

LOWER MILFORD TOWNSHIP

INSTRUCTIONS

FOR

EROSION & SEDIMENTATION CONTROL AND FINAL GRADING PLOT PLAN PERMIT

Prior to earth disturbance involving more than 1,500 SQUARE FEET, an Erosion & Sedimentation Control & Final Grading Plot Plan and permit application shall be submitted with the building or zoning permit application along with any and all other applicable permits, fees, etc. as required by Ordinance, Resolution or Regulation of Lower Milford Township.

The plan shall contain the following, where applicable:

- Property boundary dimensions.
- Location of structure, showing setback distances to all property lines and at least two (2) ties to installed property corners.
- Location of well, septic tank, primary drain field and alternate drain field, showing distance to closest property line.
- Isolation distance of well to septic tank, drain field, and stormwater management facilities.
- Soil pipe, well supply line and utility line(s), crossing the property and entering the dwelling.
- Building restriction line, swales, easements, streams, natural features as required by the Zoning Ordinance.
- Site grading, directing of storm water run-off away from building and septic system.
- Contour lines, both existing and proposed.
- Dimensions of driveway and grade percentages.
- Location and dimension and inverts of driveway pipe.
- First floor elevations.
- Location of tree planting and/or existing wooded areas.
- Location of soil stockpile area and erosion and sedimentation control measures.
- Statement of total area of disturbance.
- Location of on-lot stormwater facilities/BMP's.
- Pre-and post-development building coverage and/or impervious surface percentages.
- Swale and drainage channel cross sections
- Spot grades at high points and low points.
- References bench mark
- Narrative of on-lot erosion sedimentation control procedures.
- Narrative of operation and maintenance of on-lot infiltration stormwater BMP facilities.
- Lehigh County Conservation District adequacy letter and/or NPDES permit, if required.

Should the lot be part of an approved subdivision plan, any and all notes and restrictions contained on the approved subdivision plan shall be applicable whether or not depicted on the Erosion & Sedimentation Control & Final Grading Plot Plan.

Erosion and sedimentation control measures shall be in conformance with the approved subdivision plan and the Lehigh County Conservation District Guidelines. ALL earth disturbance totaling 5,000 S.F. or greater must submit and receive Lehigh County Conservation District approval and/or an NPDES permit prior to issuance of a Township erosion & sedimentation control/grading plan permit. Applicants are responsible for making application to the Lehigh County Conservation District and all associated fees. Additional information may be required as deemed necessary to insure enforcement of all Ordinances, Resolutions, and Regulations of Lower Milford Township.