

Application for Subdivision / Land Development

File No.: _____

LYNN TOWNSHIP - 7911 Kings Highway New Tripoli PA 18066

(610) 298-2645 Fax: (610) 298-2896

email: trishb@lynntwp.org website: www.lynntwp.org

Date of Application: _____

_____ Residential/ Agricultural Subdivision

_____ 1st Review _____ Feas

_____ Commercial / Industrial Subdivision

_____ 2nd Review _____ Prel.

_____ Land Development

_____ 3rd Review _____ Final

_____ Subsequent Reviews

Feasibility Review Fee: \$100.00

Residential & Agricultural Subdivisions- Escrow Fees: \$500.00 + \$100.00/lot

Review Fees: 1st review and each subsequent review -\$200.00 each (deducted from escrow fee)

Commercial & Industrial Subdivisions & Land Developments- Escrow Fees: \$5,000.00

Review Fees: 1st review -\$500.00, 2nd review -\$400.00,

3rd review and subsequent reviews -\$300.00 (deducted from escrow fee)

****If at any time in the review process it is determined by Lynn Township that the balance in the subdivision account is or will be inadequate to fully cover anticipated review costs, the applicant will be notified that an additional deposit is required. This amount must equal the original escrow fee submitted when the plan or land development was filed. ****

Name of Subdivision / Development _____

Location: _____

If Final Plan, indicate: Date of Preliminary Plan Approval _____

Section Number, if any _____

Owner _____

Address _____

Telephone No. _____

Applicant _____

Address _____

Telephone No. _____

Registered Engineer/ Surveyor _____

Address _____

Telephone No. _____

Existing Zoning _____

Number of Lots _____

Total Acreage _____

Minimum Lot Size _____

Lineal Feet of New Streets _____

Water Supply: Public System _____ On Lot System _____

Sewerage System: Public System _____ On Lot System _____

Average Sales Price of House to be built _____

REMARKS:

Signature of Owner ~ Applicant

REIMBURSEMENT AND ESCROW AGREEMENT
Lynn Township

In consideration of the Township of Lynn processing the attached subdivision application, the undersigned, expressly consent and agree to pay the initial subdivision fees customarily charged by the Township under Section 640 of the "Lynn Township Subdivision and Land Development Ordinance of 1980", as amended, and also as a condition to final plan approval, to reimburse the Township for engineering services, and legal fee incurred in the processing of the subdivision plans, (including any Feasibility Review submitted under Section 300), improvements and maintenance agreement and recording costs as well as any other incidental expenses reasonably incurred by the Township respecting this subdivision. The Township may, at any time during the course of the plan's review require the undersigned to reimburse the Township for cost incurred to given times, or at the Township's option, require the undersigned to place a sufficient sum in escrow (said sum to be determined solely by the Township) to cover the costs and fees, as hereinabove provided, which the Township estimates it will reasonably incur during the processing the review of the subdivision application and plan. It is expressly understood and agreed that the payment of said fees, expenses and charges shall be payable even though the plan is withdrawn or disapproved. Any amounts which have been placed in escrow in excess of the amounts hereinabove referred to, shall be returned to the individual or entity from which the funds were received, following final plan approval or disapproval or withdrawal of the application for approval.

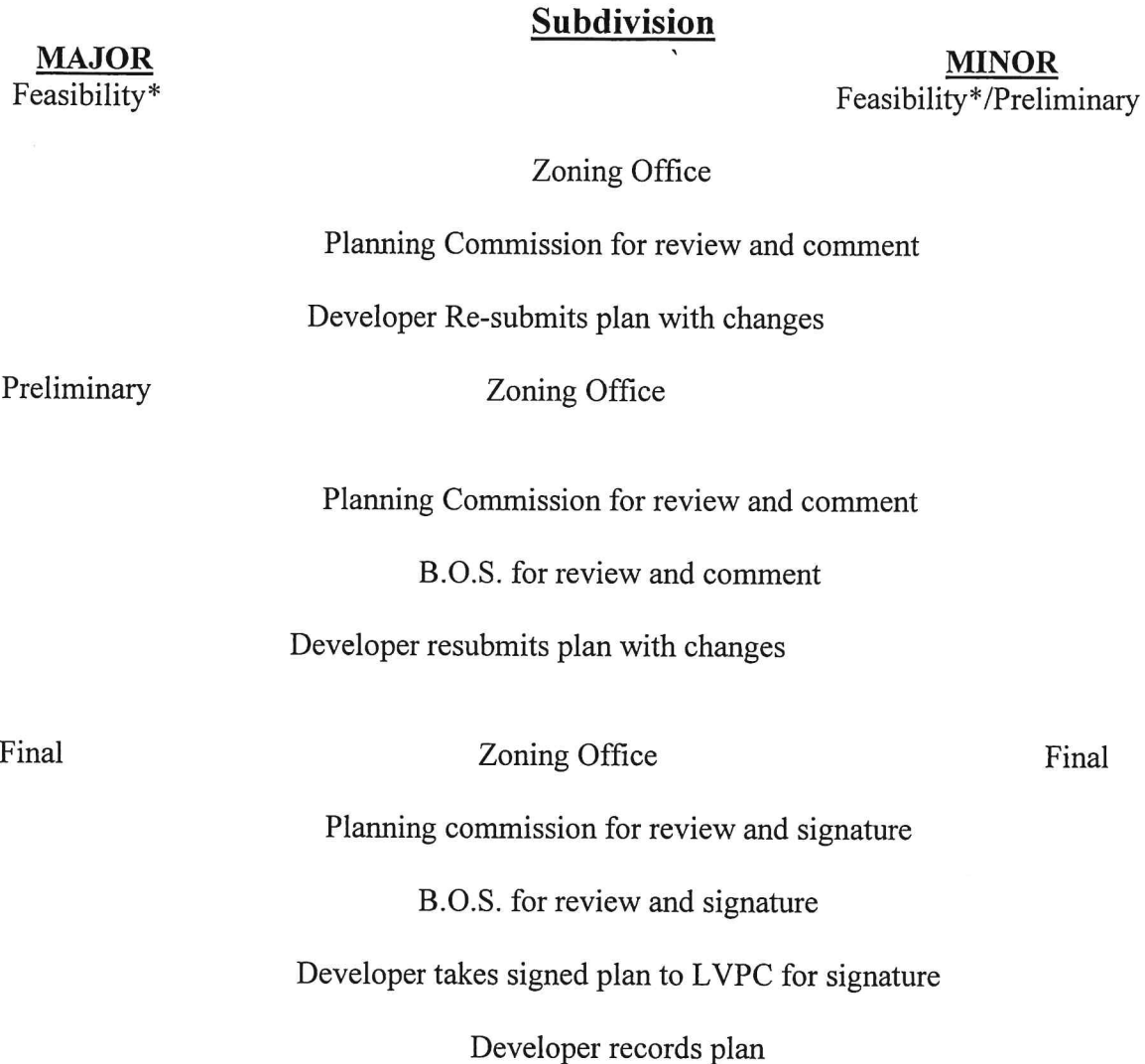
IN WITNESS WHEREOF, the undersigned, intending to be legally bound, hereby set our hands and seals this _____ day of _____, 20 .

_____ Signature

_____ Signature

Analysis of a Subdivision Plan

Many people are confused when it comes to subdivision and land development plans. The process is rather simple, however. There are two types of plans-Major and Minor. A Major subdivision is any subdivision of a tract into more than three (3) tracts, whether present or future. A Minor subdivision is any division, re-division or lot line adjustment not involving more than three (3) lots. The following chart, hopefully, will simplify matters.



***Feasibility plans are optional**

During the review process, the plans are reviewed by the Township Engineer, Lehigh Valley Planning Commission, Pennsylvania Department of Environmental Protection. And when applicable, Pennsylvania Department of Transportation, Northwestern Lehigh School District, Neighboring Municipality, Utility Company and Lehigh County Authority. Their comments are submitted to the Lynn Township Planning Commission in conjunction with review of the subdivision plan or land development. This procedure also applies to all land development plans.