

TOWNSHIP OF WASHINGTON
COUNTY OF NORTHAMPTON
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 297

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 when any of the following activities are planned:

- A) Construction of buildings with an area in excess of 1,000 square feet
- B) Earth Disturbance with an area of 10,000 square feet or more
- C) Inground Swimming Pools of any size
- D) Other activities as required by the Zoning Officer after review of the proposed work

WHEREAS, establishing additional criteria and requirements prior to issuance of any 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 any Permit or commencement of construction on any individual lot or parcel within the Township, all lot owners shall submit to the Township for review and approval, four (4) copies of the final plot plan, grading, and erosion and sedimentation control plan. All construction, grading and other work shall be performed strictly in accordance with the approved grading plan. Upon completion of construction and final grading, the applicant shall submit two (2) copies of the approved grading plan, which shall include the certification of grade and compliance statement signed and sealed by a professional engineer, professional land surveyor, or professional Landscape Architect, registered and licensed in the Commonwealth of Pennsylvania, to verify that all construction, and finished grading, has been completed in accordance with the said approved grading plan. Said submission of this grading plan with the aforementioned executed certification shall be a condition of the Township's issuance of a Certificate of Occupancy of the subject property.

(2) The plan submitted shall be drawn at a scale of one (1) inch equals twenty (20) feet, or other engineering scale as approved by the Township Engineer.

(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 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-ways 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, appurtenance 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 the seal of a duly Pennsylvania licensed, Professional Engineer, Surveyor, or Landscape Architect's signature and 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.

(6) Inspections

(a) Inspections by the Township may be carried out on a random basis at the option of the Township.

(b) A final inspection will be conducted by the Township to verify compliance with this Part.

(c) Prior to final inspection by the Township, a certification by the permittee's engineer, surveyor or landscape architect verifying that all elements of the approved grading plan have been installed properly shall be submitted. This certification shall include the professional's seal and signature.

(d) In all cases; however, the permittee shall be required to undertake all earthmoving and grading activities in accordance with this Part and the approved grading plan, whether or not inspection by the Township is provided.

(7) Revocation or suspension.

Any permit issued under this chapter may be revoked or suspended by the Township after notice by the Township for:

(a) Failure to carry out the soil erosion control or stormwater control measures described in the application documents and/or failure to satisfy the provisions of the earthmoving and grading and restoration time schedule described in the application documents or within such reasonable extensions as may be granted by the Township;

(b) Violation of any other condition of the permits;

(c) Violation of any provision of this chapter or any other applicable law, ordinance, rule, or regulation relating to the work; or

(d) Existence of any condition or the doing of any act constituting or creating a nuisance, hazard, or endangering human life or the property of others.

(8) Remedies.

In the case of any paving, filling, stripping, grading or regrading; any disturbing, modifying, blocking, or diverting the overland or subsurface flow or stormwater; or any construction, erection, and installation of any dam, ditch, culvert, drainpipe, bridge, or any other structure or obstruction affecting the drainage of any premises, in violation of this chapter, or any regulations made pursuant hereto, the proper Township authorities, in addition to other remedies provided by law, may institute any appropriate action or proceedings against the permittee and/or owner to prevent such unlawful activities; to restrain, correct or abate such violations; to prevent the use of the applicable premises; to prevent any illegal act, conduct of business or use

in or about such premises. In addition, upon the failure of any permit holder to complete the control measures specified in approved application, the Township may, after revoking such permit, proceed to complete such measures itself, and recover the cost thereof from the permittee and/or owner.

(9) Right of Entry.

Upon presentation of proper credentials, duly authorized representatives of the Township may enter at reasonable times upon any property within the Township to inspect the condition of the stormwater structures and facilities in regard to any aspect regulated by this Part.

(10) Enforcement.

Enforcement. The Zoning Officer and any other Township employee, official or consultant duly appointed by resolution of the Board of Supervisors are hereby authorized and directed to enforce all of the provisions of this Part. All inspections regarding compliance with the grading plan shall be the responsibility of the Township Engineer or other qualified persons designated by the Township.

(11) Violations and penalties.

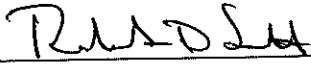
For any and every violation of the provisions of this chapter, the permittee, owner, agent, or contractor where such violation has been committed or shall exist; the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist; the permittee, owner, agent, contractor, lessee or tenant or any part of a building or premises in which part such violation has been committed


or shall exist; and the permittee, owner, agent, architect, contractor or any other person who knowingly commits, takes part, or assists in any such violation or who maintains any building or premises in which any such violation exists; shall be liable on conviction thereof before a District Justice to pay a fine or penalty not to exceed \$1,000 for each and every offense. Any such enforcement action shall be brought before a District Justice in the same manner provided for the enforcement of summary offenses under the PA Rules of Criminal Procedure. Whenever such person, or persons, shall have notified by the Township Zoning Officer, Township Engineer, or the Township Council or the Township Solicitor, by service of a complaint in a prosecution, or by registered mail, that a violation of this chapter is being committed, each day's continuance of such violation after such notification shall constitute a separate offense punishable by a like fine or penalty. Such fines and penalties shall be collected as like fines or penalties are now collected by law.


**THIS ORDINANCE NO. 297 SHALL REPLACE AND REPEAL
ORDINANCE NO. 210 AND ORDINANCE NO. 235.**

ORDAINED AND ENACTED by the Supervisors of the Township of Washington, County of Northampton and Commonwealth of Pennsylvania, into an Ordinance this 12th day of AUGUST, 2020.

WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS

By: 
Robert Smith, Chairman

By: 
David Hess

By: 
Carl Tolino

ATTEST:

By: Gail Putvinski
Gail Putvinski, Secretary

Approved and certified this 12th day of AUGUST, 2020.

Robert A. D. Smith
Robert Smith, Chairman

ATTEST:

By: Gail Putvinski
Gail Putvinski, Secretary