

BOROUGH OF WELLSBORO

PLANNING COMMISSION

28 CRAFTON STREET

WELLSBORO, PENNSYLVANIA, 16901

For Use By Commission Only Sub. No. _____

Plans Received _____

(Date)

Additional Info. Requested: _____

Subdivision Fee Required _____ Fee Paid _____

Recording Fee Required _____ Fee Paid _____

BOROUGH OF WELLSBORO
SUBDIVISION AND LAND DEVELOPMENT
APPLICATION

This application is intended to accelerate the administrative time needed to process subdivision reviews.

Straight transfers of existing lots of record exactly as recorded upon a deed are not subject to subdivision approval.

All land being subdivided must be surveyed by a Pennsylvania Registered Surveyor. All lots, tracts, or parcels of land not already improved, must be soils tested or be classified as Lot Additions, Agricultural Supplements, or Open Space Lots.

A variance may also be requested from the County Subdivision and Land Development Regulations.

Minor subdivision applications require, by State Law, forty (40) days for review and comment, but processing of these proposals is normally less than the minimum forty (40) day requirement.

FEES MUST BE PAID UPON SUBMISSION OF THIS APPLICATION

SUBDIVISION APPLICATION

Name of proposed subdivision, if other than owner _____

Grantor Information: (Seller)

- (a) Name _____
- (b) Street _____
- (c) City _____ State Zip _____
- (d) Phone _____

Grantee Information: (Buyer)

- (a) Name _____
- (b) Street _____
- (c) City _____ State _____ Zip _____
- (d) Phone _____

Parent Tract Information and Location:

- a Present total acreage _____ Approximate road frontage _____
- (b) Municipality _____
- (c) Road number _____ and/or Creek name _____
- (d) Deed Reference Book _____ Page _____
- (e) Tax Parcel Number _____
- (f) Existing Improvements:

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

(g) Existing Sewage System:

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

(h) Existing Water Supply:

- None _____
- Well _____
- Spring _____
- Public _____

Subdivision 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) Major land use:

Agriculture _____
Recreation _____
Residential _____
Commercial _____
Other (specify) _____

(k) Potential flood hazard areas:
___ Yes ___ No

(l) Previous subdividing of property:
___ Yes (_____ number of divisions) _____

(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 INFORMATION

(a) Size of subdivision:
Acreage proposed _____
Number of lots _____

(b) Type of subdivision:
Residential _____
Seasonal _____
Mobile Home _____
Commercial _____
Agricultural _____
Other (specify) _____

(c) Structures/existing or proposed:
House _____
Mobile Home _____
Seasonal _____
Commercial _____
Barn _____
Other (specify) _____

Subdivision 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 subdivider 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 Application – continued:

Mail subdivision 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)