

9. REVIEW OF ZONING AND BUILDING PERMIT APPLICATIONS

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9.10 Additional Submission Requirements for Zoning Permit Applications Requiring an Earth Moving Plan

Earth moving plans required pursuant to the Zoning Code shall satisfy the requirements of this Subsection 9.10.

9.10.1 Earth moving plans shall bear the name and seal of a Professional Engineer licensed in the Commonwealth of Pennsylvania.

9.10.2 Each earth moving plan shall include an existing conditions plan and a proposed activity plan.

9.10.3 Existing Conditions Plan

At a minimum, the existing conditions plan shall include the following, in addition to the site plan submission requirements in Subsection 9.2:

9.10.3.1 The site address and a locator map indicating the site's location within the watershed, Steep Slope Protection Area, or other area requiring the earth moving plan pursuant the Zoning Code;

9.10.3.2 Location and size of all existing site features within 25 ft. of the limit of disturbance, including features on adjacent properties. Site features shall include:

.1 Buildings and structures;

.2 Pervious and impervious ground cover;

.3 Walls, railings, fences, or other means of closure of the property's boundary; and

.4 Landscaping, gardens, lawns, and other planted areas.

9.10.3.3 Existing active and abandoned water, sewer, and stormwater pipes within 25 ft. of the limit of disturbance, including aboveground and belowground stormwater management systems;

9.10.3.4 Streams, stream banks, swales, and other watercourses or water bodies within 200 feet of the property line;

9.10.3.5 Topography on the site and within the full width of any abutting public streets, private rights-of-way, and easements, shown at a minimum vertical contour interval of one foot;

9.10.3.6 On-site waste drain systems, including but not limited to septic tanks, leach fields, and associated drain, waste, and vent plumbing;

- 9.10.3.7 Topographic features that affect the site's drainage, including natural depressions, retaining walls, natural berms, and flood plains;
- 9.10.3.8 Vegetation, including location and species. Trees that measure greater than six inches diameter at breast height shall be identified;
- 9.10.3.9 The extent of any proposed demolition, including but not limited to all structures and pavement to be removed and all utilities to be capped or plugged;
- 9.10.3.10 For slopes regulated by the Steep Slopes Protection Area requirements, two categories of sloped areas shall be shown, each with a unique shade or hatch pattern:
 - .1 Areas in which the slope is greater than 15% but less than 25%; and
 - .2 Areas in which the slope is greater than 25%. If there are no slopes greater than 15% on the site, then the plan shall include a note stating such; and
- 9.10.3.11 Any additional information the Executive Director deems necessary in order to determine compliance with these regulations and the Zoning Code.

9.10.4 Proposed Activity Plan

At a minimum, the proposed activity plan shall include the following, in addition to the site plan submission requirements in Subsection 9.2:

- 9.10.4.1 The limit of disturbance, which shall surround all proposed site features, proposed erosion and sedimentation controls, and other areas that may be disturbed. The limit of disturbance shall include areas that will be disturbed both in the finished condition and areas that will be disturbed over the course of construction, for activities such as vehicle access, construction staging, re-grading, demolition, trenching, and disturbance within a public right-of-way. The physical extent of the limit of disturbance within the project site must be quantified and clearly displayed;
- 9.10.4.2 Standard construction details in accordance with the current Pennsylvania Department of Environmental Protection's Erosion and Sediment Pollution Control Program Manual for the following erosion and sedimentation control measures. If any of these measures do not apply to the project, justification must be provided as a note.
 - .1 Inlet protection;

- .2 Silt fences and/or compost filter socks;
- .3 Rock filter outlets;
- .4 Rock construction entrances;
- .5 Concrete washout stations;
- .6 Dust control; and
- .7 Pumped water filter bags;

9.10.4.3 A sequence of construction of the project site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation; and

9.10.4.4 Any additional information the Executive Director deems necessary in order to determine compliance with these regulations and the Zoning Code.