



POTTER COUNTY PLANNING COMMISSION APPLICATION FOR REVIEW OF
LAND DEVELOPMENT

The undersigned, having reviewed the Subdivision Regulations, hereby applies for review of attached subdivision plan, and submits the required information in connection herewith:

☐ **Preliminary** ☐ **Final**

Pre-application meeting should be scheduled before application is filed for land developments.

1. Name of Land Development _____
2. Municipality _____
3. Location of Development (street/ road/ existing property address) _____
Deed Book # _____ Page # _____ or Instrument #: _____
Tax Map number of land development: _____
4. Owner of Land Development _____
Address: _____
Phone: _____
5. Registered Engineer or Surveyor
Address: _____
Phone _____ email: _____
6. Type of Land Development Proposed:
☐ Commercial ☐ Industrial ☐ Mobile Home Park ☐ Campground ☐ Residential
7. Type of Structure Proposed _____
8. Access to Land Development from closest public road
Township _____ State _____
9. Water Supply ☐ On lot ☐ Public
10. Sewage Facilities ☐ On Lot ☐ Public
11. *If applicable:* Adjacent Community water system has been notified of the land development.
☐ Yes ☐ No





The applicant does hereby elect to have the Land Development proposed herein treated as:

Property designed for sewage facility utilization and applicant agrees that for each lot within said Land Development that the applicant shall provide (please check one of the following.)

____ Fully executed Sewage Permit (if sewage facility is existing, indicate on the plan location of same), letter from Sewage Enforcement Officer stating what the increase in sewage flow is to existing system.

____ A letter from the DEP accepting the Land Development an amendment to the official Township Sewage Plan to Act 537.

____ Letter from Municipality indicating that all proposed land development has been approved for connection into the municipal sewage system and approval of DEP that said connection is acceptable.

____ Property not intended for sewage facility utilization, and the applicant certifies that each lot shall be subject to the following deed restriction. Said deed restriction shall also be incorporated on the Plan presented for recording:

The premises, as above described may not be fit or appropriate for on-site sewage disposal facilities. Notice is hereby given that the premises have not received permits for the construction of sewage facilities. No person or entity shall install or construct a sewage system, nor install, construct, or occupy any building or structure for which a sewage system is to be installed without first obtaining a permit indication full compliance with Act 537 and the rules and regulations promulgated pursuant thereto.

11. Total number of acres of the property: _____

12. Proposed method of maintenance of streets, water supply, and sewer systems, and services to be provided.

13. Lineal feet of new streets / roads _____

14. Has the land proposed herein for Land Development previously been subdivided?
() Yes () No

(b) Previous PCPC # _____ Date of Approval _____

15. Existing Zoning? _____





Prior to approval by the Commission the applicant shall provide one of the following.:

1. _____ A letter from the governing body in which the subdivision is located, which states if constructed in accordance to approved plans, the streets will be accepted; also , within a specified time period an ordinance will be adopted accepting the dedication of said street or other areas; and which specifies the date that the municipality will be responsible for the repair, maintenance and upkeep of said streets and areas.
2. _____ A notarized statement by the applicant that the streets or other areas shall be the responsibility of the lot owners to maintain, repair and upkeep. A notification shall be placed on the subdivision or land development plan that expressly states the road maintenance is the joint responsibility of the property owners within the subdivision. When the developer elects to utilize this option, the applicant shall further provide to the Commission the following:

_____ A road maintenance plan which specifies the responsibility of the various parties including prospective lot owners and the applicant.

_____ A notarized road maintenance agreement. Submitted to Planning with the appropriate fees for recording.

_____ An affidavit which obligates the applicant to insert into each deed a deed restriction. The deed restriction will state that the road maintenance plan is a covenant running with the land that obligates the purchaser of the property to comply with the road maintenance plan. It shall be deemed a violation of this ordinance for the developer to sell any lots that do not contain the deed restriction.

The undersigned does hereby certify that all information provided in this application and all information provided in conjunction therewith (i.e. the information shown on all plans, documents, etc.) is accurate, true, and correct. The undersigned does acknowledge that he/she understands that the Potter County Planning Commission and its officials shall be relying on said information and that submission of false information is subject to the penalties set forth in section 4904 of the PA Crimes Code, which constitutes a misdemeanor of the second degree, for which one may be imprisoned for a period of two years or fined \$5,000.00 or both.

Signature of Applicant

Date

SUBMIT APPLICATION AND FEES TO:
Potter County Planning Commission
One North Main Street, Suite 105
Coudersport, PA. 16915

