

CODORUS TOWNSHIP SUBDIVISION PLANS

STEPS TO BE FOLLOWED WHEN SUBMITTING A SUBDIVISION PLAN

1. Meet with the Codorus Township Planning Commission with your proposal. After the go ahead from the Planning Commission, proceed as follows:
2. Have a percolation test performed by the Township Sewage Enforcement Officer. If acceptable, continue to the next step.
3. Have a registered surveyor or engineer draw the proposed plan and prepare a Sewage Facilities Planning Module.
4. Owner have plan signed and notarized (5 copies)
5. Send one copy to York County Planning for review and comments
6. If required, send a copy of the proposed plan to the Township Engineer, C.S. Davidson, Inc. for review
7. Present proposed plan and Sewage Facilities Planning Module to the Township Planning Commission
8. The Township Planning Commission will review the plan and sewage module and if acceptable, the module must be approved for submission to the State Department of Environmental Protection, the Commission secretary signs the module, which must be signed by the Township Sewage Enforcement Officer.
9. After the above step the module must be presented to the Township Board of Supervisors for approval. If approved for submission to DEP, the Township secretary will send 2 copies of the module, 2 copies of the percolation test, 2 copies of the proposed plan plus any other required forms the York Office of DEP for review. (Check with surveyor for fee schedule).
10. After the comments have been received from York County Planning Commission and a letter of approval from DEP for the proposed septic system, the proposed plan is again presented to the Codorus Township Planning Commission. If the Planning Commission approves the plan, it will be signed by the Board members.
11. After final approval and signed by the Township Planning Commission, the plan is to be presented to the Township Board of Supervisors for final approval.
12. After final approval and signatures by the Board of Supervisors, the Township Engineer will have the plan recorded.

SUBDIVISION & LAND DEVELOPMENT FEES

Filing Fees- Applicants submitting subdivision and land development plans shall be responsible for the fees listed below and all review fees incurred through the plan process:

1. Residential Subdivision: \$450.00 plus \$45.00 per lot
2. For land developments proposing commercial use: \$300.00 plus \$10.00 per 1,000 square feet of floor area or fraction thereof up to 50,000 square feet; plus \$5.00 per 1,000 square feet of floor area or fraction thereof from 50,000 square feet, plus \$1.00 per 1,000 square feet of floor area or fraction thereof in excess of 100,000 square feet.

For land developments proposing residential use: \$300.00 plus \$10.00 for each proposed dwelling unit.

3. Stormwater Management plans: \$500.00
4. Sketch Plan Review with South Penn Code Consultants (optional) \$45.00
5. Recreation Fee of \$2,100.00 per lot is payable to Township before plan approval
6. Any Engineering fees charged by the Township relating to the plan are payable to the Township
7. Percolation test costs are paid the Township Sewage Enforcement Officer (check made payable to Codorus Township. The present fee is \$390.00 for the percolation test, permit and inspection. Any other charges such as extra trips to the site, extra probes etc. would be additional. Any charges by DEP are the responsibility of the sub divider.
8. Fee to the York County Planning Commission for reviewing the plan is to be paid by the subdivider. Presently the fee is \$550.00 per plan plus \$30.00 for each lot/dwelling unit.