



1383 Arcadia Road,
Room 200
Lancaster, PA 17601-3149

Phone: (717) 299-5361, Ext. 5
Fax: (717) 299-9459
Website:
www.lancasterconservation.org

Official Use Only	
LCCD File #	_____
Date Rec'd	_____
LCCD Fee \$	Check # _____
LCCD CWF Fee \$	Check # _____

E&S Control Plan / Chapter 102 Permit Review Application and Fee Schedule

I. PROJECT INFORMATION

Proposed Project Name / Project Description 283 Commerce Center - Building #1		Municipality Mount Joy Township
Physical Address of Proposed Project 2843 Mount Pleasant Road		Current Permit # (if applicable)
Project Acreage 110	Disturbed Acreage 94	Name of Stream: U.N.T. to Little Chiques Creek Chapter 93 Classification: TSF, MF

II. APPLICANT / CONSULTANT INFORMATION

Name of Applicant PDC Northeast LPIV, LLC attn: Joe Peters	E-Mail Address JPeter@panattoni.com	Phone (717)649-9588
Mailing Address / City / State / Zip 6059 Allentown Blvd Suite 127 Harrisburg, PA 17112		
Name of Plan Preparer Jeremy Bittinger	Email Address jbittinger@landworkscd.com	Phone (717)649-9588
Company Name Landworks Civil Design, LLC	Mailing Address / City / State / Zip 1195 Virginia Avenue York, PA 17403	

III. FEES (See Current Fee Schedules on Page 2)

LCCD FEES FOR PLAN REVIEW SERVICES

Category	Details	Fee
Detached, Single Family Residential	# of Dwelling Units <u>N/A</u>	\$ 0.00
Commercial / Multi-Family Residential / Industrial / Agricultural / Other (Includes Oil & Gas)	# of Disturbed Acres <u>94</u> (Rounded to the Nearest Whole Acre)	\$ 24,750
Timber Harvest Projects & Road Maintenance Activities	# of Disturbed Acres <u>94</u> (Rounded to the Nearest Whole Acre)	\$ 0.00
Borrow / Disposal Site	# of Disturbed Acres <u>94</u> Distance from Parent Project <u>N/A</u>	\$ 0.00
Chapter 105 General Permit E&S Plan (Not Associated with a Larger Common Plan of Development)	Fee Required - \$100	\$ 0.00
TOTAL LCCD REVIEW FEE	Make check payable to: "LCCD"	Total Fee \$ 24,750

CHAPTER 102 PERMIT FEES

NPDES / E&SC PERMIT / ESCGP-3 FILING FEE <input type="checkbox"/> \$1,500 – Individual NPDES or E&S Permit <input checked="" type="checkbox"/> \$500 – General (PAG-01 or PAG-02) NPDES or ESCGP-3 Permit Make check payable to: "LCCD Clean Water Fund"	NPDES / E&SC PERMIT / ESCGP-3 DISTURBED ACREAGE FEE # of Disturbed Acres <u>94</u> x \$100/Acre Fee \$9,400.00 (Disturbed Acres rounded to nearest whole acre) Make check payable to: "Commonwealth of Pennsylvania Clean Water Fund"
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A completed copy of this review application and all appropriate fees **MUST** accompany **ALL E&S Plans** submitted to LCCD for both review and approval. Members of LCCD, Board of Directors and staff, are authorized to enter the project site for site inspection, as necessary.

12/24/2022

SIGNATURE OF APPLICANT OR AUTHORIZED AGENT DATE

(Revised 1/1/2023)

**LANCASTER COUNTY CONSERVATION DISTRICT
E & S CONTROL PLAN REVIEW / INSPECTION FEE SCHEDULE**

RESIDENTIAL – DETACHED SINGLE FAMILY

(Number of Detached, Single Family Dwelling Units)

1 UNIT (< 1 Acre Disturbed)	\$ 600
1 UNIT (> or = 1 Acre Disturbed), 2 - 25 UNITS	\$ 600 + \$ 250 per Dwelling Unit
26 OR MORE UNITS	\$ 6,850+ [(# of Dwelling Units – 25) x \$ 200]

COMMERCIAL / MULTI-FAMILY RESIDENTIAL / INDUSTRIAL / AGRICULTURAL / OTHER (Includes Oil & Gas)

(Number of Disturbed Acres Rounded to the Nearest Whole Acre)

< 1 ACRE	\$ 800
1 – 4.49 ACRES	\$ 1,000 + (# of Disturbed Acres x \$ 300)
= or > 5 ACRES	\$ 2,500 + [(# of Disturbed Acres - 5) x \$ 250]

TIMBER HARVEST PROJECTS & ROAD MAINTENANCE ACTIVITIES

(Number of Disturbed Acres Rounded to the Nearest Whole Acre)

< 25 ACRES	\$ 700
= or > 25 ACRES	Fee based on the Commercial/Multi-Family/Industrial/Agricultural/Other Fee Schedule (Above)

BORROW / DISPOSAL SITE

(Based on both Number of Disturbed Acres Rounded to the Nearest Whole Acre and Distance from the Parent Project)

< 1 ACRE DISTURBED and > ¼ MILE FROM PARENT PROJECT:	\$ 600
= or > 1 ACRE DISTURBED and > ¼ MILE FROM PARENT PROJECT:	Fee based on the Commercial/Multi-Family/Industrial/Agricultural/Other Fee Schedule (Above)

EXISTING CHAPTER 102 PERMIT and = or < ¼ MILE FROM PERMIT BOUNDARY: Refer to item “d” within “Guidelines” section below.

NOTES:

1. For all fees based on the proposed number of Disturbed Acres, the acreage shall be rounded to the nearest whole acre.
2. Detached Single Family homes subject to the “Residential” category are generally intended to house one family unit and are considered to be free-standing building units each with one front, one rear, and two side yards. Where the dwelling is located on a corner lot, the dwelling may have one front, one rear, and one side yard. Manufactured, modular, and tiny homes may be considered as detached single family homes.
3. Examples of multi-family residential structures subject to the “Commercial/Multi-Family Residential” fee category include townhomes/row houses, condominiums, duplexes/twin homes, apartment buildings, and other semi-detached dwelling units.
4. For projects proposing both single-family detached homes and commercial or multi-family structures, the applicant or consultant will be required to submit a schematic of the project site which delineates the areas of the site being proposed for the “detached, single family” use and the areas being considered for the “commercial/multi-family” use along with a proposed fee. Based on the schematic, LCCD staff will determine whether the proposed fee is adequate.
5. As a condition of 25 PA Code, Chapter 105, an E&S Plan review is required for all General Permits (GPs). A fee of \$100 will be charged for LCCD to review and approve the respective E&S Plan associated with a GP, unless the GP(s) is submitted as part of a larger common plan of development. LCCD will review E&S plans associated with all GP's except for GP-11 registrations, for which E&S plans are submitted directly to the DEP. The \$100 fee shall be made payable to “LCCD.”
6. For E&S plans associated with Chapter 105 small projects or individual permits, waivers, or environmental assessments, the LCCD review fee will be based on the appropriate project type category identified above.
7. For a Corrective Action Plan (CAP), the fee will be based on the Commercial / Industrial / Agricultural / Other Fee Schedule. If the CAP will be submitted as an amendment to an Existing Chapter 102 Permit, then contact LCCD for both Permit Amendment Requirements and applicable fees.
8. Through an executed Memorandum of Understanding (MOU), the PA Turnpike Commission has agreed to pay \$150 per Disturbed Acre (rounded to the nearest whole acre) for any E&S Plans submitted for both review and approval.
9. An independent State Commission, State Agency, and / or Federal Agency which provides funding for Chapter 102 program administration by PA DEP through the terms and conditions of a mutual agreement may be exempt from all applicable fees.

Lancaster County Conservation District

Summary of E&S Plan Review Fee requirement for "OTHER" category of earth disturbance activities

Category	E&S Plan Review Fee required?	
	Y = yes	N = no
Chapter 105 Environmental Assessment (Waiver 11 & Waiver 16)	Y	
Chapter 105 Small Projects or Individual Permit	Y	
Community Fairgrounds	Y	
Community Recreation Centers	Y	
Growing Greener Grant Funded Projects (319)	Y	
Hospitals	Y	
Independent Borrow / Disposal Site	Y	
Lancaster County Library System	Y	
Lancaster County Public Agency / Authority Projects	Y	
Local Municipal Projects	Y	
Oil & Gas Projects	Y	
Places of Worship & Religious Facilities	Y	
Police, Fire, & EMS Stations	Y	
Ponds, Dams, & Impoundments	Y	
Private Non-Profit Organizations	Y	
Private Schools	Y	
Public Parks	Y	
Public Schools & School Districts	Y	
Rails-To-Trails Projects	Y	
Sewer & Water Authority Projects	Y	
Utility Projects	Y	

GUIDELINES

- a. For all Chapter 102 Permit applications, LCCD will make every effort to conform to the time frames for review, as noted in both PA DEP's Permit Review Process and Permit Decision Guarantee Policy and the respective Standard Operating Procedure (SOP).
- b. For all Chapter 102 non-permitted projects, LCCD will make every effort to review such projects within thirty (30) days from the date of receipt.
- c. The E&S Control Plan Review / Inspection fee includes a pre-application meeting(s), a completeness review(s), one (1) initial technical review, one (1) resubmission technical review, a pre-construction meeting(s), all field meetings, all site / complaint inspections, and all tasks delegated to LCCD relative to Chapter 102 Permit termination. If the E&S Control Plan is deemed significantly inadequate upon completion of the resubmission technical review, then the subsequent resubmission will be subject to an additional charge of 50% of the original E&S Control Plan Review / Inspection fee.
- d. For an existing Chapter 102 Permit, Field Changes, Minor Amendments, and Major Amendments will be both reviewed and approved in accordance with PA DEP's Chapter 102 Permit Amendments Frequently Asked Questions (FAQ) document. Fees for Major and Minor Amendments are charged as follows:
 - Residential Detached Single Family:
 - Where no dwelling units are added and Limits of Disturbance decrease, remain the same, or increase less than one acre: \$600.
 - Where the Limits of Disturbance increase by 1 acre or more but no dwelling units are proposed: Use the appropriate category in the "Commercial" category.
 - Where one or more detached dwelling units are added: Use the appropriate tier and respective formula.
 - Commercial/Multi-Family Residential/Industrial/Agricultural/Other:
 - Where the Limits of Disturbance decrease, remain the same, or increase less than one acre: \$800.
 - Where the Limits of Disturbance increases one acre or more: Use the appropriate tier and respective formula.
 - For example: A project was originally authorized for 10 acres of earth disturbance. The permittee wishes to add an additional 1 acre of earth disturbance. The required review fee is: \$1000 + (1 x \$300) = \$1300.
- e. For a Chapter 102 Permit application which is withdrawn (either voluntarily or involuntarily), all remitted fees will NOT be refunded. If the applicant intends to submit a new Chapter 102 Permit application for the proposed project, then all applicable fees shall be remitted with the new Chapter 102 Permit application.
- f. For a Chapter 102 non-permitted project which is deemed inadequate, the applicant will have one (1) year from the date of the Technical Deficiency Letter to resubmit a revised E&S Control Plan which addresses all noted technical deficiencies. If the applicant fails to resubmit the revised E&S Control Plan within one (1) year from the date of the Technical Deficiency Letter, then LCCD will involuntarily withdraw said project, and all remitted fees will NOT be refunded. If the applicant intends to submit said project after being involuntarily withdrawn, then the applicable fee shall be remitted with a new E&S Control Plan / Chapter 102 Permit.
- g. Should the proposed limits of disturbance or number of detached dwelling units decrease while an application is under review, LCCD will not provide a partial refund of any previously submitted fees.
- h. LCCD will make every effort to implement this fee schedule fairly and consistently across all applications submitted for review. However, LCCD staff and Board of Directors reserve the right to deviate from the dollar amounts and guidance presented in this document should site-specific circumstances warrant.