

**GRADING AND SOIL EROSION CONTROL
CHAPTER 117 – ORDINANCE NO. 2007 – 05
APPLICATION CHECKLIST**

Please note:

Earth moving, grading, and stormwater diversion shall also be subject to the requirements of State Soil Erosion and Sedimentation Control Regulations, the Township Zoning Ordinance (Chapter 250), the Township Subdivision and Land Development Ordinance (“SALDO” Chapter 212), the Township Floodplain Ordinance (Chapter 112), and the Township Stormwater Management Ordinance (Chapter to be assigned), whether or not it is regulated by this Ordinance.

Exemption from Grading Plan:

No Grading Permit is required if grading is less than:

1. 1,000 square feet, or
2. 1,500 square feet when the earth disturbance is no closer than twenty feet (20’) to a lot line, top of bank of any stream or watercourse, wetland, riparian corridor, or steep slope (greater than 15%), or
3. 2,000 square feet for lots of one (1) acre in size or larger when the earth disturbance is no closer than fifty feet (50’) to a lot line, top of bank of any stream or watercourse, wetland, riparian corridor, or steep slope (greater than 15%).
4. 4,000 square feet for lots of three (3) acres in size or larger when the earth disturbance is no closer than fifty feet (50’) to a lot line, top of bank of any stream or watercourse, wetland, riparian corridor, or steep slope, (that is greater than 15%).
5. One (1) acre (43,560 square feet), for any purpose, no closer than one hundred feet (100’) to a lot line, top of bank of any stream or watercourse, wetland, riparian corridor, or steep slope (greater than 15%).
6. What is necessary for the construction of a single family home or residential or agricultural accessory uses/structures on a lot in excess of five (5) acres when the Township Manager, determines that a permit is not necessary.
7. What is necessary for the construction of above ground swimming pools.
8. What is necessary for the construction or repair of public utilities and/or roads by public agencies, and/or Public Utility Commission regulated utility companies; or if performed by East Allen Township.

Presubmission Checklist

Before submission, mark/initial each line to verify that it has been addressed in the materials submitted:

- _____ A. Grading Permit Application with applicant's agreement to comply with the applicant's plans and supporting documents and this Ordinance, upon issuance of the permit.
- _____ B. The Applicant has consulted the East Allen Township Zoning Ordinance (Chapter 250), Subdivision and Land Development (Chapter 212), Floodplain Ordinances (Chapter 112), and Township Stormwater Management Ordinance (Chapter to be assigned).
- _____ C. Application forms with fees.
- _____ D. A separate application shall be required for each earth disturbance operation. Three (3) copies of all the documents referred to below shall be submitted with each application. Any application for a Grading Permit shall be accompanied by a Topographic Survey Plan of the site showing the following:
 - _____ 1. A suitable scale of no less than 1" = 50' and contour interval of no more than two feet (2'), prepared by a registered Professional Land Surveyor or registered Professional Engineer, including a boundary line survey, the location and description of vegetative cover, and any other existing natural or man-made features.
 - _____ 2. A Site Improvement and Grading Plan showing all changes to the site including proposed contours, structures and paving including tie-in dimensions to property lines, and water and sewage facilities.
 - _____ 3. Name and address of applicant and Plan Preparer, site address, subdivision name and lot number (if applicable), and tax parcel identification number.
 - _____ 4. Date of plan and any revisions, scale, north arrow, and location map.
 - _____ 5. Property lines with bearings and distances, lot area, existing and proposed property corner monumentation, and building restriction lines.
 - _____ 6. Existing and proposed rights-of-way and easements.
 - _____ 7. 100-year floodplain limit and elevation and riparian corridors or buffers.
 - _____ 8. Karst Features (if required by the SALDO).
 - _____ 9. The limits of major trees (per Section 212-48B(3) of the SALDO) to be removed.

- ____ 10. Portions of the property sloped 8 percent – 15 percent, 15 percent – 25 percent, and steeper than 25 percent.
- ____ 11. Watercourses, ponds, lakes, and wetlands (if any).
- ____ 12. Existing and proposed stormwater management facilities.

Engineering calculations used to design any stormwater management facilities.
- ____ 13. Dimensions of proposed structures, spot elevations of proposed first floor and garage floor, ground at building corners and other key locations such as corners of paved areas, and road elevation at beginning of driveway.
- ____ 14. The design location and grading associated with any proposed onlot sewage disposal system.
- ____ 15. The area reserved for providing a replacement onlot sewage disposal system (if required).
- ____ 16. Landscape buffers or screens.
- ____ 17. Any upstream watershed draining onto the property, and description of how its stormwater runoff will be accommodated.
- ____ 18. Limits and amounts of existing and proposed impervious cover with coverage ratios.
- ____ 19. Limits of disturbance and all soil erosion and sedimentation control measures and specifications.
- ____ 20. A written description of soil erosion and sedimentation control measures per applicable regulations including a time schedule stating the anticipated starting and completion dates of the development sequence, and the expected date of completion of construction of each of the measures.
- ____ 21. Lot grading is in compliance with any Subdivision or Land Development Plans.
- ____ 22. The lot(s) are graded to drain away from buildings and streets, except streets where curbs, storm sewer piping system, or roadside swales exist.
- ____ 23. Adequate drainage structures and/or pipes are proposed to prevent erosion damage and to manage surface waters per applicable regulations.
- ____ 24. All adjoining public street, sidewalk, alley, and any other public or private property has been protected from settling, cracking, erosion, sediment,

stormwater pooling, or other physical damage or personal injury which might result from the work performed.

- _____ 25. No material shall be allowed to enter any drainage ditch or drainage structure in such a manner as to obstruct free flow.
- _____ 26. Topsoil is stockpiled and will be protected from erosion.
- _____ 27. A note that all disturbed areas shall be seeded, sodded, and/or planted or otherwise protected from erosion within sixty (60) days of ground breaking, and shall be watered, tendered, and maintained until growth is well established. If State regulations require a shorter time, the shorter time shall be required.
- _____ 28. All permanent grading shall:
 - a) Drain away from on-site sewage disposal systems, and
 - b) Drain away from buildings and structures.
- _____ 29. No temporary or permanent grading is proposed within two feet (2') of any property line, unless specific grading and/or drainage easements exist for the purposes of such grading, and/or is shown on a Grading Plan approved as part of a subdivision of lots.
- _____ 30. Stormwater runoff rate and concentration is managed from the subject lot in a manner that will minimize risk of damage to downstream property owners in accordance with the Township Stormwater Management Ordinance.
- _____ 31. Any stormwater management facilities provided meet the requirements of the Township Stormwater Management Ordinance.
- _____ 32. This project proposes less impervious cover than would increase the total impervious cover on the lot by 10,000 square feet since February 19, 1998 or the Grading Plan provides for stormwater runoff volume and quality control facilities in accordance with the Township Stormwater Management Ordinance, or is being developed in a manner consistent with a previously approved Stormwater Management System.
- _____ 33. If a Stormwater Management Plan is required per the Stormwater Management Ordinance, such plan and supporting calculations have been prepared by a Registered Professional Engineer.

- _____ 34. The Plan notes that:
- _____ a) Upon completion of approved earthmoving activities, the Permittee shall notify the Township that all earthmoving activities are complete and the Permittee shall submit a certification from the Plan Preparer that all construction has been performed in accordance with the approved Grading Plan.
 - _____ b) Property corner markers are shown to be set where they do not currently exist and their installation shall be certified by a Professional Land Surveyor prior to final inspection.
 - _____ c) If the construction of a building or structure is occurring immediately after the initial earth moving and grading activity; (1) no excavation for footings shall commence until after the building permit approval; (2) immediately following construction of the foundation wall, and prior to the erection of the superstructure of any building, the Permittee shall provide the Township with three (3) copies of a "Foundation Location and Elevation Survey" bearing a certification from the permittee's licensed Engineer or Surveyor indicating compliance with the approved plan; and (3) no further construction above the foundation wall will be permitted until the Township has issued approval of the aforementioned Foundation Location and Elevation Survey.
 - _____ d) As-built Plans shall be required prior to the issuance of a Certificate of Occupancy if the Owner or Permittee is seeking any change to the approved Site Improvement and Grading Plan.
- _____ 35. I acknowledge the penalties for violations identified in the Grading Ordinance.

Applicant's Signature: _____

Applicant's Name Printed: _____