

## LAND DEVELOPMENT

### *144 Attachment 3*

#### **Township of Mullica**

#### **Grading Plan Checklist**

- 1. Title block indicating the address of the site, lot and block numbers, name and address of the applicant. Individual lot grading plans must be entitled "Individual Lot Grading Plan." Multiple-lot grading plans must be entitled "Multiple Lot Grading Plan." If grading information is incorporated into one of the sheets of a major subdivision or site plan, such sheet title must include the words "Grading Plan." For purposes of this checklist, "grading plan" shall refer to whichever of the aforesaid types of plans is submitted by an applicant for grading approval.
- 2. The grading plan must be signed and sealed (embossed) by a New Jersey licensed professional engineer or land surveyor. The plan must include the address of the person who prepared the plan.
- 3. The grading plan must be drawn legibly at a scale of one inch equals 30 feet for developments of less than one acre or a scale of one inch equals 50 feet for developments of one acre or more, indicate a North arrow, and refer to the vertical datum on which the plan is based. A benchmark must be provided.
- 4. The grading plan must indicate all property lines, easements and required setback lines for the lot to be developed. Copies of all existing or proposed drainage easements must be filed with this checklist unless already available to the Township as part of a pending development application file. All property lines must indicate bearings and distances, and the width and purpose of all easements must be shown on the plan
- 5. The grading plan must indicate the distances between all existing and proposed structures on the lot to be developed and the adjoining property lines.
- 6. The grading plan must indicate the right-of-way and cartway widths of all adjoining streets as well as the location of all existing and proposed curbs, sidewalks and driveway aprons along the entire frontage of the lot to be developed.
- 7. The grading plan must indicate existing and proposed contours at one-foot intervals over the lot to be developed and, to the extent reasonably and legally ascertainable, existing and proposed contours at one-foot intervals for 50 feet beyond the limit of any grading. Spot elevations and inverts must be provided at all inlets, catch basins, outfalls, culverts and other hydraulic structures within the aforesaid areas.
- 8. The grading plan must indicate existing and proposed spot elevations at all property corners of the lot to be developed.
- 9. The grading plan must indicate, to the extent reasonably and legally ascertainable, spot elevations for all adjacent building comers within a distance of 50 feet from the surrounding property lines.

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- 10. The grading plan must indicate the locations and dimensions of all existing and proposed structures and site improvements on the lot to be developed, including but not limited to buildings, sheds, decks, driveways, parking areas, swimming pools, fences, fence location, fence type, drainage facilities.
  
- 11. The grading plan must indicate all stream encroachments, wetlands and wetland buffer lines and floodplains on the lot to be developed. Additionally, delineation of wetlands shall be required where hydric soils are identified as being present on the property by the National Wetlands Inventory Maps or where currently delineated Pinelands or NJDEP wetlands extend from adjacent properties to the subject property. The required wetlands delineation shall be satisfied by submission with the plan of one or more of the following, together with wetland buffers shown on the plan as may be required from various Pinelands or NJDEP documents, as may be appropriate:
  - (a) A New Jersey Pinelands Commission Certificate of Filing covering the proposed development on the lot or at the site, as the case may be;
  - (b) A current NJDEP letter of interpretation;
  - (c) A current permit from NJDEP for a determination of the presence or absence of wetlands on the subject property; or
  - (d) A current NJDEP permit to disturb wetlands in accordance with state law.
  
- 12. The grading plan must indicate all trees over five inches' caliper within the limit of disturbance on the lot to be developed, including type, condition, and limit of clearing (excluding orchards and trees relating thereto).
  
- 13. The grading plan must indicate the foundation top of block elevations for all proposed structures, and the floor elevation at the face of any garage on the lot to be developed. Spot elevations for all building corners must be indicated.
  
- 14. If a basement is proposed, soil borings must be obtained and analyzed to determine the soil types and the depth of seasonal high-water table at the lot to be developed in order to reduce the risk of flood damage by confirming that the floor of the proposed basement will be higher than the seasonal high-water table. The results of analysis must be included in or filed with this completed checklist. Soil boring tests taken to satisfy requirements for septic permits shall be satisfactory to meet this requirement.