

township of

Phone: 215-348-9915 • Fax: 215-348-8729
 Website: www.doylestownpa.org



doylestown

425 Wells Road • Doylestown, PA 18901

ZONING PERMIT APPLICATION

Street Address		Apt. or Tenant Address		City and State		Zip	
Subdivision		Lot Number		Parcel Number		Zoning District	
						Construction Est. Value \$ **Required	

Property Owner: _____
Address: _____
Home Phone: _____ **Cell Phone:** _____ **E-mail:** _____

Tenant: _____
Address: _____
Home Phone: _____ **Cell Phone:** _____ **E-mail:** _____

Contractor: _____ **State Contractor Lic. No.:** _____
Address: _____
Office Phone: _____ **Cell Phone:** _____ **E-mail:** _____

Please note: 1. All Contractors to supply workers comp/liability insurance certificate naming Doylestown Township.
 2. Check the Township website to follow permit application guidelines.

TYPE OF ZONING PERMIT (Please check one:)		
<input type="checkbox"/> Accessory Bldg (Under 1000 sq. ft)	<input type="checkbox"/> Burn/Bonfire	<input type="checkbox"/> Shed/Gazebo under 144 sq ft.
Sign: <input type="checkbox"/> Permanent OR <input type="checkbox"/> Temporary	<input type="checkbox"/> Const. Trailer/Temp. Storage Cont.	<input type="checkbox"/> Temporary, New, or Change of Use
<input type="checkbox"/> Accessory /Photovoltaic Structure	<input type="checkbox"/> Fence or wall	<input type="checkbox"/> Tree Removal (10 or more)
<input type="checkbox"/> Blasting	<input type="checkbox"/> Patio Only	<input type="checkbox"/> Other:

DESCRIPTION OF EXISTING USE	CIRCLE WHICH APPLY
<input type="checkbox"/> Residential Use –Describe:	Public Water or Well
<input type="checkbox"/> Commercial Use –Describe:	Public Sewer or Septic
<input type="checkbox"/> Industrial Use –Describe:	Natural Gas or Propane
<input type="checkbox"/> Other Use –Describe:	

DESCRIPTION OF PROPOSED CONSTRUCTION OR USE (IF APPLICATION IS FOR TEMPORARY SIGNS, PLEASE INCLUDE REQUESTED START AND END DATES)

PLEASE NOTE: The property owner(s) must sign this application to verify the contractor or tenant has permission from the property owner(s) to do all construction work authorized by the issuance of this permit. Two copies of a site plan with two copies of the appropriate construction documents must accompany this application.

By signing this application, authorization is granted to any municipal representatives of Doylestown Township to access the above property as stated within this application and attached sub-trade permit application at any time, without an 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 Doylestown Township zoning and building code ordinances.

The application together with the signed site plan and construction documents is made a part of this application by the undersigned. 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. By signing this application, the applicant certifies that all the information is correct and that the property owner has authorized work and inspection of that work.

Date: _____ Signature of Applicant(s) _____

Print Applicant(s) Name(s) _____

Date: _____ Signature of Property Owner(s) _____ (Required)

Print Property Owner(s) Name(s) _____ (Required)

APPLICATION GUIDELINES

- Application forms are also available from the Township Website: www.doylestownpa.org
 - A PDF disc of the site plan and of the As-Built are also required.
1. All Zoning permit applications must be accompanied by two copies of a site plan drawn to an acceptable scale (an acceptable scale is 1" to 20' or bigger) indicating the exact location and size of the proposed structure. The site plan must show setback lines to all property lines, any easements on the property, locations of existing water and sewer lines, wells, utility lines, right-of-ways and any other existing structures and their dimensions on the property as may be required by the Township. A PDF disc of the site plan and As-Built is also required.
 2. Two sets of construction documents, if applicable, must also accompany the site plan and Zoning permit application.
 3. In addition, a building, plumbing, mechanical, electrical, commercial certificate of compliance and/or road occupancy permit application may be required as appropriate, and are to be submitted at the same time. Incomplete applications will not be accepted.
 4. Copies of any outside agency approvals required for the use.
 5. A completed Impervious Surface Worksheet, if appropriate, (for sheds, patios, etc.) For increases in impervious coverage between 1001 and 5000 sq. ft. follow Township Code Ch. 148 Appendix I and include the details of stormwater mitigation with your application.

FENCES: Show type and height of fence on application. Indicate if fence is to be pool-barrier compliant.

SIGNS: Illuminated signs with a new electrical feed require 2 copies of an electrical plan, reviewed and approved by a PA Labor & Industry certified 3rd party agency (agency list available from the PA Labor & Industry website on their Building Codes Home Page, or the Township website), attached to an Electrical Permit Application. Two copies of a plan showing the dimensions, wording, and location of the sign are required. At least one roadside or building sign to show the street address. All illumination to be shielded down-lighting.

WORK SHEET FOR A SITE PLAN

SITE INFORMATION

Water Service: Public Private

Sewer Service: Public Private

Property Address:

SITE PLAN

A large grid area for drawing the site plan, consisting of approximately 30 columns and 40 rows of small squares.

Include Two (2) Copies of this Site Plan with your application

SCALE = 1 inch _____ FEET

IMPERVIOUS COVERAGE

THIS CALCULATION IS REQUIRED FOR ALL PERMITS THAT WILL RESULT IN ADDITIONAL GROUND BEING COVERED: SHEDS, ADDITIONS & PATIOS, ETC.

Street Address		Apt. or Tenant Address		City and State		Zip	
Subdivision	Lot Number	Parcel Number	Zoning District		Permitted Impervious %		

DEFINITIONS

IMPERVIOUS SURFACE – Any surface which does not absorb rain; all buildings, parking areas, driveways, roads, sidewalks and any areas in concrete, asphalt, packed stone, pavers on sand or other equivalent surfaces. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition shall also be classified as impervious. For purposes of this definition the areas of a swimming pool or pond located inside the coping shall be classified as impervious.

NET BUILDABLE SITE AREA – Net buildable site area is calculated for the purpose of determining allowable impervious surface and land permitted to be developed. Net buildable site area equals total lot area contained in the subdivision or land development application:

- (a) Minus ultimate rights-of-way of existing streets;
- (b) Minus land which is not contiguous or which is separated from the site by a road or railroad;
- (c) Minus land shown on previous subdivision or land development plans as reserved for open space or other uses which restrict it from development;
- (d) Minus all land restricted by easements or covenants; and
- (e) Minus land required to be left open for resource protection or to meet minimum open space requirements of this chapter.

IMPERVIOUS SURFACE RATIO – The total area of all impervious surfaces divided by the net buildable site area.

IMPERVIOUS SURFACE PERMITTED TO BE DEVELOPED

net buildable site area x Permitted Impervious surface ratio

Lot Size	(sq. ft.)	(Note: 1 Acre = 43560 sq. ft.)
Driveway	(sq. ft.)	
Walkway	(sq. ft.)	
Buildings	(sq. ft.)	
Patio/Pool	(sq. ft.)	
Easements/Other	(sq. ft.)	
Total Existing Impervious	(sq. ft.)	
Proposed Construction	(sq. ft.)	
Total:		

(FOR USE BY DOYLESTOWN TOWNSHIP)

IMPERVIOUS COVERAGE		
Total Impervious Surface	Proposed %	Sq. Ft.
	Allowed %	Sq. Ft.

****For increases in impervious coverage between 1001 and 5000 sq. ft. follow Township Code Ch. 148 Appendix I and include the details of stormwater mitigation with your application.**

Don't Let Storm Water Run Off With Your Time and Money!

What the Construction Industry Should Know About Storm Water In Our Community

The construction industry plays an important role in improving our community's quality of life by not only providing new development, but also protecting our streams and rivers through smart business practices that prevent pollution from leaving construction sites.

Storm water runoff leaving construction sites can carry pollutants such as dirt, construction debris, oil, and paint off-site and into storm drains. In our community, storm drains carry storm water runoff directly to local creeks, streams, and rivers with no treatment. Developers, contractors, and homebuilders can help to prevent storm water pollution by taking the following steps:

1. Comply with storm water permit requirements.
2. Practice erosion control and pollution prevention practices to keep construction sites "clean."
3. Conduct advanced planning and training to ensure proper implementation on-site.

The remainder of this fact sheet addresses these three steps.

Storm Water Permit Requirements for Construction Activity

Planning and permitting requirements exist for construction activities. These requirements are intended to minimize storm water pollutants leaving construction sites.

- Pennsylvania's Erosion and Sediment Pollution Control Program (25 Pa. Code, Chapter 102) requires Erosion and Sediment Control Plans for all earth disturbing activities.
- The National Pollutant Discharge Elimination System (NPDES) Permit Program (25 Pa. Code, Chapter 92) requires that construction activities disturbing greater than one acre submit a Notice of Intent for coverage under a general NPDES permit.



Knowing your requirements before starting a project and following them during construction can save you time and money, and demonstrate that you are a partner in improving our community's quality of life. For more information about these programs, contact your local county conservation district office or the Department of Environmental Protection.

Erosion Control Practices:

- Perimeter controls (e.g. silt fence)
- Sediment traps
- Immediate revegetation
- Phased, minimized grading
- Construction entrance
- Protection of streams and drainage ways
- Inlet protection



An Ounce of Prevention

Rain that falls onto construction sites is likely to carry away soil particles and other toxic chemicals present on construction sites (oil, grease, hazardous wastes, fuel). Storm water, if not properly managed, carries these pollutants to streams, rivers, and lakes. Erosion and sediment control practices can serve as a first line of defense,

Pollution Prevention Practices:

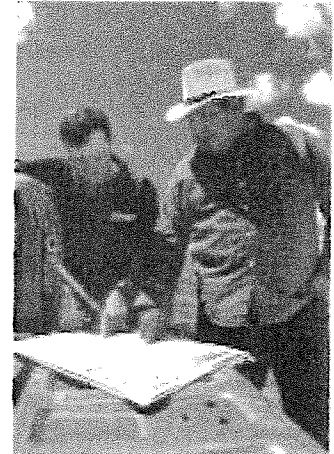
- Designated fueling and vehicle maintenance area away from streams.
- Remove trash and litter.
- Clean up leaks immediately.
- Never wash down dirty pavement.
- Place dumpsters under cover.
- Dispose of all wastes properly.

minimizing clean up and maintenance costs, and the impacts to water resources caused by soil erosion during active construction. Erosion controls can reduce the volume of soil going into a sediment control device, such as a sediment trap, therefore, "clean out" frequencies are lower and maintenance costs are less. When possible, divert water around the construction site using berms or drainage ditches.

In addition, use pollution prevention and "good housekeeping measures" to reduce the pollution leaving construction sites as well. This can be as simple as minimizing the pollution source's contact with rainwater by covering it, maintaining a "clean site" by reducing trash and waste, and keeping vehicles well maintained.

The Best Laid Plans

Plans such as erosion and sediment control plans and storm water pollution prevention plans are important tools for outlining the erosion control and pollution prevention practices that you will use to manage storm water runoff prior to breaking ground. Developing good plans allows for proper budgeting and planning for the life of the project. Proper installation and maintenance of erosion and storm water controls is essential to a plan that works. Training for on-site staff helps to ensure the proper installation and maintenance of erosion controls and pollution prevention practices. Inspect controls and management techniques regularly to ensure they are working, especially after storm events. If polluted storm water is leaving the site, you may need to repair or add additional storm water controls.



The Bigger Storm Water Picture

Your community is preventing storm water pollution through a comprehensive storm water management program. This program addresses storm water pollution from construction, but it also deals with new development, illegal dumping to the storm sewer system, and municipal operations. It will also continue to educate the community and get everyone involved in making sure the only thing that storm water contributes to our streams is . . . water! Contact your community or the Pennsylvania Department of Environmental Protection for more information about storm water management.

For more information:

Pennsylvania Association of Conservation District's:
<http://www.pacd.org/default.html>

Pennsylvania Handbook of Best Management Practices for Developing Areas:
http://www.pacd.org/products/bmp/bmp_handbook.html

Storm Water Manager's Resource Center:
<http://www.stormwatercenter.net>

Pennsylvania Department of Environmental Protection:
<http://www.dep.state.pa.us>

