require storage volume calculations but no hydraulic routings (\$ per control)	<u>\$1,500.00</u>

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 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 408.1?

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?

- | | |
|--|--|
| <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