



LOWER PROVIDENCE TOWNSHIP
COMMUNITY DEVELOPMENT

100 Parklane Drive • Eagleville, PA 19403 • www.lowerprovidence.org

Administration: 610- 635-3512 • Fax: 610 539-6347

Police: 610-539-5901 • Fax: 610-630-2219

Swimming Pool Site Plan Guidelines

Site plans shall be submitted as electronic files (pdf or similar)

Minimum needed information and requirements (based on Ordinance §143-157):

1. Actual dimensions from property lines (front, side and rear) to the structure.
2. Grades for the entire site, including spot elevations at the outside corners of each building, as well as a grading plan at one-foot contour intervals indicating contour lines.
3. Direction and percent of slope and center line of drainage channels, diversion terraces, top of grate and invert elevations of stormwater facilities.
4. The location of any retaining walls, tree wells, wingwalls or berms.
5. The location of individual trees or woodland masses and other natural features or man-made features such as streams, roads or walkways.
6. The plot plan shall show the lot area, the area of dwellings and structures, the area of driveways and parking areas, the area of other impervious coverage, the percent of building coverage, and the percent of impervious coverage.
7. Proposals to enhance stormwater controls with all projects. If more than 1200 square feet of new impervious surface is or has been added to the lot since December 2017, a simplified stormwater management site plan is required.
8. Erosion and sediment control
9. The plan shall be prepared by a registered professional surveyor of the Commonwealth of Pennsylvania who shall certify that all information is true and correct.

**** Please note that as of January 19, 2020, some Township standards have changed. Swimming pools are now discussed under the Zoning Ordinance (as follows): ****

SWIMMING POOL, HOUSEHOLD

A man-made area with walls of man-made materials constructed or intended to enclose water at least 24 inches deep for bathing or swimming and that is intended to serve the residents of only one dwelling unit and their occasional guests, subject to the following:

- (a) In addition to a standard building permit, a zoning permit shall be required to locate or construct a household swimming pool. Permit plans shall be submitted to the Township that satisfactorily indicate the location, specific dimensions, area, depth, method of fencing and latching, and method and manner of the emptying of the pool. The issued permit shall indicate the approved method of drainage and fencing. Before any swimming pool is filled with water, the Township shall make a final inspection and issue a compliance certificate.
- (b) The pool shall be illuminated by underwater or exterior lights, or both, provided all exterior lights are located so that the light is neither directed or reflected upon adjacent properties in such a manner as to be a nuisance or an annoyance to neighboring properties. Underwater lighting shall be in compliance with the applicable National Electrical Code.
- (c) A fence shall be provided in conformance with the Township's Building Code. At a minimum, every swimming pool shall be entirely surrounded by a permanent wire mesh fence or its equivalent; not less than four (4) feet in height; equipped with an automatically closing gate and operating lock that automatically latches. This fence shall be located no closer than five (5) feet from the edge of the pool. An aboveground pool equipped with a deck or platform, however, may have the fence installed on the edge of the deck or platform, so long as it completely surrounds the pool.
- (d) There shall be no cross-connection with a public sewerage system.
- (e) The permanent inlet shall be above the overflow level of the pool.
- (f) Special setbacks:
 - [1] No pool or associated decking/equipment shall be located less than fifteen (15) feet from any property or street line.
 - [2] No pool or associated decking shall be located under any electric power lines (including service lines), and the pool/decking must be located at least ten (10) feet (measured horizontally) from such power lines.
 - [3] No in-ground pool shall be located less than fifteen (15) feet from any cesspool or subsurface sanitary sewer system.
- (g) These regulations apply to all pools, spas, hot tubs, etc., and their appurtenant facilities.