



Subdivision & Land Development Permit Application

615 Vanceville Road, Eighty Four, PA 15330

Lindsey Strack, *Planning and Zoning Coordinator*

(724) 222-0630, ext. 2

planning@somersettownship.com

Floodplain? Yes No

Permit #

Name of Subdivision: _____ Parcel ID# _____

Owner: _____ Phone #: _____

Owner's Address: _____ Email Address: _____
@ _____ .com

Location of Subdivision: _____ Surveyor: _____

Sewage Planning Module: Non-Building Waiver
 Existing System (Visual Insp.)
 Perc Test

Type of Development: Line Change
 Subdivision
 Land Development
 Lot Consolidation

Water Supply: Private Public

Total Acreage: _____ Zoning District: _____

Clean and Green? Yes No

Number of Lots created: _____

* *If yes, Clean & Green Act, Section 137.4
required notice to Washington County Assessor.*

I hereby certify that the information contained on this application and contained in the plans submitted herewith is true and correct and that the plans comply with the Zoning Ordinance and Land Development regulations of Somerset Township.

Signature: _____ Print: _____ Date: _____

For Township Staff Use Only

Approved

Denied

Zoning Officer: _____ Date: _____

Planning and Zoning Coordinator: _____ Date: _____

Engineer: _____ Date: _____

WCSC: _____ WCPC: _____ Date: _____

DEP: _____ PNDI: _____ Date: _____

Comments / Conditions: _____

Policy for Sewage Facilities for Subdivisions and Land Developments

To assure that proper planning for sewage facilities is accomplished in Somerset Township, and to meet requirements of the Pennsylvania Municipalities Planning Code to act within time frames on subdivisions or land developments, the following policy is to be followed related to applications for proposed development:

1. It should be determined if the project (subdivision or land development) proposed has access to a public sewer system or will require the construction of an on lot septic system.
 2. If the proposed development proposes to use on-lot facilities a planning module or exemption will be required to proceed:
 - a. Application should be made with the Washington County Sewage Council (WCSC) at **724-223-0504**.
 - b. Once a system has been approved by the SEO, application should be made to the Township for resolution to approve the Planning Module.
 - c. After the Department of Environmental Resources (DEP) has approved the Planning Module, the applicant can make an application to the Township for the proposed subdivision or land development.
 3. If the proposed development plans to use public sewers:
 - a. The applicant must include a letter from the requester stating sewage authorization and sewage on tap is available for the property from the Sewage Council involved.
-

Checklist for Subdivision and Land Development Applicants:

All the following must be complete or included before the application will be accepted and approved as per Somerset Township Code of Ordinances, Section 138.

- Applicants Surveyor / Engineer prepares the plan and signs/stamps plan
- Eight (8) copies of the plan as prepared by the engineer
- Get **ALL** applicant sections of plan notarized
- Application made to Washington County Planning Commission
- Contact Washington County Sewage Council (WCSC) for plans and planning module
- DEP - P.N.D.I. Environmental Review Receipt
- If public sewage and water, letter of sewage authorization, sewage on tap, water availability for the property.
- Bring Subdivision application to Somerset Township filled out in its entirety, along with **ALL** above-mentioned documents.
- The appropriate fee(s) * ***Cash or check, made payable to Somerset Township***
- Attend Meetings at Somerset Township with your Subdivision Agenda to answer any questions
- If approved, take Subdivision Plan to get recorded with the Washington County Recorder of Deeds
- Bring back one (1) signed copy from Washington County Recorder of Deeds to Somerset Township to complete the Subdivision process.