

APPLICATION FOR A LAND DEVELOPMENT

A. Name of Development (if any) _____

1. Municipality _____

2. Residential _____ Non-Residential _____

B. Owner Information

1. Name: _____

2. Address: _____

_____ Phone: _____

C. Engineer, Architect, or Professional Land Surveyor

1. Name: _____

2. Address: _____

_____ Phone: _____

D. Agent/Attorney (if any)

1. Name: _____

2. Address: _____

_____ Phone: _____

E. Certified Sewage Enforcement Officer

1. Name: _____ Phone: _____

Address: _____

F. Land Development Information

1. Tax parcel number: _____

2. Acreage of lot: _____

3. Proportion to be developed (approximate): _____ acres

4. Number of buildings proposed: _____

5. Square feet of buildings: _____

6. Type of sewage disposal: _____

7. Type of water supply: _____

8. Zoning District: _____

9. Flood Zoning _____

10. Nearest existing street(s) or public road(s): _____

Application Land Development

G. To be completed by County Planning Staff

- 1. Application received: _____
- 2. Copy of Preliminary/Final site plans received: _____
- 3. Municipality comments received: _____
- 4. Municipal permits/approvals:
 - a. Building Permit: _____
 - b. Sewer: _____
 - c. Water: _____
 - d. Other: _____
 - e. E & S Plans _____
 - f. Storm Water _____

H. Final Plan

Action:

- 1. **Rejected** _____
- 2. Application **Disapproved**: _____
- 3. Application Withdrawn/Null & Void _____

By: _____
Planning Director or Assistant Planner

- 1. Final Plan approval: _____
 - a. Date approved – _____
By: McKean County Planning Commission Board
Moved: _____
Second: _____

2. Notification letter sent: _____

Maps Recorded _____

LAND DEVELOPMENT
FINAL PLAN REQUIREMENTS

1. The Final Plan shall include the following:
 - a. Title Block including name of Land Development, Municipality, and date of Plan;
 - b. Name and address of the owner of property;
 - c. North Point for the Land Development;
 - d. Graphic scale or written scale;
 - e. Name, address, and seal of the registered Professional Land Surveyor and or Professional Engineer, where applicable, responsible for the Plan;
 - f. Tract boundaries showing accurate distance and bearings for every boundary line, Street line, and lot line;
 - g. The names of owners of all abutting land;
 - h. All existing property lines with accurate bearings and distances;
 - i. All existing streets, easements, and rights-of-way on or adjacent to the tract, including name, right-of-way width, cart way width, and in the case of easements, the purpose for which the easements may have been established;
 - j. All existing buildings, sewers, water lines, culverts, natural gas lines, petroleum or petroleum products lines, electric and telephone lines, fire hydrants, and other man-made features;
 - k. Accurate locations of existing watercourses and the general location of swamps, tree masses, and other significant features;
 - l. Floodplain lines of any 100-year floodplains located at or near the development;
 - m. Accurate location, width, and grade (where appropriate), and purpose of proposed streets, access roads, alleys, rights-of-way, and easements, parking areas and loading and unloading areas. Complete curve data for streets and access roads, including radius, delta angle, tangent, arc, and chord shall be submitted;
 - n. Proposed parcels to be developed or leased, proposed buildings and proposed lot lines with dimensions to the nearest degree and minute, including a numbering system to identify each lot, building or lease parcel;

- o. Public buildings, playgrounds, and parcels of ground that are to be dedicated or reserved for public use; common open space, if any;
- p. An indication of the exact location of proposed water lines, sanitary sewers to catch basins and lines. The final size of each line must be shown as well as the locations of or distances to any existing line to be connected to, with the size of such existing line to be indicated;
- q. Site data to include proposed use or uses, number of lots, total acreage of lots being subdivided, number of acres in total tract, number and type of dwelling units, including the gross density and/or structures and the present zoning classification, including minimum lot area;
- r. Location/topographic map;
- s. Location and material of all permanent monuments and lot markers;
- t. Setback lines on all lots and parcels, dimensions between buildings and other sites at not less than the minimum fixed by the Ordinance;
- u. Any pedestrian ways or sidewalks that may be provided or may be required by the Commission;
- v. Accurate location of all soil log test pits;
- w. A statement that "A highway occupancy permit is required pursuant to section 420 of the act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before driveway access to a State highway is permitted" (only if accessing a state road).

x. Storm Water Plan approved _____ YES _____ NO
(if applicable)

Y. Notary Seal/Signature Original _____yes _____ no

Z. Affidavit Signed/Dated Original _____yes _____ no

Zoning District _____

Flood Zone _____