

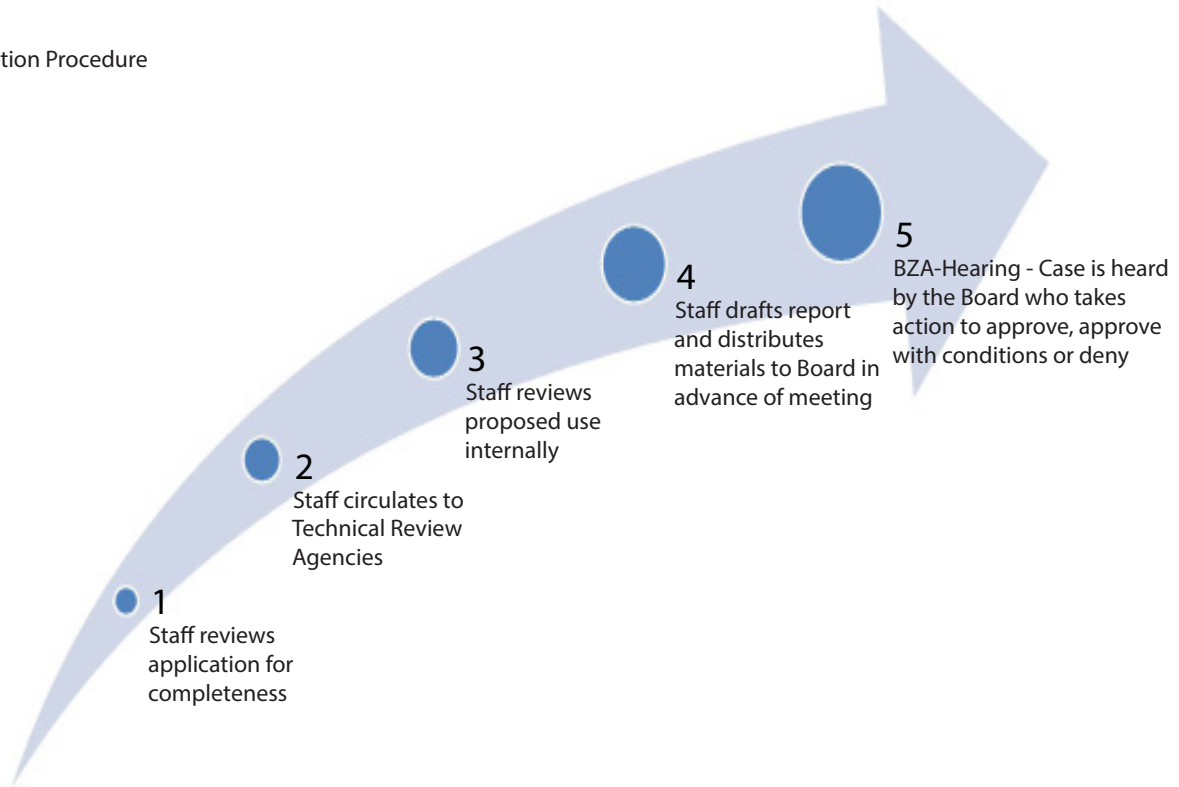
Zoning Department
Michele Boni, Development and Zoning Director
Jeff Beard, Senior Zoning Officer

Application Instructions

Please submit the following:

1. Application Form
Completed application form with required signatures
2. Fee - non refundable *Please refer to our most current fee schedule by visiting www.orangetwp.org/edp
Checks or money order only payable to Orange Township
3. Auditor's Tax Map
Provide a map showing the subject property.
You can access and print a copy of the map by <http://www.delco-gis.org/auditor/>
4. Site Plan - Refer to Page 2

Application Procedure





(Revised 04.20.21)

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Site Plan Requirements

*** Site plans which are incomplete and/or not drawn to scale will not be accepted***

- Preparation & Submittal
 - The site plan be prepared to scale and to provide all required information as required under Section 25.03 of the Orange Township Zoning Resolution.
 - Ten (10) physical copies submitted to the Zoning Office
 - Digital Copy (pdf format)
- Basic Content
 - North arrow and appropriate scale (i.e. 1 inch = 20 feet)
 - Property lines labeled with exact dimensions
 - Street right-of-way boundary and street centerline
- Show all existing site conditions:
 - Location and dimensions of all existing buildings, structures*, access drives, and landscaping.
 - Existing use(s) of all buildings with associated gross floor area (GFA)
 - On-site water and sanitary system location and dimensions. Provide proof of public water and/or sewer otherwise.
 - Parking lot footprint with location and dimensions of existing parking spaces
 - All easements and utilities (above and below ground)
 - Existing above and below ground drainage and stormwater features

*Structures may include but are not limited to canopies, signs, parking areas (paved and unpaved), patios, porches, dumpsters and fences.
- Show all proposed development:
 - Location and dimensions of all proposed buildings, structures, additions, modifications to buildings/structures.
 - Proposed use(s) of all buildings with associated gross floor area (GFA)
 - Building elevations and/or architectural renderings in color (if applicable)
 - Materials, list of all exterior materials to be used (include siding, roofing and window glazing)
 - Impervious and pervious surface location and dimensions with total lot coverage calculations provided
 - Parking layout with dimensions of parking spaces. Show parking calculations.
 - *Parking calculations showing ratio of required spaces based on proposed use
 - Grading plan and storm sewer layout showing proposed above and below ground drainage and stormwater features
 - All areas of disturbance (i.e. grading, filling, clearing and excavating, etc.) labeled with precise dimensions and limits
 - Landscaping details: location, quantity, size and plant species to be used
 - Lighting details: location, type of fixture, height and photometrics showing intensity (foot-candles)
 - Screening details (roof or ground mounted mechanical equipment, dumpster/trash enclosures, parking areas, etc)