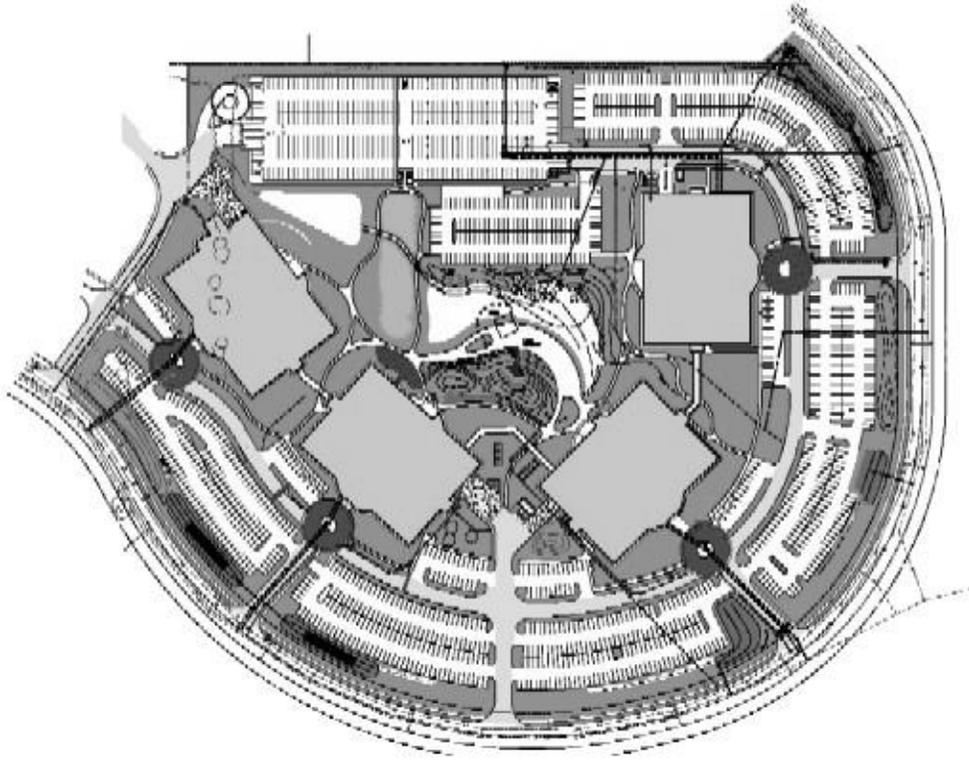


Major Land Development Application



Any type of development which is greater than 5,000 square feet of proposed impervious surface, or addition that is greater than 5,000 square feet of proposed impervious surface.



Bradford County Department of Community Planning and Mapping Services
North Towanda Annex No. 1
29 VanKuren Drive, Suite 1
Towanda, PA 18848

Phone: (570) 268-4103 Fax: (570) 268-4171 Email: bcplanning@bradfordco.org

Major Land Development Lot Application

Please use the new 911 address

Grantor Information:

Name:

Address:

City: _____ Zip: _____

Phone Number: () _____ - _____

Recipient of Correspondence for Approval and Outstanding Items:

Name:

Address:

City: _____ Zip: _____

Phone Number: () _____ - _____

**AGREEMENT BETWEEN THE BRADFORD COUNTY PLANNING COMMISSION AND
SUBDIVISION/LAND DEVELOPMENT APPLICANT**

Steps to Completing a Minor Subdivision, Major Subdivision or Land Development Application

I / We, _____, property owner(s) of record, have read and understand the aforementioned list of steps for completing a [*please circle one of the following*]: (MINOR SUBDIVISION / MAJOR SUBDIVISION / MINOR LAND DEVELOPMENT / MAJOR LAND DEVELOPMENT / MOBILEHOME PARK / CAMPGROUND) and acknowledge that excavation, earth moving placement of structures or construction relative to this proposal, shall not commence until all necessary permitting and approval from the Bradford County Planning Commission has been granted upon a complete and satisfactory application. Failure to do so will subject me / us, the applicant, to a fine of \$ 500.00 per day as per **Section 118 - Enforcement Remedies** of the Bradford County Subdivision and Land Development Ordinance.

SIGNED:

DATED:

THIS SIGNED AGREEMENT MUST ACCOMPANY ALL APPLICATIONS SUBMITTED TO THE OFFICE OF COMMUNITY PLANNING AND GRANTS. FAILURE TO DO SO WILL RESULT IN AN UNACCEPTABLE APPLICATION AND ITS PROMPT RETURN TO THE APPLICANT

Parent Tract Information

- (1) Tax Parcel No.: _____ - _____ - _____ - _____ - _____ Acres: _____
- (2) Adjoining Road Name(s) _____ SR / TR # _____
- (3) Municipality: _____ Township/Borough
- (4) Deed Book _____ Page Number _____ Instrument No. _____ Date Acquired: / /
- (5) Current Land Use: Residential / Agriculture / Commercial / Industrial / Open / Public
- (6) Sewage System: On-Lot / Municipal
If On-Lot, please submit Bradford County Sanitation Committee Permit Number: _____
If Municipal, please submit a 'Will Serve' letter.
- (7) Water System: On-Lot / Municipal
If Municipal, please submit a 'Will Serve' letter.
- (8) Is your parcel enrolled in *Clean and Green*? Yes / No
* If yes, contact the assessment office before subdivision and/or land development.
- (9) Does your parcel include a Natural Gas Gathering, Intrastate, or an Interstate Pipeline? Yes / No
- (10) Has the property been subdivided since 1981? Yes ___ No ___ File Number: _____
- (11) Any utility easements? Yes / No Deed Reference: _____
- (12) Any Right-of-Ways? Yes / No Deed Reference: _____
- (13) Who is the power of attorney for the grantor? _____
- (14) Total square feet of proposed impervious surface: _____ sq. ft. Existing: _____ sq. ft.
- (15) Type of Storm Water Facility Proposed: _____
- (16) Parking Spaces Proposed: _____ Handicapped: _____
- (17) Existing Sidewalks: Yes / No Proposed Sidewalks: Yes / No If yes, how much liner feet and width? _____
- (18) Loading Docks: Yes / No
- (19) Proposed Land Use: Commercial / Industrial / Public
- (20) Number of Buildings Proposed: _____ Intended Use: _____
- (21) Any Curb Cuts? Yes / No How many feet? _____ ft.
- (22) Solid Waste Removal Plan: Yes / No If no, why not?: _____
- (23) Waste Hauler: _____
- (24) Road Access: State Road / Municipal Road
If State Road, please submit the PennDOT Highway Occupancy Permit.
If Municipal Road, please submit the Municipal Driveway Permit.
Permit Number(s): _____
- (25) Total acreage of the proposed development: _____ Total square footage of the proposed development: _____
- (26) Please state the name and distance to the closest body of water
Name: _____ feet _____ miles
- (27) Will the abovementioned land development occur within the Wysox Creek Watershed? Yes / No
If the abovementioned land development occurs outside of the Wysox Creek Watershed, please state the name of the watershed: _____
If the abovementioned land development occurs within the Wysox Creek Watershed, please refer to the Wysox Creek Watershed Stormwater Management Ordinance.
- (28) Is the proposed land development located within the Towanda Airport Zoning? Yes / No
Please submit the proposed height of the land development: _____ feet
- (29) How many vehicle trips per day will the proposed land development create? _____
- (30) Please state the name and setbacks of the municipal zoning district that which your proposed land development will occur in: _____ Front: _____ feet Side: _____ feet Rear: _____ feet.
Do you need a variance? Yes / No

Subdivision / Land Development Application Checklist

Please meet with staff prior to any formal submission. Sketch Plans are encouraged, but are not mandatory.

The full application must consist of the following information (where applicable). An application will only be accepted when all of the items mentioned below are submitted to this office

- (1) **Seven (7) Survey Plans** (Land Developments may require several layers of platting)
- (2) **One (1) Copy of the complete, signed and dated Subdivision/Land Development Application**
- (3) **One (1) Check** made payable to the **Bradford County Treasurer** where preliminary and final approval is sought.
 - *All application for final approval must have a separate check made payable to the Bradford County Register and Recorder to cover the appropriate recording fee. Staff will record final maps immediately upon final approval**
- (4) **One (1) photocopy of the existing parent deed.**
- (5) **Existing or proposed sewage information** with regards to the lots/parcel(s). In addition, the subdivider/developer must also submit information on the remaining lands. All necessary DEP (Department of Environmental Protection) forms and Bradford County Sanitation Committee documentation must be approved by the DEP or its assigned agency prior to formal subdivision/land development submission. (i.e.: Major Modules, Form B-Wavier). In case where municipal sewage is available, a letter of sewer availability needs to be obtained and submitted.
- (6) **The following information** may be required in a given situation:

<ul style="list-style-type: none"> • Part and Parcel Covenant(s) <input type="checkbox"/> • PENNDOT Highway Occupancy Permit(s) <input type="checkbox"/> • Municipal Driveway Permit(s) <input type="checkbox"/> • Modification Request Letter <input type="checkbox"/> • NPDES Permit <input type="checkbox"/> • Municipal Zoning Compliance <input type="checkbox"/> • Construction Sequence <input type="checkbox"/> • Easement Maintenance Agreement <input type="checkbox"/> 	<ul style="list-style-type: none"> • Right-of-Way Maintenance Agreement <input type="checkbox"/> • Stream Crossing Permits <input type="checkbox"/> • Pre-Existing Structures Acknowledgement <input type="checkbox"/> • Sewage Service Availability <input type="checkbox"/> • PHMC Compliance <input type="checkbox"/> • Wetland/Floodplain Delineation <input type="checkbox"/> • Improvements Cost Estimate <input type="checkbox"/>
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***** Any attempt to make formal submission without all pertinent information detailed above will result in a prompt return of the incomplete package**



Fee Schedule

(1) Minor Subdivision

- (a) Planning Commission
 - i. \$50.00 General Filing Fee & \$5.00 Per Lot
 - ii. \$100.00 Modification Request Fee
- (b) Register and Records Office
 - i. \$21.50 + \$2.00 for each additional page of the plat

(2) Major Subdivision

- (a) Planning Commission
 - i. \$100.00 General Filing Fee \$ 20.00 Per Lot
 - ii. \$100.00 Modification Request Fee
 - iii. The applicant shall reimburse Bradford County for all associated County Consulting Engineer review and inspection costs.
- (b) Register and Recorder Office
 - i. \$21.50 + \$2.00 for each additional page of the plat

(3) Minor Land Development

- (a) Planning Commission
 - i. \$150.00 General Filing Fee and \$10.00 Per 1,000 square feet of Impervious Surface
 - ii. \$100.00 Modification Request Fee
 - iii. The applicant shall reimburse Bradford County for all associated County Consulting Engineer review and inspection costs.
- (b) Register and Recorder Office
 - i. \$21.50 + \$2.00 for each additional page of the plat

(4) Major Land Development

- (a) Planning Commission
 - i. \$200.00 General Filing Fee and \$10.00 Per 1,000 square feet of Impervious Surface
 - ii. \$100.00 Modification Request Fee
 - iii. The applicant shall reimburse Bradford County for all associated County Consulting Engineer review and inspection costs.
- (b) Register and Recorder Office
 - i. \$21.50 + \$2.00 for each additional page of the plat

(5) Two Homes on One Lot

- (a) Planning Commission
 - i. \$50.00 General Filing Fee
- (b) Register and Records Office
 - i. \$21.50 + \$2.00 for each additional page of the plat

(6) Municipal Review Fee (Municipalities Planning Code Section 502.b)

- (a) Planning Commission
 - i. \$25.00 Per Municipal Review File

(7) Provisional Secondary Use Plats

- (a) Register and Recorder Office
 - i. \$21.50 Recording Fee



Modification Request Form

Bradford County Subdivision and Land Development Ordinance

NUMBER OF MODIFICATION REQUESTED: _____

TOTAL FEES FOR REQUEST(S) \$ _____

Under Article VIII of the **2003 Bradford County Subdivision and Land Development Ordinance**, modification requests can **only** be made, by the property owner, in cases where there is a true geographic hardship not created by the land owner/ developer. This request also cannot create a danger or nuisance to the rest of the community or public. All modification requests shall be in writing and shall be part of the subdivision/land development application.

Please list the section of the Ordinance that you would like to receive relief from the **Bradford County Subdivision and Land Development Ordinance**:

SECTION NUMBER:	DESCRIPTION OF THE SECTION:
_____	_____
_____	_____
_____	_____
_____	_____

Please list the justification of each request by stating the hardship the **Bradford County Subdivision and Land Development Ordinance** has placed on the developer/ owner:

SECTION NUMBER:	JUSTIFICATION:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

The undersigned landowner(s) hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct, and complete.

_____, 20____

Signature(s)

Date



Right-of-Way Maintenance Agreement

THIS INDENTURE made this ____ day of _____, 20____, between _____ and _____, _____ and _____. WHEREAS, the parties hereto are owners of parcels of land located in _____ Township/Borough, Bradford County, Pennsylvania, described by survey Map No. _____, by _____, dated _____; WHEREAS, the parties desire to enter into an agreement regarding the repair, construction, and maintenance of the **right-of-way** shown on Map # _____, survey made by _____, licensed surveyor / engineer.

NOW THEREFORE, the parties hereto agree as follows:

- (1) The ____ foot wide **right-of-way** is described as follows (legal description):
(Please attach description)
- (2) It is agreed that the construction, repair and maintenance of the **right-of-way** will be the responsibility of _____ and _____, their heirs and/or assigns. Each party shall be responsible for their respective shares for the above described, of construction and maintenance. The parties agree that the **right-of-way** shall be maintained in its present condition as of the date of this agreement.
- (3) The parties agree that no party will commit any of the other parties to an expense for maintenance of repairs without the consent of all of the parties concerned, however, if a repair or maintenance of the **right-of-way** is necessary, and on party will not agree, the other parties shall be entitled to take whatever appropriate legal action is necessary to collect the other party's share for the expense of the maintenance.
- (4) This Agreement shall only terminate upon the acceptance of this **right-of-way** by a municipality for the purposes of maintaining the **right-of-way**.
- (5) This Agreement shall be binding upon the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said parties have to hereunto set their hands and seals the day and year first above written.

Signatures

Commonwealth of Pennsylvania
County of Bradford

On this, the ____ day of _____, 20__, before me, a Notary Public, the undersigned officer, personally appeared known to me (or satisfactorily prove) to be the person whose name is subscribed to the with instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

SEAL



Easement Maintenance Agreement

THIS INDENTURE made this ____ day of _____, 20____, between _____ and _____, _____ and _____. WHEREAS, the parties hereto are owners of parcels of land located in _____ Township/Borough, Bradford County, Pennsylvania, described by survey Map No. _____, by _____, dated _____; WHEREAS, the parties desire to enter into an agreement regarding the repair, construction, and maintenance of the **easement** shown on Map # _____, survey made by _____, licensed surveyor / engineer.

NOW THEREFORE, the parties hereto agree as follows:

- (1) The _____ foot wide **easement** is described as follows (legal description):
(Please attach description)
- (2) It is agreed that the construction, repair and maintenance of the **easement** will be the responsibility of _____ and _____, their heirs and/or assigns. Each party shall be responsible for their respective shares for the above described, of construction and maintenance. The parties agree that the **easement** shall be maintained in its present condition as of the date of this agreement.
- (3) The parties agree that no party will commit any of the other parties to an expense for maintenance of repairs without the consent of all of the parties concerned, however, if a repair or maintenance of the **easement** is necessary, and on party will not agree, the other parties shall be entitled to take whatever appropriate legal action is necessary to collect the other party's share for the expense of the maintenance.
- (4) This Agreement shall only terminate upon the acceptance of this **easement** by a municipality for the purposes of maintaining the **easement**.
- (5) This Agreement shall be binding upon the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said parties have to hereunto set their hands and seals the day and year first above written.

Signatures

Commonwealth of Pennsylvania
County of Bradford

On this, the ____ day of _____, 20__ , before me, a Notary Public, the undersigned officer, personally appeared known to me (or satisfactorily prove) to be the person whose name is subscribed to the with instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

SEAL



Storm Water Maintenance Agreement

THIS INDENTURE made this ____ day of _____, 20____, between _____ and _____, _____ and _____. WHEREAS, the parties hereto are owners of parcels of land located in _____ Township/Borough, Bradford County, Pennsylvania, described by survey Map No. _____, by _____, dated _____; WHEREAS, the parties desire to enter into an agreement regarding the repair, construction, and maintenance of the **right-of-way** shown on Map # _____, survey made by _____, licensed surveyor / engineer.

NOW THEREFORE, the parties hereto agree as follows:

- (1) The _____ square foot **Storm Water Facility** is described as follows (legal description):
(Please attach description)
- (2) It is agreed that the construction, repair and maintenance of the _____ square foot **Storm Water Facility** will be the responsibility of _____ and _____, their heirs and/or assigns. Each party shall be responsible for their respective shares for the above described, of construction and maintenance. The parties agree that the _____ square foot **Storm Water Facility** shall be maintained in its present condition as of the date of this agreement.
- (3) The parties agree that no party will commit any of the other parties to an expense for maintenance of repairs without the consent of all of the parties concerned, however, if a repair or maintenance of the _____ square foot **Storm Water Facility** is necessary, and on party will not agree, the other parties shall be entitled to take whatever appropriate legal action is necessary to collect the other party's share for the expense of the maintenance.
- (4) This Agreement shall only terminate upon the acceptance of this _____ square foot **Storm Water Facility** by a municipality for the purposes of maintaining the _____ square foot **Storm Water Facility**.
- (5) This Agreement shall be binding upon the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said parties have to hereunto set their hands and seals the day and year first above written.

Signatures

Commonwealth of Pennsylvania
County of Bradford

On this, the ____ day of _____, 20__ , before me, a Notary Public, the undersigned officer, personally appeared known to me (or satisfactorily prove) to be the person whose name is subscribe to the with instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

SEAL



Acknowledgement of Pre-Existing Structures

ON THIS, the ____ day of _____ 20____, before me, the undersigned officer(s), appeared _____, being duly sworn accordingly to law, deposes and says (he is/ she is/ they is)[circle one of the aforementioned] the grantee(s) of said lot/parcel as legally described and shown upon Survey Map No. _____ as drawn by _____, dated _____. The said grantee(s) acknowledge the following to be their act and plan, and hereby desire the following statement to be entered as a covenant within the deed to be recorded as such according to law.

“To the best of our knowledge, the structure(s) as shown on lot number(s) _____ and _____ were constructed prior to the enactment of the Bradford County Subdivision and Land Development Regulations as enacted April, 1981.”

Signature(s) of Individual(s)

Commonwealth of Pennsylvania
County of Bradford

On this, the ____ day of _____, 20__, before me, a Notary Public, the undersigned officer, personally appeared known to me (or satisfactorily prove) to be the person whose name is subscribe to the with instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

SEAL

