

HOME IMPROVEMENT CONSUMER PROTECTION ACT 132

The Pennsylvania Legislature in 2008 passed the Home Improvement Consumer Protection Act. The law requires that all contractors who perform at least \$5,000 worth of home improvements per year register with the Attorney General's office. Effective July 1, 2009, any contractor that is not registered will be prohibited from offering or performing home improvements until they become registered.

Home improvement contractors can register online at www.attorneygeneral.gov or by mailing an application to the Attorney General's office to obtain the required registration.

Pennsylvania Office of Attorney General
Bureau of Consumer Protection
15th Floor, Strawberry Square
Harrisburg, PA 17120
Attention: Home Improvement Contractor Registration

Effective July 1, 2009, Zoning and Building permits will be issued only upon home improvement contractors providing documentation that they have obtained the required registration from the Attorney General's office.

**RICHLAND TOWNSHIP ZONING AND BUILDING PERMIT
APPLICATION PROCEDURES**

PLEASE READ CAREFULLY

Effective July 8, 2004, Richland Township will not accept a Building Permit Application for any proposed construction requiring a building permit until such time that a Zoning Permit Application has been submitted for a zoning review. Along with the Zoning Permit Application, please attach a description of the property, a drawing, an explanation of proposed construction and relationship to the boundary lines (setbacks).

Upon submission, the Zoning Officer will review the application as submitted, to determine if the proposed construction is in compliance with applicable Township Ordinances. The Zoning Permit Application approval is required prior to the submission of a Building Permit Application.

RICHLAND TOWNSHIP APPLICATION FOR ZONING PERMIT

Date _____

Permit No. _____

TMP No. _____

Fee _____

Name of Applicant _____

Address _____

Phone No. _____

Street Address or Location of Property _____

Authorized Agent: Name _____

Address _____

Phone No. _____

Contractor: Name _____

Address _____

Phone No. _____

Property Size: Width _____ Depth _____ Area: (Sq.Ft./Acres) _____ Present Zoning _____

Type of Improvement: _____ Existing Structures on property _____

Type of Work: ☐ New ☐ Alteration ☐ Addition ☐ Demolition/Razing

1. Is the street on which the proposed work fronts paved? ☐ Yes ☐ No
Is the street accepted by the Township? ☐ Yes ☐ No
2. Does above-named property provide adequate surface drainage? ☐ Yes ☐ No
3. What sanitary sewage disposal facilities are to be provided?
☐ Public sewer ☐ Septic tank ☐ Other
4. Do any natural water courses, drains, pipes, culverts, open ditches or any other arterial water courses discharge water upon the lot or land? ☐ Yes ☐ No
Or from the lot or land? ☐ Yes ☐ No
5. Will the work to be performed be located within any land subdivisions as defined in the Richland Township Subdivision Ordinance? ☐ Yes ☐ No
If yes, was the Subdivision Plan approved by the Township Planning commission?
☐ Yes ☐ No
Subdivision Name: _____
6. Has this parcel ever been before the Zoning Hearing Board? ☐ Yes ☐ No
If answer is yes, give date of appearance: _____
7. If razing, complete the Historical Preservation Requirements Section 1003 b.

I hereby certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Signature of Applicant _____

NOTE: This form is NOT a permit. Your permit will be issued upon approval of your application by the Zoning Officer. (Instructions for completing this form are on the instruction sheet accompanying this form.)

Issued By: _____

Inspected By: _____

Date: _____

RICHLAND TOWNSHIP

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

COMPLETE ALL ITEMS

Tax Parcel No. _____ Zoning District _____

Location of Building _____

Cross Streets _____

TYPE AND COST OF BUILDING

Parts A – D must be completed

A. TYPE OF IMPROVEMENT 1. New building 2. Addition (If residential enter number of new housing units added. If any in Part D.13) 3. Alteration (See 2 above) 4. Repair, replacement 5. Wrecking (if multifamily residential enter number of units in building in Part D.13) 6. Moving (relocation) 7. Foundation only	D. PROPOSED USE - For "Wrecking" most recent use <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <u>Residential</u> 12. One Family 13. Two or more family- Number of units _____ 14. Transient hotel, motel or Dormitory - Number of units _____ 15. Garage 16. Carport 17. Other- Specify _____ _____ </td> <td style="width: 50%; vertical-align: top;"> <u>Nonresidential</u> 18. Amusement, recreational 19. Church, other religious 20. Industrial 21. Parking Spaces 22. Service station, repair garage 23. Hospital, institutional 24. Office, bank, professional 25. School, library, other educational 26. Stores, mercantile 27. Tanks, towers 28. Other- Specify _____ _____ </td> </tr> </table>		<u>Residential</u> 12. One Family 13. Two or more family- Number of units _____ 14. Transient hotel, motel or Dormitory - Number of units _____ 15. Garage 16. Carport 17. Other- Specify _____ _____	<u>Nonresidential</u> 18. Amusement, recreational 19. Church, other religious 20. Industrial 21. Parking Spaces 22. Service station, repair garage 23. Hospital, institutional 24. Office, bank, professional 25. School, library, other educational 26. Stores, mercantile 27. Tanks, towers 28. Other- Specify _____ _____
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B. OWNERSHIP 8. Private (industrial, corporation, nonprofit institution. etc.) 9. Public (Federal, State or Local)	Nonresidential - Describe in detail proposed use of building; e.g. food processing plant, machine shop, laundry, building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed enter proposed use. _____ _____ _____ _____			
C. COST 10. Cost of improvement to be installed but not included in the above cost a. Electrical b. Plumbing c. Heating, air conditioning d. Other (elevator, etc.) 11. Total cost of improvement \$ _____				

SELECTED CHARACTERISTICS OF THE BUILDING:

For new buildings, and additions, complete Parts E - L; for wrecking, complete only part J

E. PRINCIPAL TYPE OF FRAME 30. Masonry (wall bearing) 31. Wood frame 32. Structural Steel 33. Reinforced concrete 34. Other- Specify _____	G. TYPE OF SEWAGE DISPOSAL 40. Public or private company 41. Private (septic tank, etc.)	J. DIMENSIONS 46. Number of stories _____ 47. Total square feet of floor area all floors, based on exterior or dimensions _____ 48. Total land area, sq. ft. _____
F. PRINCIPAL TYPE OF HEATING FUEL 35. Gas 36. Oil 37. Electricity 38. Coal 39. Other - Specify _____	H. TYPE OF WATER SUPPLY 42. Public or private company 43. Private (well, cistern)	K. NUMBER OF OFF-STREET PARKING SPACES 49. Enclosed _____ 50. Outdoors _____
	I. TYPE OF MECHANICAL 44. Will there be central air conditioning? <input type="checkbox"/> Yes <input type="checkbox"/> No 45. Will there be an elevator? <input type="checkbox"/> Yes <input type="checkbox"/> No	
L. RESIDENTIAL BUILDINGS ONLY 51. Number of bedrooms _____ 52. Number of bathrooms Full _____ Partial _____		

IDENTIFICATION - To be completed by all applicants

	Name	Mailing address Number, Street, City, State	Zip Code	Telephone No.
Owner or Lessee				
Contractor				
Architect or Engineer				
I hereby certify 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 authorized agent and we agree to confirm to all applicable laws of this jurisdiction.				
Signature of Applicant		Address		Application Date

VALIDATION		FOR DEPARTMENT USE ONLY	
Building Permit Number	_____	Use Group	_____
Building Permit Issued	_____	Fire Grading	_____
Building Permit Fee	\$ _____	Live Loading	_____
Certificate of Occupancy	_____	Occupancy Load	_____
Drain Tile	\$ _____	Approved by:	_____
Plan review fee	\$ _____	Title:	_____

Notes and Comments

The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by a registered design professional. All construction documents required for a building permit application shall be prepared by a registered design professional consistent with the professional registration laws of Pennsylvania. The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by the registered design professional in accordance with the professional registration laws of Pennsylvania.

Richland Township
1328 California Road, Suite A
Quakertown, PA 18951
215-536-4066 – 215-538-3020 fax

Application and Plumbing Permit

Permit # _____
Plumber _____ License _____
Address _____ Phone _____
Owner of Property _____
Location of Property _____

Type Installation

- _____ Rearrangement and/or Additional Units
- _____ Appliance installation
- _____ Complete installation
- _____ House
- _____ Apartment
- _____ Commercial
- _____ Industrial
- _____ Renewal/Replacement

Fixtures	Number of Fixtures			
	First Floor	Second Floor	Basement	Other
Water Closet/Urinal/Bidet				
Lavatories				
Bathtubs				
Bathtubs w/ Shower				
Shower				
Sink				
Garbage Disposal				
Dish Washer				
Clothes Washer				
Laundry Tray				
Drinking Fountain				
Hot Tub/Sauna				
Grease Traps				
Water Service Connection				
Hose Bib				
Other				

Permit Charge _____
Approved for Issuance _____

Received Payment _____
Date _____

Workers' Compensation Insurance Coverage Information
(attach to Building Permit application)

A. The applicant is a contractor within the meaning of the Pennsylvania Workers' Compensation Law

☐ Yes

☐ No

If the answer is "yes", complete Sections B and C below as appropriate.

B. Insurance Information

Name of Applicant _____

Federal or State Employer Identification No. _____

Applicant is a qualified self-insurer for workers' compensation _____

Certificate Attached _____

Name of Workers' Compensation Insurer _____

Workers' Compensation Insurance Policy No. _____

Certificate attached _____

Policy Expiration Date _____

C. Exemption

*Complete Section C if the applicant is a contractor claiming exemption from providing
Workers' Compensation Insurance.*

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

_____ Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township.

_____ Religious exemption under the Workers' Compensation Law.

Subscribed and sworn to before me this _____ day of _____, 20____.	Signature of Applicant _____
Notary Public _____	Address _____
My Commission Expires: _____	County _____
	Municipality _____

Impervious Surface Calculation Worksheet

Required for the following permits: Addition, Detached Garage, Covered Deck/Porch Enclosure, Paver Patio, Coping and Decking around In Ground Pool, Shed, Paved Driveway including Stone Driveway Areas and Other.

Along with the application submitted, you must provide a sketch plan identifying the property boundaries along with the existing and proposed improvements in relation to the required setback distances from all property lines.

Impervious Surface: A surface that does not absorb rain. All buildings, parking areas, driveways, roads, sidewalks and any areas in concrete, asphalt or packed stone shall be considered impervious surface within this definition. In addition, other areas determined by the Municipal Engineer to be impervious within the meaning of this definition shall also be classed as impervious surfaces.

A. Lot size (1 Acre= 43,560 square feet): _____ sq.ft.

Existing

B. House Footprint _____ sq.ft.

C. Driveway(s)/Parking Lot(s) _____ sq.ft.

D. Walkway(s)/Sidewalk(s) _____ sq.ft.

E. Porches _____ sq.ft.

F. Patio(s) _____ sq.ft.

G. Roofed Deck _____ sq.ft.

H. Accessory Structures/Garage _____ sq.ft.

I. Sheds (160 sq. ft. or less) _____ sq.ft.

J. Coping and Paving around In Ground Pools _____ sq.ft.

K. Miscellaneous/Other _____ sq.ft.

L. Existing Impervious Surface Subtotal (add B through K) _____ sq.ft.

Proposed

M. Proposed Construction _____ sq.ft.

N. Total Impervious Surface Post Construction (L + M) _____ sq.ft.

O. Proposed Impervious Percentage (N divided by A) _____ %

It is noted that any improvement in excess of 1,000 sq. ft. of land disturbance will require the submittal of a grading, excavation, erosion and sedimentation application in accordance with Chapter 9 Part 1 Earth Disturbance of the Code of Ordinances of Richland Township.

APPLICATION FOR BUILDING AND ZONING PERMITS

PERMITS ARE REQUIRED WHEN:

1. Change of Use or Occupancy is involved.
2. Construction of a new building.
3. Structural alterations or repairs are made.
4. Adding new structure, additions, or dwelling units.
5. For fences, sheds, swimming pools, patios, parking lots and driveways.
6. Plumbing fixtures are installed or replaced.
7. Moving or relocating a building.
8. Demolition, razing
9. Earth Disturbance over 1,000 square feet (see Chapter 9, Part 1)
10. Alteration of Basements

WHO MAY APPLY FOR PERMITS

Zoning and Building permit applications and permits may be applied for and obtained by Owner, Contractor and/or authorized agent. A contractor is preferred for any major construction (i.e. new residence).

WHERE TO APPLY FOR A PERMIT:

Richland Township Municipal Administration Building
1328 California Road, Quakertown, PA 18951
8:30 a.m.to 4:30 p.m.
Monday - Friday

MAILING ADDRESS: 1328 California Road, Suite A, Quakertown, PA 18951

The Zoning/Code Enforcement department does not have scheduled office hours. Appointments can be made by calling 215-536-4066.

APPLICATION FOR BUILDING AND ZONING PERMITS

All applications for Building and Zoning Permits should include the following:

1. Application (available at the Township Building or on our website www.richlandtownship.org) with the following information:
 - a. Plot plan including lot dimensions, building setbacks, proposed construction location, existing structures, and easements.
 - b. Description of proposed construction.
 - c. Estimated cost of construction.
 - d. Type of occupancy (present use and proposed use).
 - e. Types of utility service (heat, water, sewer, etc.).
 - f. Name, address, and phone number of owner, contractor and authorized agent.
2. All Commercial, Office and Industrial Uses over 5,000 sq. ft. or on three (3) or more acres of land must be reviewed by the Township Planning Commission and Engineer and approved by the Township Board of Supervisors.

3. Approval of Sewage Disposal from Bucks County Water and Sewer Authority or Bucks County Department of Health prior to issuance of building permits.
4. Highway Occupancy Permit must be obtained prior to issuance of permits. (PennDOT has jurisdiction of permits along state-owned highways).
5. Two sets of building plans. (one will be returned).
 - a. Must show floor layout with dimensions.
 - b. Cross cut detail of proposed fixtures.
 - c. Must show all plumbing fixtures.
 - d. Approvals when required by the Pennsylvania Department of Labor and Industry.

Generally, all applications will be reviewed within fifteen (15) working days upon submission.

APPLICATION FOR BUILDING AND ZONING PERMITS FOR DEMOLITION/RAZING

ALL APPLICATIONS SHALL BE ACCOMPANIED BY AN INFORMAL SKETCH PLAN SHOWING THE LOCATION OF ALL HISTORIC STRUCTURES AND RESOURCES ON THE SITE. NO ADDITIONAL FEES ARE REQUIRED. THE PLAN WILL STATE OR CONTAIN THE FOLLOWING:

1. Owner of record
2. Location of all buildings, foundations, walls, ruins, historic trees and any other features on the location
3. Approximate age of the main structure or resource
4. Interior and exterior photographs of the buildings to be taken by the owner at the Township's expense for film and development or by the Township with the permission of the owner after the site to be demolished is vacated. Photographs of the landscape to be taken by the owner at the Township's expense for film and development or by the Township with the permission of the owner after the site to be demolished is vacated
5. Explanation of the reasons for the demolition
6. Future proposed uses of the site
7. What will be done with the materials from the demolished resource

Richland Township will review the application, conduct an examination of the structure or resource, and make a recommendation to the Board of Supervisors within fifteen (15) working days of receipt of the application from the Zoning Officer.

Richland Township may request a development site of historical significance be inspected by an archaeologist for a possible archaeological dig and or certified report regarding the structural stability of the resource.

GENERAL BUILDING GUIDELINES

1. All permits must be approved and fees paid prior to starting actual work. Fees are based on type, size and cost of construction.
2. There are 3 basic inspections: foundation or footing, framing, and final. (Inspections are noted on permit cards).
3. Code Enforcement department requires 24 hours notice for all inspections.
4. Contractor is responsible for notifying office for all inspections.
5. Permit cards must be visibly displayed.
6. Building Inspector must be notified of all structural changes in construction after permit is issued.
7. Final inspections must be made and Certificate of Occupancy issued prior to occupation of any structure.
8. Applicant is responsible for obtaining the necessary electrical inspections and approvals.
9. All construction must commence within six (6) months from date the permit is issued.
10. Permit fees are non-refundable.
11. Approved building plans must be available at the construction site at all times.

ALL CONSTRUCTION MUST CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE ICC BASIC BUILDING CODES, AS ADOPTED BY RICHLAND TOWNSHIP AND ALL OTHER MUNICIPAL, STATE AND FEDERAL REGULATIONS.

ELECTRIC INSPECTION AGENCIES

Code Inspections, Inc. 603 Horsham Road Horsham, PA 19044	215-672-9400
Key-Codes Inspection Agency P.O. Box 391 Bethlehem, PA 18106	610-866-9663
Lehigh Valley Inspection Service P.O. Box 423 Orefield, PA 18069	610-395-3827
Middle Atlantic Electrical Inspections, Inc. 302 E. Pennsylvania Blvd. Feasterville-Trevose, PA 19053	215-322-2626
United Inspection Agency 716 North Bethlehem Pike, Suite 300 Lower Gwynedd, PA 19002	215-542-9977
Bureau Veritas North America 857 Sussex Blvd. Broomall, PA 19008	610-543-3925
Underwriters Inspection Services, Inc. P.O. Box 416 Royersford, PA 19468	610-495-2803
First PA Inspections, Inc. 419 Sunnemeade Ave. Warminster, PA 18974	215-674-2355
M&M Inspections P.O. Box 3183 Palmer, PA 18043	610-258-2906

**RICHLAND TOWNSHIP
ZONING DEPARTMENT**

1328 California Rd., Suite A, Quakertown, PA 18951
215-536-4066 (Phone) 215-538-3020 (Fax)

EROSION AND SEDIMENTATION CONTROL AND GRADING PERMIT APPLICATION
(aka Earth Disturbance Permit Application)

The undersigned hereby makes application for permit in accordance with the provisions of Chapter 9, Part 1 of the Code of Ordinances of Richland Township, Bucks County, PA. Establishing regulations and standards to govern and regulate the grading of land, the modification of natural terrain, the alteration of drainage, the maintenance of drainage necessary to control soil erosion, the issuance of grading permits, providing for the enforcement thereof and providing for penalties in the event of violation thereof.

Date of Application _____

PERMIT NO. _____

DEVELOPER/OWNER INFORMATION

Name _____

Tax Parcel No. _____

Address _____

Lot No. _____

Subdivision _____

Phone No. _____

Fax No. _____

CONTRACTOR/BUILDER INFORMATION

Name _____

Phone No. _____

Address _____

PROJECT DESCRIPTION

Applicant's Signature

PERMIT INFORMATION/CERTIFICATION
(Township Use Only)

Fee Paid (amount) _____

Date Paid _____

Accepted By _____

THIS PERMIT IS CONTINGENT UPON THE RICHLAND TOWNSHIP ENGINEER, OR HIS DESIGNEE, HAVING THE RIGHT AT ANY TIME PRIOR, DURING AND AFTER CONSTRUCTION TO ENTER PREMISES TO INSPECT THE STORMWATER MANAGEMENT FACILITIES.

DATE APPROVED _____

TWP. ENGINEER _____

APPROVED FOR OCCUPANCY _____
Eng. Initials

APPROVED FOR TEMPORARY OCCUPANCY _____
Eng. Initials

Deficiencies (if applicable) _____

OVER →

RICHLAND TOWNSHIP

MINIMUM REQUIREMENTS FOR THE SUBMITTAL OF AN APPLICATION FOR EROSION AND SEDIMENTATION CONTROL AND GRADING PERMIT

- A.** Application – The applicant shall submit a completed application on Forms supplied by the Township in triplicate.
- B.** Permit – The applicant shall attach to the completed application, in triplicate, a plan by a registered Professional Engineer (P.E.) or Professional Land Surveyor (P.L.S.) indicating the following minimum requirements.
 - 1.** General Information –
 - a. Plan size – minimum 8-1/2" x 14"
 - b. Scale not less than 1" = 50'
 - c. Contour interval – not more than 2'
 - d. Subdivision name
 - e. Tax-Map Parcel No. and Lot No.
 - f. Date
 - g. Acreage
 - h. Plan preparer/Registered Engineer or Land Surveyor.
 - 2.** Existing Features –
 - a. Topography
 - b. Vegetation
 - c. Water Courses
 - d. Manmade Features
 - e. Boundary Line Survey
 - f. Soil Types
 - 3.** Proposed Features –
 - a. Structure location with building dimensions
 - b. Setback dimensions and floor elevations
 - c. Proposed finished contours
 - d. Spot elevations and surface water flow arrows
 - f. Waste disposal systems
 - g. Wells
 - h. Soil erosion and sedimentation control measures to be established prior to construction.
- C.** Time Schedule – A time schedule stating the anticipated starting and completion dates of the development sequence, the expected date of completion and construction of each of the measures referred to in Subsection (4) herein, and the time of exposure of each area prior to the completion of such measures.
- D.** Grading Plan – A grading plan of the same scale as Subsection (2) (i.e. topographical survey) herein showing and describing all changes to the site including cuts, fills, structures, paving, utilities, rights-of-ways and easements. Also to be shown on the plan is the exact location of on-site waste disposal systems, wells, and reserve waste disposal system areas.
- E.** Final proposed topographical survey – showing depiction of site in detail after completion of all construction activity.
- F.** Additional requirements – See Chapter 9 Part 1 Earth Disturbance of the Code of Ordinances of Richland Township

**RICHLAND TOWNSHIP
PLOT PLAN REQUIREMENTS**

Rev. 03/06

All EDPA plot plans shall contain the following information and meet the following criteria:

1. Drawn at a scale of one (1) inch equals fifty (50) feet, or greatest, with all elevations established by the Builder or Owner's Engineer or Land Survey or drawn in accordance with an accurate boundary line survey.
2. Dated, signed and sealed by the registered Engineer or Land Surveyor preparing the plot plan.
3. The name(s) of the Person(s)/Organization(s) and the Development must be shown on the Plan. Plot plans must also show the name of the person or organization for which the plot plan is being prepared, if different
4. The name of the Subdivision if applicable.
5. Tax Map Parcel Number.
6. The gross and net lot area in square feet and/or acreage.
7. The Zoning District and applicable information.
8. A North point.
9. Dimensions, bearings and lot numbers as delineated on the Final Recorded Subdivision and Land Development Plan of Record or boundary line survey.
10. All existing and proposed property monumentation.
11. Proper zoning building setback lines indicating the front yard, rear yard, and side yards. On a corner lot, the property front yard setback shall be shown as provided by the Zoning Ordinance.
12. Streets widths, right-of-ways, etc. shall be properly marked with dimensions according to plans of record.
13. The building area in square feet.
14. The proposed and maximum permitted impervious lot coverages. (Must perform site capacity calculations 27-511).
15. A depiction of the location of all existing structures, vegetation and water courses.
16. If not part of a larger development, the location of property showing the nearest intersecting street and distance in feet and decimal parts thereof of property there from.
17. Soil types shown and defined, unless part of a larger approved subdivision.
18. A depiction of the size and location of all new construction including the exact building footprint and/or site layout with dimensions.
19. Proposed setback distances between buildings, property lines and the established street right-of-ways and grades from all sides of the proposed new construction .
20. The location, site layout, and capacity (if necessary) of the areas to be used for motor vehicle access and off-street parking.
21. All drainage and utility easements, restrictions, deed-restricted open space, utility structures, existing structures, natural land features and surrounding properties shall be identified.
22. Existing and proposed topographical site information at a contour interval of not less than two (2) feet.
23. Spot ground surface elevations at all critical locations (with surface water flow arrows as necessary).
24. The location, dimensions, and layout of the open spaces, yards, and buffer yards including methods to be employed for screening, where applicable.

25. The location and species/size of all proposed street trees or other special landscape requirements.
26. Proposed basement, garage, and first floor elevations. The first floor elevation shall be set in a proper relationship to the existing elevations on the surrounding lots.
27. The driveway slope between the right-of-way line and the garage. Refer to Ordinance and/or approved Subdivision Plans for limitations. Occasionally, it may be necessary to establish the slope between the curb and the right-of-way line as well.
28. All existing and proposed utilities including water service and sanitary sewer lateral or well and septic system.
29. Erosion and sedimentation controls¹ if not part of a larger approved plan.
30. Plot plans shall indicate the proposed method for discharge of stormwater runoff and surface waters from the premises, including proposed grading, whether generated by the improvements themselves or by water passing through the property from other sources, as applicable. If not part of a larger approved land development⁷ then the plan must meet the requirements of the Township's Stormwater Ordinance.
31. Copies of all approval/permits from all agencies having jurisdiction on any aspect of the project including, but not limited to, Bucks County Conservation District, Bucks County Health Department¹ Pennsylvania Department of Transportation, and PA Department of Environmental Protection.
32. Additional information may be required based on individual site conditions or development situations.