

Upper Makefield Township
Department of Planning & Zoning

Additions, Renovations, and Garages

General Information

Stormwater Management

Any construction or reconstruction of impervious space, regardless of square footage, must document adherence to the following ordinance with submission of a UMT grading permit application, plans with topography in area of proposed stormwater management, stormwater management system plans, and documentation of infiltration testing and calculations to support the stormwater management plan:

Stormwater Ordinance, found in Upper Makefield Township Code Chapter 28A, requires that any reconstructed or new impervious must provide water quality (§303) and the larger of volume control (§304) and groundwater recharge (§305). Please provide volume control & rate capacity calculations based on infiltration test of capacities of not less than 24 hour and not more than 72 hours for drainage from the end of design storm. Infiltration testing is required by a Certified Professional Soil Scientist (CPSS), Certified Professional Soil Classifier (CPSC), or a Sewage Enforcement Officer (SEO), providing the following data (§305.A):

- Depth of 24 inches between bottom of BMP and the limiting zone
- Sufficient infiltration and/or percolation rate
- Recharge facility capable of completely infiltrating the recharge volume within 4 days (96 hours)

Earth disturbance measuring over 1,000 square feet must first have Erosion & Sediment Control approval from the Bucks County Conservation District. A form is available from the Conservation District.

- Septic System Distance from Renovation or Addition.** Your renovation or addition must be located at least 10 feet from your water well and septic system. **Pools** must be a minimum of 25 feet from the septic system.
- New Bedrooms Require Septic System Approvals.** If you are adding a bedroom, you must obtain approval for the existing septic system from the Bucks County Department of Health.

Required Forms and Submissions

- Building Permit Application** With this application you must submit 2 copies of Building Plans.
- Zoning Occupancy and Use Permit Application** (with impervious calculations).
- Grading - Drainage Application.** With this application, you must submit sealed grading plans (1 set of hard copy plans as well as a digital PDF version). The submission must include a copy of the completed Bucks County Conservation District Erosion and Sediment Control application if the earth disturbance is over 1,000 sq. ft.
- Professional Services Agreement** to pay for Township consultant reviews. Please see the current fee schedule for escrow dollar requirements to be submitted.
- Septic Permit from the Bucks County Department of Health**

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- **Sealed Structural Building Plans:** Two copies of the plot plan showing
 - Dimensions of the addition
 - Distances to side and rear property lines
- **Plot Plans** are required for less than 1,000 square feet of disturbance.
- **Electrical Application.** With this application you must submit an electrical plan that has been approved by a third-party electrical agency.
- **Plumbing Application.** With this application you must submit 2 copies of the plumbing riser diagram.
- **PA Contractor Registration Certificate.** Please submit a copy of the contractor's PA Contractor Registration Certificate.
- **Insurance.** Upper Makefield Township must be listed as "Certificate Holder" on a current Certificate of Insurance for all contractors, electricians and/or plumbers.

If the property owner is doing the work, please provide a copy of the homeowner's liability insurance. An exemption form will need to be signed and notarized if the homeowner is doing the work or if the contractor is exempt from Worker's Compensation.

All Township forms can be found at the following link:
<https://uppermakefield.org/departments/planning-and-zoning/permits-applications/>

Applications and supporting documents can be submitted via email to CodeOffice@uppermakefield.org