

**Checklist for Preliminary Plans
Preliminary Subdivisions or Land Developments
Number of copies required:**

INFORMATION REQUIRED BY APPLICANT

**INDICATE WHERE
REQUIRED INFO IS
PROVIDED**

A = Application form
P = Sheet in the plans (indicate plan sheet number)

**IF INFORMATION IS NOT
PROVIDED, PLEASE
INDICATE REASON**

1 = Not applicable (explain)
2 = Waiver is requested; must be on waiver list

GENERAL INFORMATION

Bucks County Planning Commission application & fee		
Bucks Conservation District application & fee		
Planning modules (3 copies)		
Name of subdivision or land development		
Tax parcel number (Bucks County Tax Map)		
Name & address of the owner, applicant, or developer		
Name & address of persons preparing the plan (engineer, surveyor, architect, etc.)		
Type of water supply & sewage disposal facilities		
Zoning requirements including applicable District, lot size & yard requirements		
Proof of any variances or special exceptions granted		
Location map – showing all areas within 1000 feet of the proposed site		
Total acreage of the tract		
Date, True North Point & Scale		
Signature blocks		

EXISTING FEATURES

Complete outline survey of the property to be subdivided or developed		
The location, names & widths of street, the location of property lines & the names of owners		
Type of sewage facilities proposed, with necessary isolation distances		
Type of water facilities proposed, with necessary isolation distances		
Location of all existing monuments		
Location, size, & ownership of all underground utilities, & any rights of way or easements within the property		
Contours at vertical intervals of two feet for land with average natural slope of four percent or less; vertical intervals of five feet for more steeply sloping land		
Location of existing buildings, species & size of large trees.		
Location & area of all floodplains, floodplain soils, forests, lakes, wetlands, marshes, lake/pond shore areas		
Slopes: Areas of 15-25% slope Areas of 25% slopes		

Total area within slope categories Area proposed to be disturbed (shown on plans & in tabular form)		
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PROPOSED LAYOUT

The layout of streets, including width, alleys & crosswalks		
Lot/building layout, proposed dimensions, use & numbering		
Arrangements of buildings, parking areas in non-residential & multi-family developments with all necessary dimensions		
Soil erosion & sediment control plan		
Tentative cross-sections & centerline profiles for all proposed or improved streets. (These may be submitted as separate sheets)		
Lots for which other than residential use is intended shall be indicated		
A plan for proposed planting for street trees & landscape treatment of reverse frontage lots, buffer strips or yards		
Lot/building layout with proposed dimensions, use & lot numbering		
Building set back lines; Established by zoning or other ordinances		
Easements & right of way created		
Where preliminary plan covers only a part of the entire holding, a sketch shall be submitted of the proposed street layout of remainder		
Parking Plan - layout, calculation of parking spaces needed		
Encroachment map illustrating natural features & all disturbances of natural feature areas		
Layout of all open space & recreation areas. Land dedicated for public use		
Landscape Conservation Plan		
Table showing net buildable site area calculations		
Plan & Calculations for stormwater management. Total drainage area & runoff characteristics		
Copy of the deed by which the property was acquired. Title owner, equitable owners, & all option holders		

Prepared By:

Signature

8/28/00

Date