

LOWER WINDSOR TOWNSHIP

2425 Craley Road, Wrightsville, PA 17368 Ph: 717.244.6813 Fax 717.244.0746 www.LowerWindsor.com

APPLICATION FOR BUILDING/ZONING PERMIT

(INTERNATIONAL BUILDING CODE SERIES IS ENFORCED – FAILURE TO COMPLETE ALL AREAS OF THIS FORM WILL RESULT IN DENIAL OF THE PERMIT)

PROPERTY INFORMATION

Owner Names(s): _____ Tax Map/Parcel ID _____
Owner Address: _____ Phone Number: _____
_____ Email: _____
Site Address: _____ Applicant: _____
Zoning: Ag____ Res____ Village____ WR____ I____ Is the site located within a Flood Zone: _____

BUILDING/ZONING PERMIT INFORMATION

Description of proposed work: (Provide details on plot plan page. Show all buildings with dimensions from property line.)

Are there deed restrictions or HOA covenants: _____

Total Lot Area _____ Acres/Sq.Ft. Estimated Cost of Construction \$ _____

Estimated Start Date: _____ Estimated Completion Date: _____

****** ALL new impervious area REQUIRES STORMWATER MANAGEMENT/INFILTRATION (see page 2)
Impervious projects over 2,000 s.f. include a fee of \$100 plus the cost of Township Engineer review & permit******

CONTRACTOR INFORMATION

Name of Contractor: _____ Phone No. _____

Address: _____

Contractor Registration # _____ Email: _____

Proof of "Workman's Compensation" Insurance Attached

Will subcontractors be used: Yes _____ No _____ If yes, list subcontractor's names and addresses:

Name Address Phone No.

Name Address Phone No.

CERTIFICATION

I hereby make application for permit under all applicable Ordinances of Lower Windsor Township and hereby certify under penalty of perjury, the facts set forth herein and in the plans submitted herewith are true and correct: 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 understand and assume responsibility for the establishment of official property lines for required setbacks prior to the start of construction. I hereby indemnify and hold harmless Lower Windsor Township for any liability arising from the approval of this application and the issuance of any permit. I further state that no improvements shall be constructed within any existing easement or right-of-way. *Zoning applications may take up to 10 business days for approval. Building applications may take up to 15 business days for approval.*

No construction may begin until the appropriate permits are acquired.

APPLICANT SIGNATURE: _____ **DATE** _____

TOWNSHIP USE ONLY

Permit Fee: (\$5/\$1,000) \$	Admin Fee: \$10	Sm. Project SWM insp. Fee \$25	SWM fee \$100 Plus Twp. Engineer review fee (projects over 2,000 s.f.)	Total Fee: \$	Permit Number:	Date of Issuance:
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ZONING OFFICER APPROVAL: _____

No permit shall be issued until any required septic permits have been issued.

STORMWATER MANAGEMENT

Any type of construction which will not allow rainwater and/or snowmelt to seep into the ground naturally, (paving, buildings, sidewalks, compacted stone areas, etc.) REQUIRE STORMWATER MANAGEMENT (SWM) in accordance with Chapter 400 of the Township Ordinances. The Small Projects Guide may be used with this form to meet these requirements.

****** Projects that propose more than 2,000 s.f. of impervious area will need a stormwater site plan, which should be drawn by a design professional. ******

Site Address: _____

Summarize Proposed Project Stormwater

- New pavement (parking area, driveway) _____ square feet (s.f.)
- New Building (SFD, shed, garage, addition) _____ s.f.
- Deck or Retaining wall _____ s.f.
- Sidewalk or patio (concrete, brick, or paver) _____ s.f.
- Removal of existing improvement/impervious area _____ s.f.
- Changing the ground surface/cover (clearing a wooded lot, converting a meadow area to yard) _____ (s.f.) (Municipal Engineer to be contacted by Township)
- Farming activities – If in compliance with Chapter 102, exempt from formal submission
- Timber activities – If in compliance with Chapter 102, exempt from formal submission
- Stormwater Improvement not associated with a new impervious area (Municipal Engineer to be contacted by Township)

The Applicant/Landowner shall establish and/or construct the SWM facilities in accordance with the specifications identified in the Small Projects Guide or the SWM Site Plan. The Applicant/Landowner shall not alter, modify, replace, relocate or in any way interfere with any SWM facilities without the prior written permission of Lower Windsor Township.

The Applicant/Landowner shall adequately maintain the SWM facilities shown on the attached plan in good working order, which includes all swales, pipes and/or channels built to convey and control stormwater, as well as all SWM structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate Operation & Maintenance is defined as good working condition, acceptable to the Township, so those facilities are performing their design functions and not having any adverse effects on water quality or adjoining or nearby roads, structures or properties.

Maintenance

1. The SWM Facility shall be checked regularly to ensure that no standing water exists in the facility 3 days after a rain event.
 - a. If water is encountered, the facility may need to be modified. Notification of the Township is required if facility is not functioning and before any modifications are made.
2. Monitor the SWM facility to ensure that no sediment, grass clippings, leaves, and other similar accumulations occur on top of, and/or within, the SWM Facility.

Inspection Reports

1. Submit the provided Inspection Reports to the Township on the following schedule:
 - a. One year from the date of installation.
 - b. Every year following the initial inspection.
 - c. After any 10-year rain event (i.e. after a rain event that results in over 4 inches of rain in a 24 hour period)
2. Keep a record of all inspections.

I have read and agree to the above Operation and Maintenance Plan. I, as the property owner, am responsible for the proper construction, operation, and maintenance, and filing the proper inspection reports for the SWM Facility. If I fail to adhere to any of these tasks, the Township may perform the services required and charge me the appropriate fees. Nonpayment of the fees may result in a lien against my property.

Property Owner Name (Printed)

Signature

Date

Property Owner Name (Printed)

Signature

Date

Plans need not be drawn to scale, but must show:

1. *Dimensions of lot, setbacks, distances between new construction and property line, dimensions of all improvements (proposed and existing)*
2. *Septic tank and drainfield, water wells, stormwater management, streams, and adjoining streets.*
3. *Neighboring structures within 20 feet of the property line.*
4. *Existing easements and rights-of-way on this lot.*

