

**SOMERSET COUNTY
SUBDIVISION AND LAND DEVELOPMENT REGULATIONS**

FACT SHEET

- Regulations apply to all townships and boroughs in Somerset County except the following municipalities: Allegheny Township, Conemaugh Township, Paint Township, Somerset Borough, Meyersdale Borough, an Windber Borough.
- All subdivisions of land and construction of commercial, industrial and other non-residential land developments are subject to the regulations
- Subdividers and land developers are required to submit plans to the Planning Commission and to complete specific site improvements such as roads, storm water facilities, etc. as set forth in the Regulations. A Pennsylvania Professional Surveyor must prepare subdivision plans. Land developments must be prepared by a Pennsylvania Professional Land Surveyor, Engineer, or Landscape Architect (as is provided by the Registration Law).
- A Pennsylvania Professional Surveyor, Engineer, or Landscape Architect must certify improvements as is provided for in the Registration Law.
- **Construction may not begin within any land development and lots within a subdivision may not be transferred until a plan has been submitted and approved by the Somerset County Planning Commission.**
- A Certificate of Completion is required for all Major land developments and Major Subdivision Plans. A Certificate of Completion may be obtained only upon the completion and certification of all required site improvements or the posting of adequate improvement guarantees with the Planning Commission. **A subdivider may not transfer title to a lot within a major subdivision, nor may a developer begin business operations on a site until a Certificate of Completion is obtained.**
- Violations of the regulations may subject the land owner or land developer to legal action including proceedings before a District Magistrate or Court of Common Pleas, and institution of a fine of up to **\$500.00 per day**.
- Copies of the Subdivision and Land Development Regulations are available at the Somerset County Planning Commission Office, located at 300 North Center Avenue, Suite 540, Somerset, PA 15501, or by calling 814-445-1544. All questions concerning the regulations should be directed to the Planning Commission.

APPLICATION FOR SUBDIVISION OR LAND DEVELOPMENT APPROVAL SOMERSET COUNTY PLANNING COMMISSION

GENERAL INFORMATION:

Name of Development _____

Owner _____

Address _____

Telephone Number _____

Applicant _____

Address _____

Telephone Number _____

Surveyor (Engineer where applicable) _____

Address _____

Telephone Number _____

DEVELOPMENT DATA:

Somerset County tax map number (s) of the parcel being divided or developed:

Municipality _____

Location of the Development or Subdivision (directions to the site) _____

Proposed Use (s) _____

Total Acreage _____ Total number of lots _____ Minimum lot size _____

Water Supply System Public _____

Private _____

Sewer Disposal System Public _____

Private _____

Length of new streets to be constructed _____

(ADDITIONAL SHEETS MAY BE ATTACHED AND A NARRATIVE MAY BE SUBMITTED WITH THIS APPLICATION)

NOTE (PLEASE READ CAREFULLY)

UPON SIGNING THIS APPLICATION, THE OWNER/SUBDIVIDER DOES HEREBY GRANT PERMISSION TO THE SOMERSET COUNTY PLANNING COMMISSION, THEIR STAFF, AND/OR THEIR AGENT(S) TO ENTER UPON THE ABOVE MENTIONED PARCEL(S) FOR THE PURPOSE OF SITE INSPECTION(S). SAID APPROVAL SHALL EXTEND UNTIL SUCH TIME AS FINAL PLAN APPROVAL SIGNATURES OF THE SOMERSET COUNTY PLANNING COMMISSION HAVE BEEN AFFIXED TO THE PLAN.

SIGNATURE OF OWNER(S) _____ DATE _____

SECTION 1005 – MINOR LAND DEVELOPMENT SKETCH

A. Sketch requirements will include:

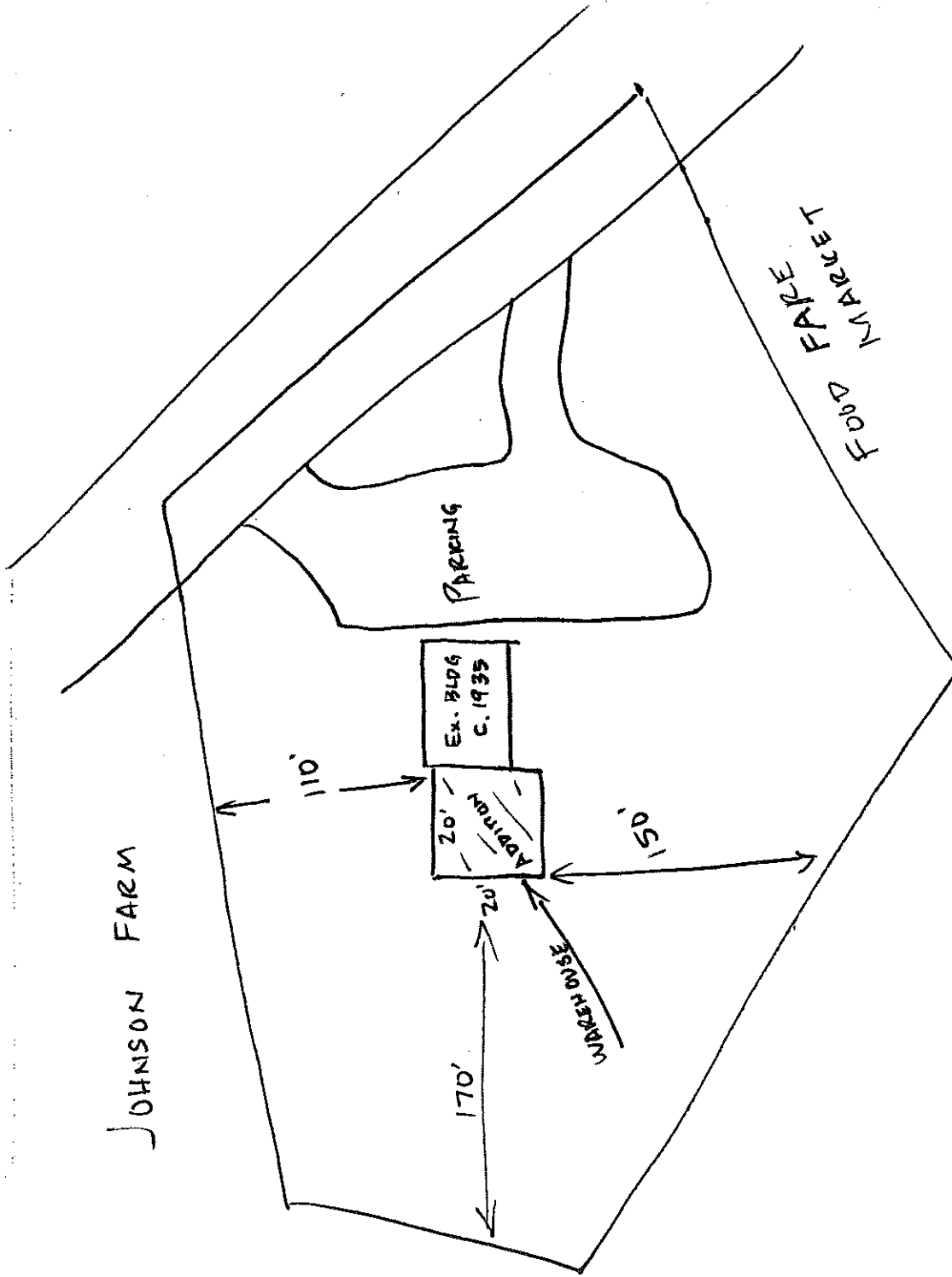
1. Building Location within the property boundary
2. Municipality
3. Intended use of the building or addition
4. Tax map and parcel number of the parcel (s)
5. Size of the building and/or addition
6. Property owner's name, current address and telephone number
7. A statement signed by the property owner (s), verifying the accuracy of the information provided on the sketch.
8. If the submission is for an addition to a building that was built before May 28, 1991, the statement verifying the accuracy of the plan information must also include the date of construction of the existing building.
9. The sketch does not need to be professionally prepared.
10. In areas covered by an adopted Act 167 Storm Water Management Plan, the requirements of the municipal ordinance shall be followed. A copy of said approval or exemption shall be submitted along with the proposed plan.
11. If the proposed minor land development falls within a zoned area, the requirements found in the zoning regulation must also be addressed.

*B. A complete submission will include a completed application, a sketch prepared as shown above an application fee of \$15.00. Multiple submissions of a sketch will require a new application fee for each submission.

C. A decision will be made by the staff, within ten (10) working days, as to whether the request for an exemption will be granted. The property owner will be notified either by mail or phone.

*Please make checks/money orders payable to: Somerset County Treasurer

MINOR LAND DEVELOPMENT PLAN



OAK RIVER SUBDNISION

SOMERSET TOWNSHIP
 20' X 20' ADDITION TO WAREHOUSE
 400 SQUARE FEET
 42-077-033-001 TAX MAP #

DAYE MILES
 6337 DINVIDEY ROAD
 CLEAR MOUNTAIN, VA
 22333

I hereby verify the information on this plan is accurate Daye Miles

PH: 707-114-0055

APPLICATION FEE SCHEDULE FOR THE SOMERSET COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

The filing fee will be considered part of the application package and shall be submitted by the developer, or his agent, at the time the plan is delivered to the Somerset County Planning Commission offices. No application packages will be accepted by the Planning Commission without the appropriate fee attached.

The following fees will be required, as part of the submission package beginning on the effective date the Somerset County Land Subdivision Regulations:

Master Plan _____	\$15.00
Major Subdivision Plan (over 4 lots) _____	\$60.00
Minor Subdivision Plan (1-3 lots) _____	\$15.00
Non-Residential Land Development Plan _____	\$60.00
Minor Non-Residential Land Development Plan _____	\$15.00
Mobile Home Land Development _____	**
Residential Cluster Subdivisions _____	
and Land Development _____	**
Camps and Campgrounds Land Developments _____	**

**The application fee for this type of development will be based on the total number of units within the development. After the determining the total number of units, apply the appropriate fee level as set forth for subdivisions.

1-3 units	= \$15.00
over 4 units	= \$60.00

Special or unusual costs, associated with a plan review, will be the responsibility of the developer or shall be otherwise provided for by the developer.

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