

TOWNSHIP OF WASHINGTON  
COUNTY OF NORTHAMPTON  
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 210

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON ESTABLISHING REQUIREMENTS AND CRITERIA PRIOR TO ISSUANCE OF BUILDING PERMITS, OR PRIOR TO COMMENCEMENT OF CONSTRUCTION ON ANY INDIVIDUAL LOT OR PARCEL WITHIN THE TOWNSHIP.

WHEREAS, the Board of Supervisors, through its Planning Commission and Engineer, has determined that additional requirements and criteria are appropriate prior to issuance of Building Permits, or prior to commencement of construction on any individual lot or parcel within the Township; and

WHEREAS, establishing additional criteria and requirements prior to issuance of Building Permits is in the best interests of all residents of the Township; and

WHEREAS, said additional criteria and requirements are directly related to the health, safety and welfare of the citizens of the Township.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Washington Township, Northampton County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same, as follows:

(1) Prior to the issuance of a Building Permit or commencement of construction on any individual lot or parcel within the Township, all lot owners shall submit to the Township Zoning Officer for review and approval, four (4) copies of the final plot plan, grading, and erosion and sedimentation control plan.

(2) The plan submitted shall be drawn at a scale of one (1) inch equals twenty (20) feet.

(3) The design of all grading plans shall divert surface runoff away from principal buildings, driveways, walkways and on-lot sewage disposal systems, without directing runoff toward sensitive neighboring parcels.

(4) In cases where basic grading provisions have been defined during site plan or subdivision plan approval by the Township of Washington, the lot specific grading plan shall conform to said basic grading plan provisions to the extent that conformity shall be practicable.

(5) All plot plans and grading plans submitted pursuant to this Ordinance shall contain the following specific information:

(a) All property lines shall be defined by bearings and distances or curve data.

(b) Existing and proposed contour elevation lines shall be at maximum intervals of two (2) feet.

(c) Spot elevations shall be provided for all of the following: first floor level of any structure; garage floor elevation and pitch; any door, window opening or basement door; primary and secondary on-lot sewage disposal systems; finished street elevations at point of entry; finish drive elevations at point of intersection of centerlines; intersection with gutters. Said spot of elevations shall be at a maximum of fifty (50) foot intervals, and shall also be provided at any other area as deemed necessary by the Township Engineer.

(d) Bench marks shall be provided on all plans submitted.

(e) North reference, easements and rights-of-way within or adjacent to the subject property, shall also be included.

(f) Location, size and elevations of all existing or proposed storm drainage structures or swales within or adjacent to the subject parcel shall be provided.

(g) Lot numbers of all adjoining lots and names of adjoining streets shall be provided.

(h) Locations of all percolation test holes, soil probes and wells, and location and dimensions of primary and secondary on-lot sewage disposal systems, along with isolation distances, shall be provided.

(i) The exact location and dimensions of any proposed structure, appurtenant structure, road or driveway, along with tie-in dimensions to property lines, shall be provided.

(j) Building footprint, including all wall dimensions necessary to lay out the shape of the building, shall be provided.

(k) Street cartway and right-of-way lines shall be shown on and dimensioned.

(l) For all corner lots, a dimension shall be given from the centerline of the proposed driveway to the centerline of the parallel street, and the clear sight triangle easement and all driveways and clear site triangles, shall be shown.

(m) Location, size and detailed calculations of drywells, leech areas, or other storm water control measures, shall be delineated.

(n) Erosion and sedimentation control measures, and sequence of operations, shall be included.

(o) The plan shall include an engineer's or surveyor's seal.

(p) Four (4) copies of plot/grading plan shall be required for all lots or parcels.

(q) Any type of basement pump or foundation drainage system must be noted on the plan, and the methods to be employed to prevent road shoulder erosion, prevention of water entering onto the rights-of-way, and the prevention of damage to neighboring properties, shall be listed. Designs and methods for handling said discharged water must be submitted with the plot plan and lot grading plan.

(r) No home, commercial or industrial building permits shall be issued, and no construction shall commence on any individual lot within the Township unless and until the provisions of this Ordinance have been complied with, and unless and until the Township Engineer has reviewed and approved the individual plot/grading plan.

(s) The fee charged for review of plot plans/grading plans under this Ordinance shall be established by Resolution of the Board of Supervisors of Washington Township.

(t) This Ordinance shall be placed into effect immediately upon enactment by the Board of Supervisors.

(u) In the event that any provision of this Ordinance is found to be illegal or unenforceable, the remaining portions of this Ordinance shall remain in full force and effect.

ORDAINED AND ENACTED by the Supervisors of the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, into an Ordinance this 14th day of July, 1999.

WASHINGTON TOWNSHIP  
BOARD OF SUPERVISORS

By: Ignatz Klausz, Jr.  
Ignatz Klausz, Jr., Chairman

By: David Renaldo  
David Renaldo

By: David Hess  
David Hess

ATTEST:

By: Mary Ann Repsher  
Mary Ann Repsher, Secretary

Approved and certified this 14th day of July, 1999.

Ignatz Klausz, Jr.  
Ignatz Klausz, Jr., Chairman

ATTEST:

By: Mary Ann Repsher  
Mary Ann Repsher, Secretary