

TOWNSHIP OF PINE

230 PEARCE MILL ROAD, WEXFORD, PA 15090
PHONE: (724) 625-1591 FAX: (724) 625-1790

GRADING PERMIT APPLICATION

NOTICE: Any permit issued pursuant to the approval of this application may be revoked if the issuance of the permit was based upon any incomplete or inaccurate information, or it violates any Township of Pine Ordinance, Pennsylvania Statute, United State Law, or Court Precedent.

I. APPLICANT INFORMATION

____ Owner ____ Agent ____ Other

Name: _____ Phone: _____
Address: _____ State: _____ Zip Code: _____

II. PROPERTY INFORMATION

Name: _____ Phone: _____
Address: _____ State: _____ Zip Code: _____

III. GENERAL INFORMATION

Location of Property: _____

Describe Property: _____

Property Presently Zoned: _____

Details Of Proposed Grading: _____

Estimated Number Of Acres Involved: _____

Height of Proposed Retaining Wall: _____

Estimated Number Of Cubic Yards To Be Moved: _____

Estimated Cost: _____

Work To Begin: _____ Work To Be Completed: _____

Plans/Approvals Submitted With This Application: _____

The applicant certifies that the above information is complete and true and correct to the best of the applicant's knowledge and belief.

The applicant agrees to comply with the provisions of the Township of Pine's Ordinances, Codes, and Regulations, and all other applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania, and the United States, whether or not specified in this application.

THE APPLICANT AGREES THAT IF A PERMIT IS ISSUED, THE PERMIT MAY BE REVOKED BY ADMINISTRATIVE ACTION OF THE TOWNSHIP OF PINE IF THE COMPLIANCE WITH THE FORGOING PARAGRAPHS IS NOT ABSOLUTE.

Applicant Signature: _____ Date: _____

FEE: 0 - 4.99 Acres: \$200.00

5.0 - or greater Acres: \$300.00

Retaining Walls: See Construction Permit Fee Schedule

ESCROW: CONTACT THE TOWNSHIP OF PINE, 724-625-1591, FOR AMOUNT

ESCROW ACCOUNTS

Effective immediately, and in accordance with §A144-6,F¹ of the Code of the Township of Pine, the Township of Pine shall require that all applicants establish an escrow account with the Township of Pine. This escrow account will be used to reimburse the Township for actual costs incurred to review applications, plans, or for inspections performed by the township's professional consultants.

Initial Escrow amounts shall be established and renewed when the account falls below the limit to renew the initial amount as follows:

Grading, Filling, Excavations, Application Review and Inspection:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
0.00-4.99 acres	\$1,000.00	\$200.00
5.00-9.99 acres	\$1,500.00	\$300.00
10.0 acres and greater	\$2,000.00	\$500.00

NOTE: Escrow account amounts for Grading, Filling and Excavations are applicable to proposed grading, Filling or excavations without further development. For escrow account information for grading, filling, or excavations with further lot development please refer to the subdivision or Planned Residential Development escrow section.

Driveway Road Entry permits, Application Review and Inspection:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$100.00	\$25.00

Road Right-of-Way Permits, Application Review and Inspection:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$1,000.00	\$200.00

Subdivision of Land, Application Review and Inspections:

Two Lot Subdivision or Simple Subdivision:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$500.00	\$200.00

Preliminary and/or Final Subdivision:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
0-60 lots	\$4,000.00 ²	\$1,000.00
61-150 lots	\$6,000.00 ²	\$1,500.00
151 or more	\$8,000.00 ²	\$2,000.00

Planned Residential Developments, Application Review and Inspections:

Preliminary and/or Final Subdivision:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
0-60 lots	\$4,000.00 ³	\$1,000.00
61-150 lots	\$6,000.00 ³	\$1,500.00
151 or more	\$8,000.00 ³	\$2,000.00

¹ A144-6,F Upon initial submission of any application under this section, the township may, in its discretion, require that the applicant shall deposit with the township a monetary amount sufficient to defray the township's estimate of the costs to review of the application/plans by its professional consultants. The township shall deduct from the initial deposit the actual costs incurred by the township, as they accrue. The applicant shall receive an itemization of such deductions by the township. If at any time during the progression of the application, it is determined by the township that the remaining deposit balance available is or will be inadequate to fully cover anticipated remaining review costs, the applicant will be notified that an additional deposit is required and the amount thereof, and such additional deposit shall be promptly required to be posted by the applicant. At the completion of the application/plan review, any moneys remaining on deposit (after all costs incurred by the township are deducted) shall be promptly returned to the applicant.

² Plus 2% of the Township Engineers approved bonding costs once established

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Land Development, Applications Review and Inspections:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
0.00–5.00 acres	\$2,000.00 ⁴	\$500.00
5.00 acres or greater	\$6,000.00 ⁴	\$1,500.00

Variances or Appeals:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
Residential	\$500.00	\$100.00
Other	\$1,000.00	\$200.00

Rezoning:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
	\$5,000.00	\$1,000.00

Curative Amendment:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
	\$5,000.00	\$1,000.00

Logging and/or Timber Harvesting, Application and Inspection:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
	\$5,000.00	\$1,000.00

Demolition Permit Application:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
	\$500.00	\$100.00

Copy Charges:

	<u>Initial Escrow Amount</u>
	\$5.00 ⁵

4 Plus 2% of the Township Engineer's approved bonding costs once established

5 A copy charge escrow account may be required when the quantity or size of the copies requested can not be produced while the requestor is present. The escrow account shall be approximately the cost associated with the requested documents.