



North Wales Borough
300 School Street
North Wales, PA 19454
Phone: 215-699-4424
Fax: 215-699-3991
www.northwalesborough.org

GRADING PERMIT APPLICATION

APPLICATION GUIDELINES

This application is required for the following projects:

- Adding 1,000 sq. ft. or greater of impervious coverage.
- Installing stormwater management BMPs.
- Altering the natural hydrological regime.
- Installing diversion piping or encroachments in any natural or manmade channel.
- Creating an earth disturbance of 5,000 sq. ft. or greater.

An “impervious surface” is defined as a surface that prevents the infiltration of water into the ground. Impervious surfaces (or areas) shall include, but not be limited to, roofs, additional indoor living spaces, patios, garages, storage sheds and similar structures, swimming pools and any new streets or sidewalks. Decks, parking areas, and driveway areas are not counted as impervious areas if they do not prevent infiltration.

Application Requirements:

- Each application shall include a copy of the project site plan, unless the plan is larger than 11” x 17” in which case three (3) copies shall be provided. Please refer to Chapter 180, Wissahickon Creek Watershed Stormwater Management of the North Wales Borough Code for the site plan requirements. (Note that certain permit requirements may be waived by the Borough at the discretion of the Borough Engineer depending on the purpose and complexity of the application). A Site Plan worksheet is provided on page 3. The worksheet may be used for small projects that do not require engineered stormwater management plans. The Borough engineer will determine whether or not the proposed project qualifies as a small project.
- A Building and Impervious Coverage Form must be completed for all permit applications and is provided on page 4. Please provide the square footage of all existing and proposed impervious areas.

| OWNER INFORMATION | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------|
| Name: | | |
| Address (inc. City/State/Zip): | | |
| Phone: | Fax: | Email: |
| CONTRACTOR INFORMATION | | |
| Name: | | |
| Address (inc. City/State/Zip): | | |
| Phone: | Fax: | Email: |
| PROPERTY INFORMATION | | |
| Address (inc. City/State/Zip): | | |
| Subdivision: | | Block/Unit # |
| Tax Map Parcel # | Zoning District: | Cost of Construction \$ |
| PROJECT DETAILS | | |
| Description of Proposed Project: | | |
| Description of Existing Use: | | |
| AREA OF REGULATED ACTIVITY | | |
| “Regulated activity” is defined as “Any earth disturbances activities or any activities that involve alteration of development of land in a manner that may affect stormwater runoff.” | | |
| Estimated Area of Regulated Activity (sq. ft.): | | |

PLOT PLAN WORKHEET

INFORMATION

| | |
|------------------|------------|
| Property Address | |
| Zoning District | Plan Scale |

This image shows a full page of blank graph paper. The grid consists of small, equal-sized squares formed by thin black lines. There are no margins, text, or other markings on the page.



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BUILDING AND IMPERVIOUS COVERAGE FORM

Impervious surfaces (anything covered by impenetrable materials such as asphalt, concrete, brick, stone, rooftops, etc.) are an environmental concern because, with their construction, they eliminate rainwater infiltration and natural groundwater recharge. Therefore, in order to calculate the Total Impervious Area (TIA) of your property, please use the information below to complete the chart on the following page.

FOR INFORMATION ON YOUR BUILDING COVERAGE

- **Property search:** Go to northwalesborough.org -> Permits, Forms, & Fees -> *Montgomery County Property Records* link at the bottom of the page (this brings you to Montgomery County's website's Disclaimer page) -> Agree. At this point, you should be at the address search page. You can search for your property by Address or Parcel Number.
- **Lot size:** Once you are at your property location, under the Profile section, you can find your Lot Size.
- **Accessory structures:** Check for any accessory structures which may have been reported.
- **Plot plan:** Under the Map section, you can print a copy of your Plot Plan.
- **Building Coverage:** Under the Sketch section there is information regarding dimensions of your house which can be added together. Garage information (FrGar) should be added under the "Garage" section. If information is provided for "CONCRETE PATIO" please include under Part B – Impervious Surface. (*Please add or adjust information as necessary*).

FOR INFORMATION ON YOUR ZONING DISTRICT

- Go to northwalesborough.org -> Codes, Plans, & Maps -> Zoning Map

REQUIREMENTS FOR NEW BUILDINGS AND IMPERVIOUS SURFACES

| Zoning District | | Building Coverage | Impervious Coverage |
|--------------------------|------------------------------------|-------------------|---------------------|
| <input type="checkbox"/> | AA Residential | 25% | 50% |
| <input type="checkbox"/> | A Residential | 25% | 50% |
| <input type="checkbox"/> | B Residential | 35% | 70% |
| <input type="checkbox"/> | C Residential | 35% | 70% |
| | RM Residential Multifamily | | |
| <input type="checkbox"/> | Garden Apt. or Multiplex/Quadrplex | 30% | 60% |
| <input type="checkbox"/> | Townhouse | 35% | 70% |
| <input type="checkbox"/> | ROR Restricted Office Residential | 25% | 50% |
| <input type="checkbox"/> | OR Office Residential | 40% | 80% |
| <input type="checkbox"/> | CBD Commercial | - | 80% |
| | TOD Transit-Oriented Development | | |
| <input type="checkbox"/> | Single-Use Buildings | | 80% |
| <input type="checkbox"/> | Mixed-Use Buildings | | 90% |
| <input type="checkbox"/> | LI Limited Industrial | 50% | 80% |
| <input type="checkbox"/> | GP Government Public | 35% | 70% |
| <input type="checkbox"/> | IO Institutional Overlay | 30% | 65% |

BUILDING AND IMPERVIOUS COVERAGE FORM

| | | |
|--------------------|-------------|-----------|
| Property Location: | | Date: |
| Zoning District: | Owner Name: | Lot Size: |

| Part A – Building Coverage | | | | | | |
|----------------------------|--------|---|-------|---|------------|---------------------------|
| EXISTING | LENGTH | | WIDTH | | SQUARE FT. | NOTES/REMOVALS/REDUCTIONS |
| House | | x | | = | | |
| Garage | | x | | = | | |
| Shed | | x | | = | | |
| Gazebo | | x | | = | | |
| | | x | | = | | |
| | | x | | = | | |
| NEW / ADDITIONS | | | | | | |
| | | x | | = | | |
| | | x | | = | | |
| | | x | | = | | |
| TOTAL – PART A | | | | | | |

| | | | | |
|-----------------|---|-----------|---|----------------------|
| Total – Part A: | ÷ | Lot Size: | = | Building Coverage %: |
|-----------------|---|-----------|---|----------------------|

| Part B – Impervious Surface | | | | | | |
|-----------------------------|--------|---|-------|---|------------|---------------------------|
| EXISTING | LENGTH | | WIDTH | | SQUARE FT. | NOTES/REMOVALS/REDUCTIONS |
| Driveway | | x | | = | | |
| Walkways | | x | | = | | |
| Patio | | x | | = | | |
| Deck | | x | | = | | |
| Sports Court | | x | | = | | |
| Swimming Pool | | x | | = | | |
| | | x | | = | | |
| | | x | | = | | |
| | | x | | = | | |
| NEW / ADDITIONS | | | | | | |
| | | x | | = | | |
| | | x | | = | | |
| | | x | | = | | |
| | | x | | = | | |
| TOTAL – PART B | | | | | | |

| | | | | |
|-----------------|---|-----------|---|--------------------------------|
| Total – Part B: | ÷ | Lot Size: | = | Impervious Surface Coverage %: |
|-----------------|---|-----------|---|--------------------------------|

| | | | | |
|----------------------|---|--------------------------------|---|---------------------|
| Building Coverage %: | + | Impervious Surface Coverage %: | = | Total Impervious %: |
|----------------------|---|--------------------------------|---|---------------------|

The above information has been completed to the best of my knowledge.

| | | |
|-----------------------------|-----------|------|
| Completed by (Printed Name) | Signature | Date |
|-----------------------------|-----------|------|

AUTHORIZATION SHEET

By signing this application, authorization is granted to any municipal representatives of North Wales Borough to access the above property as stated within this application at any time, without an administrative warrant, to inspect and verify that any proposed work contained within this application on the above property complies with this permit. The application together with the signed site plan and construction documents is made part of this application by the undersigned. Furthermore, it is clearly understood and agreed to by the applicant and property owner that the Borough office is not responsible for any property dimensions shown on the site plan and establishment of property lines is the sole responsibility of the property owner and applicant. The applicant and property owner also agree they are responsible for the replacement and repair of any borough road to borough standards which is damaged during the permitted construction and understands that the information provided on this application by the applicant(s) and property owner(s) is true and correct to the best of their knowledge or belief. All information contained in this application becomes part of the Public Record. The Applicant agrees to pay all Borough Engineer's fees for plan review and inspection incurred above minimum permit fee.

Print Applicant(s) Names: _____

Applicant(s) Signature(s): _____ Date: _____

Print Owner(s) Names: _____

Owner(s) Signature(s): _____ Date: _____

FOR BOROUGH USE ONLY

Permit #: _____

Approval (select): ☐yes / ☐no

Date Issued: _____

Official: _____

Comments: _____
