

HEMLOCK TOWNSHIP PLANNING COMMISSION

26 Firehall Road, Bloomsburg, PA 17815
Phone (570) 784-6178 Fax (570) 784-2388



SUBDIVISION / LAND DEVELOPMENT (SALDO) APPLICATION

Plan Submittal Date: _____

Check all that apply: ☐ Subdivision ☐ Land Development ☐ Both

☐ Preliminary Plan

☐ Final Plan

☐ Preliminary/Final Plan

Applicant/Surveyor Information:

Name of Subdivision/Development: _____

Property Address: _____

Tax Parcel Number: _____

Acreage: _____

Owner of Subdivision/Development: _____

Owner's Address: _____

Owner's Phone Number: _____

Applicant (if different from owner): _____

Applicant's Address: _____

Applicant's Phone Number: _____

Surveyor/Engineering Firm: _____

Firm's Address: _____

Firm's Phone Number: _____

Project Narrative:

(Provide a detailed description of this project. Include current land use, proposed land use, road construction, and if applicable, detailed description of improvements and proposed structures)

Basic Plan Information:

Total number of lots proposed to be subdivided: _____

Total acreage to be subdivided or developed: _____

Proposed buildings/units for development: _____ Residential _____ Non-Residential

Zoning District: _____

Utilities Proposed:

Water Supply: _____ Public _____ Individual/On-Lot

Sewer System: _____ Public _____ Individual/On-Lot

**Please submit 3 copies of plans directly to the Columbia County Planning Commission.
Their phone number is (570) 389-9146.**

Note: Some plans will require reviews by the Township Engineer and the Columbia County Conservation District.

Signature:

The undersigned certifies, to the best of their knowledge, all the above statements are true and complete.
The undersigned also acknowledges responsibility for all engineering fees incurred for this application.

Signature of Applicant

Date

Fee schedule for SALDO Application

Please make checks payable to: "Hemlock Township Supervisors"



Subdivision and Land Development (SALDO)

The fee for engineering review and inspection of subdivision and/or land plan development plans shall be equal to the charges assessed by the Township's consulting engineers based upon said engineers' current rate structure.

SALDO Plan processing fees

The following fees shall be paid to Hemlock Township at the time of plan submission of proposed subdivision or land development plans in accordance with the procedure set forth in §22-907.1.A of the Hemlock Township Subdivision and Land Development Ordinance. No plans shall be considered filed until the appropriate processing fee is received and no processing fees shall be refundable. There shall be no charge for the evaluation of sketch plan submissions.

Preliminary Plans

The fee for processing all preliminary subdivision or land development plans

- | | |
|--|---|
| a) Subdivisions | \$200 per plan plus \$35 for each lot shown on the plans*. |
| b) Land Developments- Residential Developments | \$400 per plan plus \$35 for each dwelling unit shown on the plans |
| Nonresidential Developments | \$400 per plan plus \$35 for each 1,000 sq. ft. of building or structure gross floor area or portion thereof. |

Final Plans

The fee for processing all final subdivision or land development plans shall be:

- | | |
|--|--|
| a) Subdivisions | \$100 per plan plus \$20 for each lot shown on the plans*. |
| b) Land Developments- Residential Developments | \$200 per plan plus \$20 for each dwelling unit shown on the plans. |
| Nonresidential Developments | \$250 per plan plus \$20 1,000 sq. ft. of building or structure gross floor area or portion thereof. |

* Residue on subdivision plan is not included as a lot in the submission total lot number.

Preliminary & Final Plans in a Single Submission.

The fee is a total of Preliminary and Final Plan fees added together.

Improvement Design Review Fees

The applicant shall reimburse Hemlock Township for all reasonable and necessary charges by the Township

Engineer and/or other Professional Consultants, including the municipal Solicitor, for review of site improvement or

development designs in accordance with the procedure set forth in §22-907.1.B of the Hemlock Township SALDO. Initial funds necessary to cover expenses incurred in connection with the review of improvement designs by the Township Engineer or other Professional Consultants shall be paid to Hemlock Township at the time of plan submission; shall be placed in a special escrow account for the proposed subdivision or land development as set forth in §22-907.1.D. of the Hemlock Township SALDO.

Preliminary Plans*

Subdivisions

- | | |
|--|---------|
| a) Subdivisions with five or fewer lots or dwelling units. | \$500 |
| b) Subdivisions with six to 10 lots or dwelling units | \$1,500 |
| c) Subdivisions with more than 10 lots or dwelling units | \$2,500 |

Land Developments

- | | |
|--|---------|
| a) Land Developments of 1,000 sq. ft. or less of gross floor area | \$500 |
| b) Land Developments with 1,001 to 10,000 sq. ft of gross floor area | \$1,500 |
| c) Land Developments exceeding 10,000 sq. ft. of gross floor area | \$2,500 |

Final Plans*

Subdivisions

- | | |
|---|---------|
| a) Subdivisions with five or fewer lots or dwelling units | \$500 |
| b) Subdivisions with six to 10 lots or dwelling units | \$1,500 |
| c) Subdivisions with more than 10 lots or dwelling units | \$2,500 |

Land Developments

- | | |
|---|---------|
| a) Land Developments of 1,000 sq. ft. or less of gross floor area | \$500 |
| b) Land Developments with 1,001 to 10,000 sq. ft. of gross floor area | \$1,500 |
| c) Land Developments exceeding 10,000 sq. ft. of gross floor area | \$2,500 |

* The applicant may be required to provide additional funds, beyond those fees itemized above, to the Township for placement into the plan's escrow account where necessary to cover unforeseen plan complexities and/or additional reviews.

Improvement Inspection Fees

Where site improvements are required by Hemlock Township to be installed as a condition of final approval of a subdivision or land development plan, said improvements must be inspected by the Township Engineer in accordance with §22-604 of the Hemlock Township SALDO upon their completion. The applicant shall reimburse Hemlock Township for all reasonable and necessary expenses associated with the inspection of the required improvements by the Township Engineer and/or other Professional Consultants in accordance with the procedure established in §22-907.1.C of the Hemlock Township SALDO. Initial funds necessary to cover the costs of the inspection of improvement installation by the Township Engineer or other Professional Consultants shall be paid to Hemlock Township prior to final plan approval or prior to the release of an Improvement.

Guarantee or other financial security guaranteeing satisfactory improvement installation; shall be placed in a special escrow account for the proposed subdivision or land development as set forth in §22-907.1.D of the Hemlock Township SALDO; and shall be as follows:

- a) Streets*
- b) Stormwater Management Facilities*
- c) Curbs Sidewalks Street Signs, etc.*

* Fees charged for the inspection of improvement installations shall be 10% of the amount of the developer's Improvement Guarantee or, where no such Guarantee is used or where only a limited security is provided, fees for inspection shall be based on time and materials, as determined by the Township Engineer, on a case-by-case basis. The applicant may also be required to provide additional funds, beyond those fees itemized above, to the Township for placement into the plan's escrow account where necessary to cover unforeseen installation complexities and/or additional inspections.

County Plan Review Fees

The applicant shall be responsible for assuming all costs associated with the review of their subdivision or land development plans by the Columbia County Planning Commission.