



PIKE COUNTY OFFICE OF COMMUNITY PLANNING

Subdivision and Land Development Review Fee Schedule*

LOT COMBINATIONS

Lot Combination: A subdivision which involves the combination of existing contiguous lots of record shown on a map on file with the Pike County Recorder of Deeds and which does not involve the creation of any new lot lines.

LOT IMPROVEMENTS

Lot Improvement: The realignment of lot lines or the transfer of land to increase the size of an existing lot provided the grantor's remaining parcel complies with all provisions of the municipal ordinance AND no new resulting lots are created.

TOTAL REVIEW FEE \$30.00

SUBDIVISIONS

This includes all subdivisions except Lot Combinations/Improvements as defined above.

\$10.00 for each newly created lot # _____ new lots x \$10 = \$ _____

PLUS

BASE REVIEW FEE for Subdivisions with nine (9) or less newly created lots (*not including parent parcel*) \$150.00

BASE REVIEW FEE for Subdivision with ten (10) or more newly created lots (*not including parent parcel*) \$250.00

TOTAL REVIEW FEE: = \$ _____

LAND DEVELOPMENTS

BASE REVIEW FEE \$100.00

PLUS \$10.00 for every 1,000 sq. ft. of building space + \$ _____

TOTAL REVIEW FEE: = \$ _____

IMPORTANT: "Revised plans" as per our procedures must be submitted for review.

The "third review of the original submission" or "any review submitted more than one-year from the original date of submission" will be charged the review fee.

*Review fees effective January 1, 2011 pursuant to Pike County Resolution #10-35.

Please make checks payable to: **PIKE COUNTY PLANNING REVIEW COMMISSION**

2/2/2012 sjc

837 Route 6, Unit 4, Shohola, PA 18458
Phone: (570)296-3500 Fax: (570)296-3501



PIKE COUNTY
PLANNING COMMISSION

PROCEDURES FOR SUBMITTING PLANS FOR REVIEW AND RECORDING
SUBDIVISIONS OR LAND DEVELOPMENTS

The following information is intended to eliminate confusion in the plan recording process and direct applicants to the appropriate agencies in order to obtain the required approvals and/or endorsements to allow recording of the plan.

1. **Applicant submits multiple copies of plans to the municipal secretary together with the required municipal application and fees.** Contact the appropriate municipal office for information on the required number of copies and the most updated fee schedule.
2. **One copy of the plan and applicable supporting documents shall be forwarded upon receipt by the municipality to the county planning agency for review and report together with a fee sufficient to cover costs of the review.** (Pennsylvania Municipalities Planning Code (MPC) Section 502.b.) Plans will not be accepted at the County Planning Office without required review fees. IMPORTANT NOTE: The applicant will need to check with the municipality to determine if the municipality or the applicant is responsible for forwarding a copy of the plan to the County Planning office for review. (See municipal ordinance.) If the applicant and not the municipality will be forwarding the plan to the County, a letter signed by the municipality stating that the plan has been accepted as a full submittal must accompany the plan package received by the County Planning Office. The County's thirty (30) day review period will not begin until all required fees and a letter from the municipality is received.
3. **Within 30 days, the County Planning office will provide the municipality with a letter of comments.** "...Municipalities shall not approve such applications until the county report is received or until the expiration of 30 days from the date the application was forwarded to the county." (MPC Section 502.b) (Copy of the comments will be provided to the applicant and/or map preparer only upon request.)
 - **Plans that are substantially revised must be resubmitted to the County Planning Agency for review prior to Municipal approvals.** See the county planning review fee schedule for fees related to plan revision submittals.
4. **Upon municipal approval of a lot combination, subdivision or land development, the applicant must submit a minimum of 3 (three) ink-signed plans to the Pike County Office of Community Planning for stamp and signature.** The County office will not apply stamp and signature to the plan unless the Pike County Office of Community Planning has had the opportunity to review the plan and any substantial revisions prior to the municipal approval.
5. **Within 90 days of municipal signature/approval, the applicant must record such plat in the office of recorder of deeds of the county in which the municipality is located.** "...the recorder of deeds of the county shall not accept any plat for recording, unless such plat officially notes the approval of the governing body and review by the County planning agency..." (MPC Section 513) All copies of the approved plans are required to have the original signatures of the governing body, the date which the plan was approved by the municipality, and the original signature and date of the County Planning office. **Exceeding the 90 day time limit will require resubmission of the plan to the municipality.**

Checklist for Recording Lot Combination, Subdivision or Land Development Plans:

- Plans have been reviewed by the Pike County Office of Community Planning prior to municipal approvals.
- Plans are signed by the governing board of the municipality (no less than a majority of the governing board signatures).
- Plans show approval date by governing board - month, day and year.
- **All** municipally approved copies of the plan are presented by the applicant for endorsement by the Pike County Office of Community Planning.
- Plans are then recorded at the County Recorder of Deeds within 90 days of the date of approval by the municipality.

Recorder of Deeds
Pike County Administration Bldg.
506 Broad Street
Milford, PA 18337
Phone: 570-296-3508

Pike County Office of Community Planning
837 Route 6
Shohola Business Center Unit #4
Shohola, PA 18458
Phone: 570-296-3500; Fax: 570-296-3501
planning@pikepa.org

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