



SKIPPACK TOWNSHIP

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GRADING SPECIFICATIONS FOR SWIMMING POOL PERMITS

1. The plan must be prepared by a Pennsylvania Licensed Surveyor or Engineer. A signature and seal of the professional preparing the plan must appear on the pool permit application documents.
2. A complete accounting of the zoning criteria must appear on the plan. Most important is an accounting of the existing lot size, existing impervious cover on the lot, the additional impervious cover proposed by the construction of the pool, the decking, sidewalks, etc. It should be noted that for the purposes of these applications that the water surface is considered an impervious surface.
3. An accounting of the various setbacks from property line to limits of grading and pool decking.
4. A statement regarding the disposition of excavated materials from the pool area. Any areas disturbed by trucking activities, stock piling activities, redistribution of fill materials must be indicated on the plans.
5. The threshold limit wherein a "Grading Permit" begins is 5,000 square feet of disturbance. The licensed professional must attest and certify that no greater than 5,000 square feet of area will be disturbed, in order to construct a pool including all associated grading activities for redistribution of excavated material. Absent this statement, the plan secures a review from the Montgomery County Conservation District and be recorded with the Recorder of Deeds in Norristown after approval by the Skippack Township Board of Supervisors. This rather onerous step is a requirement of the PA DEP which has been passed down to local government through their N.P.D.E.S./Municipal Separate Storm Sewer System Operations obligations.
6. There must be a plan for erosion control measures including silt fencing, stone filter berms, construction entrance, etc.
7. There must be a plan for storm water management. Any impervious cover must be intercepted by some form of infiltration trench. Any concentration of flow onto adjacent property due to the construction of new swales must be mitigated and returned to its normal condition prior to meeting the property line.

Once the above items have been addressed, the plan can be submitted for approval and the permit issued for construction.