



Curb Cuts & Driveway Construction Permit Application

615 Vanceville Road, Eighty Four, PA 15330

Lindsey Strack, Planning and Zoning Coordinator

(724) 222-0630, ext. 2

planning@somersettownship.com

Floodplain? Yes No

Permit #

Property Address: _____ Parcel ID# _____

Owner: _____ Phone #: _____

Owner's Address: _____ Email Address: _____
_____ @ _____ .com

Contractor: _____ Phone #: _____

Contractor's Address: _____ Email Address: _____
_____ @ _____ .com

Full Description of Work: _____

- Before any driveway may be constructed, a permit shall be obtained from the Township, Ordinance Chapter 21, Part 2. A copy is attached.
- The application must include a drawing which shows the location of the driveway with respect to intersecting roads. A fee of \$175.00 shall accompany the Permit Application, in addition to Engineering fees, when applicable.
- Owner must meet with Township Roadmaster and/or Engineer to review driveway location, site distance, and grade. Installation of drainpipe, if required, will be the responsibility of property owner. The type of pipe and size required shall be determined by the Township Roadmaster and/or Engineer.
- Following completion of driveway, contact the Township Office for final inspection and permit approval. Failure to comply will result in the denial of the permit.

Signature: _____ Print: _____ Date: _____

For Township Staff Use Only

Approved

Denied

Township Engineer: _____ Date: _____

Planning and Zoning Coordinator: _____ Date: _____

Comments / Conditions: _____

Permit Fee: \$

ARTICLE II, Curb Cuts and Driveway Construction [Adopted 8-13-1990 by Ord. No. 4-1990 (Ch. 21, Part 2, of the 1990 Code)]

§ 133-7. Lot frontage. [Amended 2-23-1998 by Ord. No. 2-1998]

All lots shall have direct access to an existing or proposed public street.

§ 133-8. Lot access. [Added 2-23-1998 by Ord. No. 2-1998]

- A. Residential lots having direct access to an arterial or primary street shall be avoided whenever possible. Where direct access to an arterial or primary street cannot be avoided, adequate turnaround space shall be provided behind the right-of-way line.
- B. Where access is permitted to a state road or highway, authorization from the Pennsylvania Department of Transportation must be proven by the display of a valid highway occupancy permit.
- C. Adequate sight distance shall be provided, subject to review and approval by the Township Engineer. Driveways shall not exceed a slope of 10% within 12 feet of the street right-of-way line.
- D. All driveways or access roads to single-family residences shall intersect streets at angles of no less than 60°.
- E. All other driveways or access roads shall intersect streets at right angles, where practicable, and in no case less than 75°.
- F. Widths of access roads or driveways shall be designed in accordance with the following standards:
 - (1) Access roads or driveways, for multifamily residential uses, mobile home parks and all nonresidential uses shall be no less than 24 feet in width at the street line, and shall not exceed 30 feet in width at the street line, and shall be clearly defined by some form of curbing as approved by the Township Engineer.
 - (2) Access roads or driveways for single-family residential uses shall be no less than 10 feet in width at the street line, and shall not exceed 20 feet in width at the street line.
- G. To provide safe and convenient ingress and egress, access road and driveway entrances shall be rounded at the following minimum radii:
 - (1) Access road and driveway entrances for multifamily residential uses, mobile home parks and all nonresidential uses shall be rounded at a minimum radius of 10 feet.
 - (2) Driveway entrances for single-family residential uses shall be rounded at a minimum radius of five feet.
- H. Access road grades or driveway grades shall not exceed the following grades within 50 feet of intersection with the street:
 - (1) Seven percent when such access is to an arterial or primary street.
 - (2) Ten percent when such access is to a collector or local street.
- I. The center line of an access road or driveway at the point of access to a street shall not be located closer to a street intersection than the following distances:
 - (1) One hundred feet for single-family residential uses.
 - (2) For multifamily residential uses, mobile home parks and all nonresidential uses:
 - (a) One hundred fifty feet if either street is an arterial or primary street.
 - (b) One hundred feet if either street is a collector street.
 - (c) One hundred feet if both streets are local streets.
 - (3) The center line of an access road or a driveway shall not intersect a street within 400 feet of an interchange with a limited access highway.

ARTICLE II, Curb Cuts and Driveway Construction [Adopted 8-13-1990 by Ord. No. 4-1990 (Ch. 21, Part 2, of the 1990 Code)]

§ 133-9. Off-street parking and access. [Added 2-23-1998 by Ord. No. 2-1998]

Where an existing lot does not adjoin a public or private street, alley or easement of access, an access drive shall be provided leading to the parking area. Access to off-street parking areas shall be limited to well defined locations, and in no case shall there be unrestricted access along the length of a street. The street frontage shall be curbed in accordance with the Township specifications as adopted by resolution or ordinance to restrict access to the lot, except where access drives are proposed. The number of access drives from a single lot or development to any public street shall not exceed two for every 400 feet of street frontage.

§ 133-10. Permit required.

Before any private driveway may be constructed across a sidewalk and before any curb cut may be made, a permit shall be obtained from the Township of Somerset. All driveways shall be laid according to specifications furnished by the Township of Somerset at the time the permit is granted.

§ 133-11. Fee. [Amended 2-23-1998 by Ord. No. 2-1998]

The fee for a driveway or curb cut permit shall be in an amount set by resolution of the Board of Supervisors.

§ 133-12. Sidewalk not to be disturbed.

All paved portions of the sidewalk must not be disturbed, and the height and grade of same must remain the same as before the driveway was constructed. The balance of the pavement shall remain the same height and grade as before the construction of the driveway.

§ 133-13. Rectification of improper work.

In case any person shall construct a driveway or a curb cut and shall not conform to the requirements of this article, the Board of Supervisors may order such person, firm or corporation to remove the improper work and replace the same in compliance with this article. Notice to remove and replace improper work shall be given by registered or certified mail, and shall state that the person, firm or corporation shall have 30 days from receipt of the notice to comply therewith. Upon noncompliance, the municipality may do or cause the requested repairs to be done and may levy the cost of its work on such owner as a property lien to be collected in any manner provided by law.

§ 133-14. Rectification of nonconforming conditions or structures. [Added 2-23-1998 by Ord. No. 2-1998]

In the event any existing structure or condition governed by this article becomes defective or otherwise fails to conform with the provisions hereof, then the Supervisors may order compliance with notice to effect changes or repairs to be given by registered or certified mail and shall state that the person, firm or corporation shall have 30 days from the receipt of the notice to comply therewith. Upon noncompliance, the Township may do or cause the requested repairs to be done and then may levy the cost of such work on the owner as a property lien or be collected in any manner provided by law.

§ 133-15. Violations and penalties. ^{xxxixEN}

Any person, firm or corporation who shall fail to obtain a permit before constructing a private driveway or making a curb cut, shall, upon conviction in a summary proceeding brought before a Magisterial District Judge under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of not more than \$1,000, plus costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding 90 days. Each day or portion thereof that such violation continues or is permitted to continue shall constitute a separate offense, and each section of this article that is violated shall also constitute a separate offense.