



# On-Lot Final Grading Requirements

## Single Family Dwellings

CKS Engineers will review a final grading as-built plan and perform final grading inspection for Lower Macungie Township in conformance with the requirements below:

1. Builders shall submit a final as-built plan to the Township showing the final lot grades, dwelling location and final finish floor elevation of the dwelling 1 week prior to requesting a final grading inspection. This plan can be submitted on 11" x 17" format.
2. Builders need to request a final grading inspection after submission of the final as-built. Please call CKS directly to request this inspection. CKS requires 72 hours' advance notice.
3. Builder must have all pins and/or monuments installed prior to requesting final grading inspection and provide verification. Pin certification letters shall be submitted to CKS.
4. CKS will perform inspection of the finished grading and finished conditions of the lot against the final as-built plan.
5. Concrete sidewalk and driveway apron must be installed.
6. Driveways are to be paved to binder course.
7. Streetlights and/or on-lot individual lighting is not required to be installed.
8. Stabilization of final grade:  
*April 15<sup>th</sup> to October 15<sup>th</sup>* - Lots are to be topsoiled, fine graded, seeded and hay mulched (or hydroseeded).  
*October 15<sup>th</sup> to April 15<sup>th</sup>* - Lots are to be topsoiled, rough graded and hay mulched. LMT will issue a Temporary Certificate of Occupancy valid for 6 months. *Weather Dependent*.
9. In the event corrections/regrading/stabilization will be needed, CKS will communicate directly to the builder, send a copy to the Township, and another field inspection will be performed.
10. Upon satisfactory completion, CKS will prepare a letter to the Township confirming that the lot was inspected and found to be in general conformance with the approved final as-built plan, including placement of the iron pins/concrete monuments.

### **Contact information for staff in the CKS Construction Management Department:**

Denise Steskal [dsteskal@cksengineers.com](mailto:dsteskal@cksengineers.com) or (215) 340-0600 - Scheduling

Please contact Denise directly to schedule inspections. It is preferred that you group together as many lots as possible so that we can make the trips to the site as efficient as possible.

Jim Weiss – Director of the Construction Management Dept. [jfweiss@cksengineers.com](mailto:jfweiss@cksengineers.com)

Joe McArdle – Asst. to Jim Weiss [jmcardle@cksengineers.com](mailto:jmcardle@cksengineers.com)

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**A reinspection fee will be assessed for each inspection or reinspections when such portion of work for which an inspection is called is not complete or when corrections called for are not made.**

**Please allow a minimum of 72-hour notice for scheduling of inspections**

11/2021