

Lower Moreland Township
 640 Red Lion Road
 Huntingdon Valley, PA 19006
 (P) 215-947-3100/ (F) 215-947-3615

Regulated & Non-Regulated Grading Permit

The enactment of Act 167 in Pennsylvania passes the responsibility to manage stormwater runoff to local municipalities. The result is an obligation on a landowner to manage even the most minor of construction projects through proper design of stormwater management facilities. This application defines specific thresholds for permit requirements.

The first threshold is for projects that either disturb more than 5,000 sq. ft. of existing vegetative cover or plan to increase impervious cover by more than 1,000 square feet. These activities are defined as "regulated construction." The act goes a bit further and adds any project that alters "the natural hydraulic regime" is also required to meet these rather stringent permit obligations. The Township reserves the right to classify any work, regardless of its volume/size, that significantly alters the natural hydraulic regime as regulated work.

In general, minor building additions, patio constructions and changes to the land would not rise to this threshold level. These minor projects will not be required to provide detailed design plans. However, any project that concentrates stormwater runoff to an adjacent property or changes the rate of runoff to an adjacent property will need to meet the standards identified in the balance of the Township's Act 167 ordinances.

Please note the Township will be keeping records of property's cumulative impervious surface coverage. When the 1,000 square feet of impervious surface threshold is met, a regulated grading permit will be required.

Property Owner

Name		Address	
Phone#	Email	City, State, Zip	

Property Location

Address:	
Parcel #	Block & Unit

Contractor

Name:		Address:	
Phone #	Email:	City, State, Zip	

Contact Person

Name:	Phone:	Email:
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Proposed Work

Indicate purpose of grading:

Calculations

Total Impervious surface:	square feet	Total Earth Disturbance:	square feet
Total Cost of Job:		Type of Watershed:	

Regulated Grading *See section A*

Non-Regulated Grading *See section B*

Section A) Regulated Grading Plan Requirements: please see www.lowermoreland.org for the requirements under Township Information/Stormwater

Section B) Non-Regulated Grading Plan Requirement:

Use of property	Dimension of all work	Boundary and/or lot lines
Setback dimensions	Building and structures	*Floodplain boundaries
*Streams & drainage courses	*Drainage structures including inlets, piping and outfalls	
Maximum height above grade: stairs and landings with a height of 30" above grade shall have guards and rails meeting requirements of the Building Code, along with stair treads/riser and landings.		
*Topography: work involving steep slopes or which is in close proximity to buildings, structures, property lines, public right-of-ways, streams and drainage courses or involve the construction of retaining systems which alters grade, shall require the submittal of a contour plan measured at vertical intervals of two feet.		
Materials to be used: specify type of concrete, slate, stone, etc. Engineered products must be supported by submission of the manufacturer's specifications.		
Impervious Surface Breakdown (required): please see attached sheet.		

*These fields may be required to show on plans.

The Township reserves the right to require calculations be prepared or verified by Licensed Engineer or Land Surveyor.

2 Plans are required with this application along with a pdf copy of the plan sent to jmatyas@lowermoreland.org

Permit Fee Schedule	Fee:	Escrow:
<i>Residential (Non-regulated Impervious/Lot Coverage):</i>		
Less than 250 square feet	<input type="checkbox"/> \$25.00	<input type="checkbox"/> \$100.00
251 square feet to 999 square feet	<input type="checkbox"/> \$25.00	<input type="checkbox"/> \$250.00
<i>Residential (Regulated Impervious/Lot Coverage):</i>		
0 square feet to 4,999 square feet	<input type="checkbox"/> \$50.00	<input type="checkbox"/> \$1,000.00
5,000 square feet and over	<input type="checkbox"/> \$100.00	<input type="checkbox"/> \$5,000.00
<i>Swimming Pools</i>		
Less than 4999 square feet	<input type="checkbox"/> \$50.00	<input type="checkbox"/> \$1,000.00
5000 square feet and over	<input type="checkbox"/> \$100.00	<input type="checkbox"/> \$5,000.00
<i>Residential (Earth Disturbance):</i>		
5,000 square feet and over	<input type="checkbox"/> \$100.00	<input type="checkbox"/> \$5,000.00
<i>Non Residential (Non-regulated Impervious/Lot Coverage):</i>		
Less than 999 square feet	<input type="checkbox"/> \$50.00	<input type="checkbox"/> \$500.00
<i>Non Residential (Regulated Impervious/Lot Coverage):</i>		
0 square feet to 999 square feet	<input type="checkbox"/> \$50.00	<input type="checkbox"/> \$1,500.00
5,000 square feet and over	<input type="checkbox"/> \$100.00	<input type="checkbox"/> \$5,000.00
<i>Non Residential (Earth Disturbance):</i>		
5,000 square feet and over	<input type="checkbox"/> \$100.00	<input type="checkbox"/> \$5,000.00

By signing this application, the applicant agrees to perform all work in compliance with Lower Moreland Township Stormwater Manager, Zoning and Building Regulations in addition to those of the County of Montgomery and the State of Pennsylvania.

Owner Signature _____ **Date:** _____

LOT COVERAGE BREAKDOWN

ALL CONSTRUCTION AND ZONING PERMIT APPLICATIONS MUST BE ACCOMPANIED BY A SITE PLAN INDICATING ALL NON EARTHEN COVERAGE THAT EXISTS ON THE PROPERTY INCLUDING PROPOSED WORK. FAILURE TO PROVIDE THIS INFORMATION MAY DELAY PERMIT PROCESSING. LOT COVERAGE IS A MEASURE OF THE INTENSITY OF THE USE OF A PIECE OF LAND MEASURED AS A PERCENTAGE OF THE LOT AREA COVERED WITH STRUCTURES, BUILDINGS, DRIVEWAYS, PARKING AREAS, LOADING FACILITIES, WALKWAYS, PATIOS AND DECKS. OTHER IMPROVED SURFACES ARE INCLUDED SUCH AS THE WATER SURFACE AREA OF SWIMMING POOLS, CRUSHED STONE AND PAVER AREAS.

LOT SIZE (SQUARE FEET) _____

HOUSE (SQUARE FEET) _____

OTHER PRINCIPAL STRUCTURES (SQUARE FEET) _____

MINOR STRUCTURES/SHEDS (SQUARE FEET) _____

DRIVEWAY/PARKING AREAS (SQUARE FEET) _____

PRIVATE WALKWAYS (SQUARE FEET) _____

PATIOS, DECKS & MISC. (SQUARE FEET) _____

SWIMMING POOLS INCLUDING WATER (SQUARE FEET) _____

PROPOSED NEW WORK (SQUARE FEET) _____

TOTAL EXISTING AND PROPOSED COVERAGE (SQUARE FEET) _____

TOTAL LOT COVERAGE PERCENTAGE _____

ALLOWED COVERAGE PERCENTAGE BY ZONING DISTRICT

<u>RESIDENTIAL</u>		<u>MIXED USE</u>		<u>BUS/IND</u>
RSD-1	20%	MU-RO	50%	BO-I 60%
RSD-2	25%	MU-VC	80%	B-IND 85%
RSD-3 & 4	30%	MU-REV	80%	<u>SPECIAL PURPOSE</u>
RM-1	35% where applicable	MU-MHPC	60%	SP-PRO 20%
RM-2 & 3	70% where applicable			

Impervious Surfaces (Impervious Area): A surface that prevents the infiltration of water into the ground. Impervious surfaces (or areas) shall include, but not limited to roofs, additional indoor living spaces, patios, garages, storage sheds and similar structures, swimming pools and any new streets or sidewalks.

Impervious Surface Ratio: The impervious surface ratio is a measure of the intensity of use of a piece of land. It is measured by dividing the total area of all impervious surfaces within the site by the base site area.

LOWER MORELAND TOWNSHIP
Contract for Professional Services
Regulated & Non- Regulated Grading Permit

THIS AGREEMENT, made this _____ day of _____, A.D., 20____, by and between LOWER MORELAND TOWNSHIP, Montgomery County, Pennsylvania, with offices located at 640 Red Lion Road, Huntingdon Valley, PA 19006 (hereafter referred to as “Township”) and _____, Owner having a mailing address of _____.

WITNESSETH:

WHEREAS, the legal or equitable Owner of certain real estate bearing Montgomery County Tax Map Parcel No. 41-_____, located along _____, within the _____, Zoning District; and
Street name

WHEREAS, the Owner has presented plans for grading and/or earth disturbance to the Township pursuant to Ordinances 682 and/or 695, Chapter 172, Stormwater Management; and

WHEREAS, the Owner has requested and/or requires the Township review and approval of plans, and the Township is willing to authorize its professional consultants to review said plans and proposals upon execution of this agreement, and upon payment and deposit of fees and escrow account according to the current Lower Moreland Township Fee Schedule.

NOW THEREFORE, the parties agree as follows:

1. The Owner and Township hereby authorize and direct the Township’s professional consultants, as defined in Section 107 of the Pennsylvania Municipalities Planning Code to review the Owner’s plans or proposals to use the property, and to make such recommendations and specification as may be necessary with respect to such plans in accordance with all applicable Township ordinances, and State and Federal rules and regulations.
2. The Owner and Township acknowledge that the Township will incur costs and fees related to the review of the Owner’s plans by its professional consultants, and the Owner agrees to pay and/or reimburse the Township for such costs in accordance with this agreement.
3. The Owner shall pay the professional consultant’s charges and fees for the following:
 - (a) review of any and all grading and earth disturbance plans, proposals, studies, or other correspondence related to the project;
 - (b) attendance at any and all meetings relating to Owner’s plans and proposals;
 - (c) preparation of any studies, reports, engineered plans, surveys, appraisals, legal documents, or other correspondence relating to Owner’s plan or proposal. It is understood by the

execution of this agreement that the Owner specifically accepts the Fee Schedule currently in effect in the Township.

4. The Owner hereby agrees to pay Lower Moreland Township for all costs and expenses, charges and fees as set forth in Paragraph 3 above, in excess of fees and escrows established in the Fee Schedule, as they are incurred, upon execution of this agreement.
5. In the event the Owner fails to pay the professional consultant's charges and fees the Township may refuse to grant any approval necessary to further improve or develop the subject site until such time as the terms of this agreement are strictly met by the Owner.
6. The Owner and the Township further agree that all fees or costs arising out of this agreement shall be paid prior to the issuance of any Use and Occupancy certificate or Final Approval for the use of the project as proposed on the Owner's plan. The Owner agrees and acknowledges that no permit, Use and Occupancy Certificate, Final Approval or Recordable Linens shall be released by the Township until all outstanding professional consultant fees and costs are paid to the Township, and provided that the Owner is not in default under this agreement.
7. The Owner may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Township that the Owner does not desire to proceed with the project as set forth on the plan and upon receipt of such written notice by the Owner to the Township, the Owner shall be liable to the Township for its costs and expenses incurred to the date and time of its receipt of the notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.
8. The Owner and the Township further agree that the Township shall have the right and privilege to sue the Owner in assumpsit for reimbursement or to lien the property or both, in its sole discretion, for any expense in excess of the then current balance of funds on deposit with the Township in accordance with this agreement incurred by the Township by reason of any review, supervision and inspection of the Owner's project by its professionals including, but not limited to, the Township Engineer and Solicitor. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.
9. The Owner and the Township acknowledge that this agreement represents their full understanding as to the Township's reimbursement for professional or consultant services.
10. This agreement shall be binding on and inure to the benefit of the successors and assigns of the Owner. The Township shall receive thirty (30) days advance written notice from the Owner of any proposed assignment of Owner's rights and responsibilities under this Contract for Professional Services.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have caused their signatures to be affixed the day and year first above written.

TOWNSHIP:

By: _____

Date: _____

OWNER:

Name: _____

Date: _____

Print

Name: _____

Signature

Address: _____

Phone Number: _____

Email Address: _____

Lower Moreland Township Professional Services Hourly Rates

Editor's Note: A copy of a Lower Moreland Township Contract for Professional Services is on file in the Township offices.

Township staff		
	Civil engineering	\$102.50
	Planner	\$135.00
	Authority engineering	\$130.00
	Traffic engineering	\$195.00
	Environmental Consultant	\$120.00
Legal fees		
	Real estate, includes all real estate, subdivision and land development matters arising from formal applications filed with the Township	\$200.00
	Plan Reviewer (Keystone)	\$65.00

The Applicant is

A contractor within the meaning of the Pennsylvania Worker's Compensation Law

_____ YES _____ NO

If the answer is "YES", complete Sections B and C below as appropriate.

SECTION B

Insurance Information

Name of Applicant _____

Federal or State Employer Identification Number _____

Applicant is qualified self-insurer for workers' compensation

Certificate Attached _____

Name of Workers' Compensation Insurer _____

Workers' Compensation Insurance Policy No. _____

Certificate Attached _____

Policy Expiration Date _____

SECTION C

Complete Section C if the applicant is contractor claiming exemption from providing worker's compensation insurance.

The undersigned swears or affirms that he/she is not required to provide worker's compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons as indicated.

_____ Contractor with no employees. Contractor prohibited by law from employing any individual to work pursuant to this building permit unless contractor provides proof of insurance to the Township.

_____ Religious exemption under Worker's Compensation Law.

Signature of Applicant _____

Address _____

LOWER MORELAND TOWNSHIP

NOTICE TO ALL BUILDING PERMIT APPLICANTS

The Pennsylvania Legislature has passed the Worker's Compensation Amendatory Act of 1993.

This Act requires all Code Enforcement Departments to obtain proof of workers' compensation coverage before the issuance of a building permit effective August 31, 1993. As of August 31, 1993, *all contractors must present a Certification of Insurance naming Lower Moreland Township as a certificate holder for their worker's compensation coverage along with their building permit application.*

THIS CERTIFICATION MAY BE FAXED TO THE TOWNSHIP AT 215-947-3615

A self-employee individual that is exempt from the requirements of the Act must submit an affidavit stating the nature of their exemption and that they are not employing anyone to do this work. This affidavit must accompany the building permit application.

Applicant should be aware that the Township is obligated under the Act to issue a stop work order on any project that does not maintain workers' compensation coverage as required by the Worker's Compensation Mandatory Act of 1993. Any questions regarding the provisions of this Act should be directed to the Pennsylvania Department of Labor and Industry.