BEAR CREEK TOWNSHIP
MAJOR LAND DEVELOPMENT
APPLICATION

Revised 3-6-08

BEAR CREEK TOWNSHIP
3333 Bear Creek Boulevard
Bear Creek Township PA 18702
Phone (570) 822-2260
Fax (570) 704-0237

APPLICATION NO._____

1. **APPLICANT**

NAME: _____

ADDRESS: _____

PHONE: _____

2. **OWNER OF RECORD**

NAME: _____

ADDRESS: _____

PHONE: _____

3. **REGISTERED SURVEYOR/ENGINEER**

NAME: _____

ADDRESS: _____

PHONE: _____

4. **LOCATION/ADDRESS OF PROPERTY TO BE DEVELOPED:**

_____

_____

_____

5. **IS THE PROPOSED DEVELOPMENT LOCATED UPON ONE LOT OF RECORD?**

YES ☐ NO ☐ ATTACH COPY OR COPIES OF CORRESPONDING DEED(S)

COUNTY TAX MAP DESCRIPTION:

MAP _____ BLOCK _____ LOT NUMBER _____

MAP _____ BLOCK _____ LOT NUMBER _____

6. **LINEAR DIMENSIONS OF LOT AND TOTAL AREA (SQUARE FEET AND ACREAGE) OF THE LOT OR LOTS.**

_____

_____

_____

7. **IF APPLICABLE, LIST LINEAR DIMENSIONS AND SQUARE FEET OR ACRES OF THE LAND AREAS AND/OR PARCELS TO BE LEASED AND/OR CREATED WITHIN THE EXISTING DEED(S) OF RECORD. ATTACH INDIVIDUAL DESCRIPTIONS OF EACH.**

LOT #1 _____

LOT #2 _____

LOT #3 _____

ATTACH ADDITIONAL SHEETS AS NECESSARY

8. **ZONING DISTRICT(S) IN WHICH THE PROPERTY IS LOCATED:**

_____

9. **HAS THE ZONING OFFICER REVIEWED THE PROPOSED DEVELOPMENT ?**

☐ YES ☐ NO

BASED UPON THE ZONING OFFICER'S REVIEW, WILL ANY VARIANCES BE REQUIRED UNDER THE BEAR CREEK TOWNSHIP ZONING ORDINANCE?

☐ YES ☐ NO

IF YES, SPECIFY THE REQUIRED VARIANCES PER THE DECISION OF THE ZONING OFFICER.

_____

_____

10. **PROPOSED TYPE OF SEWAGE DISPOSAL:**

_____

APPROPRIATE DEP SEWAGE PLANNING MODULE IS REQUIRED IN ACCORDANCE WITH THE GOVERNING REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

11. **IF APPLICABLE, ATTACH SEPARATE NARRATIVE WHICH DESCRIBES ALL <u>EXISTING</u> USES, STRUCTURES, BUILDINGS, PARKING, ETC. LOCATED UPON THE SITE. PLAN MUST ILLUSTRATE THE LOCATION AND DIMENSIONS OF EACH WITH THE SETBACK DISTANCES FROM ALL PROPERTY LINES.**

12. **ATTACH SEPARATE NARRATIVE, WITH SUFFICIENT DETAIL WHICH DESCRIBES PROPOSED NEW DEVELOPMENT UPON THE SITE. THE PLAN MUST ILLUSTRATE THE AFOREMENTIONED INFORMATION INCLUDING THE LOCATION AND DIMENSIONS OF EACH WITH THE SETBACK DISTANCES FROM ALL PROPERTY LINES.**

13. **ARE ANY MODIFICATIONS FROM THE BEAR CREEK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUESTED?**

    ☐ YES ☐ NO

    IF YES, SPECIFY BELOW THE REQUESTED MODIFICATIONS AND SECTIONS AND/OR PROVISIONS OF THE ORDINANCE RELATED TO SUCH REQUEST.

    _____

    _____

    _____

    ATTACH ADDITIONAL SHEETS AS NECESSARY

    STATE IN FULL BELOW THE GROUNDS AND/OR FACTS OF UNREASONABLENESS OR HARDSHIP TO SUPPORT THE REQUESTED MODIFICATION(S).

    _____

    _____

    _____

    ATTACH ADDITIONAL SHEETS IF NECESSARY

14. **PROVIDE FIFTEEN (15) COMPLETED COPIES OF THE MAJOR LAND DEVELOPMENT APPLICATION WITH APPLICABLE TOWNSHIP AND COUNTY FEES AND FIFTEEN (15) PREFOLDED COPIES OF THE LAND DEVELOPMENT PLAN AT A SCALE NOT GREATER THAN:**

(a) one (1) inch equals fifty (50) feet for a property in excess of two (2) acres.

(b) one (1) inch equals twenty (20) feet for a property equal to or less than two (2) acres.

15. **AS APPLICABLE, ATTACH FIFTEEN (15) COPIES OF:**

A. CERTIFICATION OF OWNERSHIP –DEED OF RECORD

B. EXISTING AND PROPOSED EASEMENTS AND DEED RESTRICTIONS,

C. ENGINEERING PROFILES, TYPICAL CROSS-SECTIONS AND SPECIFICATIONS OF ALL PROPOSED IMPROVEMENTS.

D. COMPLETED DEP SEWAGE PLANNING MODULE.

E. ITEMIZED ESTIMATED COST OF ALL REQUIRED AND/OR PROPOSED IMPROVEMENTS.

F. ANY OFFERS OF DEDICATION FOR STREETS OR OTHER REQUIRED PUBLIC IMPROVEMENTS.

G. THE COMPLETED COPY OF THE APPLICABLE HIGHWAY OCCUPANCY PERMIT.

H. A COMPLETE LISTING OF ALL PUBLIC UTILITY COMPANIES INTENDED TO SERVICE TO THE PROPOSED LAND DEVELOPMENT AND A LETTER FROM EACH APPLICABLE UTILITY COMPANY INDICATING THAT SAID COMPANY CAN AND SHALL ADEQUATELY SERVE THE LOTS WITHIN THE PROPOSED LAND DEVELOPMENT, INCLUDING ANY CONDITIONS REQUIRED FOR THE PROVISION OF SERVICE.

CERTIFICATION OF INFORMATION AND PAYMENT OF CONSULTING FEES

I ATTEST TO THE FACT THAT THE ABOVE INFORMATION AND ALL SUPPORTING MATERIAL AND/OR DATA RELATED TO THE SUBMISSION OF THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. IT IS UNDERSTOOD AND AGREED BY THE APPLICANT AND/OR OWNER THAT ANY ERROR, MISSTATEMENT OR MISREPRESENTATION OF MATERIAL FACT, EITHER WITH OR WITHOUT INTENTION ON THE PART OF THE APPLICANT AND/OR OWNER, SHALL CONSTITUTE SUFFICIENT GROUNDS FOR THE REVOCATION OF ANY APPROVAL THAT MAY BE ISSUED FOR THIS APPLICATION.

I FURTHER AGREE TO PAY FOR ALL CONSULTING FEES INCURRED BY BEAR CREEK TOWNSHIP FOR THE REVIEW AND INSPECTION OF THIS APPLICATION AND ACCOMPANYING PLANS AS SO REQUIRED AND DIRECTED BY BEAR CREEK TOWNSHIP. SAID PAYMENT, IN FULL,

SHALL BE SUBMITTED TO BEAR CREEK TOWNSHIP WITHIN 30 DAYS FROM BILLING DATE INDICATED UPON THE INVOICE OR NOTICE OF PAYMENT.

I FURTHER CERTIFY AND AGREE TO PROVIDE THE TOWNSHIP WITH "AS BUILT" DRAWINGS OF ALL IMPROVEMENTS PRIOR TO FINAL APPROVAL OF THE LAND DEVELOPMENT PLANS.

_____ _____
SIGNATURE OF APPLICANT DATE

_____ _____
SIGNATURE OF OWNER DATE
OWNER OF RECORD AS PROVIDED BY DEED

THE OWNER'S SIGNATURE IS ALWAYS REQUIRED. FAILURE TO PROVIDE OWNER'S SIGNATURE WILL RESULT IN YOUR APPLICATION BEING DEEMED INCOMPLETE AND IT WILL BE RETURNED TO YOU.

TO BE COMPLETED BY BEAR CREEK TOWNSHIP		
A	1. TOWNSHIP APPLICATION FEE 2. DATE RECEIVED	
B	COUNTY REVIEW FEE	
C	DATE PLANS AND APPLICATION WERE SUBMITTED OR MAILED TO LUZERNE COUNTY PLANNING COMMISSION.	
D	FIRST MEETING DATE AT WHICH THIS LAND DEVELOPMENT PLAN WAS CONSIDERED BY THE BEAR CREEK TOWNSHIP PLANNING COMMISSION	
E	ATTACH COMMENTS / RECOMMENDATIONS OF ANY CONSULTANT TO BEAR CREEK TOWNSHIP AND COMMENTS OF THE LUZERNE COUNTY PLANNING COMMISSION.	YES / NO
F	1. PLANNING BOARD DECISION 2. DATE OF PLANNING BOARD DECISION	
G	DATE OF MAILING OF WRITTEN NOTIFICATION OF DECISION TO APPLICANT	