

**CITY OF CONNELLSVILLE
PERMIT APPLICATION**



Parcel Id _____

Application No _____

Zoning _____

Permit No _____

Date _____

☐ **Zoning**

☐ **Site**

☐ **Stormwater**

☐ **Floodplain**

☐ **Sign**

All ordinances available at connellsville.us

PHYSICAL SITE:

Street Address: _____

Between Street _____ and Street _____

Total Acreage _____ Parcel Id _____

OWNER:

Name _____ Phone No _____

Address _____

OCCUPANT/APPLICANT:

Name _____ Phone No _____

Must have Owner's permission in writing to be considered as a complete application

NOTICE TO TAXPAYERS

Under the provisions of the City of Connellsville Ordinance No. 1522, you may be entitled to a property tax exemption on your contemplated alteration or new construction. An application for exemption may be secured from the City Clerk and must be filed with the City at the time of a building or alteration permit is secured.

CONTRACTOR: must have for STORMWATER starting at 1000 sq feet and ANY FLOODPLAIN

Business Name _____ Phone No _____

Address _____

Business Owner's Name _____

PA Registration No _____ Conn Registration No _____

ARCHITECT/ENGINEER: must have for STORMWATER starting at 1000 sq feet and ANY FLOODPLAIN

Business Name _____ Phone No _____

Address _____

Business Owner's Name _____

PA Registration No _____ Conn Registration No _____

FAIR MARKET VALUE OF PROJECT \$ _____

ATTESTMENT:

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THE I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS THE OWNER'S AUTHORIZED AGENT. YOU AGREE TO CONFORM TO ALL APPLICABLE ORDINANCES OF THE CITY OF CONNELLSVILLE, TO ALL APPLICABLE STATE AND FEDERAL LAWS. I CERTIFY THAT ALL INFORMATION HAS BEEN INCLUDED AND ACCURATE; AND THAT A FAILURE TO PROVIDE INFORMATION, OR PROVIDING MISLEADING INFORMATION, ARE GROUNDS FOR THE PERMIT TO BE DENIED OR WITHDRAWN AND THE PROPERTY RETURNED TO ITS ORIGINAL CONDITION. I ALSO AGREE TO ALL STIPULATIONS SET FORTH WITH THIS PERMIT APPLICATION AND ON THE PERMIT APPROVAL LETTER.

Signature of Applicant

Name of Applicant

TYPE OF IMPROVEMENT:

Brief description: _____

OTHER PERMITS REQUIRED: Must be included with this form

- ☐ SEWAGE - Connellsville Municipal Authority
- ☐ NPDES - Pennsylvania Department of Environmental Protection (1 acre or greater)
- ☐ HOP - Pennsylvania Department of Transportation

ZONING: ALL new structures, changes in foot print, Changes in USE and lot development

Detailed description of ALL proposed USE(s) _____

What was the Previous Use _____

Will there be any Structural Changes _____

Variances Required _____

SITE: ALL structures starting at 100 sq feet. Must conform to UCC

- ☐ Zoning must be completed
- ☐ Structural Plans must be submitted
- ☐ Site Plan showing all current and proposed development, including any soil impact. 1-100 scale plans on all projects over \$2000 retail value

Utilities to be connected: ☐ Water ☐ Power ☐ Gas ☐ Sewage

STORMWATER: Changes in permeable surfaces starting at 1000 sq feet.

- ☐ Use of predesigned Rock Sump (available up to 4999 sq feet. Plans attached to this packet)
- ☐ Engineer designed - plans/study included
- ☐ "O & M Agreement" executed and included (Form attached to this packet)

FLOODPLAIN: ANY and ALL DEVELOPMENT

- ☐ Will any portion of development touch the Floodway
- ☐ Elevation Certificate enclosed
- ☐ Architect/Engineer certification of all floodplain issues (details attached to this packet)
- ☐ Architect/Engineer certification of increase in floodplain (details attached to this packet)
- ☐ Flood related Cost(s) \$ _____

SIGN: ALL commercial signs, including nonprofits, and ALL sign(s) with a structural component

- ☐ Zoning must be completed
- ☐ Site must be completed
- ☐ Illustrated drawing of sign(s) placement
- ☐ Detailed schematic of sign(s)

Note:

Applications must be submitted in full, ten (10) days prior to the Planning Commission meeting held on the first Tuesday of the Month at 6:00 PM in Connellsville's Council Chambers.

SITE PLAN: For projects less than \$2000. All others must attach drawings as set forth above.

This image shows a full page of blank graph paper. The grid consists of small, equal-sized squares formed by thin black lines. There are 20 columns and 20 rows of squares, creating a total of 400 square units. The paper is otherwise completely empty, with no margins, text, or other markings.

STIPULATIONS:

1. In accordance with Act 98, ALL back taxes must be paid and any other Code violations must be addressed prior to any permit being issued.
2. This permit is granted on the express condition that the construction shall, in all respects, conform to ALL the ordinances of the City of Connellsville and may be revoked at any time for violation of any provision of these ordinances.
3. This permit is only for the items submitted with this application. No other work is authorized. Any other structures or any changes in the plans will need a separate permit and review.
4. ALL construction MUST conform to the Uniform Construction Code.
5. The applicant is to verify the accuracy of the property lines and must build within those lines.
6. No structure can be built over existing utility rights-of-way. PA One Call must be contacted prior to the commencement of any digging.
7. Stormwater must not be discharged into the Sanitary Sewer System, in a manner as to create a Public Nuisance and be in compliance of the City's Stormwater Ordinance.
8. Any revocation of permit shall cause the all operations to desist and the property reverted to its original condition.

Application Procedures and Requirements

A. If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for Permits shall provide all the necessary information in sufficient detail and clarity to enable the Floodplain Administrator to determine that:

1. all such proposals are consistent with the need to minimize flood damage and conform with the requirements of this and all other applicable codes and ordinances;
2. all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage;
3. adequate drainage is provided so as to reduce exposure to flood hazards;
4. structures will be anchored to prevent floatation, collapse, or lateral movement;
5. building materials are flood-resistant;
6. appropriate practices that minimize flood damage have been used; and
7. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities have been designed and located to prevent water entry or accumulation.

B. Applicants shall file the following minimum information plus any other pertinent information as may be required by the Floodplain Administrator to make the above determination:

1. A completed Permit Application Form.
2. A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to one hundred (100) feet or less, showing the following:
 - a. north arrow, scale, and date;
 - b. topographic contour lines, if available;

- c. the location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and development;
 - d. the location of all existing streets, drives, and other access ways; and
 - e. The location of any existing bodies of water or watercourses, identified floodplain areas, and, if available, information pertaining to the floodway, and the flow of water including direction and velocities.
- 3. Plans of all proposed buildings, structures and other improvements, drawn at suitable scale showing the following:
 - a. the proposed lowest floor elevation of any proposed building based upon North American Vertical Datum of 1988;
 - b. the elevation of the base flood;
 - c. supplemental information as may be necessary under 34 PA Code, the 2009 IBC or the 2009 IRC, or the latest revision thereof as adopted by the Commonwealth of Pennsylvania.
- 4. The following data and documentation:
 - a. Detailed information concerning any proposed floodproofing measures and corresponding elevations.
 - b. .If available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood.
 - c. Documentation, certified by a registered professional engineer or architect, to show that the effect of any proposed development within a Floodway Area (See section 4.02 A) will not increase the base flood elevation at any point.
 - d. documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an AE Area/District without floodway (See Section 4.02 B) when combined with all other existing and anticipated development, will not increase the base flood elevation more than one (1) foot at any point within the community.
 - e. A document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base flood.

Such a statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.

f. detailed information needed to determine compliance with Section 5.03 F., Storage, and Section 5.04, Development Which May Endanger Human Life, including:

i. The amount, location and purpose of any materials or substances referred to in Sections 5.03 F. and 5.04 which are intended to be used, produced, stored or otherwise maintained on site.

ii. A description of the safeguards incorporated into the design of the proposed structure to prevent leaks or spills of the dangerous materials or substances listed in Section 5.04 during a base flood.

g. The appropriate component of the Department of Environmental Protection's "Planning Module for Land Development."

h. Where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection, to implement and maintain erosion and sedimentation control.

APPENDIX A

**OPERATION AND MAINTENANCE (O&M) AGREEMENT
STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (SWM BMP'S)**

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, by and between

(hereinafter the "Landowner") and the City of Connellsville, Fayette County, Pennsylvania, (hereinafter "Municipality");

WITNESSETH

WHEREAS, The Landowner is the owner of certain real property as recorded by deed in the land records of _____ County, Pennsylvania, Deed Book _____ at page _____ (hereinafter "Property")

WHEREAS, The Landowner is proceeding to build and develop the property; and

WHEREAS, the SWM BMP Operation and Maintenance (O&M) Plan approved by the Municipality (hereinafter referred to as the "O&M Plan") for the property identified herein, which is attached hereto as appendix A and made part hereof, as approved by the Municipality, provides for management of stormwater within the confines of the property through the use of BMP's; and

WHEREAS, the Municipality, and the Landowner, his successors and assigns, agree that the health, safety and welfare of the residents of the Municipality and the protection and maintenance of the water quality require that on-site SWM BMP's be constructed and maintained on the Property; and

WHEREAS, the Municipality requires, through the implementation of the SWM Site Plan, that SWM BMP's as required by said SWM Site Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, successors, and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner shall construct the BMP's in accordance with the plans and specifications identified in the SWM Site Plan.
2. The Landowner shall operate and maintain the BMP's as shown on the SWM Plan in good working order in accordance with the specific operation and maintenance requirements noted on the approved O&M Plan.
3. The Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper credentials, to inspect the BMP's whenever necessary. Whenever possible, the Municipality shall notify the Landowner prior to entering the property.
4. In the event the Landowner fails to operate and maintain the BMP's per paragraph 2, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMP's. It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality.
5. In the event the Municipality, pursuant to this Agreement, preforms work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Municipality. Landowner acknowledges and agrees that failure to pay in a timely manner, any such invoice from the Municipality shall give the Municipality the right to place a lien against the Property in the amount of any unpaid balance.

6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMP's by the Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release the Municipality from all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against said employees and representatives from the construction, presence existence or maintenance of the BMP's by the Landowner or Municipality.
8. The Municipality intends to inspect the BMP's at a minimum of once every three years to ensure their continued functioning.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Fayette County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs, and any other successors interests, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

(SEAL)

For the Municipality

For the Landowner:

Attest:

_____ (City, Borough, Township)

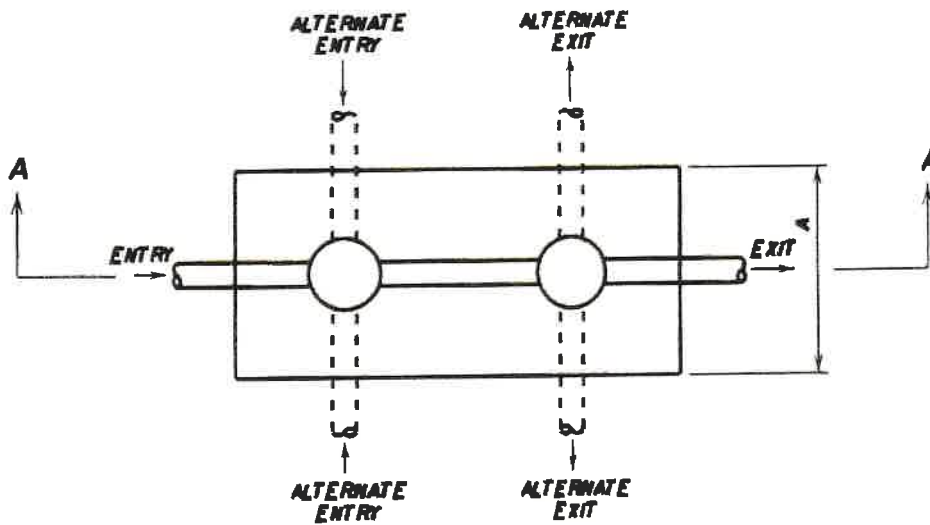
County of _____ Pennsylvania

I, _____, a Notary Public in and for the county and state aforesaid, whose commission expires on the _____ day of _____, 20____, do hereby certify that _____ whose name(s) is/are signed to the foregoing Agreement bearing date of the _____ day of _____, 20____, has acknowledged the same before me in my said county and state.

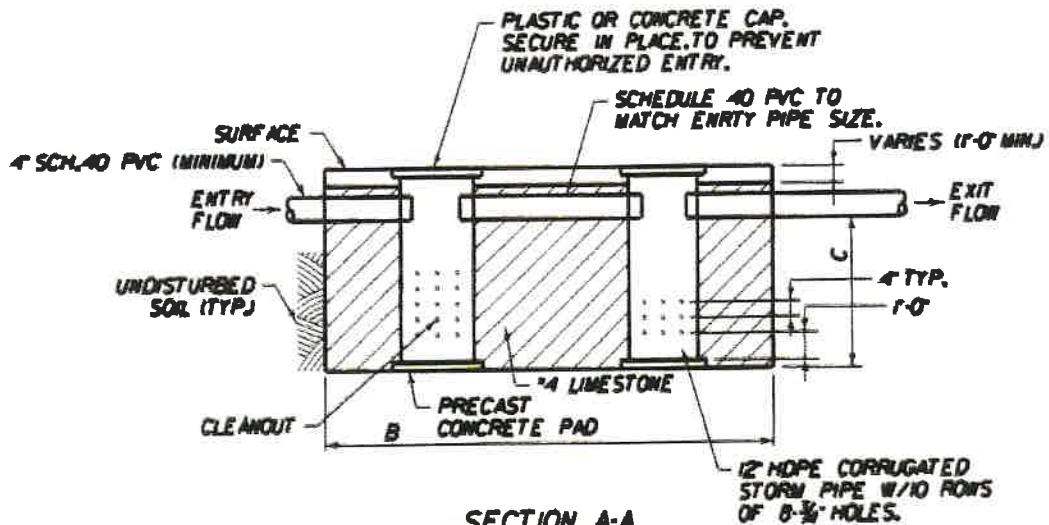
GIVEN UNDER MY HAND THIS _____ day of _____ 20____.

NOTARY PUBLIC

(SEAL)



**PLAN
ROCK SUMP**



**SECTION A-A
ROCK SUMP**

	A	B	C	
1000 SF	5'	4'	5'	100 CFT (ONE CLEANOUT)
2000 SF	5'	8'	5'	200 CFT (ONE CLEANOUT)
3000 SF	5'	12'	5'	300 CFT (TWO CLEANOUTS)
4000 SF	5'	16'	5'	400 CFT (TWO CLEANOUTS)
5000 SF	5'	20'	5'	500 CFT (TWO CLEANOUTS)

NOTE:

1. INSPECT & REMOVE DEBRIS FROM CLEANOUT AREAS AS NEEDED.
2. LOCATE ROCK SUMP AWAY FROM DRIVING AND WALKING AREAS, LOCATE AWAY FROM SEPTIC TANKS, DISTRIBUTION FIELDS, WELLS, AND ANY OTHER AREAS WHERE SUBSURFACE WATER COULD CREATE DAMAGE.
3. SECURE CLEANOUT CAPS TO PREVENT UNAUTHORIZED ENTRY OR REMOVAL.

REVISED MARCH 21, 2012

**APPENDIX 'C'
ROCK SUMP**

**IMPERVIOUS AREAS FROM
1000 SF TO 5000 SF**

NOVEMBER 2011

OFFICIAL USE ONLY

Fee Paid \$ _____

Person receiving Check _____

Check No _____

Date Paid _____

PLANNING COMMISSION:

NOW, this day _____ of 20____. The above application was presented to the Planning Commission for consideration. After review of the Application and accompanying plans, the Planning Commission of the City of Connellsville hereby **APPROVES** _____ **DENIES** _____ the Application.

Chairman

Secretary

DIRECTOR OF HEALTH AND PUBLIC SAFETY:

NOW, this day _____ of 20____. The above Sign Application was presented for consideration. After review of the Application and accompanying plans, the Director of Health and Public Safety of the City of Connellsville hereby **APPROVES** _____ **DENIES** _____ the Application.

Director of Health and Public Safety