



# BCPC

## Bucks County Planning Commission

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

### SUBDIVISION AND LAND DEVELOPMENT 2019 REVIEW APPLICATION

This application must be completed by the applicant or his/her agent and submitted along with one copy of the plan, one digital 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.: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

OWNER OF RECORD: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PRESENT LAND USE: \_\_\_\_\_

PLAN TYPE:  Land Development  Subdivision

PLAN CLASS:  Major  Minor

Municipal  Sketch

TOTAL ACREAGE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

DEVELOPMENT TYPE:  Agricultural  Commercial

Conversion  Industrial  Institutional

Lot Line Change  Residential

**PROPOSAL:**

**NONRESIDENTIAL:** Number of Leaseholds: \_\_\_\_\_

**RESIDENTIAL:** Number of lots or units: \_\_\_\_\_

Proposed new building area: \_\_\_\_\_  
Gross square feet (floor area)

**WATER SUPPLY:**  Public  
(Check one)  Community On-site  
 Individual On-lot

**SEWERAGE:**  Public  
(Check One)  Community  
 Individual On-lot

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:

- |   |   |
|---|---|
| <input type="checkbox"/> Sketch Plan <i>or</i>      | <input type="checkbox"/> One copy of plan   |
| <input type="checkbox"/> Revised Sketch Plan        | <input type="checkbox"/> One digital file of 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"/> One digital file of preliminary plan/revised preliminary plan                |
|   | <input type="checkbox"/> Review fee (see schedule on back)  |
|   | <input type="checkbox"/> Proof of variances, special exception, conditional uses, or other agreements |
|   | <input type="checkbox"/> Sewage Facilities Planning Module, one copy, one digital copy                |
|   | <input type="checkbox"/> Transportation Impact Study, one copy, one digital copy                      |
| <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"/> One digital file of final plan/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 and for site inspection if necessary.

\_\_\_\_\_  
Print Name of Applicant

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**BCPC USE ONLY**

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, 2018. 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	=	\$160			
3	up to	10	lots or units	=	\$100	+	\$65 for each lot/unit over 2
11	up to	25	lots or units	=	\$600	+	\$45 for each lot/unit over 10
26	up to	50	lots or units	=	\$1,200	+	\$40 for each lot/unit over 25
51	up to	100	lots or units	=	\$1,800	+	\$20 for each lot/unit over 50
101	+		lots or units	=	\$2,400	+	\$15 for each lot/unit over 100
Please show your calculations:							

## Nonresidential land developments

				Base Fee	+		
0	up to	5,000	square feet	=	\$300	+	\$45 for every 1,000 gross sq. ft. of floor area, or fraction thereof
5,001	+		square feet	=	(no base fee)	\$0.15	per square foot, or fraction thereof, not to exceed \$5,000
Please show your calculations:							

## Nonresidential subdivisions

up to	2	lots or units	=	\$225	
3	up to	10	lots or units	=	\$125 per lot
11	+		lots or units	=	\$100 per lot
Please show your calculations:					

**Curative Amendments** (not municipal curative amendments) \$2,000

**Private Petitions for Zoning Change** (not municipal petition) \$1,500

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 \$225.00, 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 after the first submission** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or \$160.00, 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:** 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:
