

1. Subdivision Application Fee – Preliminary or Final

- a. Application for Preliminary or Final - \$300.00 initial Fee; Plus \$50.00 for each lot.
- b. Township Consultant Deposit Fee for Subdivision Applications

Actual cost to the Township of plan reviews, report preparation and other services performed by consultants and/or the Township Solicitor as billed to the Township at the normal rate charged.

Method of Payment – Application Deposit required

Upon initial submission of a Subdivision application, in addition to the application fee, the Applicant shall deposit the following sums:

- 1. 0-5 lot/dwelling units no deposit
- 2. 6-50 lot/dwelling units \$2,000.00
- 3. Greater than 50 lots \$4,000.00

From this amount shall be deducted any fees accruing from the Township consultants and/or solicitor reviews. If at any time during the progression of an application, it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated review costs, the Applicant will be notified that an additional deposit is required equal to the first deposit. At the completion of the subdivision application process, any of the remaining developer deposit funds on deposit with the Township at completion of the final project and after all fees are deducted may be returned to the Applicant upon written request.

2. Land Development Application Fee – Preliminary or Final

- a. Application for Preliminary or Final - \$500.00 initial fee; Plus \$50.00 for each acre or portion thereof greater than two (2) acres.
- b. Township Consultant Deposit Fee for Land Development Applications.

Actual cost to the Township of plan reviews, report preparation and other services performed by consultants and/or the Township Solicitor as billed to the Township at the normal rate charged.

Method of Payment – Application Deposit required

Upon initial submission of a Land Development application, in addition to the application fee, the applicant shall deposit the following sums;

- 1. 0-2 acres \$2,000.00
- 2. Over 2 acres \$2,000.00 initial fee; plus \$50.00 for each acre or portion thereof greater than two (2) acres.

From this amount shall be deducted any fees accruing from the Township consultants, and/or solicitor reviews. If at any time during the progression of an application it is determined by the Township that the balance available is or will be inadequate to fully cover anticipated process, any of the remaining Developer deposit funds on deposit with the Township at completion of the final project and after all fees are deducted may be returned to the Applicant upon written request.

FEES MUST BE PAID AT THE TIME THE APPLICATION IS SUBMITTED

Township of Hopewell
 Subdivision and Land Development Application page one of three
 1700 Clark Boulevard, Aliquippa, PA 15001
 Telephone: (724) 378-1460 Fax: (724) 378-3034

DATE OF APPLICATION: **Preliminary** _____ **Final** _____

TRACKING NO. P- _____

DIRECTIONS: Please answer questions pertinent to your subdivision request. Five (5) copies of the SUBDIVISION plan are required for the PRELIMINARY review; three (3) copies of the plan are required for the final review. Subdivision application and plans must be filed with the township 15 days prior to the scheduled meeting.

1. Property Owner Name: Address: Telephone:	2. Location of Proposed Subdivision: Name of Plan:
3. Engineer/ Surveyor Name: Address: Telephone:	4. Developer Name: Address: Telephone:
5. Tax Parcel No. Deed Book No. Page No.	6. No. of Current Lots: No. of Proposed Lots:
7. Type of Development Commercial__ Residential__ Industrial__ Other__	8. Type of Road: Public__ Private__ Other (specify)
9. Type of Water Supply Public__ Well__	10. Type of sanitary disposal system: Public Sanitary Sewers____ On Lot septic Other (specify)
11. Water Supply Source City of Aliquippa__ Creswell__ Other__	12. Public Sanitary Sewer System Hopewell__ City of Aliquippa__ Other (specify)
SIGNATURE: Owner/ Agent (please specify) _____ Date _____ Printed:	SIGNATURE: Township Official _____ Date _____

BELOW INFORMATION TO BE COMPLETED BY TOWNSHIP OFFICIAL

1. Date Fee Paid:	4. 90-Day Expiration Date:
2. Amount of Fee Paid:	5. Extended Dates: a. b. c.
3. Receipt No.:	6. Meeting Date Agenda:

PLANNING & ZONING COMMISSION REVIEW PROCESS

P/Z Recommendation:	Date of Approval:	Date of Disapproval:
Date Referred to ZHB:	ZHB Decision:	
BCPC Date of Review:	Planning Consultant Review Date:	P/Z Agenda Date:
BOC Agenda Date:	Approved:	Denied: Resolution No:
Date Mylar Signed:	Date of Recording in Court House:	

CHECKLIST: (as applicable)

_____ **Subdivision & Land Development Application**

_____ **Initial Township Fee Enclosed** _____
(Payable to Hopewell Township)

_____ **Land Development Review Fee** _____
(Payable to Hopewell Township)

_____ **Subdivision Review Fee** _____
(Payable to Hopewell Township)

_____ **Beaver County Planning Commission Application Fee** _____
Subdivision Review is \$75.00 plus \$10.00 per lot.
Land Development Review fee is \$75.00 plus \$10.00 per acre.
(Return to Township Manager - Payable to Beaver County Planning Commission)

_____ **Two (2) sets of signed & sealed plans for County 24"x36"**

_____ **Three (2) sets of signed & sealed plans for Township 11"x17"**

_____ **Stormwater Management Report (as applicable)**

_____ **Geotechnical Engineering Investigation Report (as applicable)**

_____ **Waiver Request for Subdivision Ordinance 91-2, for Three Lots or Less**
(Refer to attached Waiver instructions)

_____ **Sewer Facilities Planning Module Application Mailer**

**Please submit application, supporting documentation and fees to the attention of the Township Manager,
1700 Clark Boulevard, Aliquippa PA 15001**

Township Contact: **Jerry Orsini, Township Manager 724-378-1460**
twpmanager@hopewelltp.com

Alternate Township Contact: **John Bates, Zoning Officer 724-378-3112**
zoningofficer@hopewelltp.com

HOPEWELL TOWNSHIP
Beaver County, Pennsylvania

**INSTRUCTIONS FOR REQUESTING A WAIVER OF ARTICLE IV AND V OF
THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ALSO
FOR REQUESTING A VARIANCE IN ACCORDANCE WITH ARTICLE XI**

Any owner, developer agent acting on behalf of an owner may request one of the following if the request is made in writing at the time an application for subdivision is filed:

- 1) The requirements of Article IV and V of the Hopewell Township Subdivision and Land Development Ordinance can be waived if the subdivision consists of three lots or less and the subdivision requires no additional streets to be designed and constructed and if the subdivision requires no street openings.
- 2) Where strict enforcement or compliance with the Hopewell Township Subdivision and Land Development Ordinance may result in extraordinary hardship, the Planning Commission may recommend, to the Board of Commissioners, a variance to be granted as long as the public interest is secured and that the variance requested will not have an effect of nullifying the interest and purpose of the Hopewell Township Comprehensive Plan and the Hopewell Township Subdivision and Land Development Ordinance. The Planning Commission's recommendation shall be considered conditional and shall be subject to the approval or disapproval of the Board of Commissioners.

The Board of Commissioners may grant the variance if it finds that extraordinary hardship may result from strict enforcement or compliance with the Hopewell Township Subdivision and Land Development Ordinance provided it shall require such conditions, as will in its judgment, substantially secure the interest and objectives of the standards or requirements so varied or modified, and as will fulfill the purpose and intent of the Hopewell Township Subdivision and Land Development Ordinance.

All such request shall be in writing and addressed to the Township Manager and submitted at the time the subdivision or land development application is filed.

HOPEWELL SUBDIVISION 91-2
WAIVER REQUEST FOR SUBDIVISIONS
OF THREE LOTS OR LESS

Whereas the applicant of the _____
Subdivision Plan requests that the Hopewell Township Planning
Commission waive the requirements of Articles IV and V of Hopewell
Subdivision Ordinance 91-2, for subdivisions of three (3) lots or fewer
requiring no additional streets or street openings.

Finally, upon the waiver being granted, the Application for Final Plan
approval shall be filed with the Planning Commission along with the
plans and data required in Section 601, and shall be processed
according to Article V Section 500.

Subdivision Applicant

_____, 20____

Waiver approved by the Hopewell Township Planning Commission at
a meeting held on _____, 20_____.

Chairperson