



**BUCKINGHAM TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT APPLICATION**

Part I (to be completed by Township)

Date Application Received _____ Received by (initials) _____ Twp. Identification No. _____

Application for: Preliminary Plan Review _____
Final Plan Review _____

Type of Plan: Minor Subdivision _____ (2 lots)
Major Subdivision _____ (3 or more lots)
Land Development _____
Lot Line Change _____

Fees Paid:	See Current Township Fee Schedule (adopted annually)	Planning Modules Fees:
	Submission \$ _____	3-14 Lots \$1,000 _____
	Escrow \$ _____	Escrow \$2,000 _____
		15+ Lots \$5,000 _____
		Escrow \$15,000 _____

Plan Tentatively Scheduled for Planning Commission on _____

Part II (to be completed by Applicant)

1. Applicant: Name _____ Telephone No. _____
Address _____
E-Mail Address _____

2. Owner of Record (if corporation, list corporation's name and address, and names of two officers):
Name _____ Telephone No. _____
Name _____ Telephone No. _____
Address _____
E-Mail Address _____

3. Agent or Attorney: Name _____ Telephone No. _____
Address _____
E-Mail Address _____

4. Engineer or Surveyor: Name _____ Telephone No. _____
Address _____
E-Mail Address _____

5. To whom should official notices/invoices for this submission be e-mailed to?
Name: _____ *E-Mail Address _____

* All invoices will be sent via email to this address. A paper invoice will not be provided.

6. If property was previously subdivided please provide the following information:
Plan Title: _____ Date of Plan _____
Tax Parcel No. _____ County Deed Book No. _____ Page No. _____
County Plan Book and Page No. _____ (Note: A copy of the deed or agreement of sale shall be submitted with this app.)

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7. Proposed Development Detail

a. Zoning District _____ Tax Parcel Number(s) _____

b. Proposed Use (check applicable use/s):
Single Family Residential _____ Multi-Family Residential _____
Commercial Use _____ Industrial Use _____
Other: _____

c. If Residential: Number of Lots or Units _____
or
If Non-Residential: Number of Lots Units or Leaseholds;
Lots _____ Units _____ Leaseholds _____

d. Proposed Use of Property _____ (Include brief description)

e. Proposed New Building Area _____ sq. ft.

f. Proposed Density (units per acre) _____

g. Total Area to be developed or subdivided (acres) _____

8. Water Supply (check one):

_____ Public - Identify System _____
_____ Individual On-Site (Refer to Well Ordinance #2003-06 - Hydrogeologic Report or Well Testing
will be Required)
_____ Community (Refer to Well Ordinance #2003-06 - Hydrogeologic Report or Well Testing will be Required)

9. Sanitary Sewage Disposal (check one):

_____ *Public - Identify System _____
_____ **Individual On-Site (Planning Modules Required)
_____ Community (Planning Modules Required)

*Planning Modules or "Exemption Request" (Attachment A – part A) must be submitted.
**Planning Modules MUST be submitted whether or not an "Exception Request" (Attachment A – part B) is submitted.

The undersigned represents that to the best of his or her knowledge, all of the above statements are true, correct and complete. I/We hereby authorize members of Township Boards, commissions and staff to enter the lands proposed for subdivision or land development for site inspections, if necessary. Further, I/we and my/our successor(s) in this application agree to reimburse the Township of Buckingham for such fees and expenses as said Township may incur for engineering, legal services and administrative fees in reviewing and advising the Board of Supervisors and Planning Commission with respect to this application. Further, I/we agree to provide all filing fees and escrow deposits as established by Resolution of the Board of Supervisors.

Date

Signature of Owner of Record/Applicant/Agent
(Print Name and Sign)

Part III - Supplemental Information (to be supplied by applicant)

1. Applicant shall submit with Application the items and number requested as listed below. Full and complete submissions will be stamped in by the Township and forwarded to proper agencies by either the Township or Applicant.

The Application will not be accepted if any of the items required below are not provided.

The Following Items are Required for ALL Applications

<u>Documents</u>	<u>No. of Copies Required</u>	<u>Received by Twp.</u>
Application Form (completed in full, proper fees submitted, app. signed)	1	_____
Deed (with deed restrictions/covenants, if any)	2	_____
Plans (Complete Sets) Plan Sets must include Site Analysis Resource Conservation Plan including Aerial Photograph of site (per Section 3.3. SD/LD Ord.) Notice: No Application shall be accepted unless the plans have been prepared by a Registered Engineer or Surveyor.	6	_____
Stormwater Management / Erosion and Sediment Control Narrative (per Section 9.23 & Section 10 SD/LD Ord.)	2	_____
Act 537 Planning Module Reviews OR Completed "Exemption and Exception Request" (Attachment A) (per Section 3.1.E SD/LD Ord.) Must be submitted with PRELIMINARY Application FEES: 3 to 14 lots - \$1,000.00 / Escrow \$2,000.00 15+ lots - \$5,000.00 / Escrow \$15,000.00	3 complete sets including plans OR 1 Completed Attachment A	_____
Historic Resource Study (per Section 3026 Zoning Ordinance)	2	_____
W-9 Form – Request for Taxpayer Identification No. and Certification	1	_____
Information Packet w / 11x17 plan sheet (per Section 5.1.E SD/LD Ord.) Required for all subdivisions and land development. Must include an 11"x17" plan showing all improvements and a project narrative noting the date of PC Meeting when the plan will be reviewed. Copy of the draft notice to be included with plan submittal and an affidavit certifying that notices have been sent must be provided to Twp. 5 days before scheduled PC Meeting.	2	_____
All required documentation (plans, application, stormwater reports, traffic studies, etc.) shall also be submitted in PDF Format on a Flash Drive	2	_____

The Following Items May be Required Depending Upon Specifics of the Application

<u>Documents</u>	<u># of Copies Required</u>	<u>Received by Twp.</u>
<p>Waiver Request Waivers which are requested from the requirements of the Subdivision/Land Development Ordinance must be listed in writing by letter or on the plan, with an explanation as to the reason for the request and the specific hardship associated with meeting the requirement.</p>	2	_____
<p>Transportation/Traffic Impact Study (per Section 9.37. SD/LD Ord. and Section 3025(A) Zoning Ord.) Required for major subdivisions and land developments that are: a. Residential 10 or more units, or that propose new roadways b. Non-Residential that provide 10 or more parking spaces c. As requested by the Board of Supervisors</p>	2	_____
<p>Environmental Impact Assessment Report a. Residential: 20 or more dwelling units b. Any application requesting establishment of a facility (per Appendix A) Zoning Ordinance per Section 3025 (C) Zoning Ordinance</p>	2	_____
<p>Well Permit (as required by Ordinance 2003-06)</p>	2	_____
<p>Water Resources Impact Study (per Well Ordinance 2003-06, Table V-1 & Section 3025(B) Zoning Ord.) Required for subdivisions and land developments that are: a. <u>Public Water Supply</u>: Residential 4 or more units <u>Private Water Supply</u>: Required for ALL Submissions in accordance with requirements of Article 5 of the Twp. Well Ordinance (per Section 9.26. SD/LD Ord.) b. Land Development withdrawing in excess of 1,000 gpd</p>	2	_____
<p>Economic Impact Study Retail stores with proposed floor area of more than 7,500 sq.ft. (per Section 3025(D) Zoning Ordinance)</p>	2	_____
<p>Hydrogeologic Study for Potential Public Water Systems (per SD/LD Ordinance / Section 9.25) Public Water shall be required for the following uses: 1. Twenty five (25) or more single family homes 2. All multi-family developments 3. Manufactured home/mobile home developments 4. Life care facilities, hospitals, schools, nursing homes, gas stations, motor vehicle repair and any non-residential use that employs storage for dispensing of any substance that is a potential source of contamination (PSOC).</p>	2	_____
<p>Carbonate (Limestone) Geology Map If located within, or within 200 feet of, areas identified as having carbonate limestone geology (per Section 9.38. SD/LD Ord.)</p>	2	_____

**The Following Items May be Required Depending Upon Specifics of the Application
(Cont'd.)**

<u>Documents</u>	<u># of Copies Required</u>	<u>Received by Twp.</u>
Wetlands Delineation Report Required for all properties where wetlands exist (per Section 9.42. SD/LD Ord.)	2	_____
Site Capacity Calculations Required for uses B1, B2, B3, B4, B13, and B14 (per Section 3101B of Zoning Ord.)	2	_____
List of Permits Required from Other Governmental Agencies	2	_____

2. Listed below are agencies other than the Township, which may require materials or documents to be submitted directly by the applicant in connection with this application (list may not be all-inclusive, applicant is responsible for fulfilling requirements from various agencies):

Bucks County Planning Commission	As required by BCPC
Bucks County Conservation District	As required by BCCD
Bucks County Health Department	As required by BCHD
PA Dept. of Environmental Protection	As required by PADEP
PA Department of Transportation	As required by PENN-DOT
U.S. Corps. of Army Engineers	

3. At FINAL Submission - ALL OUTSTANDING FEES MUST BE PAID IN FULL

BUCKINGHAM TOWNSHIP

**SUBDIVISION \ LAND DEVELOPMENT APPLICATION
"ATTACHMENT A"**

**EXEMPTION AND EXCEPTION REQUESTS
WASTEWATER FACILITIES PLANNING**



This form is to be used for subdivisions and land developments requesting exemptions and exceptions from the requirements for wastewater facilities planning under the provisions of the Pennsylvania Code Title 25 , Chapter 71, Section 71.51 and Section 71.55.

Development name	
Township SA\LD Number	
Applicant name	
Development proposed	

PART "A"
EXEMPTION REQUEST (Planning modules not required)

1. PROPOSED USE OF ON-LOT WASTEWATER DISPOSAL SYSTEMS

The official plan shows that the area where the proposed development is located is to be served by onlot sewage disposal facilities using a soil absorption area or a spray field.	Yes _____ No _____	Signature of Township manager or water and sewer consultant required: _____
The area proposed for the use of individual or community sewage systems is not underlain by carbonate geology nor is this area within 1/4 mile of water supplies documented to exceed 5 PPM nitrate-nitrogen as confirmed by the Department from a USGS geology map or sampling data.	Yes _____ No _____	Date: _____
The area proposed for development is must be outside of high quality or exceptional value watersheds. Please include the new land development plotted on a USGS topographic quadrangle map.		A USGS map is required with the development shown on it on it

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<p>Are the subdivided lots and the remaining portion of the original tract after subdivision one acre or larger?</p>	<p>Yes _____ No _____</p>	<p>Signature of the Applicant required: _____</p>
<p>Has complete soils testing and a site evaluation established that separate sites are available for both a permittable primary soil absorption area or spray field and a replacement soil absorption area or spray field on each lot of the subdivision as confirmed by a signed report of the Department of Health?</p>	<p>Yes _____ No _____</p>	<p>Date: _____ Report from the Department of health required</p>
<p>2. PROPOSED CONNECTIONS TO PUBLIC SEWER</p>		
<p>Number of dwelling units:</p>		
<p>Estimated wastewater flow:</p>		
<p>Name of proposed collection system:</p>		
<p>Name of proposed conveyance system:</p>		
<p>Name of proposed treatment facility:</p>		
<p>Has the Department of Environmental Protection determined that existing collection, conveyance and treatment facilities are in compliance with The Clean Streams Law and the rules and regulations thereunder?</p>	<p>Yes _____ No _____</p>	<p>Signature of the Department of Environmental Protection official or attached letter: _____</p> <p>Date: _____</p>
<p>Has the DEP determined that the permittees of the receiving sewerage facilities have submitted information under Chapter 94 (relating to municipal wasteload management) which documents that the existing collection, conveyance and treatment system does not have an existing hydraulic or organic overload or 5-year projected overload?</p>	<p>Yes _____ No _____</p>	<p>Signature of the Department of Environmental Protection official or attached letter: _____</p> <p>Date: _____</p>

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<p>Written certification from the permittees of the collection, conveyance and treatment facilities to the municipality in which the subdivision is located and the Department that there is capacity to receive and treat the sewage flows from the applicant's proposed new land development and that the additional wasteload from the proposed new land development will not create a hydraulic or organic overload or 5-year projected overload.</p>	<p>Collection: Yes ___ No ___ Conveyance: Yes ___ No ___ Treatment: Yes ___ No ___</p>	<p>Signature of the Department of Environmental Protection official: _____ Date: _____ Signature of collection, conveyance and treatment system owners or attached letter(s): Collection: _____ (Signature/Date) Conveyance: _____ (Signature/Date) Treatment: _____ (Signature/Date)</p>
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PART "B"
EXCEPTION REQUEST (Planning Modules Required)

1. PROPOSED USE OF ON-LOT WASTEWATER DISPOSAL SYSTEMS

<p>Does the subdivision involve 10 or fewer single family lots?</p>	<p>Yes ___ No ___</p>	
<p>Are there any other existing (created after May 15, 1972) or proposed lots associated with the subdivision?</p>	<p>Yes ___ No ___</p>	
<p>Has the Department of Health approved the soil and site conditions as being generally suitable for onlot sewage disposal systems?</p>	<p>Yes ___ No ___</p>	<p>A letter from the Department of Health is required.</p>

Planning modules must still be submitted for all requests for exceptions. The modules are required to be processed the same as all other modules except DEP has only thirty days to act on them.