

Residential Grading & Drainage / Soil Erosion and Sedimentation Control Plan Requirements

Four (4) sets of topographical surveys with original signature and seal from professional land surveyor or civil engineer must contain the following:

- _____ A scale of not less than 1" = 30'. A scale of 1" = 20' is preferred
- _____ Date, north arrow and scale
- _____ Bench mark (USGS Datum)
- _____ Name, address and telephone number of engineer responsible for the preparation of the plan
- _____ Legend with existing and proposed grades
- _____ Dimensions of all lot and property lines
- _____ Location of all existing and proposed buildings and structures on subject property and include dimensions to front, side and rear property lines. Show dimensions from each proposed structure to any adjoining building or structure on or within fifty (50') feet of any proposed buildings
- _____ Location of existing and proposed drives and parking areas and easements on the property
- _____ Location and widths of right-of-way of all abutting streets, and any driveway locations across abutting public streets
- _____ The location of freestanding signs and lighting structures
- _____ The proposed location and dimensions of any pedestrian sidewalks
- _____ All existing ground elevations on 25 foot by 25 foot (25' x 25') grid or contours at two-foot intervals or other such topographic information satisfactory to the Township Development Services Department. Include existing ground elevations on adjacent land within fifty (50') feet of the subject property and existing building, drive and parking lot elevations and elevations of any adjacent unusual surface conditions
- _____ Proposed finish floor, basement floor and garage floor elevations
- _____ Proposed brick ledge and walkout grades to be stated in tenths of a foot
- _____ All required zoning setbacks are to be shown and properly labeled
- _____ All official township wetlands, watercourses, 100-year floodplains, and woodlands accurately depicted on the official township maps, including buffer zones, all of which are subject to field verification after permit application, and all other natural features on the property, including tree lines, etc.
- _____ All existing and proposed ground grades in tenths of a foot
- _____ General direction of the rear yard drainage and all swales indicated with arrows and grades
- _____ All drainage easements
- _____ Additional grades as required by the Township Engineering, Environmental and Development Services Departments
- _____ All public utilities and utility leads (water, sanitary, storm and sump pump) and public utility easements
- _____ All proposed retaining walls - Provide x-section for all retaining walls, include calculations by a registered civil engineer on walls of thirty (30") inches or greater in height, safety railings must be included for walls of forty-two (42") inches or greater in height
- _____ Location of soil erosion control measures
- _____ Location of a required gravel access drive onto the lot
- _____ For attached side entry garages, the minimum width of the driveway shall be twenty-two (22') feet, measured at the face of the garage. All driveways shall be a minimum of two (2') feet from the side property line to allow for a drainage swale.
 - _____ Driveway grade requirements are as follows:
 - Side entrance slab/pavement area - minimum 2% slope, maximum 4% slope
 - Slope down to road - minimum 2% slope, maximum 10% slope
 - Reverse drive slope - minimum 2% slope, maximum 7% slope
- _____ Design of any rain garden or bio-swale proposed for the collection of surface drainage. Design should include a cross-section and landscape and planting details.
- _____ A description of soils on the subject property
- _____ Street names
- _____ Original signature and seal of a registered Civil Engineer or Land Surveyor
- _____ Legal Description of property, including parcel identification number
- _____ Lot numbers on all lots shown on plan and label vacant, if applicable
- _____ Title "Grading Plan"