



SUBDIVISION/LAND DEVELOPMENT APPLICATION FORM
LEHIGH VALLEY PLANNING COMMISSION
 961 Marcon Boulevard, Suite 310, Allentown, Pennsylvania 18109-9397
 (610) 264-4544

Effective 10/1/2017

Name of subdivision: _____

Municipality: _____

Name of Applicant: _____

Address: _____

Phone Number: _____

| Type of Subdivision or Land Development | Base Fee | Added Fees (Fees in addition to base fee) | Enter Base Fee plus any added fee |
|---|----------|---|--|
| SUBDIVISION & LAND DEVELOPMENT REVIEWS | | | |
| 1. Lot Line Adjustment, Lot Consolidation; Agricultural or Recreational lot involving no proposed buildings; Residential - 6 or fewer lots and dwelling units | \$115 | None | |
| 2. Residential - 7 or more lots and dwelling units | \$115 | \$20.00 for each lot and dwelling unit over 6. | |
| 3. Non-Residential with proposed building(s) totaling 4,999 sq. ft. or less | \$300 | None | |
| 4. Non-Residential with proposed building(s) totaling 5,000 sq. ft. or more | \$300 | \$15.00 for every 1,000 sq. ft. or part thereof for 5,000 sq. ft. or more. | |
| 5. Non-Residential with no building(s) presently proposed - total size is 3 acres or less | \$115 | None | |
| 6. Non-Residential with no building(s) presently proposed - total size is more than 3 acres | \$115 | \$20.00 for each acre or part thereof over 3 acres. | |
| STORMWATER REVIEWS: If the subdivision or land development is subject to a stormwater ordinance which has been enacted pursuant to a county-adopted watershed management plan, a stormwater review fee shall be submitted with the preliminary plan application. | | | |
| 7. Subdivision or land development proposes 10,000 sq. ft. or more of impervious cover. Disturbed area does not exceed 2 acres. | \$800 | None | |
| 8. Subdivision or land development proposes 10,000 sq. ft. or more of impervious cover. Disturbed area between 2 acres and 40 acres. | \$800 | \$45 per disturbed acre or part thereof exceeding 2 acres up to 40 acres. | |
| 9. Subdivision or land development proposes 10,000 sq. ft. or more of impervious cover. Disturbed area exceeds 40 acres. | \$800 | Escrow fee of \$2,000. When escrow falls below \$250, the review process will cease until the account balance is fully funded at a minimum of \$1,000. | |
| TOTAL | | | |

I hereby agree to remit the review fees as required by the Lehigh Valley Planning Commission for the review of this subdivision/land development.

 (Signature)



Lehigh Valley Planning Commission

Subdivision and Land Development Review Submission Requirements

October 1, 2017

Applications lacking any of the required items will not be accepted for review. The review period begins when a complete submission has been received.

General Plan Submission Requirements for all Submissions:

- One completed "Subdivision/Land Development Application Form".
- The appropriate review fee as calculated from the application form. Make checks payable to the Lehigh Valley Planning Commission. Cash is accepted. No credit cards.
- Plans must be signed and sealed by the plan preparer(s).
- Plans must be submitted concurrently to the municipality for review.
- Fees are waived for applications filed by the U.S., Commonwealth of Pennsylvania, and Lehigh and Northampton counties. No exemptions for municipalities, school districts or authorities.

Projects requiring a subdivision/land development review:

- One complete print set of the proposed subdivision or land development plans.
- One copy of the Traffic Impact Study when required by the municipality and for developments of regional significance.
- For purposes of the fee calculation, building square footage is based on gross square footage of the proposed building(s), not building footprint. Gross square footage is rounded up to the nearest thousand (e.g., 6,200 sq. ft. is rounded up to 7,000 sq. ft.)
- For mixed-use projects that include residential and non-residential development, the fee for each is calculated separately then added together.
- For combined subdivision and land development proposals submitted for the same tract, only the land development fee applies.
- For building conversion proposals, the fee is calculated according to the proposed new building use.
- The resubmission of a plan involving major revisions (as determined by the LVPC) to the plan originally submitted to the LVPC, or that is resubmitted more than 5 years from the original submission date, is subject to the applicable fee as indicated on the application form.
- Sketch plans are subject to the fees as indicated on the application form. With the preliminary plan submission, the fee is calculated by adding the base fee and half the added fee.

Projects requiring a stormwater management review:

- One complete print set of the proposed subdivision or land development plans if the project is for stormwater review only. Two complete print sets if subdivision/land development review is required.
- One copy of the stormwater management narrative and calculations.
- One copy of the soil erosion and sedimentation control plan and narrative.
- For purposes of the fee calculation, disturbed area acreage is rounded up to the next whole number (e.g., 2.1 acres is rounded up to 3.0 acres).
- The resubmission of stormwater materials is subject to the applicable fee as indicated on the application form.

If you require assistance with calculating review fees or have any other submission questions, please call us at 610-264-4544.