

# CHAPTER 11

## HOUSING

### PART 1

#### AS-BUILT SITE PLAN

- §101. As-Built Site Plans
- §102. Scale
- §103. Requirements
- §104. Preparation
- §105. Use and Occupancy Permit
- §106. Inspections
- §107. Penalties



**PART 1**

**AS-BUILT SITE PLAN**

**§101. AS-BUILT SITE PLANS.**

A builder of a building in Upper Makefield Township shall file with the Township three (3) as-built site plans which shall be approved by the Township Engineer prior to the issuance of a use and occupancy permit.

(Ord. 237, 8/2/2000, §II)

**§102. SCALE.**

All as-built site plans shall be a minimum of 11" x 17"<sup>1</sup> and a scale of not less than 1" = 50'.

(Ord. 237, 8/2/2000, §II)

**§103. REQUIREMENTS.**

The as-built site plan shall show all as-built features of each building. In addition, the plan shall indicate the following:

- A. The actual building envelope of the structure with dimensions.
- B. The actual dimensions from property lines (front, side and rear) to the structure.
- C. Front and rear entry, accessory structures, porches and/or decks.
- D. Driveway location, dimensions and slopes.
- E. Finished floor elevation of the garage and the first floor of the building.
- F. Property lines, building setback lines, and street locations showing curbs, sidewalks, driveway aprons, etc.
- G. Grade for the entire site, including spot elevations at the outside corners of each building. The as-built site plan shall be complete with contour lines using a two (2) - foot contour interval. Additional spot elevations may be required if further clarification is necessary.
- H. The location of individual trees and woodland masses and other natural features

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<sup>1</sup>Editor's Note: As adopted, Ord. 237, 8/2/2000, §II, read "11' x 17'."

## HOUSING

or man-made features such as roads or walkways.

- I. The lot area, the percent of building coverage, the percent of overall impervious coverage, and the tabulation of the applicable zoning district requirements, i.e., setbacks, etc.
- J. All easements situated within the lot area shall be identified and dimensioned. All conditions imposed on the lot by the easement shall be noted including, but not limited to, the restriction that no fences, plantings, structures, etc., shall be placed within any easement area.
- K. Septic systems, including all appurtenances thereto.
- L. Wells, including all appurtenances thereto.
- M. All underground utilities.

(Ord. 237, 8/2/2000, §II)

### **§104. PREPARATION.**

The as-built site plan shall be prepared by a registered professional surveyor of the Commonwealth of Pennsylvania who shall certify that all information is true and correct.

(Ord. 237, 8/2/2000, §II)

### **§105. USE AND OCCUPANCY PERMIT.**

No use and occupancy permit shall be issued for the building until certification is received from the Township Engineer and his approval is subsequently provided to the Township's Code Enforcement Officer.

(Ord. 237, 8/2/2000, §II)

### **§106. INSPECTIONS.**

1. All reviews and inspections of buildings necessary to verify information submitted on an as-built site plan shall be the responsibility of the Township Engineer and/or other designated Township official. Inspections shall be undertaken following the filing of an as-built site plan as required by this Part.
2. All inspections shall certify compliance with this Part.

(Ord. 237, 8/2/2000, §II)

**§107. PENALTIES.**

For every and any violation of the provisions of this Part, the owner, general agent, or contractor of a building or premises where such violation has been committed or shall exist, who knowingly commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation shall exist shall be liable on conviction therefore before a District Justice to pay a fine or penalty not to exceed one thousand dollars (\$1,000.00) for each and every offense. Each day's continuance of such violation, after notification that a violation exists shall constitute a separate offense punishable by a like fine or penalty. Such fines or penalties shall be collected as like fines or penalties are now collected by law.

(Ord. 237, 8/2/2000, §II)

