

PEACH BOTTOM TOWNSHIP SUBDIVISION PROCEDURES CHECKLIST

- ____ Bring to the Planning Commission meeting any pertinent information you can provide concerning the proposed subdivision. An informational sketch detailing what is being proposed is recommended.
- ____ Traffic impact study must be completed by the Township Traffic Engineer for all development within the traffic impact area. Fees related to the traffic impact study must be paid at the time of issuance of the building permit.
- ____ Preliminary Hydro geologic study must be completed for all subdivisions using on-lot septic.
- ____ If Planning Commission determines proposed subdivision may be approved, contact the Sewage Enforcement Officer to arrange perc's and probes.
- ____ Obtain driveway permit if a State road; Contact Road master if Township road.
- ____ After successful perc's and probes are completed, arrange for surveyor's drawing to be made. Township will require seven copies of the plan.
- ____ Upon completion of surveyor's drawing; Plan must be signed and notarized with a seal. Title and Signature blocks must indicate all owners listed on deed. Applicable DEP forms must also be signed by owner.
- ____ File plan and DEP forms with the Secretary or Zoning Officer at the Peach Bottom Township building at least 10 business days prior to the Planning Commission Meeting. At this time all applicable fees will be collected. Checks are to be made payable to **Peach Bottom Township**.
- ____ You may file a copy of the plan directly to York County Planning Commission and pay applicable fees to York County Planning Commission at that time, for review.
- ____ When the plan has been filed, the Secretary or Zoning Officer will inform the subdivider of the dates of meetings to attend for the Plan to be reviewed by the Planning Commission and Board of Supervisors.
- ____ After plan is signed by the Board of Supervisors, the Township Solicitor will have plan signed by York County Planning Commission and recorded at the York County Courthouse.

REQUIRED FEES:

Twp Filing Fee: _____ Rec. Fee(s): _____ Recording/ Handling Fees: _____
Planning Module Review: Component 2 - \$100.00 Form B - \$85.00 Y.C.P.C.Fees: _____
Traffic impact fee: \$887.00 per trip

This procedure will take a minimum of sixty (60) days to complete.

IMPORTANT; If your property is in the Clean And Green Program, there are strict rules regarding selling off portions of the land. Roll-back taxes are payable to the County if the program is violated. Please check with the County Clean & Green Office before proceeding with any subdivision if you are in the program. **THE PENALTIES OF THE CLEAN AND GREEN PROGRAM CAN BE SUBSTANTIAL AND THE LAND IS REMOVED FROM THE PROGRAM.**

Subdivider: _____ Map: _____ Parcel: _____ Date: _____