

CAMERON COUNTY PLANNING COMMISSION

**20 E 5th Street
Emporium, PA 15834
(814) 486-3439**

LAND DEVELOPMENT / SUBDIVISION / LOT ADD-ON PLAN APPLICATION

Land Development ____ *Major Subdivision* ____ *Minor Subdivision* ____ *Lot Add-On* ____

PROJECT INFORMATION

1. Tax Parcel # _____
2. Name of Subdivision: _____
3. Township or Borough in Cameron County _____
4. Location of Subdivision _____
5. Name of Property Owner(s) _____
Address _____
Phone _____ Email _____
6. Name of Applicant/Developer (if other than owner) _____
Address _____
Phone _____ Email _____
7. Registered Engineer _____
PA ID # _____
Address _____
Phone _____ Email _____
8. Architect/Surveyor _____
PA ID # _____
Address _____
Phone _____ Email _____
9. Certified Sewage Enforcement Officer: _____
Address _____
Phone _____
10. Is property currently preferentially assessed under Act 319 (Clean & Green)? Yes ____ No ____
11. Total Acreage: _____

12. Number of Lots: _____

13. Linear feet of roads: _____

14. Type of Sewage Disposal System

On-Lot System _____ Municipal System _____

15. Date of DEP Report of On-Lot Sewage Disposal: _____

16. Type of Water Supply _____

17. Name of Nearest Municipal Water Supply _____

18. Name of Nearest Municipal Sewage System _____

19. Project Narrative (complete below or attach to application)

20. Remarks by Engineer/Architect/Surveyor: _____

APPLICATION CHECKLIST (as applicable)

- Subdivision Name
- Show all tracts and boundaries of all affected/adjoining properties
- Boundaries of owner's land contiguous to subdivision
- Layout of proposed streets and lots on contiguous land
- North point, scale, date and necessary legend
- Name of record, the owner, and the sub divider
- Name and seal of engineer and surveyor

- Sufficient data to determine the location, bearing and length of every street, lot & boundary line, and to reproduce such lines on ground. Reference corners accurately described.
- Proposed building set-back lines
- Tract Boundaries, total tract acreage with bearings and distances
- Lot numbers, location of iron and steel corners. Side stakes to be used on each lot
- Lot layout, dimensions, lot numbers, lot acres, total number of lots
- All existing watercourses, tree masses, etc., within subdivision and 200' outside subdivision boundaries
- All existing or proposed roads on or adjacent to tract; r/w, width and route number
- Street profiles and drainage details within the subdivision or providing access thereto. Preliminary designs of new bridges and culverts
- All existing or proposed property lines, easement and rights-of-ways, including utilities
- Location and dimensions of all parcels intended for public use
- Map with contour lines clearly marked for identification at 20' intervals
- Referendum datum for contour elevations
- All existing buildings, utilities, drainage, structures, etc.
- Vicinity map
- Areas subject to flood or overflow of storm waters, all natural drainage patterns
- Easements – where a subdivision is traversed by a watercourse. Provide drainage easement or right-of-way conforming with line of same
- Soil map showing US Soil Conservation Service interpretations
- Profiles and other explanatory data on sanitary and storm sewage facilities where required. Copy of encroachment permit approved by Penn DOT, and Bureau of Municipal Services
- Copies of Proposed Restrictive Covenants
- Permanent monuments shall be shown
- Erosion and Sedimentation control plan
- Proposed Deed Description
- Bonding of roads for major subdivisions required in the amount of 110% higher of two estimates

- All related costs to the development shall be borne by the applicant
- All applicants **are required** to contact the Sewage Enforcement Officer within their township/municipality. No Subdivision can be recorded or sold until a Sewage Enforcement Officer completes an on-site inspection and approves a sewage planning module or issues a waiver. The Sewage Enforcement Officer for all of Cameron County is Russ Braun, Phone (814) 781-3663.
- All applicants whose transactions involve or in the future may involve earth disturbance and/or construction which are in the service area of a public or private utility (water, sewer, natural gas, electric, communication) **are strongly encouraged** to make a PA 1-Call (dial 811). Through this system, all applicable utilities will be notified and will confirm they serve the affected site and will physically mark the location of their respective underground utility lines. This is to ensure you will not build over or disturb a utility right of way.
- **One (1) copy of the application and attachments and Five (5) plans sized 11"x17" or larger.**
- **Plan Submitted to cclark@cameroncountypa.com in .PDF format**

FEES

Land Development Application	\$78.50
Major Subdivision Application	\$78.50
Minor Subdivision and Lot Add-On Application	\$48.50

Submit the completed application and fee, payable to the "County of Cameron," to:

**Cliff Clark, Director
Cameron County Planning Commission
20 East 5th Street
Emporium, PA 15834
(814) 486-3439**

County Use Only

Date application received by Cameron County / Cameron County Planning Commission _____

Date of plan _____

Ninety (90) Day Action Due _____

Date application forwarded to Cameron County Assessment/Zoning _____

Date application forwarded to Cameron County Conservation District _____

Date application forwarded to applicable Township/Municipality _____

Date of approval of Preliminary Plan (if applicable)

Cameron County Planning Commission _____

Cameron County Assessment/Zoning _____

Cameron County Conservation District _____

Cameron County Commissioners _____

Date of Approval of Final Plan:

Cameron County Planning Commission _____

Cameron County Assessment/Zoning _____

Cameron County Conservation District _____

Cameron County Commissioners _____

Date applicant notified of approval of preliminary plan _____ (if applicable)

Date applicant notified of approval of final plan _____