

BOROUGH OF WELLSBORO
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)

**BOROUGH OF WELLSBORO
FEE SCHEDULE**

Review of Subdivisions

Category I - Minor Subdivisions:
Minor subdivision fees are twenty dollars (\$20.) * plus
Fifteen dollars (\$15.00) per lot

Category II- Major Subdivisions:
Major subdivision preliminary review fees are seventy-five dollars (\$75.00) plus
fifteen dollars (\$15.00) per lot.
Major subdivision final review fees are thirty dollars (\$30.00) plus seven and
one-half dollars (\$7.50) 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
building proposed as follows:

<u>Gross Floor Area in Square Feet</u>	<u>For Each 1,000 Square Feet of Floor Area</u>
0-49,999	9.00
50,000 – 299,999	\$7.00
300,000 or more	\$5.00

CHECKLIST

1. Has the local municipality been notified of this proposed subdivision?
_____ Yes _____ No
2. Five (5) maps to the Tioga County Planning Commission (One (1) mylar or sepia. Borough officials to 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 the existing and/or proposed sewage disposal information.
6. Fees for Tioga County Register and Recorder and Subdivision.
7. Any special deed and map language for Lot Additions, Agricultural Supplements or Open Space Lots.
8. Is the subdivision application complete?