

EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, Pennsylvania 18944
 Phone: 215-257-9156 • Email: Staff@EastRockhillTownship.org • Website: EastRockhillTownship.org



ZONING PERMIT APPLICATION

SITE & CONTACT INFORMATION:

SITE ADDRESS Street and City: _____			
PRESENT USE: <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential			
Type of Sewage Disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private (septic tank, etc.) BCDH Permit # _____			
Type of Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Private (septic tank, etc.) BCDH Permit # _____			
Building Dimensions:			
Number of Stories			
Total square feet of existing floor area, all floors and buildings, based on exterior dimensions			s/f
Total land area, in s/f			s/f
Number of Bedrooms		Finished Basement <input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of Off-Street Parking Spaces			
Is any part of your property in a floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Are there any easements on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: _____			
Property Owner	Name		
	Address		
	Phone	Email	
Applicant	Name		
	Address		
	Phone	Email	

To not delay review of the application, the Township can email any correspondence regarding this application including rejection letters and requests for more information to **Property Owner** **Applicant** email address.

PROPOSED CONSTRUCTION OR USE Application is hereby made for:

- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Alteration to an Existing Structure |
| <input type="checkbox"/> Addition/Attached Garage | <input type="checkbox"/> Hot Tub / Swimming Pool |
| <input type="checkbox"/> Detached Accessory Building | <input type="checkbox"/> Wall over 32" |
| <input type="checkbox"/> Basement or Attic Renovation | <input type="checkbox"/> Walkway / Driveway Extension |
| <input type="checkbox"/> Change Use | <input type="checkbox"/> Alternative Energy |
| <input type="checkbox"/> Deck / Patio | <input type="checkbox"/> Other: |

Use of Proposed Construction:			
Proposed Construction Details:			
Height		Cost	\$
Dimensions	X	Number of Bedrooms Added	
Total	s/f	Number of Off-Street Parking Spaces Added	

Will there be more than 1,000 square feet of Earth Disturbance?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Setbacks From Property Line:			
Front (from Ultimate Right-of-Way)		Ft.	
Side		Ft.	
Side		Ft.	
Rear		Ft.	

ADVISORY TO APPLICANT:

Applicant is advised that upon review of a completed application, it may be determined that additional approvals are required prior to final issuance of a Zoning Permit. Those additional approvals may include but are not necessarily limited to:

PennDOT Applications that affect the use of a property that take access from a road under PennDOT jurisdiction may require a PennDOT permit.

PaUCC If the proposal includes construction regulated by the PA Uniform Construction Code, a Building Permit Application is required.

BCCD If the proposed work area involves disturbance of more than 5000 square feet of soil then approval from the Bucks County Conservation District is required. www.buckscdd.org/index.htm

Stormwater If the proposal involves the construction of cumulative area of 1,000 square feet or more of impervious surfaces since the year 2002, a stormwater management plan or review may be required. Impervious surfaces include but are not necessarily limited to: driveway (both asphalt and crushed stone), buildings, some decks, patios, walkways, etc.

Wastewater Certain projects may necessitate the review and approval of the Bucks County Health Department or public water / sewer provider.

Driveway Permit If the proposal involves work within a township right-of-way a Road Opening Permit may be required.

Land Development Certain uses may require the submission of a Land Development Application to the Planning Commission and Board of Supervisors.

Other Certain uses may require submission to the Planning Commission, Zoning Hearing Board or other Boards, Commissions or Agencies.

DEFINITIONS:

Alteration – as applied to a building or structure, a change or re-arrangement in the structural parts or an enlargement or diminution.

Building Height – The vertical distance from the average elevation of the finished grade at the front two corners of the building to the top of the highest roof beams on a flat or shed roof, to the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs.

Easement – A grant of the use of a parcel of land for the use by the public, a corporation or a person for a specified purpose.

Impervious Surface – Impervious surfaces are those surfaces which do not absorb rain. All buildings, parking areas, driveways, roads, sidewalks and any areas in concrete asphalt and packed stone shall be considered impervious surfaces within this definition. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition will also be classified as impervious surfaces.

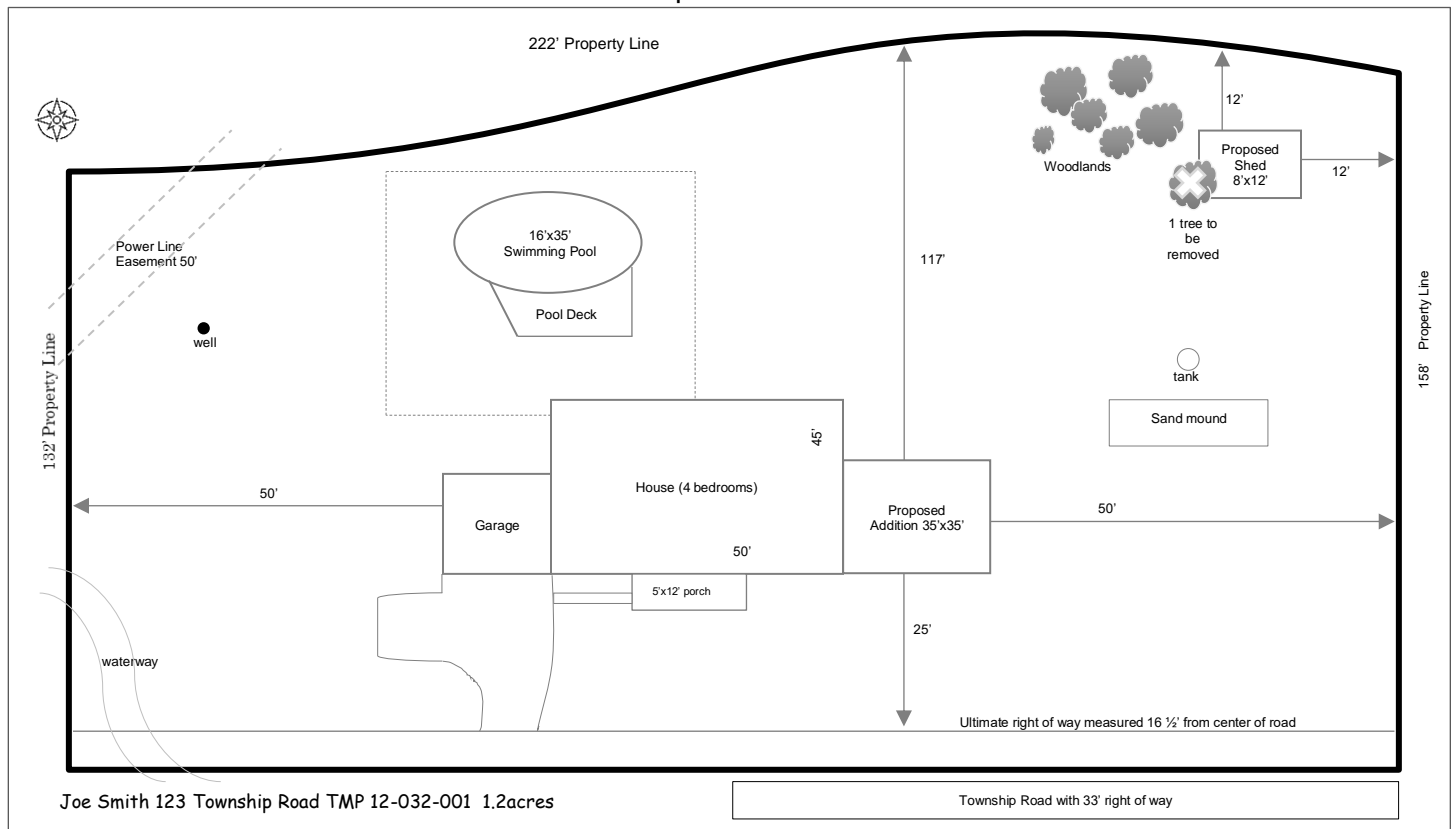
Impervious Surface Ratio – The impervious surface ratio is measured by dividing the total area of all impervious surfaces within the site by the net buildable site area.

Lot line – any boundary line of a lot.

SITE or PLOT PLAN:

A plot plan is an accurate drawn to scale rendering of your property that shows the size and configuration of your property, location of all existing and proposed structures (buildings, walls, driveways, fences, etc.) and all bodies of water, easements and woods. There may be occasions when it is required to have the plan prepared by a surveyor or professional engineer.

Sample Plot Plan



Plot Plan Requirements:

1. Name of the property owner, site address, tax parcel number and lot size.
2. Location and dimensions of all parking and driveway areas.
3. Location and name of all adjacent streets.
4. Any and all bodies of water.
5. Any easements or floodplain that cross the property or other pertinent legal information with distance bearing information.
6. Existing woods and proposed extent of clearing.
7. Property lines and dimensions.
8. Labeled existing and proposed structures with dimensions to property lines and street (note where the measurement was taken from).
9. Driveway location, width and access point.
10. Parking spaces.
11. Existing and proposed utility locations including but not limited to water lines, sewer laterals, gas lines, electrical lines, septic fields, wells, etc.
12. Sump pump, roof drain line locations, line sizes and discharge points.

BUILDING PERMIT APPLICATION

1. PROPERTY INFORMATION

Street Address	Town	Zip Code
Subdivision	Lot Number	Parcel Type <input type="checkbox"/> Residential (R) <input type="checkbox"/> Industrial (I) <input type="checkbox"/> Commercial (C) <input type="checkbox"/> Other (O)

2. OWNER INFORMATION

First Name	Last Name or Business Name	Phone
Street Address	City	State Zip

3. CONTRACTORS INFORMATION

	NAME	STREET ADDRESS	CITY, STATE	PHONE NO.	EMAIL
Architect / Engineer					
General Contractor					
Concrete					
Carpentry					
Electrical					
Plumbing					
Mechanical					
Roofing					
Masonry					
Drywall or Lathing					
Sprinkler					
Paving					

4. BUILDING INFORMATION Complete all applicable information

IMPROVEMENT TYPE					
<input type="checkbox"/> New Dwelling <input type="checkbox"/> Addition / Attached Garage <input type="checkbox"/> Alteration <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Shed (over 200 sf) <input type="checkbox"/> Detached Garage/Pole Barn	<input type="checkbox"/> Swimming Pool <input type="checkbox"/> Hot Tub <input type="checkbox"/> Relocation <input type="checkbox"/> Foundation Only <input type="checkbox"/> Deck / Patio <input type="checkbox"/> Alternative Energy	<input type="checkbox"/> Wireless Communication Facility <input type="checkbox"/> Other:			
Structural FRAME			Exterior WALLS		
<input type="checkbox"/> Reinforced Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other, Identify:	<input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other, Identify:				
<input type="checkbox"/> Masonry <input type="checkbox"/> Wood	<input type="checkbox"/> Masonry <input type="checkbox"/> Wood				
Are any structural assemblies fabricated off-site? <input type="checkbox"/> Yes <input type="checkbox"/> No					
Total Square Feet of Floor Area, all floors– Existing:				sf.	
Total Square Feet of Floor Area, all floors– Proposed:				sf.	
Total Square Feet of Ground Coverage of Proposed Building:					
Total Measure of Exterior Dimensions:					
Stories (No.)	Bedrooms (No.)	Enclosed Off-Street Parking (No.)			
Height Above-Grade (feet)	Full Baths (No.)	Outdoor Off-Street Parking (No.)			
Proposed Residential Units (No.)	Partial Baths (No.)	Parking Area (sq. feet)			
Existing Residential Units (No.)	Living Area (sq. feet)	Elevators/Escalator (No.)			
Garage, detached (No.)	Basement Area (sq. feet)	Fireplaces (type & No.)			
Garage, attached (No.)	Windows (No.)				
Estimated Start Date	Estimated Finish Date	Building Est. Value	\$		

ELECTRIC Contact Electrical Underwriting Agency Code Inspections 215-672-9400 or contact@codeinspections.net

Type of Work (check one): <input type="checkbox"/> Installing New Equipment <input type="checkbox"/> Altering Existing System <input type="checkbox"/> Both	Wire Type: _____ Size: _____ Circuit Load: _____	# of Hardwired Motors: Electrical Devices: _____ # of HP or KW: _____	Electrical Service: _____ Amps Check one: <input type="checkbox"/> New <input type="checkbox"/> Upgrade
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Pool Bonding: Yes No

Switching Outlets	Bonding, Pool/Vault	Size & KW	Qty
Lighting Outlets	Service/Feeders	Motors	
Receptacle Outlets	HVAC Equipment	Generators	
Range/Oven	Switching Devices	Compressors	
Dryer, Electric	Transformers	Solar Panels	
Water Heater, Electric	Alarm Devices	If altering existing system, explain:	
Heat Detectors	Annunciator Panel		
Smoke Detectors	Other:		

PLUMBING

Type of Work (Check one): <input type="checkbox"/> Installing New Equipment <input type="checkbox"/> Altering Existing System <input type="checkbox"/> Both	Water Meter size _____ inches Water Service size _____ inches	Will there be Underslab Plumbing? <input type="checkbox"/> Yes <input type="checkbox"/> No
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Tubs/Shower Stalls	Drinking Fountains	Back Flow Preventers	
Lavatories	Floor Drains	Water Pumps	
Toilets	Water Heaters	Sewers	
Urinals	Water Softeners	Gas Piping	
Sinks	Sewage Ejectors	Swimming Pools	
Laundry Tubs	Sump Pumps	Standpipes	
Dishwashers	Grease Traps	Fire Sprinklers	
Garbage Disposals	Bidets	Lawn Sprinklers	
Hose Bibs	Other:		

If altering existing system, explain:

Submit a vertical schematic of drain, waste and vent lines through floor levels including pipe sizes, traps, cleanouts, vent terminals, support anchors, etc. All plumbing systems shall be tested with water or air.

MECHANICAL

Type of Work (Check one): <input type="checkbox"/> Installing New Equipment <input type="checkbox"/> Altering Existing System <input type="checkbox"/> Both	Type of Fuel (Check one): <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Electrical <input type="checkbox"/> Propane <input type="checkbox"/> Other _____
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Heater Name:	Number of Heaters:
Model Number:	BTUs:
A/C Name:	Number of A/C Units:
Model Number:	BTUs:

Forced Air Furnace	Incinerator	Air Handling Unit	
Unit Heater	Boiler	Heat Pump	
Gas/Oil Conversion	Coil Unit	Air Cleaner	
Space Heater	Window A/C unit	Kitchen Exhaust Hood	
Gravity Furnace	Split System A/C	Hazardous Exhaust System	
Solid Fuel Appliance	A/C Compressor	Other:	

If altering existing system, explain:

Check the lines below indicating that the following has been submitted:

- Detailed drawn to scale plot plan
- Two (2) complete sets of construction drawings
- Two (2) sets of specifications
- Non-Refundable Zoning Fee

By signing the application, authorization is granted to any municipal representatives of East Rockhill Township to access the above property as stated within this application at any time, without administrative warrant, to inspect and verify that any proposed use and/or structure contained within this application and/or that exists on the above property complies with all East Rockhill Township Ordinances.

Print Name of Applicant: _____ Print Name of Owner: _____
 Applicant Signature: _____ Owner Signature: _____
 Date: _____ Date: _____

The application together with the signed site plan and construction documents is made a part of this application. Furthermore, it is clearly understood and agreed to by the applicant and property owner that the Township office is not responsible for any property dimensions shown on the site plan and establishment of property lines is the sole responsibility of the property owner and applicant. The applicant and property owner also agree they are responsible for the replacement to Township standards of any Township road or infrastructure which is damaged during the building of the permitted structure and understands that the information provided on this application by the applicant(s) and property owner(s) is true and correct to the best of their knowledge or belief, and all information contained in this application becomes part of the public record. The applicant warrants the truthfulness of the information in the application, and that if any of the information provided is incorrect, the permit may be revoked. Furthermore, the application and permit can provide that if the permit is issued wrongfully, whether based on misinformation or an improper application of the code, the permit and certificate of occupancy may be revoked.

TO BE COMPLETED BY TOWNSHIP STAFF

Permit Submission Checklist

- Zoning Fee Yes No \$ _____ by _____
- Detailed Plot Plan Yes No
- 2 copies of manufacturer's specifications/building plans Yes No
- Application signed by owner Yes No
- Contractor Certificate of Insurance Yes No Expires _____

TMP# 12- _____ **-** _____ **Zoning District** _____

Building Review:

Total Square Feet: _____ sf UCC Use Group: _____ UCC Construction Type: _____

Residential Non-Residential Approved Denied _____

Building Code Official Approval: _____

Signature

Date

Fees						TOTAL
Building	\$	Plumbing	\$	Sewer	\$	\$
UCC	\$ 6.00	Mechanical	\$	Fireplace	\$	
Electric	\$	U&O	\$		\$	