

SCHUYLKILL TOWNSHIP INDIVIDUAL LOT GRADING/PLOT PLAN REQUIREMENTS

The following is a list of items that should be included on each Grading/Plot Plan submitted to Schuylkill Township in conjunction with a Building Permit Application. The homeowner/builder should be advised that on the site visit the engineer may require additional items to be added to the Grading/Plot Plans.

In an effort to both standardize and simplify the Building Permit Application Individual Lot Grading/Plot Plans, the following is a list of items that should be included on each Grading/Plot Plan submitted to Schuylkill Township in conjunction with a Building Permit Application.

1. Sheet size shall be 11" x 17" minimum.
2. Each grading plan shall be signed and sealed by a Professional Engineer or Professional Land Surveyor registered in the Commonwealth of Pennsylvania.
3. North arrow and scale.
4. Existing topography and proposed grading, with all contours clearly labeled and with enough frequency for clear interpretation of grades.
5. Plan shall include topography and physical features for a minimum distance of 20 feet beyond each lot line of the subject lot.
6. Individual lot erosion and sedimentation controls shown in plan view, appropriate details, and notes.
7. All applicable zoning requirements, required yard setbacks, and actual proposed setbacks measured from lot lines or easement lines where applicable.
8. Any variances, waivers or special exceptions applicable to the subject lot.
9. First floor, garage floor, and basement floor elevations of the proposed dwelling.
10. Any structural options for the proposed dwelling, such as welled stairs, walk-out basement, decks, additional basement depth/height, etc.
11. Metes and bounds of all lot lines and all easements, both existing and proposed.
12. Name of adjacent road(s).
13. Location of storm drainage and sanitary structures (swales, inlets, channels, manholes, pipes, etc.) that are located on the lot or within 20 feet of any lot line.
14. Location of proposed driveway. Driveway slope shall not exceed 4% within twenty feet (20') of the right-of-way.
15. Proposed spot elevations at dwelling corners and at any other structural options to ensure stormwater drainage away from the building foundation.
16. Proposed spot elevations on the driveway at the back end, at the right-of-way line, at the curb line or street cartway, from the garage and any other relevant locations. Driveway grade shall be labeled and shown to the nearest tenth of a percent. The slope on the driveway shall be labeled at a minimum from the garage, to the back of driveway, and to the street.

17. Proposed spot elevations in yard areas that define high points, low points, and/or swales. Swales and directional flow arrows for stormwater runoff shall be shown.
18. Proposed monumentation, if applicable, for the subject lot per the approved subdivision/land development plans.
19. Ground slopes shall be minimum 2% grade.
20. Top and bottom elevations of retaining walls, if applicable.
21. Sanitary lateral and water service connection location, if applicable.
22. Primary and secondary locations of on-site sewage disposal areas, if applicable.
23. Locations of on-site wells, if applicable, including minimum isolation distance.
24. Any existing features, such as paved areas, structures, natural features, etc. that are proposed to be removed or remain, and labeled as such.
25. Existing and proposed tree lines, Tree Protection Zones (TPZs), and TPZ fencing.
26. Watercourses and/or wetlands on the lot and within 50 feet of the lot, including 100-year flood boundaries and appropriate buffers, as applicable.
27. Driveway swale or culvert, if applicable.
28. On-lot stormwater management in conformance with Ordinance No.2011-08. Stormwater recharge testing may be required by this Ordinance.