

## LAND DEVELOPMENT & SUBDIVISION PLAN SUBMITTALS

Sketch Plan (informal for discussion purposes)

No fee

### Minor Subdivision Plan

*Combines preliminary and final plan review processes into one submission. To qualify, a plan must contain no more than six (6) lots, including any residual parcel, must be for residential purposes and must not contain new streets or right-of-ways.*

\$350.00

### Preliminary Subdivision Plan

*Includes residential or non-residential plans.*

Base fee (up to 6 lots):	\$250.00
7 thru 25 lots:	\$10.00/ lot
26 thru 50 lots:	\$5.00/lot
51 lots and above:	\$2.00/lot

### Final Subdivision Plan

*Includes residential or non-residential plans.*

Base fee (up to 6 lots):	\$150.00
7 thru 25 lots:	\$10.00/lot
26 thru 50 lots:	\$5.00/lot
51 lots and above:	\$2.00/lot

### Minor Land Development Plan

*As with subdivision, this type plan combines the preliminary and final plan review into one submission. To qualify, a plan must have no more than 2 principal non-residential structures on 1 parcel of land 5 acres or less in size, or no more than 8 residential units – such as apartments or townhouses – on 1 parcel of land and contain no new streets or right-of-ways.*

\$350.00

### Preliminary Land Development Plan

*Non-residential:*

Base fee, first acre:	\$250.00
Per additional acre:	\$25.00

*Residential:*

Base fee, first acre:	\$250.00
9-25 units:	\$20.00/unit
26-50 units:	\$10.00/unit
51 units +:	\$5.00/unit

### Subdivision & Land Development Plans

*If a plan contains both a subdivision of land and land development, the fees would be calculated by adding the separate subdivision and land development fees and multiplying the sum by 70%.*

### Special Agency Fees

*Applicant for subdivision or land development approval shall be responsible for payment of review fees to the Cumberland County Planning Commission, the Cumberland County Conservation District, the PA Department of Environmental Protection and other agencies as may be involved in the review process or with the issuance of special permits necessary to the review process.*

### RECREATION FEE FOR DEVELOPMENT PURPOSES

1. Residential Subdivision or Land Development: \$500.00/dwelling unit
2. Non-Residential Subdivision or Land Development w/ no public water or sewer: Project land area @ \$500/acre
3. Non-Residential Subdivision or Land Development w/ public water or sewer: Project land area @ \$750/acre
4. Non-Residential Subdivision or Land Development w/ public water & sewer: Project land area @ \$1,450/acre