



New Home Construction on an Individual Lot

The following items are to be submitted and/or approved **prior** to building permit submission when developing an individual lot.

Street Address - Obtained from the Police Department at no cost. They can be reached at 412-787-7900.

Road Occupancy Permit - Needed to extend utilities (storm sewers, sanitary sewers, electric, water, gas) through a public street to the subject property. Fee for this permit is based on amount of disturbance in the road right-of-way. This permit is obtained from the Township Department of Public Works at 724-693-3107. However, this permit will need to be obtained from PennDOT if the road is state owned. (State owned roads include Bateman Road, US Route 30, Seabright Road, North Road, North Branch Road, Noblestown Road, Whittengale Road, Steubenville Pike, Oakdale Road, and McKee Road.)

Driveway Permit - Needed for the new proposed driveway entering onto a Township Road. This permit is obtained from the Township Department of Public Works 724-693-3107.

Storm Water Management - A small project storm water management plan application must be completed for single-family dwellings on a separate lot not located in an approved plan/sub-division. The storm water management plan includes all impervious areas, roof and footer/foundation drains as well as BMPs. If the total impervious area exceeds 5,000 square feet, a registered engineer will need to prepare the plan. There is a fee of \$100.00 for the review and approval of the plan. Please contact Bob Derosky, Coordinator of Engineering Services at 724-693-3105 for any questions.

Erosion and Sedimentation Control - E&S controls must be in place throughout the duration of the project until vegetation has fully regrown. E&S controls typically consists of silt sock or fence, clean gravel construction entrance, and protection of storm water sewers and runoff to adjoining properties and roadways. There shall be no mud or debris deposits on the roads and if so, debris must be cleaned immediately. Also, when the earth disturbance exceeds 5,000 square foot, approval will be needed from the Allegheny County Conservation District.

Completion and Recording of Sub-Division - If the lot the new home is to be built on was sub-divided, the plan shall be properly recorded including any easements or right of ways.

Grading Permit - A grading permit will be needed if the maximum allowable earth movement as indicated in the grading ordinance is exceeded. Typically, a grading permit is not needed if only digging out the foundation for a new home and minor associated grading work. The permit fee is based on the amount of work. The permit application is submitted to the Township then reviewed and issued by the Township Engineer. Please contact Bob Derosky, Coordinator of Engineering Services, at 724-693-3105 for any questions.

Sanitary Sewers - Contact the Coordinator of Engineering Services, Bob Derosky, at 724-693-3104 to determine if sanitary sewers are available. There are several possibilities as follows:

- Sanitary sewer tap is available on the property or at the lot line. In this case, you will need to submit the appropriate sewer tap application (Robinson or Montour Run), and proper fee and detailed drawing of the tap-in (i.e., tapping into the line or manhole). Bob Derosky will determine if you can tap into the line or manhole.



- Sanitary sewer tap is available but need to cross another property or right-of-way/easement to access. You will need to submit the appropriate as listed above and legally recorded easements granting access through such adjoining property(s) to the tap-in location.
- Extending a sanitary sewer main will need to be reviewed and approved by the Township. Contact Bob Derosky for more information.
- The owner and/or applicant is responsible to obtain a sewage-facilities planning module from the Department of Environmental Protection (DEP) if needed. Contact Bob Derosky to determine if this is needed or not. No permits will be issued until the sewage facilities planning module is issued.
- When sanitary sewers are not available, a septic system permit and Sewage Facilities Planning Module is required from the Allegheny County Health Department and PA DEP.

If Property is located within a Flood Plain - work must comply with the Flood Plain Ordinance # 421 and an elevation certificate will be required for review. In addition, a fee of \$100.00 is required for review of a new home construction involving a flood plain.

Water Service - Please contact the Western Allegheny County Municipal Authority (WACMA) at 412-788-4337.

All other Utilities - Please contact the service provider.

On your permit application, please submit all the above information that pertains to your project as well as all required information on the "Residential Building or Zoning Permit Quick Guide" for review.

A meeting with the Township to discuss all requirements may be scheduled upon request.

