

ORDINANCE NO. 422

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE BUILDING CONSTRUCTION
CODE AND THE USE AND OCCUPANCY PERMITS CODE.

TO INCLUDE A NEW SECTION REQUIRING THAT, AT THE TIME OF BUILDING PERMIT APPLICATION, A SITE PLAN MUST BE FILED SHOWING ALL EXISTING AND PROPOSED FEATURES ON THE LOT; AND ALSO REQUIRING THAT AT THE TIME OF USE AND OCCUPANCY PERMIT APPLICATION THERE MUST BE FILED A SITE PLAN SHOWING ALL AS-BUILT FEATURES

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania pursuant to the powers granted by the Second Class Township Code, does hereby enact and ordain.

SECTION I. AMENDMENT TO THE CODE

Chapter 72. Article IV. Building Permits, Section 72-8 is hereby amended by adding a new paragraph as follows:

- E. No building permit shall be issued unless there shall be filed with the Township a site plan prepared and sealed by a registered professional engineer showing, to a scale of not smaller than 1"=40', all existing and proposed features. The plan at a minimum shall indicate the following:
- (1) Proposed building envelope of the structure with dimensions;
 - (2) Proposed dimensions from property lines (front, side and rear) to all structures;
 - (3) Proposed front and rear entry, accessory structures, porches, patios and/or decks;
 - (4) Proposed driveway location, dimensions and slopes;
 - (5) Proposed finish floor elevation of the garage and first floor of the building;
 - (6) Property lines, building setback lines and street locations showing curbs, sidewalks, driveway aprons, etc.;
 - (7) Existing and proposed grades for the entire site, including spot elevations at the outside corners of each building, as well as a grading plan at one foot contour intervals indicating existing and proposed contour lines;
 - (8) Direction and percent of slope and center line of existing and proposed drainage channels, diversion terraces, top of grate and invert elevations of existing and proposed storm water facilities;

- (9) The location of any existing or proposed retaining walls, tree wells, wingwalls or berms required to implement the grading and drainage plan within the areas to be disturbed;
- (10) The location of individual trees or woodland masses and other natural features or manmade features such as streams, roads or walkways and a clear indication of which features are to be saved and which are to be removed or eliminated;
- (11) The location of required street trees or site landscaping per the Codes of the Township; and
- (12) The plot plan shall show the lot area, the area of dwelling and structures, the area of driveways and parking areas, the area of other impervious coverage, the percent of building coverage, the percent of impervious coverage

Chapter 190. Use and Occupancy Permits, Article I. General Provisions, Section 190-1 is hereby amended by adding a new paragraph as follows:

No Use and Occupancy permit shall be issued unless there shall be filed with the Township a site plan prepared and sealed by a registered professional engineer showing, to a scale of not smaller than 1"=40', all as-built features. The plan at a minimum shall indicate the following:

- (1) Actual building envelope of the structure with dimensions;
- (2) Actual dimensions from property lines(front, side and rear) to the structure;
- (3) Front and rear entry, accessory structures, porches, patios, and/or decks;
- (4) Driveway location, dimensions and slopes;
- (5) Finish floor elevation of the garage and first floor to the building;
- (6) Property lines, building setback lines and street locations showing curbs, sidewalks, driveway aprons, etc.;
- (7) Grades of the entire site, including spot elevations at the outside corners of each building, as well as a grading plan at one foot contour intervals indicating contour lines;
- (8) Direction and percent of slope and center line of drainage channels, diversion terraces, top of grate and invert elevations of storm water facilities;
- (9) The location of any retaining walls, tree wells, wingwalls, or berms;
- (10) The location of individual trees or woodland masses and other natural features or manmade features such as streams, roads or walkways;
- (11) The location of street trees or site landscaping per the Codes of the Township; and
- (12) The plot plan shall show the lot area, the area of dwellings and structures, the area of driveways and parking areas, the area of other impervious coverage, the percent of building coverage, the percent of impervious coverage

SECTION II. DISCLAIMER

Nothing in the Ordinance shall be constructed to affect any suit or proceeding in Court, or any rights acquired or liabilities under the Ordinances of the Township prior to the enactment of this Ordinance.

SECTION III. SEVERABILITY

The provisions of the Ordinance are severable and IF any section, sentence, clause, part of provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of the Ordinance. It is hereby declared to be the intent of this Board that this Ordinance would have still been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION IV. FAILURE TO ENFORCE NOT A WAIVER

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its right of future enforcement hereunder.

SECTION V. AMENDMENT

The Board of Supervisors, through this Ordinance, intends to amend all other Township ordinances or resolutions or parts thereof insofar as they are inconsistent with this Ordinance.

SECTION VI. EFFECTIVE DATE

This Ordinance shall be effective upon its enactment.

ORDAINED AND ENACTED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this seventeenth day of April, 2000.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: *[Signature]*
Chairman

Attest: *[Signature]*
Secretary

