

Building Permit Requirements- New Construction

Prior to the issuance of a building permit or commencement of construction for any individual lot or parcel, the applicant shall submit to the Zoning Officer for review and approval, three (3) copies of a final grading plan drawn at a scale of 1"=20'.

The grading plan shall be sealed by a Professional Engineer or Land Surveyor responsible for the preparation of the plan.

- I. The plan shall contain the following information:
 1. Lot lines with bearings and distances, lot area, locations of all existing and proposed lot corner monuments, and tax parcel identification number for the subject property.
 2. Existing and proposed contour elevations at intervals of two (2) feet, including the subject lot, adjoining street(s) and fifty (50) feet beyond the subject property. If the average slope of the property is less than three (3%) percent, contour elevations at intervals of 1 foot shall be provided.
 3. Spot elevations for the first floor level of any structure, primary on-lot sewage disposal system (where applicable), finished road elevations at point of entry, and any other area as deemed necessary by the Township Engineer.
 4. North reference, building restriction lines, easements and rights-of-way within or adjacent to the subject property.
 5. Location, size and elevations of all existing or proposed storm drainage and or drainage structures within or adjacent to the subject property.
 6. All adjoining property owners and names of adjoining street(s).
 7. Locations of all percolation test holes and soil probes and the locations and dimensions of primary and secondary on-lot sewage disposal systems, where applicable.
 8. The exact location and dimensions of any proposed structure, appurtenant structure, road or driveway, with tie-in dimensions to property line.
 9. Individual lot soil erosion and sedimentation controls in accordance with the current conservation district standards.
 10. All covenants and conditions from the plan of record, if the subject property is part of an approved and recorded subdivision plan.

II. Driveways or access roads

Driveway and Access Roads shall intersect streets at right angles, where practicable, and in no case less than seventy-five (75) degrees

1. Widths of private access roads or driveways as measured within the public right-of-way shall be in accordance with the following standards:
 - a. All access roads or driveways intended for one-way use shall have a minimum width of twelve (12) feet.
 - b. Two-way access roads and driveways for multi-family residential and all non-residential uses shall have a minimum width of twenty-four (24) feet and a maximum width of thirty (30) feet.

2. To provide safe and convenient ingress and egress, access road and driveway entrances shall be at the curb line.
 - a. Single family residential driveway entrances shall be rounded at a minimum radius of five (5) feet
 - b. Access road grades and driveway grades shall not exceed twelve (12%) percent between the future street right-of-way line and any other point within the confines of the lot area being served. However, the initial twenty (20) feet from the edge of the street cartway shall not exceed six (6%) percent.
 - c. The centerline of an access road or driveway, at the point of access to a Township street, shall not be located closer to the centerline of a street intersection than the following distances, unless the lot is entirely within the prescribed distances (in which case the driveway shall be separated from the intersection by the greatest distance possible).
 1. For a single family dwellings:
 - a. One hundred fifty (150) feet if intersecting street is an arterial street.
 - b. One hundred (100) feet if either street is a collector street.
 - c. Seventy-five (75) feet if both streets are local streets.
 - d. No driveway shall intersect any street at the end of a dead end street.

III. Sidewalks and Curbs

1. Sidewalks shall be located within the street right-of-way, no closer than one (1) foot from the right-of-way line, and shall be a minimum of four (4-1/2) feet wide, except along collector and arterial streets, and adjacent to shopping centers, schools, recreation areas, and other community facilities, where they shall be a minimum of five (5) feet wide.
2. Curbing where required shall be plain cement concrete.
 - a. The curbing shall conform to the Township accepted Standards.
3. No other curbing shall be allowed.