


## CERTIFICATION OF ADOPTION

The undersigned, of the County of Somerset, Pennsylvania, do hereby certify that the foregoing and attached Ordinance was duly adopted by a majority vote of the entire Board of Commissioners of Somerset County, at a duly advertised, called and held public meeting of said Board of Commissioners, which meeting was held at 10:30 o'clock a.m., prevailing time, on Tuesday the 6th day of April, 2004, at the office of Board Room, the County's usual meeting place, in Somerset Borough, Somerset County, Pennsylvania.

CERTIFIED this 6th day of April, 2004.

### SOMERSET COUNTY BOARD OF COMMISSIONERS

  
James C. Marker, Chairman

  
Brad Cober, Vice-Chairman

  
Pamela A. Tokar-Ickes, Secretary

Attest:

  
Carolyn M. Zambanini, Chief Clerk

# APPENDIX

# 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.

# 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 has read the attached Fact Sheet and 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 inspections (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 \_\_\_\_\_

# VARIANCE REQUEST FORM

Subdivision Name: \_\_\_\_\_

Municipality: \_\_\_\_\_

Article	Section	Sub-Sec	Variance Request	Reason For Request

Owner(s) Signature: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Planning Commission Chairperson: \_\_\_\_\_

Date Of Approval: \_\_\_\_\_

# MINOR SUBDIVISION PLAN

(MAY NOT INCLUDE ALL REQUIREMENTS)

<p><b>APPROVALS</b></p> <p>APPROVED BY THE EASTERN COUNTY PLANNING COMMISSION THIS ___ DAY OF _____, 19__</p> <p>AUTHORIZED SIGNATURE: _____ SIGNATURE</p>	<p><b>NOTARY PUBLIC STATEMENT</b></p> <p>ON THIS THE ___ DAY OF _____, 19__ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED:</p> <p>_____ Signature</p> <p>_____ Signature</p> <p>WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT (HE/SHE/HE/THEY) (S/SHE/HE/THEY) OWNER(S) AND/OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT (HE/SHE/HE/THEY) ACKNOWLEDGE(S) THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.</p> <p>WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.</p>
<p><b>SITE DATA</b></p> <p>SOURCE OF TITLE: DBV 2003 PG. 615</p> <p>TOTAL ACREAGE: 2.14 AC.</p> <p>NUMBER OF LOTS: 3</p> <p>MINIMUM LOT AREA: 0.690 AC.</p> <p>TAX MAP NUMBER: 89-004-003-001</p> <p>LAND USE: RESIDENTIAL</p>	<p><b>FINAL PLAN</b></p> <p><b>JOHN &amp; SUSAN DOE</b> SUBDIVISION NORTH TOWNSHIP, EASTERN COUNTY, PA JUNE 7, 2003</p> <p>OWNER: JOHN &amp; SUSAN DOE 6 WEST POINT ROAD SOUTHERN, OH 12945-6789</p> <p>SCALE: 1" = 100'</p>

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. (REQUIRED)

SEWER APPROVALS HAVE / HAVE NOT BEEN OBTAINED FOR THE LOTS SHOWN ON THIS PLAN. (REQUIRED)

REGISTERED PROFESSIONAL SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND REPRESENTS THE DEED AND LAND AS SURVEYED BY ME THIS \_\_\_ DAY OF \_\_\_\_\_, 19\_\_

*SURVEYOR'S SIGNATURE*

*SURVEYOR'S SEAL*

**APPROVALS**

APPROVED BY THE EASTERN COUNTY PLANNING COMMISSION  
THIS \_\_\_ DAY OF \_\_\_\_\_, 19\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_  
SIGNATURE

**NOTARY PUBLIC STATEMENT**

ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 19\_\_  
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY  
APPEARED:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

WHO BEING DULY SWORN ACCORDING TO LAW,  
DEPOSES AND SAYS THAT (HE/SHE/HE/THEY) (S/SHE/HE/THEY)  
OWNER(S) AND/OR EQUITABLE OWNER(S) OF THE  
PROPERTY SHOWN ON THIS PLAN, AND THAT  
(HE/SHE/HE/THEY) ACKNOWLEDGE(S) THE SAME TO BE  
RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE  
ABOVE WRITTEN.

**SITE DATA**

SOURCE OF TITLE: DBV 2003 PG. 615

TOTAL ACREAGE: 2.14 AC.

NUMBER OF LOTS: 3

MINIMUM LOT AREA: 0.690 AC.

TAX MAP NUMBER: 89-004-003-001

LAND USE: RESIDENTIAL

**FINAL PLAN**

**JOHN & SUSAN DOE**  
SUBDIVISION  
NORTH TOWNSHIP,  
EASTERN COUNTY, PA  
JUNE 7, 2003

OWNER: JOHN & SUSAN DOE  
6 WEST POINT ROAD  
SOUTHERN, OH 12945-6789

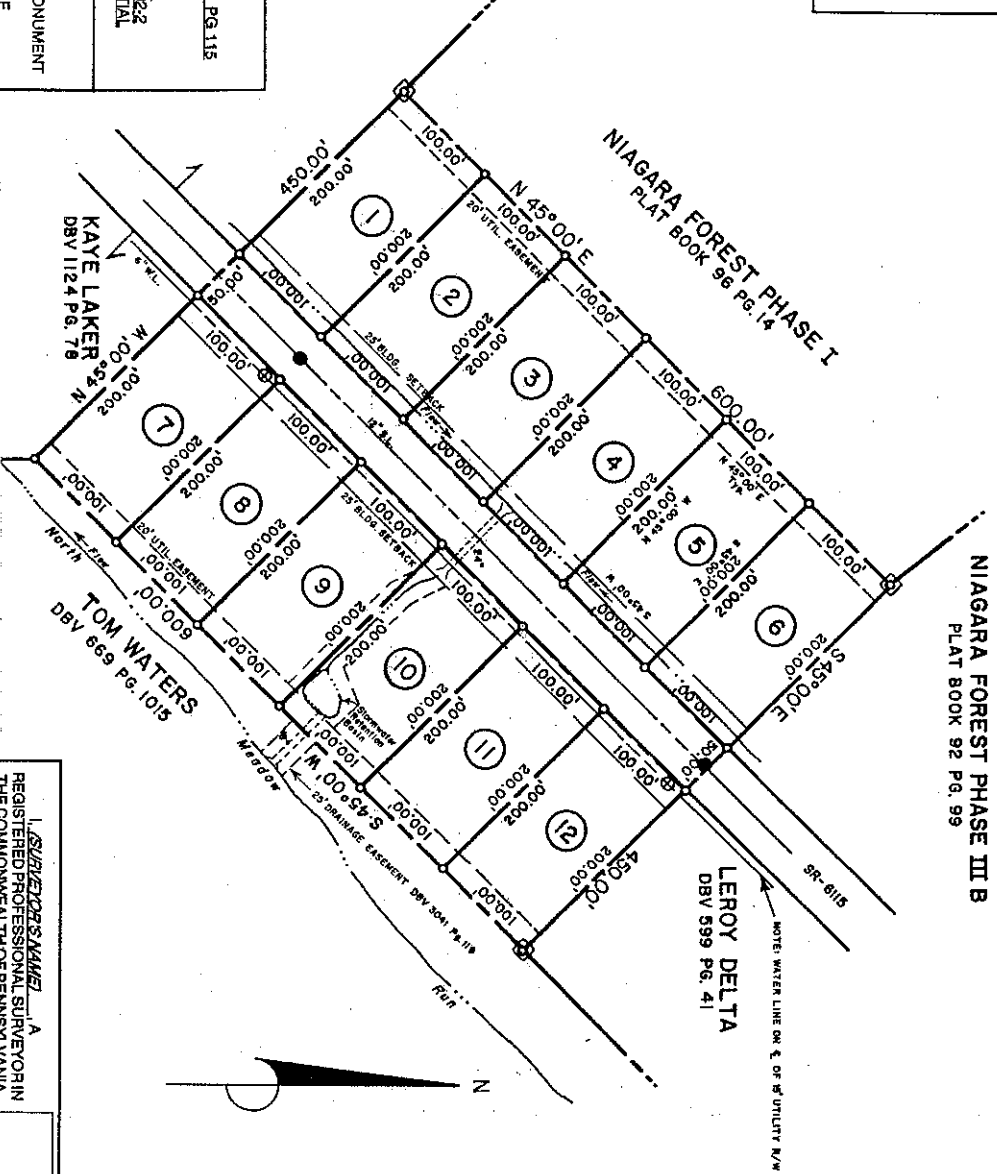
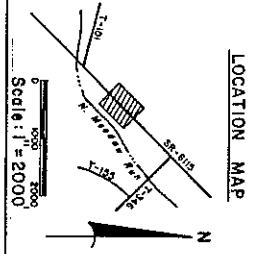
SCALE: 1" = 100'

**LOCATION MAP**

SCALE: 1" = 2000'

# MAJOR SUBDIVISION PLAN

(MAY NOT INCLUDE ALL REQUIREMENTS)



**SITE DATA**

SOURCE OF TITLE: DBV 3041 PG. 115  
 TOTAL ACREAGE: 6.20 AC.  
 NUMBER OF LOTS: 12  
 MINIMUM LOT AREA: 0.499 AC.  
 TAX MAP NUMBER: 88-066-002-2  
 LAND USE: RESIDENTIAL

- MAP LEGEND**
- CONCRETE MONUMENT
  - IRON PIN
  - PROPERTY LINE
  - BUILDING SETBACK
  - EASEMENT LINE
  - SEWERLINE
  - WATERLINE
  - MANHOLE
  - FIRE HYDRANT
  - DRAINAGE/WATERWAY
  - CULVERT

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. (REQUIRED)  
 SEWER APPROVALS HAVE / HAVE NOT BEEN OBTAINED FOR THE LOTS SHOWN ON THIS PLAN. (REQUIRED)

**REGISTERED PROFESSIONAL SURVEYOR**  
 I, SURVEYOR'S NAME, A REGISTERED PROFESSIONAL SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND REPRESENTS THE DEED AND LAND AS SURVEYED BY ME THIS DAY OF 19.

SURVEYOR'S SIGNATURE

**SURVEYOR'S SEAL**

**FINAL PLAN**

NIAGARA FOREST - PHASE 2  
 SUBDIVISION  
 FALLS TOWNSHIP, LAKE COUNTY  
 APRIL 28, 2000

OWNER: LEROY WATERS, ET AL  
 FALLS STREET EXTENSION  
 FALLSDON, PA 01109

SCALE: 1" = 100'

**NOTE:** 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.

RECORDED ON THIS DAY OF \_\_\_\_\_ A.D. 19\_\_\_\_ IN THE RECORDER'S OFFICE OF SAID COUNTY, BY ME, \_\_\_\_\_, CLERK OF SAID COUNTY, IN MY HAND AND SEAL OF SAID OFFICE, THE DAY AND YEAR AFORESAID.

*(Recorder's Signature)*

**APPROVALS**

APPROVED BY THE LAKE COUNTY PLANNING COMMISSION  
 THIS DAY OF \_\_\_\_\_ 19\_\_\_\_

CHAIRPERSON: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

My Commission Expires \_\_\_\_\_  
 Notary Public or Other Officer

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

**NOTARY PUBLIC STATEMENT**

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_  
 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED:

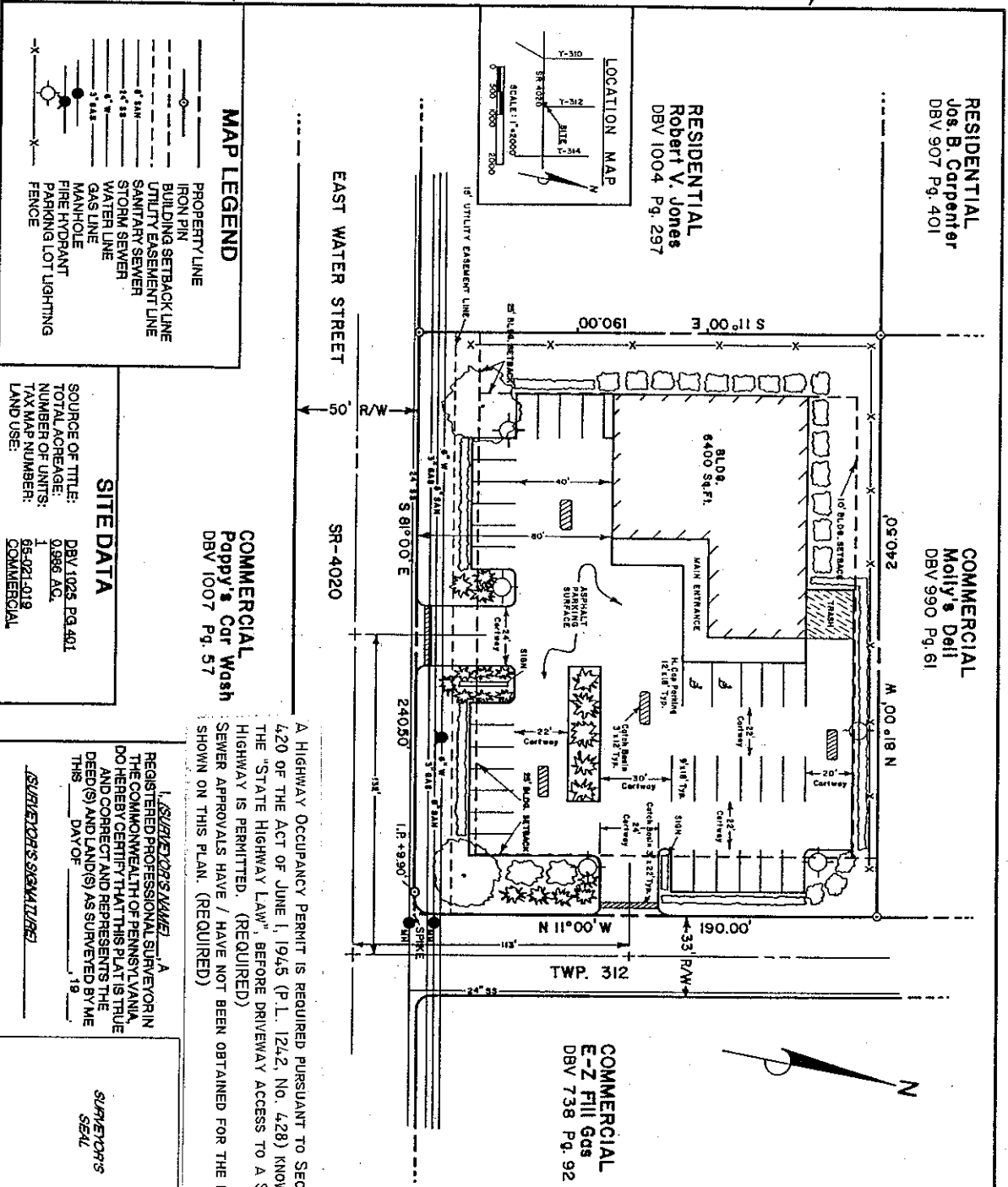
Signature: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Typed or printed name: \_\_\_\_\_  
 Typed or printed name: \_\_\_\_\_

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT (HE/SHE/THEY) IS/ARE THE OWNER(S) AND/OR EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT (HE/SHE/THEY) ACKNOWLEDGE(S) THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

# MAJOR LAND DEVELOPMENT PLAN

(MAY NOT INCLUDE ALL REQUIREMENTS)



**RESIDENTIAL**  
 Jos. B. Carpenter  
 DBV 907 Pg. 401

**COMMERCIAL**  
 Molly's Deli  
 DBV 990 Pg. 61

**COMMERCIAL**  
 E-Z Fill Gas  
 DBV 738 Pg. 92

**MAP LEGEND**

- PROPERTY LINE
- IRON PIN
- BUILDING SETBACK LINE
- UTILITY EASEMENT LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- MANHOLE
- FIRE HYDRANT
- PARKING LOT LIGHTING
- FENCE

**SITE DATA**

SOURCE OF TITLE: DBV 1025 Pg. 401  
 TOTAL ACREAGE: 0.986 AC.  
 NUMBER OF UNITS: 1  
 TAX MAP NUMBER: 68-021-019  
 LAND USE: COMMERCIAL

**COMMERCIAL**  
 Pappy's Car Wash  
 DBV 1007 Pg. 57

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1212, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. (REQUIRED)  
 SEWER APPROVALS HAVE / HAVE NOT BEEN OBTAINED FOR THE LOTS SHOWN ON THIS PLAN. (REQUIRED)

I, SURVEYOR'S NAME, A REGISTERED PROFESSIONAL SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND REPRESENTS THE DEED(S) AND LAND(S) AS SURVEYED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

SURVEYOR'S SIGNATURE

SURVEYOR'S SEAL

**NOTARY PUBLIC STATEMENT**

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED:

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Witness my hand and seal the day and date above written.

Notary Public or Other Officer

**APPROVALS**

APPROVED BY THE WILTON COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

CHAIRPERSON: \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY \_\_\_\_\_ SS

RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 19\_\_\_\_ IN THE RECORDER'S OFFICE OF SAID COUNTY, MY HAND AND SEAL OF SAID OFFICE, THE DAY AND YEAR AFORESAID.

Recorder's Signature

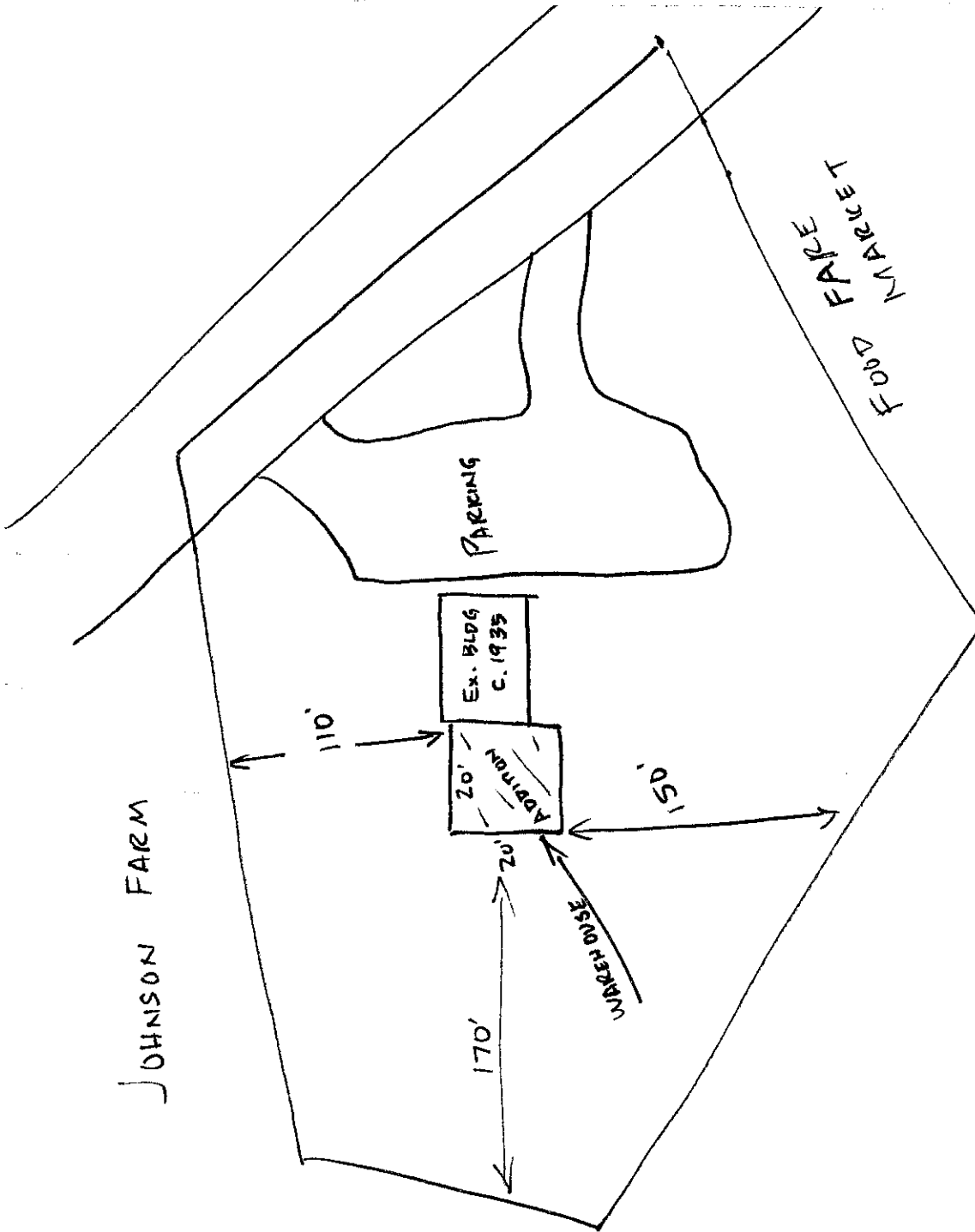
**LAND DEVELOPMENT FINAL PLAN**

VERNON'S VIDEO RENTAL OUTLET  
 WESTLAND TOWNSHIP  
 WILTON COUNTY, PA  
 FEBRUARY 19, 1998

OWNER: VERNON A. BENTLEY  
 1219 TULIP ROAD  
 NEVBERG, MD 12945

SCALE: 1" = 40'

MINOR LAND DEVELOPMENT PLAN



JOHNSON FARM

PARKING

EX. BLDG  
C. 1935

ADDITION  
20'

170'

110'

150'

OAK RIVER

SUBDIVISION

MARGRETT FORD

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