

LOWER ALSACE TOWNSHIP

1200 Carsonia Avenue
Reading, PA 19606
Phone (610)779-6400 - Fax (610) 370-0797



DRIVEWAY / ACCESS LANE PERMIT

All driveways and access lanes shall be located, designed and constructed in accordance with Section 805 of the 2011 Lower Alsace and Mt. Penn Borough Joint Zoning Ordinance as well as Section 509 of the Lower Alsace Land Development Ordinance including the following specifications as a minimum for residential driveways:

- 6" depth of PennDOT 2A aggregate subbase
- 2-1/2" depth of binder course
- 1-1/2" depth of wearing course
- All driveways or access lanes shall be so constructed and maintained with materials, which will not wash nor be deposited upon public roads.
- No driveways or access lanes shall be located, designed and constructed so as to create a drainage or sedimentation problem on an adjacent property or street.
- All driveways serving residential or non-residential uses shall be located, designed, constructed and maintained in accordance with the requirements specified by the municipality with jurisdiction.
- All driveways and access lanes shall be located, designed and constructed as to provide optimum sight distance and visibility at the intersection with the existing or proposed street.
- All proposed driveways, access lanes, parking areas and loading areas **serving a non-residential use** shall be paved.
- The maximum centerline grade of any residential driveway or access lane shall not exceed twelve (12) percent.
- All driveways and access lanes shall be designed and constructed with a leveling area not to exceed a centerline grade of five (5) percent, as measured twenty (20) feet from the edge of the cartway of the public road to which the driveway or access land has access.
- Driveways serving residential uses shall have a minimum width of ten (10) feet and a maximum width of twenty-four (24) feet.
- Driveways serving **non-residential uses** shall have a minimum width of twelve (12) feet per travel lane and a maximum width of thirty-six (36) feet.
- In order to provide a safe and convenient point of ingress and egress, driveway entrances should be rounded with a minimum radius of five (5) feet.
- All proposed driveways and related improvements shall be located, designed and constructed in order to control stormwater run-off, prevent sedimentation of public roads, maintain the structural stability of public roads, maintain the existing drainage patterns of the area and prevent undue traffic hazards.
- Where required by Lower Alsace Township, a driveway pipe shall be installed under the driveway or access lane. The following minimum requirements shall apply:
 - The applicant shall be responsible for the design, permitting, purchase and installation of the pipe.
 - The design shall be submitted to Lower Alsace Township review and consideration. Where required, permits should be issued as part of the subdivision or land development plan.
 - If required, the design shall be submitted to the Pennsylvania Department of Environmental Protection and the Berks County Conservation District for their review and approval.
 - The pipe material should be either reinforced concrete or smooth bore polyethylene meeting pipe, which shall be installed in accordance with the manufactures specifications. Unless otherwise permitted by Lower Alsace Township Engineer, the minimum diameter of the pipe should be fifteen (15) inches or an equivalent capacity and shall be installed with a minimum grade of one-half (0.5) percent.
 - Common driveways shall be constructed in accordance with the standards and specifications of Lower Alsace Township.

- A Driveway Occupancy Permit, issued by Lower Alsace Township shall be required for all proposed driveways entering onto a road, which is currently either owned by or to be dedicated to Lower Alsace Township.
- A Highway Occupancy Permit, issued by the Pennsylvania Department of Transportation, shall be required for all proposed driveways entering onto a state road.
- Fire lanes and/or fire apparatus access roads shall be located, designed and constructed as per the specifications provided by Lower Alsace Township.

Permit holder agrees to make any and all repairs according the paving specifications listed above as well as any and all repairs deemed necessary by the Township following the project completion. It shall be permit holder's responsibility to contact the township for an inspection and to provide the township with a current certificate of Insurance.

Driveway connection fee of \$ 75.00 ** includes township inspections to ensure that all township requirements have been met. A no charge permit may be required for driveway resealing or resurfacing if the new paving will reconnect to the township roadway and not a sidewalk apron.

Township Road Name: _____ Permit fee amount \$ _____

Check # _____ Date: _____

****The Township reserves the right to require payment in escrow for the restoration of the road surface to the satisfaction of the Township.**

REQUIREMENTS TO REPAIR ROADS IF NECESSARY:

All patch work should be saw cut and squared off prior to paving with the following materials:

1. 2A Modified aggregate to be up to sub-base
2. 5" of Base Course (25.0 mm)
3. 1 ½ " of Wearing course (9.5 mm)
4. Crack Seal all Joints
5. 24" minimum cutback within road

Name and address of Applicant Phone

Name and address or paving contractor Phone