



**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 \_\_\_\_\_ (1 to 2 lots)  
Major Subdivision \_\_\_\_\_ (3 or more lots)  
Land Development \_\_\_\_\_  
Lot Line Change \_\_\_\_\_

Fees Paid: See Fee Schedule – Resolution No. 2074  
Submission \$ \_\_\_\_\_  
Escrow \$ \_\_\_\_\_

**Planning Modules Fees:**  
3-14 Lots \$1,000 \_\_\_\_\_  
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 \_\_\_\_\_

2. Owner of Record (if corporation, list corporation's name and address, and names of two officers):

Name \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Name \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Address \_\_\_\_\_

3. Agent or Attorney: Name \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Address \_\_\_\_\_ Facsimile No. \_\_\_\_\_

4. Engineer or Surveyor: Name \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Address \_\_\_\_\_ Facsimile No. \_\_\_\_\_

5. To whom should official notices/invoices for this submission be sent to? \_\_\_\_\_

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>
<b>Application Form</b> (completed in full, proper fees submitted, app. signed)	<b>1</b>	_____
<b>Deed</b> (with deed restrictions/covenants, if any)	<b>2</b>	_____
<b>Plans (Complete Sets)</b> Plan Sets must include Site Analysis Resource Conservation Plan including Aerial Photograph of site (per Section 3.3. SD/LD Ord.) <b>Notice:</b> No Application shall be accepted unless the plans have been prepared by a Registered Engineer or Surveyor.	<b>15</b>	_____
<b>Mylar of Natural Features Plan</b> (per Section 5.1. SD/LD Ord.)	<b>1</b>	_____
<b>Stormwater Management / Erosion and Sediment Control Narrative</b> (per Section 9.23 & Section 10 SD/LD Ord.)	<b>2</b>	_____
<b>Act 537 Planning Module Reviews OR Completed “Exemption and Exception Request” (Attachment A)</b> (per Section 3.1.E SD/LD Ord.) <b>Must be submitted with PRELIMINARY Application</b> <b>FEES:</b> 3 to 14 lots - \$1,000.00 / Escrow \$2,000.00 15+ lots - \$5,000.00 / Escrow \$15,000.00	<b>8 complete sets including plans AND fees</b>	_____ _____ _____
<b>Historic Resource Study</b> (per Section 3026 Zoning Ordinance)	<b>1</b>	_____

**Major Subdivision or Land Development Application Additional Requirements**

(per Section 5.1. SD/LD Ord.)

<u>Documents</u>	<u>No. of Copies Required</u>	<u>Received by Twp.</u>
1) Information Packet w / 11x17 plan sheet	<b>1</b>	_____
2) All required documentation (plans, application, stormwater reports, traffic studies, etc.) shall also be submitted in PDF Format on a CD	<b>1</b>	_____

**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><b>Waiver Request</b>                      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>	<b>1</b>	_____
<p><b>Transportation/Traffic Impact Study</b>                      (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>	<b>3 complete studies and 7 text only (no appendices)</b>	_____
<p><b>Environmental Impact Assessment Report</b>                      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>	<b>10</b>	_____
<p><b>Well Permit</b> (as required by Ordinance 2003-06)  <b>Water Resources Impact Study</b>                      (per Well Ordinance 2003-06, Table V-1 &amp; 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>	<b>2</b>	_____ _____
<p><b>Economic Impact Study</b>                      Retail stores with proposed floor area of more than 7,500 sq.ft.                      (per Section 3025(D) Zoning Ordinance)</p>	<b>1</b>	_____
<p><b>Hydrogeologic Study for Potential Public Water Systems</b>                      (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>	<b>3 complete studies</b>	_____
<p><b>Carbonate (Limestone) Geology Map</b>                      If located within, or within 200 feet of, areas identified as having carbonate limestone geology                      (per Section 9.38. SD/LD Ord.)</p>	<b>1</b>	_____

**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>
<b>Wetlands Delineation Report</b> Required for all properties where wetlands exist (per Section 9.42. SD/LD Ord.)	<b>1</b>	_____
<b>Site Capacity Calculations</b> Required for uses B1, B2, B3, B4, B13, and B14 (per Section 3101B of Zoning Ord.)	<b>3</b>	_____
<b>List of Permits Required from Other Governmental Agencies</b>	<b>1</b>	_____

**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:  _____  Date: _____
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 _____	
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><b>2. PROPOSED CONNECTIONS TO PUBLIC SEWER</b></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.*