

SUBDIVISION/LAND DEVELOPMENT APPLICATION

Name of proposed subdivision/land development: _____

Grantor Information: (Owner/Seller)

Name _____
Street _____
City _____ State _____ Zip _____
Phone _____

Grantee Information: (Owner/Buyer)

Name _____
Street _____
City _____ State _____ Zip _____
Phone _____

Parent Tract Information and Location:

(a) Present total acreage: _____ Approximate Road Frontage: _____

(b) Municipality: _____

(c) Road Name: _____ Creek name _____

(d) Deed Reference: Book _____ Page _____
Instrument No. _____

(e) Tax Parcel Number: _____

(f) Existing Infrastructure:

House _____
Barn _____
Sheds _____
Mobile Home _____
Seasonal Dwelling _____
Other (specify) _____

(g) Type of Sewage System:

None _____
Existing _____
Type (municipal, septic, privy, etc.) _____

(h) Type of Water Supply:

None _____
Well _____
Spring _____
Public _____

Subdivision/Land Development Application – continued:

- (i) Are you presently part of the “Clean and Green Act”?
_____ Yes _____ No **If yes, please contact the Assessment Office for compliance information on Act 319.
- (j) Existing land use:
Agriculture _____
Recreation _____
Residential _____
Commercial _____
Other (specify) _____
- (k) Potential flood hazard areas:
_____ Yes _____ No
- (l) Previous subdividing of property:
_____ Yes (_____ number of divisions) _____ No
- (m) Are any deed restrictions in effect?
_____ Yes (specify) _____
_____ No
- (n) Are any rights-of-way or utility easements existing on the property?
_____ Yes (specify) _____
_____ No

SUBDIVISION/LAND DEVELOPMENT INFORMATION

- (a) Size of Subdivision/Land Development:
Acreage proposed _____
Number of lots _____
- (b) Type of Subdivision/Land Development:
Residential _____
Seasonal _____
Mobile Home _____
Commercial _____
Agricultural _____
Other (specify) _____
- (c) Structures/existing or proposed:
House _____
Mobile Home _____
Seasonal _____
Commercial _____
Barn _____
Other (specify) _____

Subdivision/Land Development Application – continued:

(d) Water Supply/existing or proposed:

Well _____
Spring _____
Public _____

(e) Sewage System/existing or proposed:

Septic _____
Municipal _____
Other (specify) _____

(f) Any zoning requirements:

_____ Yes (specify) _____

_____ No

If yes, will this subdivision conflict with local zoning?

_____ Yes _____ No

(g) Roads or right-of-way to be constructed:

_____ Yes (specify) _____

_____ No

(h) Responsibility for maintenance of roads. Will the sub-divider be responsible?

_____ Yes _____ No _____ Other (specify) _____

(i) Acres of parent tract adjoining subdivision:

Number of acres _____

(j) Flood hazard areas in subdivision:

_____ Yes _____ No

(k) Are there any deed restrictions proposed?

_____ Yes (specify) _____

_____ No

(l) What major land uses, if any, are proposed? (specify) _____

(m) Are there any utility easements proposed?

_____ Yes (specify) _____

_____ No

Surveyor Information:

Name _____

Street _____

City _____ State _____ Zip _____

Phone _____

Subdivision/Land Development Application – continued:

Mail application approval and all correspondence to:

Name _____
Street _____
City _____ State _____ Zip _____
Phone _____

(I)(We) hereby make application for a subdivision approval on this _____ day
of _____, 20__, declaring that the property described above and platted on the preliminary
plan is (my) (our) legal, uncontested ownership, without any outstanding rights, reservations or
other encumbrances, which could nullify the intended use of this subdivision.

Signed: _____

(Property Owners)

SURVEY MAP DATA CHECKLIST

Please check the following list to make sure you have included the required information on the survey map. If survey maps are incomplete, the proposed plan and application will be returned for completion:

These items are required under Article V, Sections 501 and 502 of the County Subdivision and Land Development Ordinance, independent of whether a minor/major subdivision or a land development application is being filed.

- _____ 1. Parent tract map with subdivision located within
- _____ 2. Location map (vicinity)
- _____ 3. Remaining acreage of parent tract
- _____ 4. All adjacent property owners
- _____ 5. Locations of existing buildings (houses, sheds, barns, etc.)
- _____ 6. Locations of existing sewage systems
- _____ 7. Present landowners' name
- _____ 8. Landowners deed and page reference number
- _____ 9. Deed book and page reference of right-of-way
- _____ 10. Surveyor's seal (PA licensed)
- _____ 11. Municipality
- _____ 12. Date of plan
- _____ 13. Scale of site plan
- _____ 14. North direction arrow
- _____ 15. Locate and label streams or bodies of water in site area
- _____ 16. Subdivision acreage and dimensions (sq. ft. if parcel is less than one acre)
- _____ 17. Flood hazard areas
- _____ 18. Specify US, PA or township road numbers
- _____ 19. Locate soils test pit and percolation sites
- _____ 20. Locate wells or public water sites
- _____ 21. Building setback lines
- _____ 22. Lots numbered
- _____ 23. Center line of streets, rights-of-way and any easements
- _____ 24. 20' contour interval lines/USGS quads
(Note: the Planning Commission can request lesser intervals if deemed necessary).
- _____ 25. Maintenance responsibilities of a right-of-way
- _____ 26. Zoning district (if zoned)

NOTE: If remaining acreage of the parent tract is not improved (i.e., existing house and Septic system) soils testing has to be performed or special conditions proposed for a variance request.

FEE SCHEDULE

Review of Subdivisions

Category I - Minor Subdivisions

Minor subdivision fees are twenty (\$20.00) dollars* plus fifteen (\$15.00) dollars per lot.

Category II - Major Subdivision

Major subdivision preliminary review fees are seventy-five (\$75.00) Dollars plus fifteen (\$15.00) dollars per lot.
Major subdivision final review fees are thirty (\$30.00) dollars plus Seven dollars and fifty (\$7.50) cents per lot.

***Base fee includes any portion of the parent tract remaining after lot/lots have been subdivided therefrom.**

Review of Land Developments

Category I - RESIDENTIAL APPLICATIONS: These fees apply to all kinds of Residential projects for sale or rental; any type of building; as a single tract land development.

<u>Number of Units</u>	<u>General Fee</u>	<u>Fee for each Unit</u>
0 - 3	\$ 30.00	\$7.50
4 - 20	\$ 45.00	\$6.00
21 - 100	\$ 75.00	\$5.00
101 +	\$200.00	\$4.00

Category II - NON-RESIDENTIAL SINGLE TRACT LAND DEVELOPMENT:

These fees apply to all projects or sections of mixed projects, which are for non-residential use of any kind for sale, rental, lease or condominium In any type of building on a single tract of land.

<u>Number of Acres</u>	<u>General Fee</u>
0 - 4.99	\$ 75.00
5 - 24.99	\$150.00
25 - 99.99	\$300.00
100 or more	\$600.00

In addition to the general fee, the applicant shall include a fee for the gross floor area of all buildings proposed as follows:

<u>Gross Floor Area in Square Feet</u>	<u>For each 1,000 square feet of floor area</u>
0 - 49,000	\$9.00
50,000 - 299,000	\$7.00
300,000 or more	\$5.00
Variance - \$50.00/lot requiring a variance	

CHECKLIST

1. Has the local municipality (township or borough) been notified of this proposed subdivision?

Yes: _____ No: _____

If no, explain: _____

2. Six (6) maps to the Tioga County Planning Commission
One (1) map if the township or borough has its own Subdivision Ordinance. **Township or borough officials must sign one map.**
3. Are the Department of Environmental Resources modules (minor or major) complete?
4. One (1) photocopy of the existing recorded parent tract deed.
5. One (1) photocopy of existing and/or proposed sewage disposal information.
6. Fees for Tioga County Register and Recorder (recording fee) and Tioga County Treasurer (subdivision fee).
7. Any special deed and map language for lot additions, agricultural supplements or open space lots.
8. Is the subdivision application complete and signed by the landowner?