

TOWNSHIP OF COVINGTON
PLANNING COMMISSION
PO BOX 253
COVINGTON, PA 16917

COVINGTON TOWNSHIP LAND DEVELOPMENT APPLICATION

This application is intended to accelerate the administrative time needed to process a land development review.

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

FEES MUST BE PAID UPON SUBMISSION OF THIS APPLICATION

For Use by Commission Only:

Land Development Number: _____

Plans Received: _____ (Date)

Additional Information Requested: _____ (Date)

Land Development Fee Required _____ Fee Paid _____

Recording Fee Required _____ Fee Paid _____

Type of Land Development Permit: (circle one)

Minor OR Major

Approval Signature: _____ (Seal)

If denied (why): _____

COVINGTON TOWNSHIP LAND DEVELOPMENT APPLICATION

Property Owner:

Name: _____

Address: _____

Phone: _____ Email: _____

Parent Tract Information and Location:

Present total acreage: _____ Approx. Road Frontage: _____

Road Number and/or Creek Name: _____

Deed Reference Book: _____ Page: _____

Tax Parcel Number: _____

Existing Improvements: House _____
Barn _____
Sheds _____
Mobile Home _____
Seasonal Dwelling _____
Other (specify) _____

Sewage System: New _____
None _____
Existing _____
Type _____

Water Supply: New _____
None _____
Well _____
Spring _____
Public _____

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.)

Major land use: Agriculture _____
Recreation _____
Residential _____
Commercial _____
Other (specify) _____

Potential Flood Hazard Areas: _____ Yes _____ No

Flood Hazard areas in land development: _____ Yes _____ No

Previous subdividing of property: _____ Yes _____ No
(If yes number of subdivisions _____)

Are any deed restrictions in effect: _____ Yes _____ No
(If yes specify _____)

Land Development Information

Size of land development: Acreage proposed _____
Number of lots _____

Type of land development: Residential _____
Seasonal _____
Mobile Home Park _____
Commercial _____
Agricultural _____
Other (specify) _____

Existing Structures: House _____
Mobile Home _____
Seasonal _____
Commercial _____
Barn _____
Shed _____
Other (specify) _____

Proposed Structures: House _____
Mobile Home _____
Seasonal _____
Commercial _____
Barn _____
Shed _____
Other (specify) _____

Are there any Zoning Requirements: _____ Yes _____ No
(If yes, please specify _____)
(If yes, will this conflict with local zoning _____)

Roads or Right-of-Way to be constructed: _____ Yes _____ No
(If yes, please specify _____)

Acres of parent tract adjoining land development: _____

Are there any deed restrictions proposed: _____ Yes _____ No
(If yes, please specify _____)

Are there any utility easements proposed: _____ Yes _____ No
(If yes, please specify _____)

Surveyor Information (Major Land Development requirement):

Name: _____

Address: _____

Phone: _____

Mail Application approval and all correspondence to:

Name: _____

Address: _____

Phone: _____

(I) (We) hereby make the application for the land development 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 land development.

Signed: _____

Signed: _____

(Property Owners)

Survey Map Data Checklist (Major Land Development)

Please check the following list to make sure you have included the required information on the survey map. If survey maps are incomplete, the proposed plan and application will be returned for completion:

- _____ 1. Parent tract map with land development located within
- _____ 2. Location map (vicinity)
- _____ 3. Remaining acreage of parent tract
- _____ 4. All adjacent property owners
- _____ 5. Locations of existing buildings (houses, sheds, barns, etc.)
- _____ 6. Locations of existing sewage systems
- _____ 7. Present landowners' name
- _____ 8. Landowners deed and page reference number
- _____ 9. Deed book and page reference of right-of-way
- _____ 10. Surveyor's seal (PA licensed)
- _____ 11. Municipality
- _____ 12. Date of plan
- _____ 13. Scale of site plan
- _____ 14. North direction arrow
- _____ 15. Locate and label streams or bodies of water in the site area
- _____ 16. Land development acreage (sq. ft. if parcel is less than one acre) and dimensions
- _____ 17. Flood hazard areas
- _____ 18. Specify US, PS or Township Road numbers
- _____ 19. Locate soils test pit and percolation sites
- _____ 20. Locate wells or public water sites
- _____ 21. Building set back lines
- _____ 22. Lots numbered
- _____ 23. Center line of streets, rights-of-way and any easements
- _____ 24. 20' contour interval lines/USGS quads
(Note: The Planning Commission can request lesser intervals if deemed necessary.)
- _____ 25. Maintenance responsibilities of right-of-way
- _____ 26. Zoning district (if zoned)

NOTE: If remaining acreage of the parent tract is not improved (i.e., existing house and septic system) soil testing has to be performed, or special conditions proposed for a variance request.

Checklist (Minor Land Development)

Please check the following list to make sure you have included the required information on the survey map. If survey maps are incomplete, the proposed plan and application will be returned for completion:

- _____ 1. Sketch (GIS Map print out of property)
- _____ 2. Locations of existing buildings (houses, sheds, barns, etc.)
- _____ 3. Locations of existing sewage systems
- _____ 4. Locations of existing well or water supply
- _____ 5. Locations of existing and new driveway
- _____ 6. 911 Address
- _____ 7. Proof of sewage system up to date and current (Filled out and signed by Sewage Enforcement Officer)
- _____ 8. Proof of water system up to date and current (Filled out and signed by Water Treatment Facility)
- _____ 9. If applying for Mobile Home Park – permit attached. (Yearly fee will apply)
(**NOTE:** If more than 2 homes are on property, major land development is required.)
- _____ 10. Flood hazard areas
(**NOTE:** If in flood zone, FEMA regulations apply.)
- _____ 11. Fees to Covington Township (see fee schedule)

*Minor Land Development only allows two (2) homes on one property without the potential of making an income. Setbacks are required (see ordinance). Each home must have own septic, can share water source

Checklist (Major Land Development)

Please check the following list to make sure you have included the required information on the survey map. If survey maps are incomplete, the proposed plan and application will be returned for completion:

_____ 1. Six (6) maps to the Covington Township Secretary – will be forwarded to the Covington Township Planning Commission. **(Mylars are no longer needed.)**

_____ 2. Are the Department of Environmental Resources modules (minor or major) complete?

_____ 3. One (1) photocopy of the existing recorded parent tract deed.

_____ 4. One (1) photocopy of the existing and/or proposed sewage disposal information. (Filled out and signed by Sewage Enforcement Officer)

_____ 5. Fees for Tioga County Register and Recorder (fee is \$25.00 per page) and Covington Township fee (see fee schedule)

_____ 6. Any special deed and map language for lot additions, agricultural supplements or open space lots.

_____ 7. Is the land development application complete and signed by landowners?

FEE SCHEDULE

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.

Number of Unites	General Fee	Fee for each Unit
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.

Number of Acres	General Fee
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 buildings proposed as follows:

Gross Floor Area in Square Feet	For each 1,000 sq ft of floor
0 – 49,000	\$9.00
50,000 – 299,000	\$7.00
300,000 or more	\$5.00