

RUSCOMBMANOR TWP PERMIT APPLICATION CHECKLIST

Storm Water:

- If 1,000 sq. ft. or more of impervious is being created, a stormwater plan must be submitted to the Township Engineer. Complete the stormwater portion of the application and submit the stormwater plan with this packet. The building/zoning permit cannot be released until the stormwater plan is approved. Plan your schedule accordingly

Zoning Permit:

- Submit **NONREFUNDABLE** Application Fee (\$100) **CHECK PAYABLE TO TOWNSHIP**
- Complete the Zoning/Building Permit Application.
- Provide a plot plan showing all structures, including sizes, located on the property along with the distance of the structures to each property line. Please note the location of the septic system, well, and any easements on the property.
- Sign the Permit Terms and Conditions

Residential Building Permit:

- Complete the Zoning/Building Permit Application. If electrical, plumbing, and/or mechanical work is being performed, please be sure to complete all appropriate applications. Submit workers compensation insurance for each contractor.
- Complete the driveway and/or well application (if applicable)
- Submit **NONREFUNDABLE** Application Fee (\$100) **CHECK PAYABLE TO TOWNSHIP**
- Provide a plot plan showing all structures, including sizes, located on the property along with the distance of the structures to each property line. Please note the location of the septic system, well, and any easements on the property.
- Provide two (2) copies of the building plans.

- Provide proof of EDU from the Sewer Authority or On-Lot Septic permit from the Sewage Enforcement Officer (if applicable)

- Provide Highway Occupancy Permit from PennDot (if applicable)

- Provide approval from Water Authority for public water connection (if applicable)

- Provide Storm water Management Approval (required if creating > 1,000 sq. ft. of impervious)

- Sign the Permit Terms and Conditions

- Provide Erosion & Sediment Control Plan approval from Conversation District (if applicable)

Additional information/documents may be required depending on the type of construction.

CALL BEFORE YOU DIG, MAKE A PA ONE CALL - Dial 811

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LTL CONSULTANTS, LTD – (610-987-9290)

Commercial Building Permit:

- Complete the Zoning/Building Permit Application. If electrical, plumbing, and/or mechanical work is being performed, please be sure to complete all appropriate applications.
- Submit Application Fee (\$500) **CHECK PAYABLE TO TOWNSHIP**
- Provide a site plan showing the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades, the location of parking spaces, accessible routes, public transportation stops and other required accessibility features. If the construction involves demolition, the site plan shall indicate construction that is to be demolished and the size and location of existing structures and construction that will remain on the site or plot.
- Provide three (3) copies of building, electrical, plumbing, and mechanical plans that are signed and seal by a Pennsylvania licensed design professional.
- Provide Land Development Approval (if applicable)
- Provide proof of EDU from the Sewer Authority or On-Lot Septic permit from the Sewage Enforcement Officer (if applicable)
- Provide Highway Occupancy Permit from PennDot (if applicable)
- Provide approval from Water Authority for public water connection (if applicable)
- Provide Storm water Management Approval (required if creating > 1,000 sq. ft. of impervious)
- Sign the Permit Terms and Conditions
- Provide Erosion & Sediment Control Plan approval from Conversation District (if applicable)
- Asbestos Abatement and Demolition/Renovation Notification Forms must be completed and submitted to PA DEP for all commercial demolition/renovation projects.

Additional information/documents may be required depending on the type of construction.

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