

**LOWER OXFORD TOWNSHIP**

220 Township Road • Oxford • PA • 19363  
 Phone: 610-932-8150 ext. 1  
 E-Mail: loweroxfordtwp@zoominternet.net

**BUILDING PERMIT & APPLICATION**  
**Stormwater – Simplified Approach**  
 (Plan Review Required)

<b>TPI #</b> <b>56-</b> _____ - _____	<b>Date of Application:</b> ____/____/____	<b>Permit #:</b> <b>LOT-</b> _____ - _____ <b>-SWM</b>
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Property Owner Information			
<b>Name:</b>		<b>Phone:</b>	
<b>Property Address:</b>		<b>E-Mail:</b>	

Contractor Information			
<b>Company Name:</b>		<b>Phone:</b>	
<b>Address:</b>		<b>E-Mail:</b>	

<b>S/D Name:</b>		<b>Lot No.:</b>	<b>Lot Size:</b> _____ Acre(s)	<b>Non-Conforming Lot?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Type:</b>		<b>Use:</b> Residential	<b>Zoning District:</b> R-1, R-2, R-3, R-4 C-1, C-2, C-3, I-1	<b>Zoning Variance Required?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>DIMENSIONS</b>	<b>Width:</b>	<b>Length:</b>	<b>Depth:</b>	<b>Total Cu. Ft.</b>
	<b>SWM Waiver Required?</b> ( $\leq 1,000$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Utilize Existing Impervious?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No _____ sq. ft. <b>SWM Plan Required?</b> ( $\geq 1,000+ sq. ft.$ ) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A ( $\geq 2,000+ sq. ft.$ ) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			

I hereby certify that the 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 we agree to conform to all applicable laws of this jurisdiction. We also understand that all information contained in this building permit application is agreed to be essential, and any erroneous information contained herein shall render the Permit invalid ab initio, without regard to whether construction has commenced.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Contractor (if applicant) \_\_\_\_\_ Date: \_\_\_\_\_

**Remarks:** Please contact Building Inspector at least 24 hours prior to each inspection (Refer to plan review sheet). The Building Inspector has 15 business days (excludes weekends & holidays) to complete review and 5 days to complete review if the plans are stamped by an engineer.

Signature of Approval of Zoning Officer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Deborah J. Kinney

**Method of Payment:**     Check # \_\_\_\_\_    (Payable to Lower Oxford Township)     Money Order     Cash    **(No Credit Cards Accepted)**

<b>Estimated Cost of Project:</b> \$ _____	<b>Lower Oxford Township Permit Fee</b> \$ _____	<b>Accurate Building Inspections Fee</b> \$ _____	<b>Chk No.</b> _____
			<b>Chk No.</b> _____

**Applicant, please note the following:**

**Inspections:**

- Insp. No. 1 – To be performed when the pit is dug and the fabric and stone are in place.
- Insp. No. 2 – To be performed when the piping is in place.
- Insp. No. 3 – To be performed when the stone and cover are in place.
- Insp. No. 4 – To be performed when the rain leaders are in place.

Please contact Building Inspector, Scott Moran, at **610-637-1003** - 24 hours prior to inspection.

# PLOT PLAN

Please provide a plot to indicate setbacks from property lines, septic area(s), and well.

**Township Use Only:** The following calculations are approximations only. Totals include driveway, accessory buildings, swimming pools, etc.:

Square Footage of Impervious Surface:		
House:	_____ x _____ = _____	
Garage:	_____ x _____ = _____	
Driveway:	_____ x _____ = _____	
Outbuilding(s):	_____ x _____ = _____	
_____	_____ x _____ = _____	
_____	_____ x _____ = _____	
Pool:	_____ x _____ = _____	
Other:	_____ x _____ = _____	
_____	_____ x _____ = _____	
_____	_____ x _____ = _____	
<b>Approx. Sq. Ft. Totals:</b>		<b>= _____</b>

## STORMWATER MANAGEMENT REQUIREMENTS

**Impervious Coverage per Lower Oxford Township's Ordinance Chapter 20**  
**\*\*\*All Impervious Coverage is Cumulative\*\*\***

**Residential & Commercial**  
 <1,000 sq. ft. = Waiver \$25  
 ≥1,000 sq. ft. to <2,000 sq. ft. = Small Project/Simplified SWM  
 Admin/Permit Fee = \$150  
 Initial Escrow Fee = \$500 (Professional Review & Inspections Required)  
 ≥2,000 sq. ft. Engineered SWM  
 Admin/Permit Fee = \$300  
 Initial Escrow = \$500 (Professional Review & Inspections Required)  
**\*Note: Building and/or Zoning Permit & Fees will be required per project type.**

**Agricultural "Ag Use Building" (If Residence – Use Residential)**  
 <1,000 sq. ft. = Waiver \$25  
 ≥1,000 sq. ft. to <10,000 sq. ft. = Small Project/Simplified SWM  
**\*Note: Building &/or Zoning Permit & Fees will be required per project type.**

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY, ENCROACHMENTS ON PUBLIC PROPERTY NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

<p><b>MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:</b></p> <ol style="list-style-type: none"> <li>1) FOUNDATIONS OR FOOTINGS.</li> <li>2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING).</li> <li>3) FINAL INSPECTION BEFORE OCCUPANCY.</li> </ol>	<p><b>APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.</b></p>
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### POST THIS CARD SO IT IS VISIBLE FROM STREET

BUILDING INSPECTION APPROVALS	ELECTRICAL INSPECTIONS	HEATING/PLUMBING INSPECTIONS
<b>OTHER:</b>		DATE CERTIFICATE OF OCCUPANCY ISSUED: _____  ISSUED BY: _____

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.	PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED:	INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.
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**Lower Oxford Township**  
**Permit Application for Agricultural Building**

**Application**

**Plot Plan of Property**

- Provide location of stormwater pit setbacks from property lines. Stormwater pit must be installed at least ten feet (10') from property lines.
- Provide location of well and septic (if applicable).
- Provide location of replacement area septic area (if applicable).

**Stormwater Management – Act 167** - Pennsylvania’s Storm Water Management Act (Act 167) was enacted in 1978. This Act was in response to the impacts of accelerated stormwater runoff resulting from land development in the state. It requires counties to prepare and adopt watershed-based stormwater management plans. It also requires municipalities to adopt and implement ordinances to regulate development consistent with these plans.

As of January 1, 2014, the State requires any construction that results in impervious surface to be monitored. Residential construction that exceeds 1,000 sq. ft. in impervious surface will need a stormwater management plan that must be approved by an engineer. This should accompany any plans submitted by the owner or contractor.

**Collection of Fees:**

- Township Permit Fee.....\$100.00
  - SWM Exemption Fee (if under 1,000 sq. ft. cumulative since 01/2014) ..... \$25.00
  - Inspector’s Plan Review Fee .....\$100.00
  - Stormwater Pit Installation Inspections (x4).....\$400.00
    - Insp. No. 1 – To be performed when the pit is dug and the fabric and stone are in place.
    - Insp. No. 2 – To be performed when the piping is in place.
    - Insp. No. 3 – To be performed when the stone and cover are in place.
    - Insp. No. 4 – To be performed when the rain leaders are in place.
  - Small Project SWM Permit Fee (under 1,000 sq. ft.) .....\$150.00
  - Initial Escrow .....\$500.00
  - SWM Permit Fee (Residential 2,000 sq. ft./Agricultural 10,000 sq. ft.)..... \$300.00
  - Initial Escrow .....\$500.00
- Professional reviews will be charged at actual cost and shall be added to as necessary to maintain an escrow at 25% of original amount; any excess shall be refunded to the applicant.