

SUBDIVISION / LAND DEVELOPMENT / CONDITIONAL USE

Subdivision OR Land Development Sketch Plan	
a) Filing Fee B.C. Planning review only (NO Engineer's review)	\$ 1,500.00
b) Escrow Fee	\$ 5,000.00
Minor Subdivision (2 lots or units)	
a) Filing Fee	\$ 2,500.00
b) Escrow deposit against Township expenses	\$ 5,500.00
Major Subdivision (3 to 10 lots or units)	
a) Filing Fee	\$ 3,300.00
b) Plus per each lot or unit	\$ 300.00
c) Escrow deposit against Township expenses	\$ 10,000.00
Major Subdivision (10 or more lots or units)	
a) Filing Fee	\$ 3,500.00
b) Plus per each lot or unit	\$ 350.00
c) Escrow deposit against Township expenses	\$ 10,000.00
<i>All Subdivisions are subject to fees shown on application form for Bucks County Planning Commission.</i>	
Land Development and Site Plan Review (Non-Residential – Commercial – Planned Industrial only)	
a) Filing Fees	
0 to 25,000 square feet plus \$100.00 per tenant/leasehold	\$ 2,700.00
25,001 to 50,000 square feet plus \$100.00 per tenant/leasehold	\$ 3,300.00
50,001 to 100,000 square feet plus \$300.00 per tenant/leasehold	\$ 3,800.00
100,001 and over square feet plus \$350.00 per tenant/leasehold	\$ 4,200.00
b) Escrow Fees	
0 to 25,000 square feet	\$ 10,000.00
25,001 to 50,000 square feet	\$ 12,000.00
50,001 to 100,000 square feet	\$ 15,000.00
100,001 and over square feet	\$ 20,000.00
Request for Land Development Waivers	
a) Filing Fee	\$ 1,300.00
b) Escrow Fee	\$ 1,500.00
Flood Plain and or Steep Slope Review	
a) Filing Fee	\$ 800.00
b) Escrow Fee	\$ 5,000.00
c) Letters of Certification	\$ 160.00
	* plus fee for Township Professional
Lot Grading Plan Reviews for Building Permit	
a) Filing Fee	\$ 300.00
b) Escrow Fee	\$ 5,000.00
Conditional Use	
a) Filing Fee	\$ 2,000.00
b) Escrow Fee	\$ 5,000.00
Conditional Use and Waiver of Land Development	
a) Filing Fee	\$ 2,500.00
b) Escrow Fee	\$ 5,000.00

- 22** Copies of Lower Southampton Township Application along with Deed & Related documents
- 22** Copies of Bucks County Planning Commission Application
- 22** Copies of Bucks County Conservation District Application
- 22** Full Size Plans
- 2** Checks made payable to Lower Southampton Township
(1 check for Filing Fee / 1 check for Escrow Fee)
- 4** Copies of Storm Water Management Plan (if required)
- 4** Copies of Traffic Impact Study (if required)

SUBDIVISION / LAND DEVELOPMENT / CONDITIONAL USE

Application Date: _____ Filing Fee: _____ Escrow Fee: _____

LOCATION: _____ **Tax Parcel #:** _____

DESCRIPTION OF SUBMISSION: _____

OWNER OF RECORD OF LAND:

Name: _____ Telephone Number: _____

Address: _____ E-Mail: _____

APPLICANT:

Name: _____ Telephone Number: _____

Address: _____ E-Mail: _____

AGENT or ATTORNEY:

Name: _____ Telephone Number: _____

Address: _____ E-Mail: _____

REGISTERES ENGINEER or SURVEYOR:

Name: _____ Telephone Number: _____

Address: _____ E-Mail: _____

NAME of SUBDIVISION: _____

Recorded Date: _____ Deed Book Number: _____ Page Number: _____

Zoning Classification: _____ Area of land to be subdivided (in acres): _____

Number of lots: _____ Average sales price of structures to be built: _____

Linear feet of new streets: _____

Restrictions, covenants, etc. Under which lots are to be sold: _____ copies are attached.

Improvements to be made, by the applicant, to the subject land:

Curbs: _____ Park Land: _____ Storm Drainage: _____ Monuments: _____

Sidewalks: _____ Street Lighting: _____ Sewage Disposal: _____

Water Supply and Fire Hydrants: _____ Widening of Existing Streets: _____

Other (please describe): _____

Period required for the completion of all items listed in section above: _____

Attached is a legal description of the land, as set forth in the deed: _____ (please confirm with a ✓)

PLEASE CHECK APPROPRIATE SUBMISSION

Preliminary _____ Preliminary/Final _____ Final _____

Sketch Plan _____ Conditional Use _____

Waiver of Land Development _____

Signature of Owner/Applicant



BUCKS COUNTY Planning Commission

1260 Almshouse Road Neshaminy Manor Center
Doylestown, Pa 18901 Phone 215/345-3400 FAX 215/345-3886

Subdivision and Land Development

Review Application

This application must be completed by the applicant or his/her agent and submitted along with one copy of the plan and required fee (see fee schedule on back) for subdivision and land development reviews mandated by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

Municipality _____

Name of Proposal _____

Location _____

Tax Parcel No. _____ Total Acreage _____

Applicant _____ Telephone _____

Address _____

Owner of Record _____

Address _____

Present Land Use _____

Proposal: Residential 1) Number of lots or units _____ Nonresidential 1) Number of lots or leaseholds _____

Water Supply Public Community On-Site Individual On-Lot
Sewerage Public Community On-Site Individual On-Lot
2) Proposed new building area _____ Gross square feet (floor area)

The following documentation is required for every plan submission at the applicable level in addition to a completed application form. Please check appropriate state of plan submission.

- | | |
|---|---|
| <input type="checkbox"/> Sketch Plan <i>or</i> | <input type="checkbox"/> One copy of plan |
| <input type="checkbox"/> Revised Sketch Plan | |
| ----- | |
| <input type="checkbox"/> Preliminary Plan <i>or</i> | <input type="checkbox"/> One copy of preliminary plan/revised preliminary plan |
| <input type="checkbox"/> Revised Preliminary Plan | <input type="checkbox"/> Review of fee (see schedule on back) |
| | <input type="checkbox"/> Proof of variances, special exceptions, conditional uses, or other |
| | <input type="checkbox"/> agreements Sewage Facilities Planning Module |
| ----- | |
| <input type="checkbox"/> Final Plan <i>or</i> | <input type="checkbox"/> One copy of final plan/revised final plan |
| <input type="checkbox"/> Revised Final Plan | <input type="checkbox"/> Review fee (see schedule on back) |
| | <input type="checkbox"/> Conditions of preliminary approval |

If proposal is made by applicant or agent directly to the Bucks County Planning Commission (BCPC), the following certification is required to assure that all plans submitted to the BCPC are also submitted to the municipal government for review.

I hereby certify that this plan has been submitted for review to the Township/Borough of _____ and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification.

Members of the BCPC and staff are authorized to enter land for site inspection if necessary.

Print Name of Applicant

Signature of Applicant

Date

BCPC USE ONLY
BCPC File No. _____
Date Received _____
Review Date _____
Fee Paid _____

BUCKS COUNTY PLANNING COMMISSION FEE SCHEDULE FOR REVIEWS

The following fees will be charged by the Bucks County Planning Commission for subdivision and land development reviews as authorized by Act 194 amending Act 247, the Pennsylvania Municipalities Planning Code. These fees are effective January 1, 2004. Plans will not be accepted for review without the appropriate fee and completed application form. If you need assistance in calculating application fee(s), please call us at 215-345-3400.

Residential subdivisions, land developments, and conversions (Including Tentative Planned Residential Development Plans)

					Base Fee	+			
-	2	lots or units	=		\$150				
3	-	10	lots or units	=	\$100	+	\$60	for each lot/unit over 2	
11	-	25	lots or units	=	\$600	+	\$40	for each lot/unit over 10	
26	-	50	lots or units	=	\$1,200	+	\$35	for each lot/unit over 25	
51	-	100	lots or units	=	\$1,800	+	\$15	for each lot/unit over 50	
101	+		lots or units	=	\$2,400	+	\$10	for each lot/unit over 100	

Nonresidential land developments

0	-	5,000	sq. ft.	=	\$300	+	\$40	for every 1,000 gross sq. ft. of floor area	
5,001	+		sq. ft.	=	(no base fee)	+	\$0.10	per square foot not to exceed \$4,500	

Nonresidential subdivisions

					Base Fee	+			
-	2	lots or units	=		\$200				
3	-	10	lots or units	=	\$100			per lot	
11	+		lots or units	=	\$95			per lot	

Curative Amendments (not municipal curative amendments) \$1,500

Private Petitions for Zoning Change (not municipal petition) \$1,000

For the purposes of this Fee Schedule the definitions in Article II of the Pennsylvania Municipalities Planning Code of subdivision and land development shall be used.

There is **no fee** for review of a sketch plan or final plan (unless otherwise noted below) submission.

All fee charges are intended to cover the entire review process from preliminary to final stages **except** as follows:

- 1) **Each resubmission of a preliminary or final plan with minor revisions** shall be subject to an additional fee not to exceed the required fee listed in the tables above or \$200.00, whichever is less. A subdivision which proposes no more than two lots may be resubmitted with minor revisions one time without a charge for the review.
- 2) **Each resubmission of a preliminary or final plan involving a major revision or change in program** from the original submission shall be required to pay an additional fee as required in the tables above. A major revision or change in program may include but is not limited to a change in use, dwelling type, density, lot layout, or street layout.
- 3) **Each plan submitted for review two years after the first submission** shall be subject to an additional fee not to exceed the required fee listed in the tables above or \$150.00, whichever is less, if the plan contains only minor revisions. If there are major revisions to the plan, the submission will require a fee in accordance with the fee schedule above.
- 4) **Proposals submitted which contain a mix of uses** will be subject to the appropriate fee for each use.

MEETINGS WITH THE STAFF of the Bucks County Planning Commission to discuss applications either prior to or during the formal development application are encouraged and are free of charge. Appointments can be made by contacting 215/345-3400.

SIGNING OF PLANS FOR RECORDING: We require one paper copy of a final plan with municipal signatures when mylars/plans are brought in to the Bucks County Planning Commission for signing.

REQUESTS FOR ADDITIONAL COPIES OF REVIEW

Copies of the Bucks County Planning Commission review of this proposal will be sent to the applicant, municipality, and municipal engineer. If you wish to have copies sent to other persons, please type names and addresses below:

Engineer/Architect/Surveyor:

Other:



BUCKS COUNTY CONSERVATION DISTRICT

1456 FERRY ROAD, SUITE 704

DOYLESTOWN, PA 18901-5550

P (215)345-7577 F (215)345-7584

In Pursuit of Environmental Excellence

E&S APPLICATION / GENERAL INFORMATION FORM

This form must be completed and submitted along with the required plans and fees for both first time E&S reviews and resubmissions.

Please see page 2 for instructions regarding the number of copies required for various submissions.

PLEASE SUBMIT FOLDED PLANS TO THE DISTRICT. **ROLLED PLANS WILL NOT BE ACCEPTED.**

Township/Borough: _____ Project Street Location : _____

Project Name: _____

Tax Parcel Number: _____

Name of Nearest Stream: _____

Submitted By: Engineering Firm/Plan Designer Contractor Landowner Township

Sealed Engineer Name: _____ Engineering Contact: _____

Name of Engineering/Designing Firm: _____ Phone #: _____ Ext. _____

Mailing Address: _____

Fax Number: _____ E-Mail Address: _____

Landowner Name(s): _____ Landowner Phone #: _____

Landowner Mailing Address: _____

*TOAL ACREAGE: _____ *ACRES TO BE DISTURBED: _____ # of Lots: _____ # of Units: _____

***(Do not use square feet. Square feet divided by 43,560 = Total Acres)**

Plan Date OR Most Recent Revision Date: _____ NEW PLAN RESUBMISSION

ADMINISTRATIVE INCOMPLETE INFO ONLY (\$250.00 RE-FILING FEE)

INCLUDED WITH SUBMISSION ARE: PLANS/NARRATIVES FEE(S) NPDES APPLICATION

****FEE SCHEDULE FOR E&S REVIEWS (BASED ON *DISTURBED* ACRES ONLY)**

SINGLE FAMILY HOME (1 RESIDENCE) WITH UNDER 1 ACRE OF DISTURBANCE = \$150.00

ALL OTHER EARTH DISTURBANCE:

.02296 to 0.99 acres \$590.00

1.0 to 1.99 acres \$1,190.00

2.0 to 4.99 acres \$1,780.00

5.0 to 9.99 acres \$2,380.00

10.0 to 24.99 acres \$3,470.00

25+ acres \$3,470.00+

Additional \$70.00 per acre for each acre over 25

(Fractions of an acre are rounded up to the next whole acre)

****PLEASE READ PAGE 2 OF THIS APPLICATION UNER "EXEMPTIONS AND EXCEPTIONS"**

TIMER HARVEST (DISTURBED ACRES ONLY)

0.0-24.99 acres \$65.00 / 25.0+ acres \$100.00+ESC PERMIT

SMALL POND WORK E&S FEE \$65.00 (May require NPDES permit, see reverse side / "NPDES INFORMATION")

FOR PROJECTS WITH EARTH DISTURBANCE OF ONE (1) ACRE OR MORE IT IS REQUIRED THAT AS NPDES APPLICATION (NOI) BE SENT WITH E&S SUBMISSION.

BCCD USE ONLY BEYOND HIS POINT

ENTRY # _____ DEP CWF FEE \$ _____ CHECK # _____

E&S FEE REC'D \$ _____ CHECK # _____ P&H FEE \$ _____ CHECK # _____

EXPEDITED FEE \$ _____ CHECK # _____ NPDES # ASSIGNED _____

NPDES FEE \$ _____ CHECK # _____

DATE SENT BACK: _____

GENERAL INFORMATION:

E&S reviews are processed in the order they are received. The District is required to complete its review within 30 days. Projects requiring NPDES Applications (NOI) will be reviewed for Administrative and Technical completeness within 15 Business days of receipt. If the NOI is considered to be Administratively and Technically Complete, the E&S review will follow within 22 Business days. Re-submittals will be processed within 17 business days of receipt.

The BCCD Office Does NOT process Chapter 105 General Permits 1 - 9 & 15. They must be submitted to the S.E. Regional DEP Office, 2 East Main Street, Norristown, PA 19401. 484-250-5900. Please refer to the DEP website (www.dcp.state.pa.us) for any further information.

If a meeting with the BCCD is needed, PLEASE CALL AHEAD TO SCHEDULE AN APPOINTMENT. E&S Review letters are sent to the Landowner, appropriate Municipal government, Bucks County Planning Commission, and Engineer/ Plan Designer.

PLEASE NOTE: If copies of review letters are needed by any other entities please attach names and addresses.

E&S FEE INFORMATION:

BCCD DOES NOT ACCEPT CASH OR CREDIT CARDS.

E&S FEE EXEMPTIONS AND EXCEPTIONS:

County agencies, volunteer fire stations, volunteer ambulance services, conservation co-operator farms, & plans with lot subdivision only and no earth moving involved are exempt from fees. Municipalities and Public Schools please submit One half(1/2) of the fee listed under "ALL OTHER EARTH DISTURBANCE" fee schedule.

FEES ARE REQUIRED FOR ALL OTHER SUBMISSIONS.
THERE ARE NO EXEMPTIONS FROM EXPEDITED REVIEW FEES.

E&S submissions and resubmissions require one (1) plan set, one (1) General Information Form, and appropriate fee. MAKE CHECKS PAYABLE TO "BUCKS COUNTY CONSERVATION DISTRICT" OR " BCCD".

Withdrawal of a submission prior to a response from the BCCD is subject to a fee of either fifteen percent (15%) of the original fee or \$150.00, whichever is less. Plans withdrawn for any reason will require a full fee when resubmitted.

NPDES INFORMATION:

A separate federally mandated NPDES General Permit is needed if proposed earth disturbance is one (1) acre or greater. The fee for this permit is \$500.00, payable to "BCCD-CWF"

An NPDES Individual Permit is needed if the project is one (1) acre or greater and located in High Quality (HQ) or Exceptional Value (EV) Watershed. Please refer to Chapter 93, Water Quality Standards, Title 25 of PA CODE. The fee for this permit is \$1500.00, payable to "BCCD- CWF".

With every NPDES Submission, please include 3 copies of plans and narratives for review, and a check for \$100.00 per disturbed acre, (rounded to the nearest whole acre) made payable to the "PA-CWF". DISTURBED ACRE FEES ARE COLLECTED BY THE BCCD AND DELIVERED TO THE PA DEP WEEKLY.

BCCD requires a \$250.00 Re-filing fee for NPDES applications found to be incomplete on the first submission. Required information must be submitted to BCCD within 60 days of notice or the application and all associated plan sets will be considered withdrawn.

ALL APPLICATIONS FOR NPDES PERMITS ARE PROCESSED BY BCCD OFFICE. PLEASE INCLUDE THEM WITH THE E&S SUBMISSION IN THEIR ENTIRETY.

FOR E&S FORM, NPDES FORMS, AND POLICIES PLEASE VISIT www.buckscdd.org OR www.dep.state.pa.us

RESUBMISSION GUIDELINES:

Any submission involving a Major Revision from a previously reviewed plan shall be required to submit the FULL E&S Fee. A MAJOR change or revision on a plan may include, but is not limited to: a change in use, lot layout, street layout, grading changes, or basin revisions. If you have any questions, please call the BCCD office.

A Fee of 50% of the CURRENT FEE or \$1000.00 whichever is less, will be charged for each resubmission without major changes.

New revision dates noted on the plans require a resubmission to BCCD, including an application and resubmission fee. A new review letter is required with corresponding plan dates.

Failure to begin earth moving within 2 years from date of BCCD's Adequate E&S Review Letter will require a resubmission and will be subject to a full E&S fee.