

PERKASIE BOROUGH PLOT PLAN REQUIREMENTS

All plot plans for new residential construction, new nonresidential construction and new nonresidential additions shall contain the following criteria:

1. A plot plan drawn at a scale of one (1) inch equals twenty (20) feet, thirty (30) feet, or as otherwise approved by the Borough Engineer, with all elevations established by the Builder or Owner's Engineer or Land Survey or drawn in accordance with an accurate boundary line survey.
2. A depiction of the size and location of all new construction including the exact building footprint.
3. A depiction of the location of all existing structures.
4. Setback distances between buildings, property lines and the established street right-of-ways and grades from all sides of the proposed new construction.
5. The location of property showing the nearest intersecting street and distance in feet and decimal parts thereof of property therefrom, together with a North point.
6. Dimensions, bearings and lot numbers as delineated on the Final Recorded Subdivision and Land Development Plan or record.
7. The plot plan shall show all existing and proposed property monumentation.
8. The gross and net lot area, in square feet, is to be shown on the plot plan.
9. The building area, in square feet, is to be shown on the plot plan.
10. The proposed and maximum permitted impervious lot coverages must be shown on the plot plan.
11. The location, site layout, and capacity of the areas to be used for motor vehicle access and off-street parking.
12. All drainage and utility easements, restrictions, deed-restricted open space, utility structures, existing structures, natural land features and surrounding properties shall be identified on the plot plan.
13. Topographical site information, at a contour interval of not less than one (1) foot, shall be provided unless otherwise approved by the Borough Engineer.
14. The location, dimensions, and layout of the open spaces, yards, and buffer yards, including methods to be employed for screening, where applicable.
15. The Zoning District is to be marked on the plot plan such as indicated by the applicable Zoning Ordinance or Map or any other Borough zoning regulation now or hereafter established.
16. Proper zoning restriction lines are to be marked on the plan indicating the front yard, side yards and rear yard. On a corner lot, the property front yard setback shall be shown as provided by the Zoning Ordinance.
17. Streets, right-of-ways, etc. shall be properly marked with dimensions according to plans of record.
18. The plot plan shall show location and species/size of all proposed street trees or other special landscape requirements.
19. The plot plan shall show the driveway slope between the right-of-way line and the garage.
20. The plot plan shall show all existing and proposed utilities including water service and sanitary sewer lateral.

21. Copies of all approval/permits from all agencies having jurisdiction on any aspect of the project including, but not limited to, Bucks County Conservation District, Bucks County Health Department, Pennsylvania Department of Transportation, and PA Department of Environmental Protection.
22. Plot plans shall have indicated thereon the proposed method for discharge of stormwater runoff and surface waters from the premises, including proposed grading, whether generated by the improvements themselves or by water passing through the property from other sources, as applicable.
23. Plot plans shall show proposed basement, garage, and first floor elevations. Additionally, certification must be presented by the Surveyor attesting to the fact that the first floor elevation of the structure will be constructed equal to or higher than the contour shown on the grading plan for the individual development or individual building lot. The first floor elevation shall be set in a proper relationship to the existing elevations on the surrounding lots.
24. Plot plans shall be drawn to scale, dated, signed and sealed by the registered Engineer or Land Surveyor preparing the plot plan. Plot plans must also show the name of the person for whom the same is being prepared.