

VALLEY TOWNSHIP

SUBDIVISION AND LAND DEVELOPMENT FEES

Reference: Resolution 2004-06

WORK SHEET

Date of Submission: _____

Project Name: _____ Location _____

Owner: _____ Phone: _____ Fax: _____

Applicant: _____ Phone: _____ Fax: _____

Person responsible for plan: _____ Phone: _____ Fax: _____

Type of submission: ☐ Sketch ☐ Waiver Request ☐ Land Development ☐ Subdivision ☐ Revision

I. Sketch Plan:

1. Land Development:

A. \$250.00 plus

\$ _____

B. Acres or part thereof x \$15.00: _____ x \$15.00

\$ _____

Total (A+B) to a maximum of \$2000.00 \$ _____

2. Subdivision:

A. \$200.00 plus

\$ _____

B. Number of lots x \$8.00

\$ _____

Total (A+B) to a maximum of \$2000.00 \$ _____

II. Waiver Request:

Number of waivers x \$160.00

_____ x \$160.00

\$ _____

III. Land Development or Subdivision Submittal:

1. Land Development Plan:

A. \$600.00 plus

\$ _____

B. Total acres or part thereof

x \$130.00 residential: _____

x \$130.00

\$ _____

x \$110.00 non-residential: _____

x \$110.00

\$ _____

Total (A+B) \$ _____

2. Subdivision Plan with no additional lots or changes:

Change of lot line between two lots: \$450.00

\$ _____

3. Subdivision Plan 2 to 6 lots:

A. \$450.00 plus

\$ _____

B. Total lots x \$155.00: _____ x \$155.00

\$ _____

Total (A+B) \$ _____

4. Subdivision Plan 7 lots and up:

A. \$1150.00 plus

\$ _____

B. Total lots x \$50.00: _____ x \$50.00

\$ _____

Total (A+B) \$ _____

5. Plan Revisions: \$200.00 (See Resolution 2004-06)

\$ _____

6. Escrow for Professional Consultant Review Fees:

A. Land Development:

Total acres or part thereof x \$500.00: _____ x \$500.00 \$ _____
(Max \$50,000)

B. Subdivision:

Lots x \$500.00: _____ x \$500.00 \$ _____
(Max \$75,000)

Grand Total Twp. Fees \$ _____

Submittal and escrow fees received by: _____ Date _____

Checks received for the following fees:

Chester County Planning Commission \$ _____ Received by: _____ Date _____

Chester County Health Department \$ _____ Received by: _____ Date _____

Chester County Conservation District \$ _____ Received by: _____ Date _____

Transmittal letter to Chester County Planning Commission (prepared by applicant) received ☐

Transmittal letter to Chester County Planning Commission Township portion completed by _____

Calculations reviewed by Planning Consultant _____ Date _____

Date of Copy to Planning Consultant _____

APPENDIX NO. 6

VALLEY TOWNSHIP

APPLICATION FOR CONSIDERATION OF A SUBDIVISION
AND/OR LAND DEVELOPMENT PLAN

File No. _____

Date of Receipt/Filing: _____
(For Township Use Only)

The undersigned hereby applies for approval under the Valley Township Subdivision and Land Development Ordinance for the Plan, submitted herewith and described below:

1. Plan Name: _____
Plan No: _____ Plan Date: _____
2. Project Location: _____

3. Name of Property Owner(s): _____
Address: _____ Phone No. _____
4. Land Use and Number of Lots and/or Units (indicate answer by number of lots or units):

<input type="checkbox"/> Single Family (Detached)	<input type="checkbox"/> Commercial
<input type="checkbox"/> Multi-Family (Attached-Sale)	<input type="checkbox"/> Industrial
<input type="checkbox"/> Multi-Family (Attached-Rental)	<input type="checkbox"/> Institutional
<input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> (Other) Please Specify _____
5. Total Acreage: _____
6. Application Classification:

<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Preliminary Plan
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Revised Plan
7. Name of Applicant (if other than owner): _____
Address: _____ Phone No. _____

8. Firm Which Prepared Plan: _____

Address: _____ Phone No. _____

Person Responsible for Plan: _____

9. Is a Zoning Variance, Special Exception and/or Conditional Use Approval Necessary? _____ If Yes, Please specify:

10. Type of Water Supply Proposed: _____ Public

_____ Regional

Please indicate if a capped system is proposed.

_____ Individual

11. Type of Sanitary Sewage Disposal Proposed: _____ Public

_____ Regional

Please indicate if a capped system is proposed.

_____ Individual

12. Lineal Feet of New Street _____

Identify All Street(s) Not Proposed for Dedication _____

13. Storm Water Management/Erosion Control Ordinance Application Date: _____

14. Sewer Facilities Plan Revision or Supplement Number _____ and Date Submitted _____

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct, and complete.

Date: _____

Signature of Landowner or Applicant

(See Section 302, 303.01, 304, 306.01, 401, 402.06 and 403.06)

APPENDIX NO. 7

VALLEY TOWNSHIP

APPLICATION FOR CONSIDERATION OF A WAIVER

File No. _____

Date of Receipt/Filing: _____
(For Township Use Only)

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of Project: _____

2. Project Location: _____

3. Name of Property Owner(s): _____

Address: _____ Phone No: _____

4. Name of Applicant (if other than owner): _____

Address: _____ Phone No: _____

5. Specify Section(s) of the Valley Township Subdivision and
Land Development Ordinance for which a Waiver is requested: _____

6. The Proposed Alternative to the Requirement: _____

MODIFYING RESOLUTION NO. 95-6 AND REVISING THE FEES UNDER THE PROVISIONS OF THE VALLEY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1989 AS AMENDED.

BE IT RESOLVED, this 6th day of APRIL, 2004 by the Board of Supervisors of Valley Township, Chester County, Pennsylvania, that the following schedule of fees to accompany the submission to the Township of sketch plans, waiver requests, subdivision plans and land development plans be, and hereby is, adopted:

1. Sketch Plan Submittal Fee (Non-Refundable):

- A) Land Development Sketch Plan: \$250.00 plus \$15.00 per acre or part thereof to a maximum of \$2000.00.
- B) Subdivision Sketch Plan: \$200.00 plus \$8.00 per lot to a maximum of \$2000.00.

2. Waiver Request Fees (Non-Refundable):

Requests for waiver(s) from regulations of the Subdivision and Land Development Ordinance shall be accompanied by a fee of \$160.00 for each subsection of the ordinance for which a waiver is requested.

3. Land Development and/or Subdivision Plan Submittal Fees (Non-Refundable):

A) 1) Land Development Plans:

- a) Residential: \$600.00 plus \$130.00 per acre or part thereof (rounded up to the next even acre).
- b) Non-residential: \$600.00 plus \$110.00 per acre or part thereof (rounded up to the next even acre).

2) Subdivision Plans:

- a) 2 to 6 lots: \$450.00 plus \$155.00 per lot.
- b) 7 lots and up: \$1150 plus \$50.00 per lot.
- c) For change of a lot line between two lots with no additional lot(s) or changes, the fee is \$450.00.

- 3) Plan Revisions: Each revision of a land development or subdivision plan not requested by the Township, except for unconditionally approved plans submitted for signature only, shall be submitted for formal review and shall be accompanied by a fee of \$200.00. Changes in size, number or arrangements of lots or buildings not requested by the Township following preliminary plan approval shall be considered a new plan and shall require a new submission including all fees.

B) Escrow for Professional Consultant Review Fees:

Professional Consultant review fees shall cover all charges resulting from, but not limited to, the following activities required for review and coordination of the plans: Zoning Ordinance compliance review, Subdivision and Land Development Ordinance compliance review, stormwater management review, attendance of public meetings and meetings with developers, Planning Commission, County Officials, Supervisors and others as necessary to adequately perform the review and coordination.

- 1) Land Development Plans: \$500.00 per acre with a maximum of \$50,000.00 required to be deposited with the Township at any one time.
- 2) Subdivision Plans: \$500.00 per lot with a maximum of \$75,000.00 to be deposited with the Township at any one time. Where the subdivision involves residential dwelling units that do not have separate lots, such as apartments or similar, each dwelling unit shall be considered as a lot for fee calculation.

4. County and other Government Agency Reviews and Fees:

In addition to the foregoing, any applicant for subdivision or land development is responsible for completing and delivering to the Township any referral forms that may be required to be submitted to any county agency (e.g. Chester County Planning Commission, Chester County Health Department) and other government agency, if applicable (e.g. Pennsylvania Department of Environmental Resources). Each such referral form must be submitted by the applicant for forwarding with the requisite review or other fee(s) of that county or other government agency. [i.e. The County or State agency fees are to be paid in addition to the foregoing fees (1 and 2, supra).]

All invoices received by the Township for Professional Consultant review services shall be paid by the Township from the deposited funds for the particular Land Development or Subdivision. Invoices are to be for the actual time spent at rates that are in accordance with the ordinary and customary rates charged by the consultant for similar service in the Township.

An application will not be considered complete and will not be officially accepted until all fees and escrow as described above for the Land Development or Subdivision are received and entered at the time of application at the Township Office by the Township Secretary.

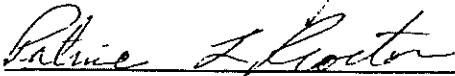
If the balance of the escrow account falls below twenty-five percent (25%) of the original amount deposited, and the review process is continuing, an additional deposit must be made to restore the escrow account to the amount originally deposited in order for the review process to continue.

Any amount remaining in the escrow account after all Professional consultant review fees are paid and the applicant has either received approval, been denied approval, or withdraws, following written request from the applicant, shall be returned to the applicant.

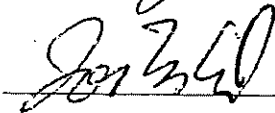
Valley Township Board of Supervisors


Chairman

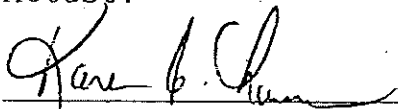








Attest:


Secretary

VALLEY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 03 of 2020

**AN ORDINANCE OF VALLEY TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF VALLEY, AS
AMENDED, AT SECTIONS 22-303, 22-304, AND 22-306 TO PROVIDE FOR
NOTIFICATION OF PLAN REVIEW AND OTHER MISCELLANEOUS
PROVISIONS CONTAINED HEREIN.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Valley Township as follows:

SECTION 1. Chapter 22 “Subdivision and Land Development”, Part 3, “Plan Processing Procedures”, Section 22-303.7.A shall be amended to read as follows, with underline interlineations indicating additions of language:

A. The preliminary plan is reviewed by the Township staff, Township Engineer, County Planning Commission, County Health Officer and Township Planning Commission. Attendance at the Planning Commission meeting by the applicant or authorized agent is mandatory to answer technical questions and establish the acceptance of any possible recommended conditions of approval. The applicant will be advised of the scheduled Township Planning Commission meeting date. At least fifteen days in advance of the first scheduled Township Planning Commission meeting date where the preliminary plan is reviewed, the applicant shall, by certified mail, provide written notice of the Township Planning Commission meeting to the owner of every lot on the same street within 500 feet of the lot(s) which is the subject of the preliminary plan and every lot not on the same street within 200 feet of the lot(s) which is the subject of the preliminary plan. The written notice shall state the location of the lot(s), purpose of the plan including the proposed use, and the date, time and place of the Township Planning Commission meeting. The applicant shall provide the Township Planning Commission with copies of the certified mailing receipts at least one (1) day in advance of the Township Planning Commission meeting date. Failure to provide the required notice may require the preliminary plan to be considered at a subsequent meeting date.

SECTION 2. Chapter 22 “Subdivision and Land Development”, Part 3, “Plan Processing Procedures”, Section 22-304.5.A shall be amended to read as follows, with underline interlineations indicating additions of language:

The final plan is reviewed by both the Township staff, Township Engineer, County Planning Commission, County Health Officer and Township Planning Commission. Attendance at the Planning Commission meeting by the applicant or authorized agent is mandatory to answer technical questions and establish the acceptance of any possible recommended conditions of approval. The applicant will be advised of the scheduled meeting date. At least fifteen days in advance of the first scheduled Township Planning Commission meeting date where the final plan is reviewed, the applicant shall by certified mail provide written notice of the Township

Planning Commission meeting to the owner of every lot on the same street within 500 feet of the lot(s) which is the subject of the final plan and every lot not on the same street within 200 feet of the lot(s) which is the subject of the final plan. The written notice shall state the location of the lot(s), purpose of the plan including the proposed use, and the date, time and place of the Township Planning Commission meeting. The applicant shall provide the Township Planning Commission with copies of the certified mailing receipts at least one (1) day in advance of the Township Planning Commission meeting date. Failure to provide the required notice may require the final plan to be considered at a subsequent meeting date.

SECTION 3. Chapter 22 “Subdivision and Land Development”, Part 3, “Plan Processing Procedures”, Section 22-306.2 shall be amended to read as follows, with underline interlineations indicating additions of language:

Minor Preliminary Plans. Applicants may, at their discretion, concurrently submit preliminary and final plans for land developments involving no more than 10 residential units which require no new streets or for a single nonresidential building on one lot. Consideration of both the preliminary and final plans will be scheduled at the same meetings. The applicant shall comply with the notification procedures for final plan reviews in §304.5.A.

SECTION 4. All ordinances or parts of an ordinance conflicting or inconsistent herewith are hereby repealed.

SECTION 5. If any sentence, clause, section, or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 6. General Code is hereby authorized to make non-substantive formatting and numbering changes necessary to clarify references to other sections of the Valley Township codification and to bring the Ordinance into conformity with the Valley Township codification.

SECTION 7. This ordinance shall become effective five (5) days after enactment as provided by law.

ENACTED AND ORDAINED this 17th day of November 2020.

Janis A Rambo
Janis Rambo, Secretary

Patrice Proctor
Patrice Proctor, Chair

Kathy O'Doherty
Kathy O'Doherty, Vice Chair

Carmen Boyd
Carmen Boyd., Member

Christopher Lehenky
Christopher Lehenky, Member

Sharon Yates
Sharon Yates, Member