



LOWER POTTS GROVE TOWNSHIP
Application for Review of Subdivision/Land Development Plan

Address/location of property involved in the application: _____

Name of subdivision or land development (if any): _____

Tax Parcel Number(s): _____ Zoning District(s): _____

Total acreage of lot(s): _____ Acreage to be developed: _____

No. of existing lots: _____ No. of proposed lots: _____

Existing total gross floor area (s.f.): _____ Proposed total gross floor area: _____

Proposed use of property (elaborate in the narrative):

Proposed use permitted by:

- Right Special Exception Conditional Use Other: _____

Have necessary Township approvals been granted?

Type: _____ No Yes Date: _____

Type: _____ No Yes Date: _____

Have appropriate Public Utilities been consulted? Yes No

Current Water Supply: Public Other (specify) _____

Proposed Water Supply: Public Other (specify) _____

Current Sewage Disposal: Public Other (specify) _____

Proposed Sewage Disposal: Public Other (specify) _____

Improvements to be dedicated to the Township or Township Authority:

- Street or Right-of-Way Streetlights Sanitary Sewer Line Easements

Stormwater Other: _____

Are easements required with adjacent property owners? Yes No

If yes, are easement agreements in place? Yes No (*elaborate if not secure*)

PROJECT INFORMATION

Submit a brief narrative summary of the project. The narrative must describe:

1. current state of the property;
2. the proposed use of the site and, if appropriate, how it will differ from the existing use;
3. number of lots to be consolidated or created and/or proposed development of the site; and
4. any variances or waivers requested or previously granted for the plan;
5. any additional information that may be pertinent to the reviewing parties.

Plans and studies included with this submission (check all that apply):

- Site Plan Natural Features Conservation Landscaping Grading and Utilities
 Stormwater Architectural Elevations and Floor Plan Shadow Analysis Lighting
 Traffic Sedimentation and Erosion Control Profiles and Details

Other: _____



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Approvals from outside agencies (*For Final Plan reviews, Applicant must demonstrate that necessary approvals are either in place or being sought*).

Agency	Required?	Date of Approval
PA Dept of Environmental Protection	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
PA Dept of Transportation	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
Montgomery County Conservation District	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
Montgomery County Health Dept	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
Other: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
Other: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____

SANITARY SEWER SYSTEM CONVEYANCE CAPACITY

Recent reviews of the Lower Pottsgrove Township Authority (LPTA) sanitary sewer system show that its conveyance capacity is exceeded during wet weather. LPTA is working to correct the causes of this problem. Initial results indicate that the system may be hydraulically overloaded, requiring LPTA to develop a Corrective Action Plan (CAP) to establish actions to reduce the hydraulic overload and provide needed conveyance capacity.

This CAP limits the number of sewer connections available to the Township until the LPTA completes identifiable benchmarks in the CAP. A policy to distribute available connections to property owners in the Township will be developed by LPTA as part of the CAP.

I, the undersigned, have read and acknowledge that the above information may have an impact on approvals for my project.

 Applicant Signature _____
Date

CERTIFICATION

I, the undersigned (Applicant), understand that all plans will be sent to outside consultants including, but not limited to: attorneys, engineers, geologists, land surveyors, architects, landscape architects, and planners to be reviewed for compliance with the Township's Subdivision & Land Development, Stormwater Management, and Zoning Ordinances. Applicant agrees to post an escrow, as defined in the Schedule of Fees, for Lower Pottsgrove Township to use for all consulting fees and administrative costs related to the above Subdivision and Land Development Plan. In the event that these costs exceed, or are expected to exceed, the amount deposited, Applicant agrees to deposit an additional sum to pay expenses and maintain a balance for future review fees and costs (Review and complete Agreement for Professional Plan Review Services).

I understand that the Township's Zoning, Stormwater, and Subdivision & Land Development Ordinances may require additional reviews by the Zoning Hearing Board, Township Sewer Authority, Pottstown Area Regional Planning Committee, and/or other Township-appointed review agencies. The Township will notify me if such reviews are necessary.

I agree to allow Township staff, consultants, and members of the reviewing bodies to visit the site while the application is before them.

I agree to post financial security through a letter of credit or escrow account in an amount sufficient to cover the cost of all public improvements before recording the final approved plan. I understand that no grading or building permit will be granted for the project until all approvals have been received, agreements have been executed, and a final plan is recorded. Any amendments to an approved plan will require formal review under the Township's Subdivision and Land Development and Zoning Ordinances.

I certify that the statements made in this Application are true, correct, and complete and agree to the terms listed above.

 Applicant Name (printed) _____
Title

 Applicant Signature _____
Date