



BOROUGH OF PERKASIE

620 W. Chestnut St
P.O. Box 96
Perkasie, PA 18944

(215)257-5065
Fax (215)257-6875

SUBDIVISION/LAND DEVELOPMENT APPLICATION

Date of Application: _____ Date of Plan or Revision: _____

APPLICATION FOR:

- Subdivision Sketch Plan _____
Formal or Informal (Circle One) Lot Line Change _____
- Land Development Preliminary Plan _____ Minor Subdivision _____
- Final Plan _____

NAME of Subdivision or Land Development: _____
To be the name for the Duration of the Project

Location: _____

Tax Parcel No(s): _____

Total Acreage Gross: _____ Net Buildable Site Area: _____

ZONING REQUIREMENTS:

Zoning District _____ Minimum Lot Size _____ Maximum Density _____

Yard Setbacks: Front _____ Side _____ Rear _____ Number of Lots or Dwelling Units: _____

Water Supply: Private Public

Sewer Service: On-Lot Public

EQUITABLE OWNER of Record of Land: _____

Address: _____ Phone: _____

APPLICANT: _____

Email: _____ Phone: _____

Address: _____

REGISTERED ENGINEER OR SURVEYOR: _____

Email: _____ Phone: _____

Address: _____

This is to certify that I have read the Perkasié Borough Subdivision and Land Development Ordinance and that the accompanying plan meets the requirements of the ordinance to the best of my knowledge.

Signature of Property Owner

Signature of Registered Engineer or Surveyor



BOROUGH OF PERKASIO

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Subdivision & Land Development Plan Submission Checklist

Date of Application: _____

Subdivision/Land Development Name: _____

Address of Property: _____

Owner(s) Name: _____

Applicants Name: _____

Tax Map Parcel Number: _____

Plan Sets – Folded to 8 ½ x 11: (11 Total)

_____ Planning Commission – 8 Copies _____ Boro File – 2 Copies

_____ Borough Engineer – 1 Copy

The applicant must show **proof of submission** to the outside agencies listed below, as applicable, (stamped copy or cover letters and copy of application form). The following plan sets are subject to the requirements of the outside agency and **must be submitted to the outside agency by the applicant**.

_____ Bucks County Planning Commission (1 Copy)

_____ Bucks County Conservation District (1 Copy)

_____ Supplying Water Authority – (1 Copy)

_____ Bucks County Department of Health (1 Copy)

_____ Penn DOT (Highway Permit)

_____ Army Corps of Engineers (Wetlands)

APPLICATION FORMS & FEES ARE TO BE SUBMITTED TO THE BOROUGH. All applications must include these items or the application will be considered administratively incomplete and returned to the applicant.

BOROUGH OF PERKASIE

PLAN CHECKLIST

(To Be Completed by Applicant)

GENERAL SUBMISSION ITEMS - Does the submission include:

PLAN REQUIREMENTS - Do the Plans have:

Yes* No Sheet No.

* Note (Insert NA if not applicable)

- | | | | | |
|-----|-----|-----|----|---|
| ___ | ___ | ___ | 1. | Plan drawings at a size of 24" x 36" |
| ___ | ___ | ___ | 2. | A scale of 1" = 50' or 1" = 100'? |
| ___ | ___ | ___ | 3. | Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds? |
| ___ | ___ | ___ | 4. | Sheets numbered and show relationship to the total number of sheets? |
| ___ | ___ | ___ | 5. | An adequate legend indicating clearly which features are existing and which are proposed? |

GENERAL INFORMATION - Do the Plans have:

Yes* No Sheet No.

- | | | | | |
|-----|-----|-----|-----|---|
| ___ | ___ | ___ | 6. | Name and address of Owner? |
| ___ | ___ | ___ | 7. | Name and location of subdivision or land development? |
| ___ | ___ | ___ | 8. | Graphic and/or written scales? |
| ___ | ___ | ___ | 9. | Date of plan and all subsequent revision dates? |
| ___ | ___ | ___ | 10. | Name and address, signature and seal of the licensed engineer or surveyor responsible for the Plan? |
| ___ | ___ | ___ | 11. | Location map at a minimum scale of 1" = 800'? |
| ___ | ___ | ___ | 12. | North arrow? |
| ___ | ___ | ___ | 13. | Site boundaries survey with tie-ins to all adjacent streets? |
| ___ | ___ | ___ | 14. | Location and type of existing monuments? |
| ___ | ___ | ___ | 15. | Forested areas? |
| ___ | ___ | ___ | 16. | Watercourses, lakes and wetlands (with names, if any)? |

Do the plans include the location of the following existing features on the site being subdivided or developed and within 400 feet of the site:

<u>Yes*</u>	<u>No</u>	<u>Sheet No.</u>	
___	___	___	17. Streets and rights-of-way (including name and right-of-way widths)?
___	___	___	18. Existing lot layout on the site and on immediately adjacent tracts?
___	___	___	19. Property lines, building locations, driveway locations, and names of adjacent property owners?
___	___	___	20. Sewer lines, storm drains and easements, other utilities?
___	___	___	21. Pennsylvania One-Call Serial No. and note.

PROPOSED FEATURES - Do the Plans show:

___	___	___	22. Layout of streets with center lines, cartways and right-of-ways, and proposed names?
___	___	___	23. Layout of lots and dimensions?
___	___	___	24. Building setback lines from all lot lines?
___	___	___	25. The arrangement and use of buildings and parking areas with all necessary dimensions and number of parking spaces?
___	___	___	26. Rights-of-way and easements for all drainage, utilities, (electric, gas, telephone, and CATV) or other purpose which might affect development?
___	___	___	27. Open space areas, proposed use and maintenance?
___	___	___	28. Proposed monuments and individual lot pins.
___	___	___	29. Applicable zoning requirements and the location of zoning district boundary lines affecting the subdivision.
___	___	___	30. A reference to any land to be dedicated for parks, recreation areas, widening of streets or other public uses.
___	___	___	31. For multi-family developments, the total area, total dwelling units, number of buildings, proposed total parking spaces, building coverage and the bedroom ratio shall be on the plan.

Plan Checklist

<u>Yes*</u>	<u>No</u>	<u>Sheet No.</u>	
___	___	___	32. An indication of any lots in which other than a residential use is intended.
___	___	___	33. For subdivisions, the total area, number of lots, average and minimum lot size shall be noted on the plan.
___	___	___	34. The location and size of storm drains, stormwater management facilities, sanitary sewers, culverts, watercourses and all appurtenances thereof, on-site sewage disposal facilities, gas mains, electric facilities, water mains, fire hydrants, street lights, planting, special structures and other underground conduits or structures.
___	___	___	35. Typical cross sections and centerline profiles for each proposed street. These plans may be submitted as separate sheets. Where the plan covers only a part of the owner's entire holding, a sketch shall be submitted of the prospective street layout for the remainder.
___	___	___	36. A plan for planting is required for open space subdivision; this plan shall show the location of all existing trees greater than three (3) inches in caliper. All new plantings shall indicate species and size.
___	___	___	37. The location of all trees to be saved.
___	___	___	38. The tree protection zone.
___	___	___	39. The location of proposed retaining walls.
___	___	___	40. A table showing open space ratio, density and impervious surface ratio.
___	___	___	41. Estimated average and peak volumes of water needed to serve the proposed subdivision or land development and an indication of the available water volume for fire flow and the water volume required to satisfy the Insurance Services Office (ISO) standards for fire protection.
___	___	___	42. Owners Statement of Acknowledgment

Plan Check 1/8

<u>Yes*</u>	<u>No</u>	<u>Sheet No.</u>	
___	___	___	43. The signature block for the Chairman and Secretary of the Borough Planning Commission?
___	___	___	44. The signature block for Executive Director of the Bucks County Planning Commission.
___	___	___	45. The signature block for the Borough Engineer.
___	___	___	46. The signature block for the President and Secretary of the Borough Council.

Prepared By:

Accepted by:

Date:

Date:

Signature: _____
Applicant or representative

Signature: _____
Borough Official

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**BOROUGH OF PERKASIE
SKETCH PLAN CHECKLIST**

1. Name of subdivision or land development.
2. Tax parcel (Bucks County Tax Map), should be shown directly beneath the name of the subdivision or land development.
3. Name and address of the owner/applicant/developer.
4. Name and address of engineer, surveyor, architect, or landscape architect responsible for the plan.
5. A brief description of the proposal.
6. Tract boundaries.
7. Date of plan.
8. True north point.
9. Location map.
10. Streets on and adjacent to the tract.
11. Significant topographical and physical features, including contours based on U.S. Coast and Geodetic maps and all natural resources for which the Zoning Ordinance establishes protection standards.
12. Site capacity calculations using the standards of the Zoning Ordinance.
13. Proposed general street layout.
14. Proposed general lot layout.
15. Location of construction (for land developments).
16. Graphic scale (not greater than 1"=200 ft; however dimensions on the plan need not be exact at this stage) and north arrow.
17. Zoning district on the subject tract and all adjoining parcels.
18. 100-year floodplain limits, and approximate location of wetlands, if any.

19. Topographic, physical, and cultural features including fields, pastures, meadows, wooded areas, trees with a diameter of fifteen inches or more, hedgerows and other significant vegetation, steep slopes (over 25%), rock outcrops, soil types, ponds, ditches, drains, dumps, storage tanks, streams within two hundred (200) feet of the tract, and existing rights-of-way and easements, and cultural features such as all structures, foundations, walls, well, trails, and abandoned roads.
20. Schematic layout indicating a general concept for land conservation and development.
21. General description of proposed method of water supply, sewage disposal, and stormwater management. Description of the manner in which stormwater will be captured for maximum infiltration. This should indicate that the areas best suited for stormwater infiltration have been selected for that purpose.
22. Identification and habitat of threatened or endangered species.

Additional material for Residential Performance Standard Subdivisions, mobile home parks, and Planned Residential Development (also subject to the PRD requirements of the Zoning Ordinance).

1. Existing resources site plan showing (1) soil types, flood plains, high water table, etc., (2) vegetation woodlands and large trees, (3) drainage ways, streams, swales, and ponds.
2. General site plan showing types of buildings, number and size of units, required open space ratio and maximum impervious surface ratio.
3. Written statement indicating the method for administration and maintenance of open space.



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Subdivision & Land Development Submission Checklist

Lot Line Adjustment and Minor Subdivision

**Deadline: Noon, Third Monday of Current Month for Next Month's Agenda
Refer to Subdivision and Land Development Ordinance for All Requirements**

Date Plan Received for Review by Borough: _____

- Signed Subdivision and Land Development Review Application
- Application Fee
- Lot Line Escrow or Minor Plan Escrow and Application for Establishing Escrow
- Ten Reduced Plan Copies for Council 11" x 17" in size
- 11 Plan Sets
- 2 Copies of Planning Module as required
- 2 Sets Bucks County Dept. of Health Test Results
- Bucks County Conservation District Application Copy & Certified Receipt Copy
- Copy of Deed
- 2 Copies of Storm-water Management Report
- Signed Storm-water Management Application
- Storm-water Fee
- Signed Contract for Professional Services
- 2 Copies of Certified Receipts
- 2 Copies of the List of Notified Adjoining Land Owners
- 2 Copies of the Notification Letter
- PDF Format – (1) of Submission

- Copy of Bucks County Planning Commission Application & Certified Receipt forwarded by Applicant
- Waiver Request Letter to Council, if applicable
- Opinion of Cost
- 2 Sets Legal Descriptions as applicable
- 2 Copies any Previous Zoning Decision, if applicable



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SUBDIVISION / LAND DEVELOPMENT 90-DAY REVIEW WAIVER

Date: _____

Borough Manager
Perkasie Borough
620 W. Chestnut St.
P.O. Box 96
Perkasie, PA 18944

Re: Subdivision/Land Development Plan of _____

On _____, 20____, I/We submitted for official filing, the above referenced plan of subdivision/land development.

Please be advised that, notwithstanding, any contrary provision of the Pennsylvania Municipalities Planning Code or the Perkasio Borough Code, this letter will serve as notice to Perkasio Borough that the requirement that action be taken on this subdivision proposal within ninety (90) days is hereby waived, without limitation as to time.

This Waiver can be revoked upon thirty (30) days written notice to Perkasio Borough.

Very truly yours,

Effective Date: January 8, 2014



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 # _____

DATE SENT BACK _____

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

DEP CWF FEE \$ _____ CHECK# _____

EXPEDITED FEES _____ CHECK# _____

P&H FEE \$ _____ CHECK# _____

NPDES FEE \$ _____ CHECK# _____

NPDES # ASSIGNED _____

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) 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.bucksccd.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.



BUCKS COUNTY Planning Commission

Subdivision and Land Development Review Application

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

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 _____

2) Proposed new building area _____ Gross square feet (floor area)

Water Supply Public
 Community On-site
 Individual On-lot
(check one)

Sewerage Public
 Community On-site
 Individual On-lot
(check one)

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 agreements
	<input type="checkbox"/> Sewage Facilities Planning Module
	<input type="checkbox"/> Transportation Impact Study
.....	
<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

		Base Fee +			
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

-	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:

GUIDELINES FOR ELECTRICAL SERVICE LINES

OBJECTIVE

The primary objective of Perkasio Borough Electric Department (PBED) is to provide electrical service for its Customers on a timely and equitable basis. The following guidelines and check lists are to assist the customer and the Distributor in achieving this objective.

OVERHEAD SERVICE

Single-Phase: The Distributor will provide a permanent overhead single-phase service within 200 feet of the existing service, at no cost (where economically feasible).

Three-Phase: Three-phase is provided at no cost, when the Distributor determines that the load, supplied by the Customer, is large enough to justify it. The Customer will be required to furnish, at their own expense (including attorney and recording fees), any easements the Distributor claims necessary.

UNDERGROUND SERVICE

Underground service is available to all classes of Customers (residential, commercial, industrial, owner, contract or developer). This service is available, provided the conditions are met for underground service.

The Distributor will prepare a Cost Estimate for installing an underground service. A representative of the Distributor will review the estimate with the Customer and explain how the estimate was determined and what work, if any, the Customer would be allowed to do to lower the final estimate of cost. After reviewing the Cost Estimate, the Customer must pay the additional cost.

The Customer is required to provide the pipe trench, 36" minimal depth, and grit or screening for first 12" of backfill. Pipe, wire and meter will be supplied and installed by the Distributor. Underground pipe and wire will have an additional cost where overhead services are typically installed.

Subdivision Fees: Included are Fees for New Subdivisions
Install new electric service to subdivisions | \$1400.00 / lot
Install street lights in subdivisions | \$2400.00 / each

ELECTRICAL SERVICE CHECKLIST

PERMIT

- _____ 1. **ELECTRICAL PERMIT:** Borough of Perkasio residents must obtain a permit from the Borough Hall. (620 W. Chestnut St., Perkasio, Pa 18944 215-257-5065) A fee is charged for this permit, and may be paid at the front desk.

SERVICE REQUIREMENTS

- _____ 2. **CONSTRUCTION PLANS:** A copy of these plans must be given to the Perkasio Borough Electric Department. (120 N. 7th St., Perkasio, Pa 18944 215-257-6899) Plans may also be dropped off at the Perkasio Borough Hall.
- _____ 3. **TYPE AND SIZE OF SERVICE:** This information must be supplied to the Perkasio Borough Electric Department by including it on the permit.
- _____ 4. **SERVICE LOCATION:** Obtain service location for permanent meter base from a Perkasio Borough Electric Department representative.

TEMPORARY SERVICE

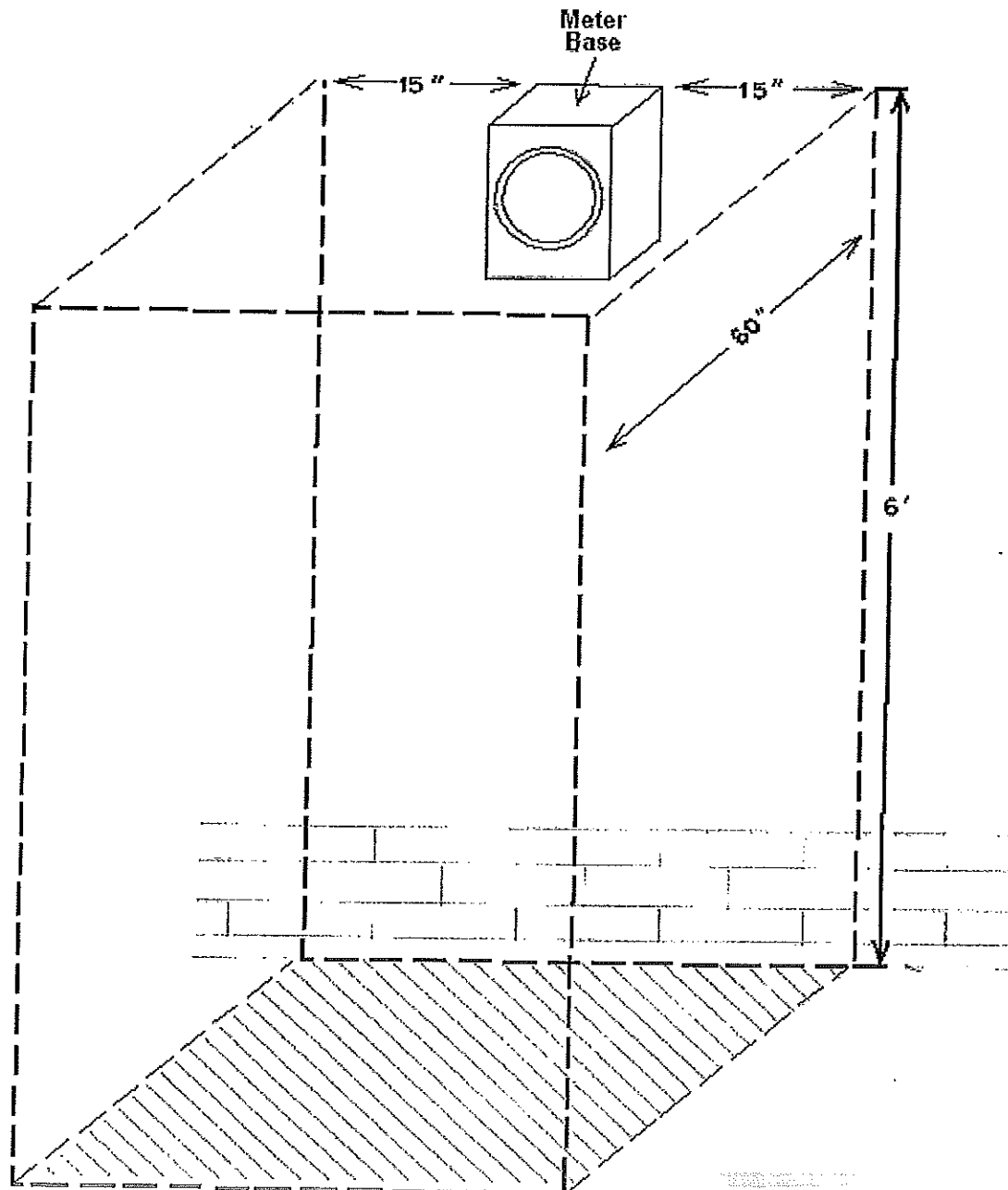
- _____ 5. **APPLY FOR TEMPORARY SERVICES:** Apply for temporary services at the Borough Hall front desk.
- _____ 6. **TEMPORARY SERVICE LOCATION APPROVAL:** Approval for service location **MUST** be received from Perkasio Borough Electric Department. (The customer must have his or her own temporary meter base and panel.
- _____ 7. **TEMPORARY SERVICE INSTALLATION:** Request to Perkasio Borough Electric Department is made for temporary service installation. (215-257-6899)
- _____ 8. **TEMPORARY METER INSTALLATION:** Request to Perkasio Borough Electric Meter Department for installation of a temporary meter. (215-257-6899)

PERMANENT SERVICE

- _____ 9. **PERMANENT METER BASE:** Obtain a permanent meter from the Perkasio Boro Electric Meter Department and install as below.
- Top of Meter Base: shall not be any higher than six feet from the ground grade level.
 - Bottom of Meter: glass of meter shall not be lower than four and one-half feet from the ground level.
 - Underground Meter Base: Customer/Contractor is responsible for hooking up load-side of underground meter base.
 - Overhead Meter Base: Customer/Contractor is responsible for installing service entrance cable or pipe mast according to the "National Electric Code", and also must hook up both line and load-side of meter base. Service entrance tails at weather head must be at least 3 feet in length.
 - If located on a deck or porch, meter shall not be higher than 5' 6" or lower than 4' 6" from floor level.
- _____ 10. **ELECTRICAL INSPECTION:** Included is a list of inspectors who are eligible to perform inspections inside the Borough. One **MUST** be hired to perform an inspection of the service and inspection card must be brought or mailed to the Perkasio Borough Hall before meter will be set and permanent connections will be made.
- _____ 11. **CONNECTION FEES:** Payment of electrical connection fees charged by Perkasio Borough Electric Department must be paid to the Borough Hall. **THIS MUST BE DONE PRIOR TO #13**
- _____ 12. **PERMANENT ELECTRIC SERVICE:** Request Perkasio Borough Electric Department to run permanent electric service and make permanent connections.
- _____ 13. **INSTALLATION OF METER:** Request installation of meter at the Perkasio Borough Electric Meter Department. (215-257-6899)

WORKING CLEARANCES

Sufficient access and working space (shaded area) shall be provided and maintained about all metering equipment to permit ready and safe operation and maintenance of such equipment. In no case shall headroom be less than 7'. Do not install or store equipment, plants, etc. within working space.



What is Storm Water?

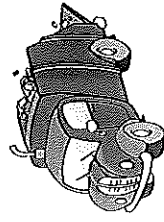
Storm water is water from precipitation that flows across the ground and pavement when it rains or when snow and ice melt. The water seeps into the ground or drains into what we call storm sewers. These are the drains you see at street corners or at low points on the sides of streets. Collectively, the draining water is called storm water runoff.

Why is Storm Water "Good Rain Gone Wrong?"

Storm water becomes a problem when it picks up debris, chemicals, dirt, and other pollutants as it flows or when it causes flooding and erosion of stream banks. Storm water travels through a system of pipes and roadside ditches that make up storm sewer systems. It eventually flows directly to a lake, river, stream, wetland, or coastal water. All of the pollutants storm water carries along the way empty into our waters, too, because storm water does not get treated!



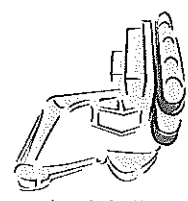
Pet wastes left on the ground get carried away by storm water, contributing harmful bacteria, parasites and viruses to our water.



Vehicles drip fluids (oil, grease, gasoline, antifreeze, brake fluids, etc.) onto paved areas where storm water runoff carries them through our storm drains and into our water.



Chemicals used to grow and maintain beautiful lawns and gardens, if not used properly, can run off into the storm drains when it rains or when we water our lawns and gardens.



Waste from chemicals and materials used in construction can wash into the storm sewer system when it rains. Soil that erodes from construction sites causes environmental degradation, including harming fish and shellfish populations that are important for recreation and our economy.

Where To Go To Continue the Information Flow

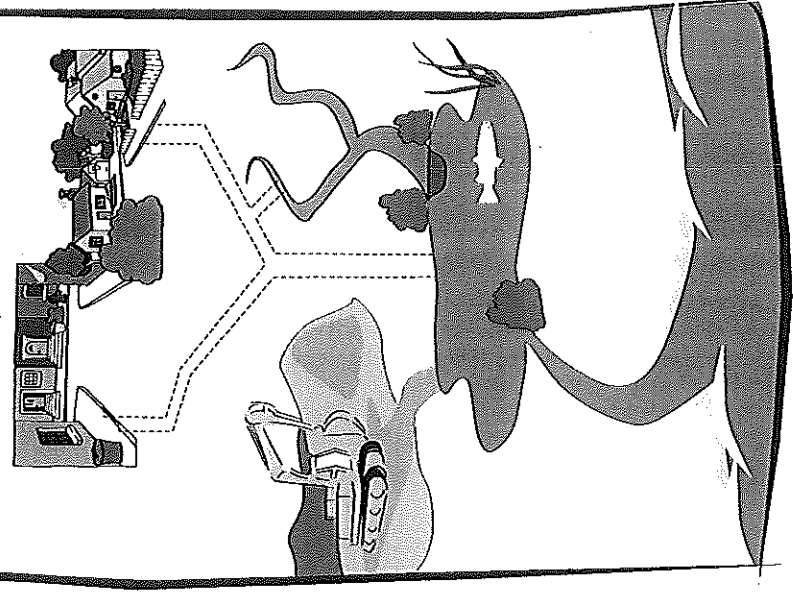
Your community is preventing storm water pollution through a storm water management program. This program addresses storm water pollution from construction, new development, illegal dumping to the storm sewer system, and pollution prevention and good housekeeping practices in municipal operations. It will also continue to educate the community and get everyone involved in making sure the only thing that storm water contributes to our water is ... water! Contact your community's storm water management program coordinator or the Pennsylvania Department of Environmental Protection for more information about storm water management.



Pennsylvania Department of Environmental Protection
www.dep.state.pa.us

When It Rains, It Drains

Understanding Storm Water and How It Can Affect Your Money, Safety, Health, and the Environment

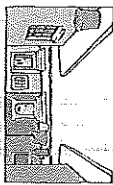


Answers to Test Your Storm Sewer System Savvy:

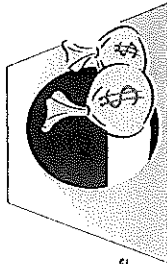
- Ditch** - Part of the storm sewer system. Most people think that the system is just a series of underground pipes. It can also include ditches used to convey storm water from the land to a receiving lake, river, or stream.
- Fire Hydrant** - Not part of the storm sewer system. Water sprayed from fire hydrants is not storm water but is allowed by law to enter the storm sewer system.
- Curb with Storm Drain Inlet** - Part of the storm sewer system. Many people do not realize that this is an opening leading to the storm sewer system. Anything going into this inlet (e.g., trash, leaves, improperly disposed of hazardous materials) travel directly to a receiving lake, river or stream without being treated first. Many communities send storm drains with "Do Not Dump" messages to let people know.
- Storm Sewer Outfall** - Part of the storm sewer system. An outfall is where storm water drains from the storm sewer system into a receiving lake, stream, or river. If there is a flow from an outfall when it isn't raining, there could be a problem with the system or someone has used a storm drain for illegally disposing of materials.
- Toilet** - Not part of the storm sewer system. Wastewater from sinks and toilets in houses and businesses travel through a sewer system constructed to carry sanitary wastes. In some instances, older communities may have a combined sewer system designed to carry both storm water and sanitary waste.
- Septic System** - Not part of the storm sewer system. Homeowners use septic tanks to manage sanitary wastes on-site. Improperly maintained septic systems can leak and contribute pollutants to the storm sewer system, as well as directly to lakes, rivers, and streams.
- Roads and Other Paved Areas** - Not part of the storm sewer system. Roads and other hard-paved surfaces such as parking lots and sidewalks can accumulate pollutants (e.g., oil, grease, dirt, leaves, trash, pet wastes) that storm water eventually washes into the storm sewer system.
- Storm Drain Inlet** - Part of the storm sewer system. This is another example of "what a storm drain may look like. Like the storm drain inlet shown in picture #2, it is a hole in the pavement that will go directly to streams, rivers, and lakes without being treated first. It is important to recognize this as a storm drain to prevent it from being used as a trash can.

What Happens When It Rains?

Rain is an important part of nature's water cycle, but there are times it can do more damage than good. Problems related to storm water runoff can include:



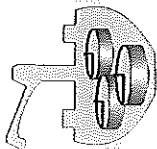
Flooding caused by too much storm water flowing over hardened surfaces such as roads and parking lots, instead of soaking into the ground.



Increases in spending on maintaining storm drains and the storm sewer system that become clogged with excessive amounts of dirt and debris.



Decreases in sportfish populations because storm water carries sediment and pollutants that degrade important fish habitat.



More expensive treatment technologies to remove harmful pollutants carried by storm water into our drinking water supplies.



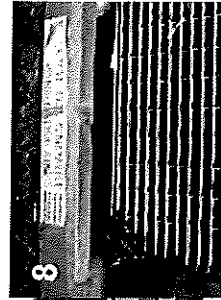
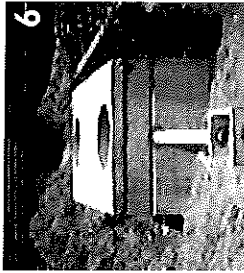
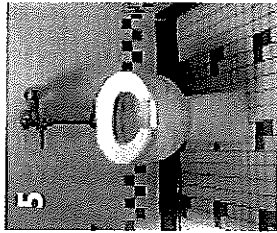
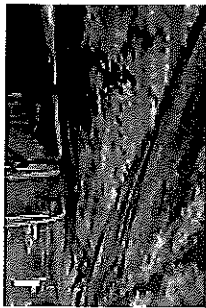
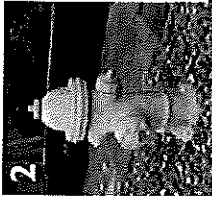
Closed beaches due to high levels of bacteria carried by storm water that make swimming unsafe.



We can help rain restore its good reputation while protecting our health and environment while saving money for ourselves and our community. Keep reading to find out how...

Test Your Storm Sewer System Savvy!

What does the storm sewer system look like in your community? See if you can identify which pictures are part of the storm sewer system. (Answers are on the back.)



Restoring Rain's Reputation: What Everyone Can Do To Help

Rain by nature is important for replenishing drinking water supplies, recreation, and healthy wildlife habitats. It only becomes a problem when pollutants from our activities like car maintenance, lawn care, and dog walking are left on the ground for rain to wash away. Here are some of the most important ways to prevent storm water pollution:

Properly dispose of hazardous substances such as used oil, cleaning supplies and paint—never pour them down any part of the storm sewer system and report anyone who does.

Use pesticides, fertilizers, and herbicides properly and efficiently to prevent excess runoff.

Look for signs of soil and other pollutants, such as debris and chemicals, leaving construction sites in storm water runoff or tracked into roads by construction vehicles. Report poorly managed construction sites that could impact storm water runoff to your community. (See the back of this brochure for contact information.)

Install innovative storm water practices on residential property, such as rain barrels or rain gardens, that capture storm water and keep it on site instead of letting it drain away into the storm sewer system.

Report any discharges from storm water outfalls during times of dry weather—a sign that there could be a problem with the storm sewer system.

Pick up after pets and dispose of their waste properly. No matter where pets make a mess—in a backyard or at the park—storm water runoff can carry pet waste from the land to the storm sewer system to a stream.

Store materials that could pollute storm water indoors and use containers for outdoor storage that do not rust or leak to eliminate exposure of materials to storm water.