

**APPLICATION
BOROUGH OF THROOP
PLANNING AGENCY**

Application is hereby made for the review and approval of the following, described below and outlined on the attached plan.

- Erosion & Sedimentation (E & S) Control Plan
- Storm Water Management Plan and Design Criteria
- Grading Plan
- Flood Plain Management
- Major Subdivision or Land Development Preliminary Plan
- Minor Subdivision

A. Tract Name: _____

Tract Area: _____ Acres. Tract Location _____

Name of Owner(s): _____

Address: _____

Number of Lots: _____ Number of Residential Lots: _____

Number and Types of Dwelling Units Proposed: _____

Proposed Dedications, Including Areas _____

Other Required and Related Data: _____

B. Attachments (check appropriate items):

- Preliminary Plan Consisting of _____ Sheets
- General Plan, Sheet _____ of _____ Sheets
- Cross Sections, Sheet _____ of _____ Sheets
- Profiles, Sheet _____ of _____ Sheets
- Utilities, Sheet _____ of _____ Sheets
- Grading Plan, Sheet _____ of _____ Sheets
- Copy of Existing or Proposed Deed Restrictions
- Other (Specify): _____
- Erosion & Sedimentation Control Plan
- Storm Water Management Plan

(Also attach executed Preliminary Plan Certifications)

The undersigned certifies that he/she/they is/are familiar with the Official Subdivision Ordinance of the Borough of Throop and that this application is in conformity with said Ordinance.

Respectfully submitted this _____ day of _____ of 20_____.

(Applicant's Signature)

Name of Applicant: _____

Address _____

I, the undersigned, acting as *Secretary of the Planning Agency of the Borough of Throop*, do hereby certify that the applicant(s), _____ did on _____ 20 _____, pay a fee of \$ _____ as required by Throop Borough Resolution #8 of 1990 and Article 5.412 of the Official Subdivision and Land Development Ordinance of the Borough of Throop.

Secretary (Signed)

Date

I, the undersigned, acting as *Engineer of the Borough of Throop*, do hereby certify that I have examined the documents submitted in connection with this application of _____ for the _____ and have found that the proposed information contained therein is satisfactory and is hereby approved.

- The percolation data submitted is satisfactory
- Percolation data not required

MUNICIPAL ENGINEER

Date

APPROVALS:

Planning Agency of the Borough of Throop

CHAIRMAN

Date

MUNICIPAL ENGINEER

Date

FINAL PLAN CERTIFICATIONS

I, the undersigned, do hereby certify that I was responsible for this Final Plan, representing a survey made by me on the _____ day of _____, 20____, and that all monuments indicated hereon actually exist and that the location, size and material of same are correctly shown. I further that, to the best of my knowledge, all of the requirements of this Subdivision Ordinance have been met.

(Reg. Surveyor of Prof. Engineer)

OWNERSHIP AND DEDICATIONS

The undersigned do hereby certify that they are the record owners of the land shown on this Final Plan and that they do hereby consent to the subdivision of said streets, alleys, thoroughfares, public utility easements and other public uses so designated on this Plan.

ATTEST:

Date

Date

APPROVALS:

Planning Commission of the _____ BOROUGH _____ of _____ THROOP _____:

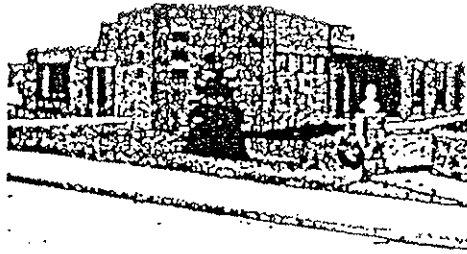
CHAIRMAN Date

PLANNING ENGINEER Date

ACCEPTANCE BY MUNICIPALITY

I, _____,
of the _____ of _____
do hereby certify that the _____ of the _____
of _____ did, by Resolution duly adopted on _____,
accept for public use the dedication of lands so
designated on this Final Plan. (Resolution # _____ of _____)

CHAIRMAN Date



Phone 489-8311

Throop Borough
MUNICIPAL BUILDING
THROOP, PA. 18512

**RESOLUTION ESTABLISHING THE FEE SCHEDULE FOR THE
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE
BOROUGH OF THROOP**

WHEREAS the Borough of Throop has enacted a Subdivision and Land Development Ordinance; and,

WHEREAS said Ordinance requires that the Borough Council of the Borough of Throop act to establish the fees that are to be paid by developers to the Borough in conjunction with the filing of plans for both major and minor subdivisions;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Throop that the following fee schedule be implemented in conjunction with the enforcement of the Borough's subdivision and Land Development Ordinance:

A. Borough Subdivision and Land Development Ordinance Filing Fees

Fees for review, processing and approval of subdivision and land development plans shall be payable to the Borough at the time of application, in accordance with the following schedule:

1. Minor Subdivision, Not Involving New Lots

(Lot addition, land exchange, division of double home or existing buildings, etc.)

FINAL PLAN -----\$50.00

2. Sketch Plan Review

a. Residential

- i. Three (3) or fewer dwelling units: \$125
- ii. Four (4) to ten (10) units inclusive: \$250
- iii. Ten (10) to ninety-nine (99) units inclusive: \$500
- iv. One hundred (100+) dwelling units or more \$1000

b. Non-residential

- i. Ten (\$10) dollars for each 5000 s.f. of lot area or part thereof.
- ii. One (\$1) dollar for each 100 s.f. of floor area but not less than a total of \$250 for i and ii combined.

3. Minor and Major Subdivision or Land Development With New Lots/Units

(See Sections 3.03, 3.04, and 3.05 of the Borough ordinance for explanation of minor and major classifications)

<u>Number Lots/Units</u>	<u>Preliminary Plan Fee</u>	<u>Final Plan Fee</u>
1-4	\$100(where applicable)	\$ 75
5-10	\$150	\$125
11-20	\$200	\$150
21-50	\$250	\$175
51-100	\$300	\$200
101-200	\$400	\$250
201 +	\$500 + \$2 per lot/unit over 200	\$300 + \$2 per lot/unit over 200

4. Land Development Plans

(Commercial, Industrial, Institutional, etc.: For multi-family, residential, see #3 above)

<u>Acres*</u>	<u>Preliminary Plan Review Fee</u>	<u>Final Plan Review Fee</u>
0-2	\$100	\$75
2.01-5	\$150	\$125
5.01-10	\$200	\$150
10.01-25	\$250	\$175
25.01 +	\$300	\$200

*Acreage of tract for newly developed lot or acreage of parcel undergoing review for expansions.

B. Special Meetings - The fee for a Special Meeting of the Planning Commission requested by an applicant shall be \$100.

C. Engineer Review Fees - All applications involving storm water management or engineering review shall be accompanied by fees, payable to the Borough for the Borough Engineer, in accordance with the following:

1. For review of subdivision and land development plans and requests for inspections:

	<u>1-4 Lots/units</u>	<u>5-19 lots/units</u>	<u>20 or more lots/units</u>
Preliminary Plans	\$25/lot or unit	\$24/lot or unit	\$20/lot or unit
Final Plans	\$40/lot or unit	\$16/lot or unit	\$12/lot or unit
Inspections	\$20/lot or unit	\$14/lot or unit	\$14/lot or unit

2. For review of commercial, industrial, or institutional land developments:

a. Ten (\$10) dollars for each 5000 s.f. of lot area or part thereof.

b. One (\$1) dollar for each 100 s.f. of floor area but not less than a total of \$250 for (a) and (b) combined.

3. For re-submitted plans, inspections, and other plans which do not qualify for the per lot or unit rate:

a. A base fee of \$100 for review or inspection. Plan reviews or inspections requiring more than 2-1/2 hours of Borough Engineer time shall be subject to an additional fee based upon the hourly rate established in C-2 (b).

b. An hourly rate of \$60 per hour of Borough Engineer review or inspection time.

3. All-fees shall be payable at the time of application, except that:

a. Inspection fees based upon the per lot, per unit or base fee rates shall be paid by separate checks with the application for approval of the preliminary and/or final plan; and

b. The hourly rate specified in C-2 (b) for review or supplemental review fee shall be payable, per an invoice from the Borough Engineer approved by the Planning Commission Chair, after review, but before preliminary and/or final plan approval; and

- c. The hourly rate specified in C-2 (b) for inspection or supplemental inspection fee shall be payable, per an invoice from the Borough Engineer approved by the Planning Commission Chair, after inspection but before final inspection approval and release of any applicable financial guarantees.

- D. Planning and Other Municipal Consultant Review Fees - When, at the sole discretion of the Planning Commission, the Borough Planning or other Municipal Consultant is requested to review and report on any application before the Planning commission, the applicant will reimburse the Borough for the reasonable costs associated with such a review at an hourly rate of \$60 per hour of Borough Planning or other Municipal Consultant field inspection, plan review and/or report preparation time.

The hourly rate specified above for Borough Planning or other Municipal Consultant inspection, review and reporting shall be payable after such review and/or reporting, but before preliminary and/or final plan approval, per an invoice from the Consultant approved by the Planning Commission Chair. However, a Borough Consultant review fee deposit of \$120.00, to paid by separate check, must accompany all applications for preliminary and final approval of a major subdivision.

- E. Recording Fee - A recording fee shall accompany all final plan applications. The fee, currently \$25.00 per plan, plus \$15 per each additional page, shall be payable to the Lackawanna County Recorder of Deeds and subject to change as that office may deem necessary.

- F. Lackawanna County Regional Planning Commission Plan Review Fee - The Borough shall collect and transmit any and all such plan review fees required by the Lackawanna County Regional Planning Commission. The Lackawanna County Regional Planning Commission Plan Review Fee is to paid by separate check and must accompany all applications to the Planning Commission for preliminary and/or final approval of a major or minor subdivision.

Failure or refusal by a developer to pay such a fee shall constitute grounds for declaring any application for plan approval to be incomplete. Alternatively, developers who submit their plans to the County Planning Commission independently shall also assume responsibility for the payment of such fees as the County Planning Commission shall require. A copy of the Developer's receipt for payment of Lackawanna County Regional Planning Commission Plan Review Fee shall be evidence of such payment.