THE TOWNSHIP OF LOWER MORELAND
640 Red Lion Road, Huntingdon Valley, PA 19006
COMMUNITY DEVELOPMENT APPLICATION

Please print or type information. If unknown or not applicable, indicate N.A.

Check Appropriate Boxes:
☐ Sketch Plan    ☐ Land Development    ☐ New Proposal
☐ Preliminary Plan ☐ Minor Subdivision ☐ Revision of Prior Proposal
☐ Final Plan    ☐ Major Subdivision    ☐ Phase of Prior Proposal
☐ Zoning Amendment    ☐ Curative Amendment
☐ Conditional Use    ☐ Other

Information
Name: ________________________________________________

Location: ___________________________________________

Area: ___________________________ Ac./Sq.Ft.    Tax Plat Block(s) ___________ Unit(s) ___________

Present Zoning Classification: _______________________

Number of Dwelling Units and/or Buildings Proposed: ___________________________

Proposed Use(s): ___________________________________________

Sewerage:    ____ Public    ____ Private

Water:    ____ Public    ____ Private

Owner Information
Name: ____________________________________________ Phone: _______________________

Address: _______________________________________

Applicant Information
Name: ____________________________________________ Phone: _______________________

Address: _______________________________________

FOR OFFICE USE ONLY

Municipal Plan No.: ___________________________________________________________
Received: ________________________________________________________________
By: ________________________________________________________________
FEES: Township
Escrow __________________________ MCPC __________________________
Other __________________________

Signature of Applicant(s)
Signature of Owner(s)
Date: __________________________

White: Municipal Copy Yellow: Finance Office Copy Pink: Applicant's Copy
***PLEASE NOTE A CHANGE TO MONTGOMERY COUNTY PLANNING COMMISSION (MCPC) SUBMITTAL PROCESS***

MCPC has changed the way the submittal process works for Subdivisions and Land Developments. There is a new form to fill out and the requirement of a PDF copy of the plan sent to the Township at time of submittal. There is NO FEE needed at time of submittal a bill will be sent to the applicant's email after the Township has entered the information into MCPC's system. The applicant will then directly pay the bill to MCPC. It is important to fill out all the information boxes on the form since the bill is generated based on that information. PDF copies of the plan shall be sent to Jill Matyas at jmatyas@lower-moreland.org and Loreen Montagnon at lmontagnon@lower-moreland.org.
January 22, 2014

Dear Applicant:

In July 2006 the Township received notification from the Pennsylvania Department of Environmental Protection and the Philadelphia Water Department that a connection moratorium had been placed on any new sewer connections that are tributary to the Poquessing Interceptor. This interceptor serves a significant portion of the north end of the Township.

Lower Moreland Township is working in cooperation with the Philadelphia Water Department and other adjacent communities to alleviate the excessive flows into this system. However, at the present time we are unable to process any Planning Modules or Planning Module Exemptions for any property within this service area. We do not know when the moratorium may be lifted or new connections permitted.

Please keep this information in mind in submitting any new land development or subdivision plans that require new or additional sewer capacity.

Respectfully yours,

Christopher R. Hoffman
Township Manager

CRH/wlm
**Subdivision/Land Development**

**Sketch Plan:**
Applicant shall submit fifteen (15) copies of sketch plan, one (1) application form, one (1) fee agreement and photographs

<table>
<thead>
<tr>
<th>Fees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision</td>
<td></td>
</tr>
<tr>
<td>2 lots</td>
<td>$500.00</td>
</tr>
<tr>
<td>3 or more lots</td>
<td>$800.00</td>
</tr>
<tr>
<td>Land Development</td>
<td>$800.00</td>
</tr>
</tbody>
</table>

**Preliminary Plan:**
Applicant shall submit eighteen (18) copies of the preliminary plan, one (1) application form, one (1) fee agreement, one (1) MCPC form and photographs

<table>
<thead>
<tr>
<th>Fees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision</td>
<td></td>
</tr>
<tr>
<td>2 - 10 lots</td>
<td>$150.00</td>
</tr>
<tr>
<td>11 - 100 lots</td>
<td>$500.00</td>
</tr>
<tr>
<td>101 or greater</td>
<td>$750.00</td>
</tr>
<tr>
<td>Land Development:</td>
<td></td>
</tr>
<tr>
<td>Residential, dwelling units</td>
<td></td>
</tr>
<tr>
<td>2 - 10</td>
<td>$150.00</td>
</tr>
<tr>
<td>11 - 100</td>
<td>$500.00</td>
</tr>
<tr>
<td>101 or greater</td>
<td>$750.00</td>
</tr>
<tr>
<td>Nonresidential</td>
<td></td>
</tr>
<tr>
<td>All land development</td>
<td>$500.00</td>
</tr>
<tr>
<td>Plus additional fee per acre</td>
<td>$50.00</td>
</tr>
</tbody>
</table>

**Final Plan:**
Applicant shall submit fourteen (14) copies of the final plan, one (1) application form, one (1) fee agreement, one (1) MCPC form and photographs

<table>
<thead>
<tr>
<th>Fees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivisions:</td>
<td></td>
</tr>
<tr>
<td>2 - 10 lots</td>
<td>$150.00</td>
</tr>
<tr>
<td>11 - 100 lots</td>
<td>$500.00</td>
</tr>
<tr>
<td>101 or greater</td>
<td>$750.00</td>
</tr>
<tr>
<td>Land Development:</td>
<td></td>
</tr>
<tr>
<td>Residential, dwelling units</td>
<td></td>
</tr>
<tr>
<td>2 - 10</td>
<td>$150.00</td>
</tr>
<tr>
<td>11 - 100</td>
<td>$500.00</td>
</tr>
<tr>
<td>101 or greater</td>
<td>$750.00</td>
</tr>
<tr>
<td>Nonresidential</td>
<td></td>
</tr>
<tr>
<td>All land development</td>
<td>$500.00</td>
</tr>
<tr>
<td>Plus additional fee per acre</td>
<td>$50.00</td>
</tr>
</tbody>
</table>
Escrow for ALL SD/LD Applications

**Subdivision, lot**
- 2-10: $5000.00
- 11-50: $7500.00
- 51 or greater: $15,000.00

**Land Development**
Residential, dwelling units
- 1-10: $5000.00
- 11 – 50: $7500.00
- 51 or greater: $15,000.00

Nonresidential, sq. ft. of gross floor area
- Less than 10,000: $7500.00
- 10,001 to 24,999: $12,000.00
- 25,000 or greater: $15,000.00

**Fee in Lieu of Dedication**
Per residential dwelling unit: $1000.00

**CHANGE OF ZONING OR CONDITIONAL USE**
- $250 (Fee)
- $3000 (Escrow)

**CURATIVE AMENDMENT**
- $1000
MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

Act 247 Review Guidelines

For reviews in accordance with the Pennsylvania Municipalities Planning Code (Act 247) as amended

Effective May 1, 2018

Required Fees and Time Limits

To determine the applicable fee and review time limit for MCPC reviews, reference the appropriate section of the Pennsylvania Municipalities Planning Code as follows:

<table>
<thead>
<tr>
<th>Act 247 Section</th>
<th>Fee</th>
<th>Time Limit (days)</th>
</tr>
</thead>
<tbody>
<tr>
<td>301.3 Comprehensive Plan Amendments</td>
<td>No</td>
<td>45</td>
</tr>
<tr>
<td>304 Public Facilities</td>
<td>No</td>
<td>45</td>
</tr>
<tr>
<td>305 Public School Facilities</td>
<td>No</td>
<td>45</td>
</tr>
<tr>
<td>408 Official Map</td>
<td>No</td>
<td>45</td>
</tr>
<tr>
<td>502 Subdivision and Land Developments</td>
<td>Yes</td>
<td>30</td>
</tr>
<tr>
<td>505 Subdivision &amp; Land Development Ordinance Amendments</td>
<td>Yes*</td>
<td>30</td>
</tr>
<tr>
<td>609 Zoning Ordinance or Map Amendments</td>
<td>Yes*</td>
<td>30</td>
</tr>
<tr>
<td>609.1 Curative Amendments</td>
<td>Yes*</td>
<td>30</td>
</tr>
</tbody>
</table>

*Fees will be charged for private petitions (developer/landowner) for zoning ordinance/map amendments, SALDO amendments and curative amendments. (See fee schedule)

- A time limit may be extended if requested by the applicant or by the municipality. If a municipality requests a time extension, it must be in concurrence with the applicant.

- Whenever applications require more than one type of review or otherwise fall under more than one section of the Pennsylvania Municipalities Planning Code, the Montgomery County Planning Commission will attempt to complete all reviews within the shortest official time limit. However, MCPC reserves the right to use the maximum permitted time limit if needed.

Application Procedure

1. The applicant submits the plans and a completed Applicant Request for County Review form to the local municipality.

2. The municipality will submit the application to the county via an online 247 Submission Portal. After the county receives and verifies the submission for accuracy, the county will forward a summary of the application and a request for payment to the applicant's representative.

3. The applicant may pay any county fees online via a credit card or electronic check, or they may choose to send a check or money order to the county made payable to the MONTGOMERY COUNTY TREASURER. More specific instructions for both options will be sent with the application summary.
4. The review time limit is intended to begin when MCPC receives the application from the municipality provided applicable fees and any necessary information are promptly returned. Should payment or requested information go unresolved, the county may suspend or postpone the review time limit.

5. In the event of a returned check, the MCPC review and its corresponding time limit will stop as of the date we receive notification. MCPC will notify the applicant and municipality. The review process will restart on the date MCPC receives the required fee.

Fee Information

Resubmissions
The fee schedule and time limits will apply regardless of whether the submitted application is for the review of a tentative sketch, preliminary plan, or final plan. Once the initial fee has been received, MCPC charges a fee for the resubmission of subdivisions and land developments that are essentially the same as the former submission. A flat fee of $125 is required for all residential subdivisions/land developments. No fee is required for residential subdivisions/land developments of 3 lots/units or less. A flat fee of $190 is required for the resubmission all non-residential subdivisions/land developments. No fee is required for non-residential subdivisions/land developments of 3 lots or 3,000 square feet or less respectively. A subsequent plan is NOT a resubmission and requires full fee payment if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

Waiver of Fees
Fees are waived for an application filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private nonprofit organizations except for volunteer fire companies and ambulance squads.

Refunds
If MCPC fails to complete its review within the required time limits, the fee will be returned to the applicant upon request, except in those instances involving an incorrect fee or incomplete application or when MCPC has been granted a time extension for the review.

Informal Reviews and Special Circumstances

Meetings with MCPC to discuss applications, either prior to or during the formal review process, are encouraged and free of charge. If the applicant requests the meeting, the local municipality will also be invited. Meetings and informal reviews do not replace the official formal review by MCPC. In addition, if a municipality requests any meetings, court appearances, redesigns, or other special events that are related to the MCPC review, no extra fees will be charged. Similar requests by developers will be charged appropriately in accordance with fees for staff services.
Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.

Date: _____________________________
Municipality: _______________________

Proposal Name: ____________________

Applicant Name: ____________________
Address: ___________________________
City/State/Zip: ______________________
Phone: _____________________________
Email: ______________________________

Applicant's Representative: ________________
Address: _____________________________
City/State/Zip: ________________________
Business Phone (required): _____________
Business Email (required): ______________

Type of Review Requested:
(Check All Appropriate Boxes)

☐ Land Development Plan
☐ Subdivision Plan
☐ Residential Lot Line Change
☐ Nonresidential Lot Line Change
☐ Zoning Ordinance Amendment
☐ Zoning Map Amendment
☐ Subdivision Ordinance Amendment
☐ Curative Amendment
☐ Comprehensive / Other Plan
☐ Special Review*

*(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Plan Information:

Tax Parcel Number(s) __________________

Location (address or footage) ______________
Nearest Cross Street ______________________
Total Tract Area _________________________
Total Tract Area Impacted By Development ______________

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, driveways, and facades.)

<table>
<thead>
<tr>
<th>Land Use(s)</th>
<th>Number of New</th>
<th>Senior Housing</th>
<th>Open Space Acres*</th>
<th>Nonresidential New Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lots</td>
<td>Units</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Single-Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouses/Twins</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Industrial</td>
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<tr>
<td>Office</td>
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<tr>
<td>Institutional</td>
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<td></td>
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<tr>
<td>Other</td>
<td></td>
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</tr>
</tbody>
</table>

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Type of Plan: _______________________
Type of Submission: __________________

☐ Tentative (Sketch) ☐ New Proposal
☐ Preliminary / Final ☐ Resubmission*

* A proposal is NOT a resubmission if: A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:
Existing District: _______________________
Special Exception Granted ☐ Yes ☐ No
Variance Granted ☐ Yes ☐ No For _______________________

Additional Information: _______________________

Effective 5/1/18
MONTGOMERY COUNTY PLANNING COMMISSION (MCPC)

**Act 247 Fee Schedule**

The following fees will apply to each subdivision or land development submitted to the Montgomery County Planning Commission for review:

- Fees will be waived for applications filed under the name of a governmental subunit of the United States or the Commonwealth of Pennsylvania, including school districts and authorities. This exemption does not apply to private, nonprofit organizations with the exception of volunteer fire companies and ambulance squads.
- For a nonresidential subdivision and land development submitted for the same tract at the same time, only the larger fee will be charged.
- No fee is required for Sketch Plans.

**Residential Subdivisions and/or Land Developments**

These fees apply to all kinds of residential projects for sale, condominium or rental; any structural type; and either as a subdivision or single-tract land development. No fees are charged for open space lots.

<table>
<thead>
<tr>
<th>Number of Lots or Dwelling Units (greater number applies)</th>
<th>Base Fee + Fee per Lot or Dwelling Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – 3*</td>
<td>$150 (flat fee)</td>
</tr>
<tr>
<td>4 – 20</td>
<td>$180 + $23 per unit</td>
</tr>
<tr>
<td>21 – 100</td>
<td>$450 + $21 per unit</td>
</tr>
<tr>
<td>101+</td>
<td>$1,060 + $20 per unit</td>
</tr>
</tbody>
</table>

**Nonresidential Land Developments and Conversions**

These fees apply to all projects or sections of mixed projects, which are for new construction of nonresidential uses of any kind for sale, rental, lease or condominium in any type of building on a single tract of land. Conversions from residential to nonresidential uses shall also use this schedule, whether the building area is new or existing.

<table>
<thead>
<tr>
<th>Gross Square Feet of New Building</th>
<th>Base Fee + Fee for Every 1,000 Gross Sq.Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – 3,000 Sq.Ft.</td>
<td>$20 flat fee</td>
</tr>
<tr>
<td>3,001 – 25,000 Sq.Ft.</td>
<td>$519 + $27 for every 1,000Sq.Ft.</td>
</tr>
<tr>
<td>25,001 – 50,000 Sq.Ft.</td>
<td>$1,050 + $23 for every 1,000 Sq.Ft.</td>
</tr>
<tr>
<td>50,001 – 100,000 Sq.Ft.</td>
<td>$1,550 + $20 for every 1,000 Sq.Ft.</td>
</tr>
<tr>
<td>100,001+ Sq.Ft.</td>
<td>$2,580 + $15 for every 1,000 Sq.Ft.</td>
</tr>
</tbody>
</table>

**Nonresidential Subdivisions**

These fees apply to applications subdividing and conveying land for nonresidential uses.

<table>
<thead>
<tr>
<th>Number of Lots</th>
<th>Base Fee + Fee per Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – 3</td>
<td>$555 flat fee</td>
</tr>
<tr>
<td>4 or more</td>
<td>$555 + $88 per lot</td>
</tr>
</tbody>
</table>

**Other Reviews**

- Residential Lot Line Change = $65
- Nonresidential Lot Line Change = $260
- Conditional Use = $260
- Miscellaneous reviews (including parking lots or structures not associated with new building square footage) = $260
- Curative Amendments (not municipal curative amendments) = $1,500
- Private Petitions for Zoning or SALDO Change (not municipal petition) = $1,000

**Resubmissions**

These fees apply to each subsequent plan submission after the original submission, if the resubmission is essentially the same plan with only minor revisions. A subsequent plan is NOT a resubmission if it is more than 5 years after the previous submission, the proposed land use is changed, or the number of dwelling units or square footage has changed by more than 40% from the prior submission.

- Flat fee of $125 for residential subdivisions/land developments. All resubmissions of 3 lots/units or less no fee required.
- Flat fee of $190 for all nonresidential subdivisions/land developments. All resubmissions of 3 lot subdivisions or 3,000 square feet development or less no fee required.
- No fee for private Zoning or SALDO resubmissions.

All county fees are to be submitted to the municipality at the time of application; the municipality will forward the fees to MCPC. A check or money order should be made payable to the MONTGOMERY COUNTY TREASURER. Fees are authorized by the Pennsylvania Municipalities Planning Code (Act 247) as amended.

Approved by the Montgomery County Planning Commission on December 13, 2017.

Effective January 1, 2018
LOWER MORELAND TOWNSHIP
CONTRACT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, made this ______ day of ______, A.D., 20 ______, by and between LOWER MORELAND TOWNSHIP, Montgomery County, Pennsylvania, with offices located at 640 Red Lion Road, Huntingdon Valley, PA 19006 (hereinafter referred to as "Township") and __________________________, having a mailing address of __________________________ (hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, the Developer is the legal or equitable owner of certain real estate bearing Montgomery County Tax Map Parcel No. 41-______________, located along __________________________ Road, within the _______________ Zoning District; and

WHEREAS, the Developer has presented to the Township plans for subdivision, land development, building development or other plans for the use of their land to the Township, or has applied for a building permit to the Township;

WHEREAS, the Developer has requested and/or requires the Township approval and/or review of its proposed plans, and the Township is willing to authorize its professional consultants to review said plans and/or proposals upon execution of this agreement, and upon deposit of an escrow account according to the current Lower Moreland Township Fee Schedule.

NOW, THEREFORE, the parties agree as follows:

1. The Developer and Township hereby authorize and direct the Township's professional consultants, as defined at Section 107 of the Pennsylvania Municipalities Planning
Code to review Developer’s plans or proposals to use its property, and to make such recommendations and specifications as may be necessary with respect to such plans in accordance with all applicable Township ordinances, and State and Federal rules and regulations.

2. The Developer and Township acknowledge that the Township will incur costs and fees relating to the review of Developer’s plans by its professional consultants, and Developer agrees to pay and/or reimburse the Township for such costs in accordance with this agreement.

3. The Developer shall pay the professional consultant’s charges and fees for the following: (a) review of any and all development plans, proposals, studies, or other correspondence relating to the development; (b) attendance at any and all meetings relating to Developer’s plan or proposal; (c) preparation of any studies, reports, engineered plans, surveys, appraisals, legal documents, or other correspondence relating to Developer’s plan or proposal. It is understood by the execution of this agreement that the Developer specifically accepts the Fee Schedule currently in effect in the Township.

4. The Developer hereby agrees to deposit with the Township the sum of ___________ Dollars ($_______), payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank, as security for the payment of all costs and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this agreement, which shall be held in a non-interest-bearing account by the Township.

In the event that the above deposited escrow fund shall fall below fifty percent (50%) of the original deposit, the Developer shall immediately, upon receipt of written notice from the Township or its agent(s), deposit sums with the Township necessary to replenish the account to its original balance. In the event that this is insufficient to pay current Township-incurred expenses, Developer agrees to pay the total amount currently due for Township-incurred expenses without delay in addition to re-establishing the base escrow account balance. The Township will use its best efforts to advise the Developer of the impending likelihood that its costs have exceeded the required escrow account sums as described above.
5. Developer and Township agree that upon completion of the Township's review of Developer's plan or proposal, all unused portions of the escrow account as described above shall be returned to the applicant upon written request to the Township Manager. If the plan or proposal constitutes a subdivision or land development for which a Development and/or Financial Security Agreement is required by the Township, Developer shall execute a new Development Agreement which will estimate the professional consultant's costs for the period governing the beginning of construction through the end of dedication. The parties acknowledge and agree that any new Development Agreement shall provide a schedule for periodic release of professional consultant fees for the construction and dedication phase of the project.

6. Developer and Township acknowledge that Section 180 of the Lower Moreland Township Subdivision and Land Development Ordinance require Developer to pay Township's professional consultant fees relating to this plan or project, and in the event that Developer fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Developer or make the initial deposit payment described above within five (5) days of the date of this agreement, Developer shall be in default of this agreement and in violation of the above Sections of the Subdivision and Land Development Ordinance.

In the event of Developer's default as described above, the Township may refuse to issue any permit or grant any approval necessary to further improve or develop the subject site until such time as the terms of this agreement are strictly met by Developer.

7. Developer and the Township further agree that all fees or costs arising out of this agreement shall be paid prior to the issuance of any permit, occupancy or otherwise, for the use, improvement or construction of the buildings as proposed on the Developer's final plan or project. The Developer agrees and acknowledges that no permit, occupancy or otherwise, or recordable linens, shall be released by the Township until all outstanding professional consultant fees and costs are paid to the Township, and provided that the Developer is not in default under this agreement.

8. The Developer may at any time terminate all further obligations under this
Agreement by giving fifteen (15) days written notice to the Township that it does not desire to proceed with the development as set forth on the plan and upon receipt of such written notice by the Developer to the Township, the Developer shall be liable to the Township for its costs and expenses incurred to the date and time of its receipt of the notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

9. The Developer and the Township further agree that the Township shall have the right and privilege to sue the Developer or then property owner in assumpsit for reimbursement or to lien the property or both, in its sole discretion, for any expense in excess of the then current balance of funds on deposit with the Township in accordance with this agreement incurred by the Township by reason of any review, supervision and inspection of Developer's project by its professionals including, but not limited to, the Township Engineer and Solicitor. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

10. The Developer and the Township acknowledge that this agreement represents their full understanding as to the Township's reimbursement for professional or consultant services and that the parties intend to execute Development and Financial Security Agreements if the project constitutes a subdivision or land development under Township ordinances. Any such Development and Financial Security Agreements may incorporate or replace the parties agreement and escrow fund established under this contract.

11. This agreement shall be binding on and inure to the benefit of the successors and assigns of Developer. The Township shall receive thirty (30) days advance written notice from Developer of any proposed assignment of Developer's rights and responsibilities under this Contract for Professional Services.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have caused their signatures to be affixed the day and year first above written.
<table>
<thead>
<tr>
<th>Service Description</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township staff</td>
<td></td>
</tr>
<tr>
<td>Civil engineering</td>
<td>$100</td>
</tr>
<tr>
<td>Planner</td>
<td>$138</td>
</tr>
<tr>
<td>Authority engineering</td>
<td>$127</td>
</tr>
<tr>
<td>Legal fees</td>
<td></td>
</tr>
<tr>
<td>Real estate, includes all real estate, subdivision and land development matters arising from formal applications filed with the Township</td>
<td>$195</td>
</tr>
<tr>
<td>Plan Reviewer (Keystone)</td>
<td>$65</td>
</tr>
</tbody>
</table>

Editor's Note: A copy of a Lower Moreland Township Contract for Professional Services is on file in the Township offices.