

**POTTER COUNTY PLANNING COMMISSION
APPLICATION FOR REVIEW OF MAJOR SUBDIVISION
(Fee: \$125.00 plus \$15.00 per Lot)**

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

1. Name of subdivision _____
2. Municipality _____
3. Location of Subdivision (street/road) _____
Deed Book # _____ Page Number _____ Tax Map Number _____
4. Owner of Subdivision _____
Address _____
Phone Number _____
5. Registered Surveyor/Engineer _____
Address _____
Phone Number _____
6. Type of Subdivision () Residential () Non-Residential
7. Type of Structure Proposed _____
8. Access to Subdivision via:
() Township or State Road () New (as built road)
() 50' Right of Way () Other _____
9. Water Supply (type) _____
10. Sewage Facilities – State type of Sewage Disposal Proposed

This subdivision proposed herein () does () does not contemplate the utilization of sewage facilities.

Type of solid waste disposal _____

Potter County Major Subdivision Application

The applicant does hereby elect to have the subdivision propose herein treated as:

_____Property designed and developed for sewage facility utilization, and applicant agrees that for each lot within said subdivision that the applicant shall provide (Please check one of the following.

- A. Fully executed Sewage Permit (if sewage facility is existing, indicate on plan the location same.) Letter from Sewage Enforcement Officer stating what the increase in sewage flow is to the existing system.
- B. A letter from the Department of Environmental Protection (DEP) accepting the subdivision as an amendment to the official Township Sewage Plan pursuant to Act 537.
- C. Letter from Municipality indicating that all proposed lots have 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 said 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 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 acreage to be subdivided_____
- 12. Total acreage of newly created lot _____
- 13. The number of acres of adjoining land in same ownership_____
- 14. Number of Lots including remaining land_____
- 15. Proposed method of maintenance of streets, water supply and sewer systems, and services to be provided. _____
- 16. Lineal feet of new streets/roads _____

Proposed streets () will () will not be dedicated to the municipality

Potter County Major Subdivision Application

17. Has the land proposed herein for Subdivision previously been subdivided?

Yes No

(a) If yes what type of subdivision Major Minor

(b) Give previous PCPC Number _____ Date Approved _____

18. Amount of land proposed for recreation or other community facility? _____

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

_____ 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.

_____ 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. I shall deem 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

Potter County Major Subdivision Application

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 Fee To:
Potter County Planning Commission
One North Main Street, Suite 105
Coudersport, PA 16915