

## SUBDIVISION AND LAND DEVELOPMENT

**SUBMISSION REQUIREMENTS: (MUST be assembled in 22 separate packets)**

**22 Copies Each of:** LSTWP Application; Deed; BCPC Application; BCCD Application and Full Size Plans

1 DIGITAL Copy of Plans

4 Copies of Storm Water Management Plan *(if required)*

4 Copies of Traffic Impact Study *(if required)*

**PAYMENT REQUIREMENTS:** 2 checks made payable to Lower Southampton Township *(1 check for FILING FEE and 1 check for ESCROW)*

**Subdivision OR Land Development Sketch Plan**

a) Filing Fee	B.C. Planning review only <i>(NO Engineer's review)</i>	\$ 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) Plus per each lot or unit	\$10,000.00

*All Subdivisions are subject to fees shown on application form for Bucks County Planning Commission & Conservation District*

**Curative Amendments**

a) Application Fee	\$10,000.00
b) Escrow	\$ 5,000.00

**Other Hearings before the Board of Supervisors**

a) Storage of motor vehicles nuisances	\$250.00
b) Relief from noise limitations	\$250.00

**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 Fee		
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	* Plus fees for Township Professional
b) Escrow Fee	\$ 5,000.00	
c) Letters of Certification	\$ 160.00	

**Lot Grading Plan Reviews for Building Permits**

a) Filing Fee	\$ 300.00
b) Escrow Fee	\$ 5,000.00

**Conditional Use**

a) Filing Fee	\$ 1,500.00
b) Escrow Fee	\$ 5,000.00

**Conditional Use and Waiver of Land Development**

a) Filing Fee	\$ 2,500.00
b) Escrow	\$ 5,000.00



**Lower Southampton Township**

Bucks County, Pennsylvania  
1500 Desire Avenue – Feasterville, PA 19053  
Phone: (215) 357-7300 – E-Mail: [permits@lstwp.org](mailto:permits@lstwp.org)

**\*\* OFFICE USE ONLY \*\***

Application Fee:

Escrow Fee:

CASE NO.:

**SUBDIVISION AND LAND DEVELOPMENT APPLICATION**

Date:

Date Received:

**OWNER OF RECORD OF LAND**

Name:

Address:

City:

State:

Zip:

E-Mail:

Phone No.:

**APPLICANT INFORMATION**

Name:

Address:

City:

State:

Zip:

E-Mail:

Phone No.:

**AGENT or ATTORNEY INFORMATION**

Name:

Address:

City:

State:

Zip:

E-Mail:

Phone No.:

**REGISTERED ENGINEER OR SURVEYOR INFORMATION**

Name:

Address:

City:

State:

Zip:

E-Mail:

Phone No.:

**SUBDIVISION / LAND DEVELOPMENT INFORMATION**

Please check appropriate submission:

PRELIMINARY

SKETCH PLAN

PRELIMINARY/FINAL

CONDITIONAL USE

FINAL

WAIVER OF LAND DEVELOPMENT

Subdivision Name:

Recording Date:

Deed Book No.:

Page No.:

Zoning Classification:

TAX PARCEL No.:

LEGAL DESCRIPTION OF THE LAND AS SET FORTH IN DEED MUST BE ATTACHED

Area of land to be subdivided in acres:

Number of lots:

Linear feet of new streets:

Average sales price of structures to be built:

RESTRICTIONS, COVENANTS, ETC. UNDER WHICH LOTS ARE TO BE SOLD MUST BE ATTACHED

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

CURBS: \_\_\_\_\_

SEWAGE DISPOSAL: \_\_\_\_\_

WATER SUPPLY & FIRE HYDRANTS: \_\_\_\_\_

MONUMENTS: \_\_\_\_\_

STORM DRAINAGE: \_\_\_\_\_

WIDENING OF EXISTING STREETS: \_\_\_\_\_

PARK LAND: \_\_\_\_\_

STREET LIGHTING: \_\_\_\_\_

Other: *(please describe)* \_\_\_\_\_

SIDEWALKS: \_\_\_\_\_

Period required for the completion of all items listed above:

Signature:

Date:

**BCPC Municipal and Act 247  
Subdivision and Land Development Application Instructions  
Issued January 1, 2022**

As a result of the COVID-19 Pandemic and to ensure the timely review of subdivision and land development applications, the BCPC has adopted the following **new electronic submission procedures effective immediately, until further notice.**

**Procedures for Reviews of Subdivisions and Land Developments (Act 247)**

As a result of the COVID pandemic, all proposed plans and supplemental reports, such as traffic impact studies and planning modules are to be submitted electronically. The newly updated 2022 Subdivision and Land Development Review Application can be found at:

<http://www.buckscounty.gov/government/PlanningCommission>

The new procedures for electronically submitting an application are as follows:

1. A completed BCPC application form is to be emailed to: [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org) and copied to Evan Stone, BCPC Executive Director, at [estone@buckscounty.org](mailto:estone@buckscounty.org), and Michael Roedig, BCPC Director of Planning Services, at [maroedig@buckscounty.org](mailto:maroedig@buckscounty.org). Please do not email applications to individual staff planners. ***Do not mail/submit the fee check or plans until Steps 2 and 3 below are completed.***
2. The application form will be reviewed for completeness then an acknowledgment email will be sent back from [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org), including the assigned BCPC number and a link to a ShareBase folder to upload the plans and supplemental documents. ***Once the documents have been uploaded to the folder, please reply to the [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org) email with the ShareBase link confirming the upload of the submission documents.***
3. An email will be sent back from [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org) confirming the review fee and BCPC number. ***Please indicate the BCPC number on the fee check along with the tax parcel number(s) of the subject parcel(s) in the submitted application. Once this payment is received by the BCPC, the plan will be officially logged in, and the required PaMPC 30-day review clock will start.***
4. Please mail the confirmed fee check noting the assigned BCPC number, plan name, and TMP number(s), via the USPS to the BCPC at 1260 Almshouse Road, Doylestown, PA 18901. This will ensure proper crediting of the fee with the application.
5. If an application is deemed incomplete or the fee is calculated incorrectly, this will be communicated back to the submitting party in an email from: [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org).

Act 247 reviews are distributed as soon as they have been completed by staff. Reviews will be emailed to municipal officials with copies to the applicant and the applicant's consultants, if requested. **Either on the application or in the submitting email, please provide the email addresses of all parties to receive a copy of the review.**

## **Planning Module Reviews (Act 537)**

***Planning Modules are to be submitted electronically.*** All planning modules and official correspondence should be submitted to: [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org) and copied to Evan Stone, BCPC Executive Director, at [estone@buckscounty.org](mailto:estone@buckscounty.org), and Michael Roedig, BCPC Director of Planning Services, at [maroedig@buckscounty.org](mailto:maroedig@buckscounty.org). Please do not send proposals to individual staff planners. **Submissions must include a DEP code.**

The application will be reviewed for completeness then an acknowledgment email will be sent back from [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org), including the assigned BCPC number and a link to a ShareBase folder to upload the planning module and supplemental documents. Once the documents have been uploaded to the folder, please reply to the [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org) email with the ShareBase link confirming the upload of the submission documents. An email will be sent back from [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org) confirming the receipt of the planning module.

## **Municipal Reviews**

**Reviews of Ordinances, Comprehensive Plans, Ordinance Amendments, School District Actions, and Municipal Land Acquisitions**

***Municipal applications are to be submitted electronically.*** All municipal proposals and official correspondence should be submitted to: [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org) and copied to Evan Stone, BCPC Executive Director, at [estone@buckscounty.org](mailto:estone@buckscounty.org), and Michael Roedig, BCPC Director of Planning Services, at [maroedig@buckscounty.org](mailto:maroedig@buckscounty.org). Please do not send applications to individual staff planners. A municipal proposal is not considered “received” until an acknowledgment email is received back from [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org).

Municipal reviews are distributed after they are approved by the BCPC Board at their monthly meeting. Reviews are emailed to municipal officials with copies to the municipal solicitor. If additional parties require a copy, please indicate on the submitting email and please provide their email addresses.

## **Recording of Subdivisions and Land Developments**

**The BCPC no longer physically signs record plans.** Requirements for the recording of approved subdivision and land development plans can be found at: <https://www.buckscounty.gov/414/Recorder-of-Deeds>. A BCPC number is required to be placed on all approved subdivisions and land developments, indicating that the BCPC has reviewed the plan in accordance with PaMPC requirements. However, we understand that there are circumstances where the subdivision and land development process has been waived and therefore ***no BCPC review is required. In these cases, “N/A” may be placed on the BCPC signature line, but the applicant must provide a letter to the Recorder of Deeds from the municipality stating that the process has been waived. The letter will be scanned at the Recorder’s office and provided to us electronically so that we may officially sign off on the plan.***

## **BCPC Board Meeting Schedule**

Until further notice, the BCPC Board will meet virtually on the first Wednesday of each month at 2 PM. Meetings are open to applicants and the public. A public telephone call in number will be posted to the BCPC website 24 hours prior to the meeting. All meeting information can be found here: <https://buckscounty.gov/346/Planning-Commission-Board>



1260 Almshouse Road • Doylestown, Pa 18901  
Phone 215/345-3400 FAX 215/345-3886 EMAIL [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org)

# SUBDIVISION AND LAND DEVELOPMENT 2022 REVIEW APPLICATION

This application must be completed on both sides by the applicant, or their agent, and submitted digitally following the procedures below for subdivision and land development reviews mandated by the Pennsylvania Municipalities Planning Code (PaMPC), Act 247 of 1968, as amended.

MUNICIPALITY: _____	PLAN TYPE: <input type="checkbox"/> Land Development <input type="checkbox"/> Subdivision
NAME OF PROPOSAL: _____	PLAN CLASS: <input type="checkbox"/> Major <input type="checkbox"/> Minor
LOCATION: _____	<input type="checkbox"/> Municipal <input type="checkbox"/> Sketch
TAX PARCEL NO.: _____	TOTAL ACREAGE: _____
APPLICANT: _____	APPLICANT TELEPHONE: _____
APPLICANT ADDRESS: _____	APPLICANT EMAIL: _____
OWNER OF RECORD: _____	DEVELOPMENT TYPE: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial
OWNER ADDRESS: _____	<input type="checkbox"/> Conversion <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional
OWNER EMAIL: _____	<input type="checkbox"/> Lot Line Change <input type="checkbox"/> Office <input type="checkbox"/> Residential
PRESENT LAND USE: _____	

PROPOSAL:

NONRESIDENTIAL: Number of Building Lots or Leaseholds: \_\_\_\_\_ RESIDENTIAL: Number of Lots or Units: \_\_\_\_\_

Proposed New Building Area: \_\_\_\_\_  
Gross square feet (floor area)

WATER SUPPLY: <input type="checkbox"/> Public (Check one) <input type="checkbox"/> Community On-site <input type="checkbox"/> Individual On-lot	SEWERAGE: <input type="checkbox"/> Public (Check One) <input type="checkbox"/> Community <input type="checkbox"/> Individual On-lot	OPEN SPACE: <input type="checkbox"/> Public (Check One) <input type="checkbox"/> Private	TOTAL OPEN SPACE ACREAGE: _____
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**Submission Procedures:** Please follow this link to view full and detailed submission procedures for submitting this application along with all documents: <https://www.buckscounty.gov/398/Subdivision-Land-Developments>

- 1) Submit this completed application to [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org), or click on the SUBMIT button on the bottom of Page 2.
- 2) A confirmation email will be sent back to submitter with official BCPC number and a link to upload required documents (see below).
- 3) Once all documentation has been received and reviewed for completeness, an email will be sent back to submitter with fee confirmation.
- 4) Confirmed fee should be mailed to the Bucks County Planning Commission. Review of the submission will begin when fee is received.

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

<input type="checkbox"/> Sketch Plan or <input type="checkbox"/> Revised Sketch Plan	<input type="checkbox"/> One <b>digital</b> file of plan
<input type="checkbox"/> Preliminary Plan or <input type="checkbox"/> Revised Preliminary Plan	<input type="checkbox"/> One <b>digital</b> file of preliminary plan/revised preliminary plan <input type="checkbox"/> One digital file of proof of variances, special exceptions, conditional uses, or other agreements
<input type="checkbox"/> Revised Final Plan	If applicable { <input type="checkbox"/> One <b>digital</b> file of Sewage Facilities Planning Module <input type="checkbox"/> One <b>digital</b> file of Transportation Impact Study
	<input type="checkbox"/> One <b>digital</b> file of final plan/revised final plan <input type="checkbox"/> One <b>digital</b> file of 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

<b>BCPC USE ONLY</b>	
BCPC File No.:	_____
Date Received:	_____
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, 2022**. 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	+		
	up to	2	lots or units	=	\$200		
3	up to	10	lots or units	=	\$105	+	\$70 for each buildable lot/unit over 2
11	up to	25	lots or units	=	\$630	+	\$50 for each buildable lot/unit over 10
26	up to	50	lots or units	=	\$1,320	+	\$45 for each buildable lot/unit over 25
51	up to	100	lots or units	=	\$1,980	+	\$25 for each buildable lot/unit over 50
101	+		lots or units	=	\$2,640	+	\$20 for each buildable lot/unit over 100

### Nonresidential land developments

				Base Fee	+		
0	up to	5,000	square feet	=	\$315	+	\$0.055 per square foot of floor area
5,001	+		square feet	=	\$500	+	\$0.20 per square foot of floor area, not to exceed \$6,000 in addition to the base fee

### Nonresidential subdivisions

up to	2	lots or units	=	\$230		<b>Curative Amendments</b> (not municipal curative amendments)	\$2,500	
3	up to	10	lots or units	=	\$130			per lot
11	+		lots or units	=	\$105	per lot	<b>Private Petitions for Zoning Change</b> (not municipal petitions)	\$2,000

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 submission (unless otherwise noted below).

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

- 1) **Each resubmission of a plan with minor revisions** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or \$250.00, 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 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, street layout, or site layout.
- 3) **Each plan submitted for review two years or more after the first submission** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or \$200.00, 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. Major changes are as noted in #2 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:** The Bucks County Planning Commission now signs plans electronically. If you have municipally-signed plans with an official BCPC number you can go directly to the Bucks County Recorder of Deeds to record your plan. Please contact the Recorder of Deeds at 215-348-6209 should you have any questions about recording your plan.

**REQUESTS FOR ADDITIONAL COPIES OF REVIEW:** Digital copies of the Bucks County Planning Commission review of this proposal will be sent to the applicant, the municipality, and the municipal engineer. If you wish to have digital copies sent to other persons, please list their **NAME(S), TITLE(S), and EMAIL(S):**


**SUBMIT**



# 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 No. (s) \_\_\_\_\_

Name of Nearest Stream \_\_\_\_\_ Stream Classification \_\_\_\_\_

Submitted By:  Engineering Firm/Plan Designer  Contractor  Landowner  Twp.

Sealed Engineer Name: \_\_\_\_\_ Engineering Contact: \_\_\_\_\_

Name of Engineering/Designing Firm \_\_\_\_\_ Phone#: \_\_\_\_\_ Ext. \_\_\_\_\_

Mailing Address \_\_\_\_\_

Fax#: \_\_\_\_\_ e-mail: \_\_\_\_\_

Landowner Name(s) \_\_\_\_\_ Landowner Phone# \_\_\_\_\_

Landowner Mailing Address \_\_\_\_\_

\*TOTAL ACREAGE \_\_\_\_\_ \*ACRES TO BE DISTURBED \_\_\_\_\_ #Lots \_\_\_\_\_ #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-FILE 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 UNDER "EXEMPTIONS AND EXCEPTIONS"**

**TIMBER 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 AN NPDES APPLICATION (NOI) BE SENT WITH E&S SUBMISSION.**

**BCCD USE ONLY BEYOND THIS POINT**

ENTRY # _____	DEP CWF FEE \$ _____	CHECK# _____
E&S FEE REC'D \$ _____	CHECK# _____	P&H FEE \$ _____
EXPEDITED FEES \$ _____	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.dep.state.pa.us](http://www.dep.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.

FEEES 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.bucksccd.org](http://www.bucksccd.org) OR [www.dep.state.pa.us](http://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.