

## **Are you proposing any grading, paving, construction or placement of a structure on your lot that will generate in excess of 500 square feet or earth disturbance or lot coverage?**

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For such projects, Section 308 of the Zoning Ordinance requires the submission of a Grading Permit application and an Individual Lot Grading Plan (ILGP) for review and approval by the Township. ILGPs enable the Township Engineer to review the grading changes proposed during construction to minimize any negative effects of erosion, sedimentation and storm water runoff onto adjacent properties during construction and upon project completion.

Prior to issuance of any Building and/or Zoning Permits for project requiring an ILGP, you will need to do the following:

- 1. Contract with a local professional registered engineer, landscape architect or professional land surveyor to prepare the ILGP*
- 2. Submit a Grading Permit Application and 4 folded copies of the ILGP to the Township along with a check for \$300 to pay for the Township Engineer's review of the plan. Plans submitted rolled will not be accepted.*

All ILGPs must include the following information, found in Section 308 of the Zoning Ordinance;

1. The name and address of the applicant;
2. All property lines and the lot area calculation;
3. A North reference and scale bar;
4. The street address and lot number shown on the subdivision plan of record, if applicable;
5. The footprints of all existing and proposed structures, with labeled distances thereof from all lot lines;
6. Graphic depiction of the applicable front, side and rear yard setbacks, easements, rights-of-way, and other applicable restriction lines. Where any existing or proposed structure does or will encroach upon an applicable setback, easements, rights-of-way or other restriction line, the individual lot grading plan shall list the date of receipt of the variance to allow the reduced setback distance and the applicant shall attach a copy of said decision with the individual lot grading plan;
7. The size and location of all existing and proposed easements, rights-of-way, utilities (including locations of all percolations of primary and secondary on-lot sewage disposal systems, where applicable), streets, curbs, sidewalks, driveways, access drives, drainage facilities (pipes, swales, etc.), and other improvements on or Zoning Ordinance 131 Article 3 - General Provisions abutting the lot. For corner lots, a dimension shall be given from the

centerline of any proposed driveways and/or access drives to the centerline of the parallel street and the clear sight triangle easement shall be drawn;

8. Any existing and proposed restrictions on structures or use of the lot;

9. The existing and proposed contour elevations (and an associated benchmark within 200 feet of the lot) at intervals of not greater than two (2) feet. If the lot was created or established pursuant to, or is shown on any Township-approved subdivision and/ or land development plans, the proposed contour elevations must generally conform with those shown on the most recently Township-approved individual lot grading plan for such approved subdivision and/ or land development plans, in particular along the perimeter of the lot, unless revised contour elevations are pre-approved in writing by the Zoning Officer;

10. Identification of areas with existing slopes of 15%-25% and greater than 25%, with a tabulation of the total areas and proposed disturbed areas for each of these two slope categories; and

11. The proposed elevations for the garage floor at the overhead door and first floor, top of foundation, top of grade at the foundations, and finished street along the points of the proposed ingress to the lot. Also, proposed basement floor elevations for walkout basements.

12. The plan shall depict all mature trees (six [6] inches or greater in diameter measured at four and one-half [4.5] feet above ground) proposed for removal in accordance with Section 516 of this Ordinance.

13. The individual lot grading plan shall contain pre- and post-construction sedimentation and erosion control measures and stormwater management plans, and shall demonstrate the adequacy of said measures and plans.

14. As applicable, the plan shall include the following sealed statement: *“The impervious surface area proposed is in accordance with the approved stormwater management plan for the tract and the revisions are in compliance with all applicable stormwater management requirements.*

**Please remain aware that a recent amendment to the Zoning Ordinance (Ordinance 141-A adopted on October 4, 2010) will require the following for new Single Family Dwellings only:**

- 1. Submission of four (4) copies of an as-built foundation plan once footers are installed and the foundation walls have been poured prior to commencement of further construction**
- 2. Submission of four (4) copies of an as-built final grading plan and scheduling of a final grading inspection by the Township Engineer. The as-built grading plan and final lot grading shall receive final or temporary approval from the Township prior to issuance of a Certificate of Occupancy**

**For more information refer to the Upper Saucon Township Web Site “[www.upsaucon.org](http://www.upsaucon.org)” or contact the Zoning Officer at 610-282-1171 ext. 254**

*Revised October 18, 2010*