

EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, Pennsylvania 18944
 Phone 215-257-9156 • Fax 215-257-1299

website: www.EastRockhillTownship.org



ZONING PERMIT APPLICATION

TAX PARCEL Number: 12-_____

Date: _____

SITE ADDRESS: _____ City/State: _____

Zoning District:

<input type="checkbox"/> AP	Agricultural Preservation	<input type="checkbox"/> I1	Industrial 1	<input type="checkbox"/> RR	Rural Residential
<input type="checkbox"/> CE	Cultural/Educational	<input type="checkbox"/> I2	Industrial 2	<input type="checkbox"/> S	Suburban
<input type="checkbox"/> CO	Commercial/Office	<input type="checkbox"/> R1	Residential 1	<input type="checkbox"/> VC	Village Commercial
<input type="checkbox"/> E	Extraction	<input type="checkbox"/> RP	Resource Protection	<input type="checkbox"/> VR	Village Residential

Present Use of the Property: _____ Lot Size _____ acres

Sewage Disposal: Public Private

Water: Public Private BC Dept of Health Permit # _____

CONTACT INFORMATION:

EQUITABLE OWNER on Record: _____

Email: _____ Phone: _____

Address: _____ City/State/Zip: _____

APPLICANT if different than Owner: _____

Email: _____ Phone: _____

Address: _____ City/State/Zip: _____

PROPOSED CONSTRUCTION OR USE:

Application is hereby made to:

- | | |
|---|--|
| <input type="checkbox"/> Change the Use of the Property | <input type="checkbox"/> Remodel an Existing Structure |
| <input type="checkbox"/> Erect a Structure | <input type="checkbox"/> Other, please explain: _____ |
| <input type="checkbox"/> Add to an Existing Structure | |

Details: _____

Setbacks: Front _____ ft. Rear _____ ft. Side _____ ft./_____ ft.

Height: _____ ft. Cost: \$ _____ No. of Bedrooms added _____

Dimensions: _____ Square Footage of Proposed Work: _____

Setbacks	Zoning District	Principal Structure			Sheds	
		Front	Side	Rear	Rear	Side
AP	Agricultural Preservation	50	30	50	12	12
R-1	Residential	50	20	50	5	5
RP	Resource Protection	50	30	50	12	12
RR	Rural Residential	50	30	50	12	12
S	Suburban	50	20	50	5	5

BUILDING & LOT:

Existing square footage: _____sf _____sf _____sf _____%
Main Building Outbuildings Driveway, Sidewalks Impervious Surface

Proposed square footage: _____sf _____sf _____sf _____%
Main Building Outbuildings Driveway, Sidewalks Impervious Surface

Number of off street parking spaces _____ Is any part of your property in a floodplain? Yes No

Are there any easements on the property? Yes No If yes, please describe:

SUBMISSION REQUIREMENTS:

Detailed Plot Plan with the following:

- Plot plan available at www.bucksgis.maps.arcgis.com or send plot plan request to Staff@EastRockhillTownship.org.
- Drawn to scale of entire property.
- Streets adjacent to property.
- All buildings with size dimensions (length & width) within property lines and whether it is existing or proposed. Indicate front, side and rear yard setbacks in feet measurement by showing distance from buildings to property lines on all sides.
- On-lot sewage systems and/or any easements/deed restrictions must be indicated.
- Property owner is responsible for the accuracy of this plot plan.
- Submit in duplicate.

Non-refundable Zoning Fee per the current fee schedule

Certification:

I hereby state the above facts and information and attachments submitted herewith are accurate and complete, acknowledge that any false information contained within this application will be grounds for permit rejection or revocation. The applicant further acknowledges that this is an application only and that the use requested cannot commence upon the property until and unless a Zoning Permit is issued by the Township. I certify that the East Rockhill Zoning and Code Officials are authorized to enter those areas of my property affected by the permit to inspect for compliance with the Zoning Permit and the Pennsylvania Uniform Construction Code.

Signature of Applicant _____
Date

Signature of Owner (Required, if different from Applicant) _____
Date

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.bucksccd.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.

Waste Water 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 Driveway or 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.

FOR TOWNSHIP USE

Zoning Officer Review:

APPROVED DENIED Zoning Officer _____ Date _____

PAID Amount _____ Check No. _____

EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, Pennsylvania 18944
Phone 215-257-9156 • Fax 215-257-1299

website: www.EastRockhillTownship.org



POOL PERMIT APPLICATION

PROPERTY INFORMATION

SITE ADDRESS: _____

EQUITABLE OWNER on Record: _____

Email: _____ Phone: _____

Address: _____

CONTRACTORS INFORMATION

	NAME OF CONTRACTOR	STREET ADDRESS	CITY, STATE
Applicant (if not owner)			
Manufacturer			
Architect / Engineer			
General Contractor			
Excavation			
Concrete			
Electrical (if any)			
Plumbing			
Mechanical			

DESIGN INFORMATION

PROPOSED INSTALLATION: Above-Ground In-Ground Hot Tub Spa

ELECTRICAL Yes No Wiring of Pool Pump and Filters Yes No

MECHANICAL: Unit Heater: _____ BTU's: _____ Type: _____

Building Estimated Value: \$ _____

SUBMISSION REQUIREMENTS

- Completed Zoning and Pool permit applications including a plot plan showing existing structures and location of proposed pool / hot tub / spa with the distance to property lines.
- Brochure of pool from the dealer with specifications
- Fence permit application if applicable
- Topography plans are required if any grade changes are proposed for Township Engineer review.

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

Signature of Homeowner or Authorized
Representative making Application

SWIMMING POOL GUIDELINES

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION Southeast Regional Office

The discharge of any sewage or industrial waste, including swimming pool water, to a water of the Commonwealth without a permit is a violation of the Clean Streams Law, the Act of June 22, 1937, P.L. 1987, as amended.

It has been the Department's policy not to require permits for discharges from single residence pools, provided the guidelines outlined below are followed. Local municipalities should be contacted concerning local ordinances.

These guidelines shall not be construed so as to waive or impair any rights of the Department of Environmental Protection to prosecute the property (pool) owner and/or pool company for any stream damage that occurs as a result of the discharge. Penalties would be assessed under the provisions of the Clean Streams Law.

Pool Guidelines:

- A. Disposal of Water to Sanitary Sewer
 - 1. Not permitted in East Rockhill Township.
- B. Discharge of Water
 - 1. The following guidelines must be followed if water is not pumped or hauled to a sanitary sewer. Water should be pumped over a grassy area to allow absorption, filtration, and aeration of water. The discharge should be at a rate which prevents erosion and optimizes filtration. In no event shall pool waters be directly discharged to waters of the Commonwealth.
 - a. Standing water or accumulated rain and/or pool water from the previous season should be pumped from the top so as not to disturb settled solids. Solids on the pool bottom should not be discharged. Following pump down of water, solids should be cleaned out manually. The discharge should not raise instream temperatures by more than 2 degrees F in a one-hour period or a total of 5 degrees F, pH should be between 6 and 9 standard units and total chlorine residual should be 0.0 mg/l.
 - b. Cleaning wastewaters containing muriatic acid or chlorine that is used in cleaning pool surfaces needs to be treated prior to discharge. Muriatic acid wastewater should be neutralized to a pH between 6 and 9 standard units. Chlorine rinses should stand for a period of days to allow chlorine degradation prior to discharge. Total chlorine residual of the wastewater discharge should be less than 0.5 mg/l. Temperature should be monitored as above (standing water). Chlorine rinse water pH should be between 6 and 9 standard units.
 - c. Filter backwash water during normal pool operation must be at a sufficiently low volume that all water infiltrates to the ground. Backwash water discharged to a stream or storm sewer is not permitted.

Questions concerning pool guidelines should be directed to Pennsylvania Department of Environmental Protection, Southeast Regional Office, Bureau of Water Management, Telephone: 484-250-5970.

**BUCKS COUNTY CONSERVATION DISTRICT
1456 Ferry Road, Suite 704
Doylestown, PA 18901
215-345-7577**

The Bucks County Conservation District is not requiring plan reviews when earth disturbance for a pool installation is less than 2,000 square feet (.0459 of an acre). The Conservation District does require that a copy of the earth disturbance plan be available on site.

SWIMMING POOL REQUIREMENTS

1. The enclosure of ALL swimming pools shall be maintained as a barrier to withstand a horizontal concentrated load of 200 pounds applied on a one square foot area at any point and shall extend from grade line to a point not less than 48 inches (48") above grade line measured on the side of the enclosure which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be maintained less than 4 inches (4") measured on the side of the enclosure which faces away from the swimming pool. The pool enclosure shall be maintained to eliminate free access to the pool area INCLUDING the single family dwelling structure.
2. The pool enclosure shall be maintained as to not allow passage of a four inch (4") diameter sphere at any point AND shall be further restricted by items #3 through #7 as itemized below (as applicable).
3. The pool enclosure shall be maintained without indentations or protrusions on the side of the barrier which faces away from the swimming pool.
4. The pool enclosure, if consisting of horizontal and vertical members, shall also be maintained with less than 1 3/4 inches (1 3/4") between vertical members and the vertical members shall be located on the side of the barrier away from the swimming pool.
5. The pool enclosure, if consisting of a chain link fence, shall also be maintained with not more than 1 1/4 inch (1 1/4") square mesh openings.
6. The pool enclosure, if consisting of diagonal members (i.e. lattice fence), shall also be maintained with a maximum opening of not more than 1 3/4 inches (1 3/4") between diagonal members.
7. The pool enclosure, if part of an above-ground pool, may maintain the barrier by use of the pool structure itself provided the pool structure extends not less than 48 inches (48") above grade line measured on the exterior side of the pool structure. If the pool structure extends to a point less than 48 inches (48") above the grade line measured on the exterior side of the pool structure and the barrier is mounted on top the pool structure, the pool enclosure shall be maintained from the top of the pool structure to a point not less than 48 inches (48") above the pool structure and the maximum vertical clearance between the pool structure and the bottom of the barrier shall be 4 inches (4"). If the pool enclosure is a combination of the pool structure and an extension mounted on top of the pool structure, then the barrier shall be maintained in compliance with #1 through #6 itemized above (as applicable) AND the extension mounted to the pool structure shall be affixed directly with no vertical pass through clearance between the extension and the pool structure.
8. Access gates shall comply with #1 through #7 itemized above (as applicable) and shall be self-closing and have a self-latching device. Gate latches shall be maintained in working order at all times and shall be located at a point not less than 48 inches (48") above the grade line measured on the side of the gate away from the pool. Gate closing devices shall be maintained in working order at all times.
9. The pool enclosure and access gates shall be inspected at intervals not to exceed seven (7) days to ensure that the integrity of the pool barrier be maintained.
10. The access ladder or steps, of an aboveground pool, shall be FOLDED AND LOCKED to prevent unsupervised access to the pool.
11. The vacuum break (anti-siphon) device shall be maintained in working order at the water supply faucet used to discharge water into the pool.
12. The drainage of the pool shall be so conducted to eliminate water discharge on to neighboring properties, water supply, sewage facilities and public streets.
13. NO spot light shall shine upon an adjacent property.