

**YORK CITY APPLICATION FOR
SUBDIVISION & LAND DEVELOPMENT APPROVAL**

(please type or print in ink)

Name of Development: _____ Case# _____

Type of Submission: _____ Subdivision _____ Land Development _____ Fee Submitted: \$ _____

Stage of Submission: _____ Sketch Plan _____ Preliminary Plan _____ Final Plan _____

Number of Copies Submitted: _____

Waiver of Preliminary Plan (request in writing must be submitted): _____ YES _____ NO

** Review by York County Planning Commission is required - 30 Day Review Period

Date of Submission to York CO. Planning Commission: _____ Fee Submitted: \$ _____

GENERAL INFORMATION

Owner's Name: _____

Address: _____

Phone #: _____

(If other than owner)

Applicant's Name: _____

Address: _____

Phone #: _____

Engineer or Surveyor: _____

Address: _____

Phone #: _____

DEVELOPMENT DATA

Location: _____ Proposed Use: _____

Zoning District: _____ Number of Lots: _____ Total Acreage: _____

Minimum Lot Size: _____ Lineal Feet of New Streets: _____

Water Supply: _____ existing _____ tap on _____ extension

Sewerage System: _____ existing public system _____ extension

Stormwater Management: Estimated Costs: \$ _____

ADDITIONAL PLANS SUBMITTED

Based on the nature of your request, the following additional information or plans may be required. Please indicate if any of the following have been submitted or are being submitted as part of your application at this time.

<u>SUBMISSION</u>	<u>APPROPRIATE AGENCY</u>	<u>FEE SUBMITTED</u>
_____ Stormwater Man. Plan	York City Engineer	\$ _____
_____ Erosion & Sedimentation Plan	CO. Soil Conservation Dist.	N/A
_____ Sewer Module	D.E.R. York CO. Office	N/A
_____ Variance/Special Exception	York City Bureau of Permits	\$ _____

Date _____ Signature _____

Agency Name / Address / Phone # _____

** Note: Maximum Review Period is 90 Days

The City of York
Bureau of Planning & Engineering

FINAL & PRELIMINARY PLAN REQUIREMENTS

A combined Final & Preliminary Plan requirements is to be met if waiver of Preliminary Plan is approved.

- (a) A key map showing the entire Plan and its relation to surrounding areas.
- (b) Accurate boundary lines, with dimensions and angles, which provide a survey of the tract closing within an error of not more than one foot in ten thousand feet.
- (c) Accurate distances and directions to the nearest established street corner or official monument. Reference corners shall be accurately described on the Plan.
- (d) Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
- (e) Source of Title of the land as shown by the records of the County Recorder of Deeds.
- (f) Name and address of owner or subdivider and the name of subdivision.
- (g) North point, graphic scale & date.
- (h) Block and lot numbers (in consecutive order), dimensions and minimum area; Acreage of entire development, density and use of land.
- (i) Lot lines with accurate bearings and distances, distances to be to the nearest hundredth of a foot.
- (j) Complete curve data for all curves included in the Plan, including radius, delta angle, tangent, arc, and chord.
- (k) Street lines with accurate dimensions in feet and hundredths of feet, with the bearing of such street lines.
- (l) Street names.
- (m) Names and addresses for all adjacent owners within 200 feet of the site.
- (n) Location and material of all permanent monuments and lot markers

(cont.)

- (o) Easements for utilities.
- (p) Setback lines as established by The City Zoning Code.
- (q) The following certificates, where applicable, shall be shown on the Plan:
 - 1. Certification, with seal, by a registered land surveyor or professional engineer to the effect that the survey and plan are correct.
 - 2. Certificate with provision for signature for review by The City Planning Commission
 - 3. Any proposed land development shall be made to conform with The City of York Zoning Code, and the Signature of the Zoning Officer, approving the Plans with respect to Zoning is required on Final Plans prior to being accepted by the Planning Office for processing.
 - 4. Certificate with provision for signature and approval by City Council and City Clerk
 - 5. A statement certification, properly notarized, to the effect that the development shown on the Final Plan is the act and deed of the owner, that he is the owner of the property shown on the survey and Plan, and that he desires the streets, roads, and public areas shown in the same to be dedicated.
 - 6. A certificate to provide for the recording information (box approximately four inches by two inches).
- (r) The Final Plan shall be accompanied by the following material:
 - 1. Final profiles, cross-sections, and specifications for street improvements, sanitary and storm sewers; and water distribution systems shall be shown on one or more separate sheets. Plans for water sewer installations must be approved by The York Water Company, Sewer Department, and Engineering Department.
 - 2. Restrictions of all types which will run with the land and become covenants in the deeds of lots shown on the Plan.
 - 3. Certificate of dedication of streets and other public property.

4. A check for all street signs to be installed by The City of York at each intersection (\$50.00 per intersection).

The following Preliminary Plan requirements must be met if Preliminary Plan review is waived:

- (a) Zoning requirements indicating minimum lot size, setbacks, yard requirements, district, and proposed lot size.
- (b) One foot contours for natural slope of less than 1 1/2 and contours at vertical intervals of two feet for land having an average natural slope of one to four percent and at a vertical interval of five feet for more steeply sloping land; distance and directions of nearest bench mark; and datum used.
- (c) Where the subdivision and/or land development lies partially or completely in, or borders on flood-prone areas, the following information shall be included:
 1. A map showing the location of the proposed subdivision/land development with respect to The City's flood-prone areas including information on, but not limited to, the Regulatory Flood elevations, boundaries of flood-prone areas, proposed lots and sites, fills, flood or erosion protective facilities, and areas subject to special deed restrictions.
 2. Where the subdivision and/or land development lies partially or completely in the flood-prone areas, or where the subdivision and/or land development borders on the flood-prone areas, the Preliminary Plan map shall include detailed information giving the location and elevation of proposed roads, public utilities, and building sites. All such maps shall also show contours at intervals of two or five feet depending upon the slope of the land and identify accurately the boundaries of the flood-prone areas.
 3. Name of engineer, surveyor, or other qualified person responsible for providing the information required.
 4. The location of existing and proposed lot lines, buildings, setback lines, watercourses, railroads, sewer and water lines, bridges, culverts, drain pipes, and any natural features such as wooded areas and rock formations within the Plan and within a distance of 200 feet from the boundaries thereof and the names of owners within 200 feet of the land to be subdivided.
 5. A copy of any protective covenants or deed restrictions applying to the land being developed.