

What Triggers a Residential Grading Plan?

July 10, 2023

Grading Plan requirements are on kind of a Case-by-Case situation for some projects, but basically a Grading Plan submittal is required if one or more of the following occurs:

- 1) Proposed building addition of 500 square feet or greater.
- 2) New House construction, Building Construction, House raising projects.
- 3) All inground pools.
- 4) Sports-courts, tennis courts, basketball courts, etc.
- 5) On any property, activity conducted wholly or cumulatively within any twelve-month period, which results in the removal of trees or vegetation, soil disturbance, grading or importation of fill, including wood chips, which affects an area of more than 3,000 square feet in any zone or the importation of more than 10 cubic yards of fill material, including wood chips.
[Ordinance Section 540-534-B(1)]
- 6) On any property, where the area of activity or disturbance involves slopes of 15% or greater, the removal of trees or vegetation, soil disturbance, grading or importation of fill, including wood chips, which affects an area of more than 1,000 square feet or the importation of more than five cubic yards of fill material, including wood chips. [Ordinance Section 540-534-B(2)]
- 7) Construction/repair of retaining walls over 3 ft in height. Case by Case.
- 8) "Half-Circle" driveways. Case by Case.
- 9) As required per Board Resolution.
- 10) If site conditions dictate the requirement, such as constructing on steep slopes.

Waivers from a Grading Plan submittal may be issued on a case-by-case basis by the Township Engineer for Minor projects depending on the current site conditions, project size/details and adjacent off-site factors. A plan shall be submitted to the Township Engineer's office to make a determination.