

TOWNSHIP OF PINE

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

SUBDIVISION/LAND DEVELOPMENT/ PLANNED RESIDENTIAL DEVELOPMENT APPLICATION

I HEREBY REQUEST TO APPEAR BEFORE THE PLANNING COMMISSION AND BOARD OF SUPERVISORS TO PRESENT PLANS AS DESCRIBED BELOW:

THIS APPLICATION IS FOR THE CONSIDERATION OF A: Preliminary Final Sketch Plan
 Subdivision Land Development Planned Residential Development

I. DEVELOPER INFORMATION

Name: _____ Phone: _____
Address: _____ Fax: _____
City: _____ State: _____ Zip Code: _____
Email: _____

II. DEVELOPMENT INFORMATION

Name: _____
Location: _____
District: _____ Proposed Use: _____
Changes Or Exceptions: _____
Describe: _____
Sewage Disposal: _____
Water Supply: _____
Description of Project: _____

III. PRIMARY ENGINEER INFORMATION

Name: _____ Phone: _____ Fax #: _____
Address: _____
City: _____ State: _____ Zip Code: _____

I HEREBY CERTIFY THAT ALL INFORMATION PROVIDED ON THIS FORM AND IN THE ATTACHED SUBMITTAL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature: _____ Date: _____

I request to appear on: _____ Initial Fee*: _____ Escrow*: _____

*** REVIEW COSTS ARE APPLICABLE TO ALL APPLICATIONS AND ARE IN ADDITION TO THE APPLICATION FEES**

APPLICATIONS MUST BE COMPLETED AND RETURNED, ACCOMPANIED BY THE INITIAL FEES AND THE APPROPRIATE NUMBER OF COPIES OF THE PLANS AND REQUIRED SUBMITTAL ITEMS, 24 DAYS PRIOR TO THE SCHEDULED PLANNING COMMISSION MEETING TO BE CONSIDERED AN AGENDA ITEM.

PLAN AND SUBMISSION REQUIREMENTS ARE OUTLINED IN THE TOWNSHIP OF PINE SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, WHICH ARE AVAILABLE AT THE TOWNSHIP OFFICE.

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.