



Planning Commission

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County Commissioners

Scott Martin, Chairman

Dennis P. Stuckey, Vice-Chairman

Craig Lehman

Executive Director

James R. Cowhey, AICP

MEMORANDUM

TO: All Interested Parties

FROM: Jennifer B. Cochran, Applications Coordinator *JBC*

DATE: December 20, 2010

SUBJECT: New County Subdivision or Land Development Application
(Appendix 24)

The Lancaster County Planning Commission has revised the application for submittal. The revisions are meant to assist us with our data collection and to make the form more user-friendly. This new version is an Acrobat form (pdf) that can be filled out online and printed out for submittal. We have updated the application to incorporate changes that have occurred over the years in GIS data and to help clarify the information we are looking for off the plan, such as proposed and existing use.

This new application can be found on our website www.co.lancaster.pa.us/planning under Community Planning in the Subdivision & Land Development Ordinance. It is listed as Appendix 24 at the bottom of the page. This application supersedes the existing Appendix 24 found in the printed Lancaster County Subdivision & Land Development Ordinance. We encourage applicants to start using the new application for all submittals, including waivers, in 2011.

If you have any questions regarding the enclosed application, please contact me at 299-8333 or cochran@co.lancaster.pa.us. Please post this memo in your office. Thank you.

JBC

Enclosure

Copy: Frank P. Behlau, Director for Community Planning

SAUSERS\COCHRAN\Ordinance Info\Updated App 24 Notice.doc



*cc: BOS, MGR, PC, ZO, SOL, BEL,
HRG, File*

LANCASTER COUNTY PLANNING COMMISSION



APPENDIX 24 SUBDIVISION OR LAND DEVELOPMENT PLAN PROCESSING APPLICATION

For LCPC Use Only:

LCPC File No.: _____ Date of Receipt: _____

LCPC Meeting Date: _____ ☐ DGA ☐ DRA ☐ Preserved ☐ Clean & Green

Utilities: Phone _____ Electric _____ Gas _____ Cable _____ ☐ PennDOT ☐ PA Turnpike

1. Municipality(ies): _____

2. Application Classification: ☐ Subdivision Plan ☐ Land Development Plan

☐ Centerline Plan ☐ MOU (*attach checklist*)
☐ ECHO Housing Waiver ☐ Planning Module
☐ Final Plan ☐ Preliminary Plan
☐ Lot Add-on Plan ☐ Revised Final Plan
☐ Minor Plan

Attach Justification for the following:

☐ _____-Day Time Extension
☐ Waiver/modification of Sections:

3. Plan Name:
Consultant Project No.: _____ Plan Date: _____

4. Project Description:

5. Project Location (direction and distance):

6. Name of Property Owner(s):

Address:

City/ State/ Zip/ Phone#:

Deed #:

Acct. # (not Pin):

Second Property Owner(s):

Address:

City/ State/ Zip/ Phone #/ Fax #:

Deed #:

Acct. # (not Pin):

(*Attach a separate sheet for additional owners; please provide all information listed above for all additional owners*)

7. Name of Applicant (*if other than owner*):

Address:

City/ State/ Zip/ Phone #/ Fax #:

8. Consulting Firm:

E-mail: _____

Project Manager: _____

Address: _____

City/ State/ Zip/ Phone #/ Fax #: _____

9. Existing Zoning District(s):Is/was a Zoning Variance, Special Exception, and/or Conditional Use Approval Necessary? ☐ Yes ☐ No

(If yes, attach municipal minutes of decision for the application)

10. Existing Land Use: Check all that are applicable☐ Agricultural☐ Institutional☐ Multi-Family Attached☐ Commercial☐ Mixed Use☐ Undeveloped/Vacant☐ Industrial☐ Single Family Detached☐ Other (please specify)**11. Subject Property Acreage:**

Gross Acreage of All Tracts: _____

Net Acreage of All Tracts: _____

(Total acreage of tract minus road, utilities, park land)

12. Proposed Lots and Units:

	# of LOTS	# of UNITS		# of LOTS	# of UNITS
Total #			Mixed Use		
Agricultural			Single Family Detached		
Commercial			Multi-Family Attached		
Industrial			Other		
Institutional			Other		
Total Square Feet of Ground Floor Area (building footprint):					
Total Square Feet of Existing Structures: (all floors)					
Total Square Feet of Proposed Structures: (all floors)					
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:					

13. Sewer and Water Services:

	Public	Private Community	Private On-Lot
Existing Water/Provider	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Sewer/Provider	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Water/Provider	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Sewer/Provider	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEP Module #			

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete. (For those municipalities under Lancaster County subdivision regulation, the owner(s) of the property must sign below)

Signature of Landowner or Applicant _____

Signature of Landowner or Applicant _____

Date _____

Date _____

FOR MUNICIPAL USE ONLY:

We do hereby request the Lancaster County Planning Commission review the enclosed Subdivision or land Development Plan in accordance with the Pennsylvania Municipalities Planning Code, Article V, Section 502.

Signature _____

Title _____

Municipality _____ Phone _____ Date _____

LANCASTER COUNTY PLANNING COMMISSION



APPENDIX 24 SUBDIVISION OR LAND DEVELOPMENT PLAN PROCESSING APPLICATION APPLICATION FEES SCHEDULE *Effective January 16, 1997*

For LCPC Use Only:

LCPC File No.: _____

Date of Receipt: _____

Submitted Fees: _____

Refunded Fees: (if any) _____

Calculation of Filing Fees:

Base Fee _____

Lots/Units _____

Square Feet _____

Waiver(s) _____

Reduction _____

Storm Water Review* _____

**TOTAL
SUBMISSION FEE** _____ \$0.00

Advisory Plan Reviews

Subdivision Plans (Preliminary or Final)

Fee - \$50.00 (base), plus \$15.00 per lot or unit:

Land Development Plans (Preliminary or Final)

Fee - \$100.00 (base), plus \$5.00/1,000 square feet (or part thereof) of new or expanded ground floor area for each principal building

Other Planning Fees

Planning Module Review Fee - \$50.00

Areawide Review Fee - \$50.00

Reduction Fee - \$22.50 (each final plan sheet to be recorded)

Approval Plan Reviews:

Subdivision Plans (Preliminary, Final, and Minor)

Fee - \$50.00 (base), plus fee per lot or unit:

<u>Lots/Units</u>	<u>Preliminary Plan</u>	<u>Final Plan</u>
1 to 9	\$35.00 each lot/unit	\$35.00 each lot/unit
10 to 50	\$35.00 each lot/unit	\$16.50 each lot/unit
51 or more	\$35.00 each lot/unit	\$12.50 each lot/unit

Land Development Plans (Preliminary, Final, and Minor)

Fee - \$150.00 (base), plus \$15.00/1,000 square feet (or part thereof) of new or expanded ground floor area for each principal building

Lot Add-on Plan - \$75.00

Revised Final Plan - \$75.00

Centerline Separation Plan - \$75.00

Waiver Request - \$25.00 for each waiver

***Storm Water Management Review** - by separate fee schedule

For more information on review fees visit www.co.lancaster.pa.us/planning/cwp/view.asp?a=476&Q=267599

For stormwater review fees please visit www.co.lancaster.pa.us/planning/cwp/view.asp?a=476&Q=267648

Or contact the Applications Coordinator at 717-299-8333.