

## TOWN OF SOMERSET Preliminary Plat Review Checklist

Applicant and Surveyor: \_\_\_\_\_

Property Location/Legal Description/Proposed Name of Subdivision: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact Phone Number Mail or Email Address: \_\_\_\_\_

\_\_\_\_\_

Preliminary Plat requirements apply to all major and minor subdivisions unless, at the time of concept review, the applicant request for exceptions to these requirements was determined by the Town Board to be appropriate. A Preliminary Plat shall be based upon a survey performed by a registered Land Surveyor. It shall correctly on its face, or accompanying documents, contain all information required of **Chapter 34 of the Town of Somerset Code of Ordinances**. Preliminary Plat approval by the Town Board does not imply that an applicant is automatically entitled to Final Plat approval. All design waivers required due to nonconformance with the Town and County ordinances must be clearly identified on the plat. A Final Plat may be denied by the Town of Somerset Town Board on the basis of any item found to be in noncompliance with State, County or Town requirements. Any requirement for a design waiver must be resolved between the Developer, Property Owner and Town Board upon the advice of the Town Attorney and/or Engineer **BEFORE** the Town Plan Commission and/or Town Board meeting at which Final Plat approval is to be considered. In addition to Chapter 34, the Town of Somerset requires the following:

1. Any future utility easement locations
2. Information for the formulation of a draft Developer's Agreement, including the following:
  - a. Proposed Restrictive Covenants, if any
  - b. Proposed Homeowner's Association Bylaws, if any
  - c. Letter of Credit or Performance Bond in 120% of project cost to Town of Somerset
3. Any proposed subdivision signage or address signage
4. Preliminary construction cost estimate
5. Payment of all applicable fees and bills
6. Completion of all of the requirements of Chapter 34 Town of Somerset Code of Ordinance

**Copies of all plans, changes and paperwork submitted to the Town may be mailed or emailed to the Town's Engineer and Attorney for review.**

I, \_\_\_\_\_ certify that all of the above information has been submitted to Town Clerk in order that the Town receives it at least 14 days prior to the Plan Commission Meeting where approval is being sought and that the information provided is a true representation to the best of my knowledge. Submittal deadline is 1<sup>st</sup> Wed of Month @ 3 pm.

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

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

11/11/2021