

REQUIREMENTS FOR GRADING AND DRAINAGE PLAN

A Grading and Drainage Plan is required prior to the issuance of a building permit. The Grading and Drainage Plan shall be prepared by a Licensed Professional Engineer of the State of New Jersey and contain the following information:

		YES	NO	WAIVER
1.	a. Drawn to a scale of not more than one inch equals ten (10) feet or less than one inch equals fifty (50) feet with north arrow, written and graphic scale.			
	b. Property lines, block/lot numbers, lot area, lot dimensions, all easements or right-of-way dedications, setback lines and street address number.			
	c. Building dimensions and proposed setback dimensions including walks, fences, pools, decks, patios, porches sheds and accessory structures.			
	d. Finished floor grades of house and garage, description of house style (ranch, bi-level, two-story including basement, crawl space or slab construction) and applicable critical grade.			
	e. Total area of the tract and the total area upland or buildable area.			
	f. The existing/proposed driveway locations, including the type of material to be used.			
	g. Existing structures on the property and within twenty-five (25) feet of property.			
	h. Existing and proposed contour lines at one-foot intervals for the property upon which the dwelling is to be constructed. Proposed grades shall include sufficient spot elevations at the building corners, driveway and yard areas and extend twenty-five (25) feet in all directions from the property to clearly show impact of grading.			
	i. The percentage of lot coverage by structures and impervious surfaces.			
	j. The proposed method of providing water and sewer services shall be clearly indicated.			
	k. The location and identification of flood zones, conservation easements and wetlands areas, stream encroachments and/or any other critical areas onsite.			
	l. Existing roadway improvements: street name, right-of-way dimension, curb/edge of pavement location, sidewalk and composition of roadway.			
	m. Limits of clearing and soil disturbance, including silt fence location, and existing trees to be removed/remain or be replaced.			
2.	Prior to framing or placing of modular units or prefab units on the foundation as constructed, a New Jersey professional land surveyor shall submit a plan showing the setbacks and elevations as to said as-built foundation and specifically showing the top of block elevation and any other critical floor elevation.			