

**PENNSVILLE TOWNSHIP LAND DEVELOPMENT ORDINANCE  
CHECK LIST  
SCHEDULE “C” – GRADING PLAN  
PLAN DETAILS AND INFORMATION REQUIREMENTS**

Applicant Please Check	The following grading plan checklist must be completed and filed with the information it requires as part of any subdivision, site plan, variance or other development application that involves land disturbance in excess of five hundred (500) square feet (“applicable development”), and as part of any zoning permit application for an applicable development involving single or multiple lot grading and drainage review. This Checklist and required plan information may be included with an individual or multiple lot grading plan for purposes of zoning permit applications, or it may be incorporated into a development applicant’s subdivision or site plan, provided that all of the required grading plan information must be included on the same plan sheet.	Verification (Official Use Only)
( )	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 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 land surveyor (for existing conditions) and a New Jersey professional engineer (for proposed conditions). The plan must include the addresses of the persons who prepared the plan.	( )
( )	3. The grading plan must be drawn legibly at a scale of one (1) inch equals thirty (30) feet for developments of less than one (1) acre or a scale of one (1) inch equals fifty (50) feet for developments of one acre or more, indicate a North arrow, and refer to the NAVD '29 vertical datum on which the plan is based.	( )
( )	4. The grading plan must indicate all property lines, easements and required setback lines for the lot(s) 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 bearing and dimensions, and the width 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 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 fifty (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, and all proposed top of concrete curb elevations.	( )
( )	9. The grading plan must indicate existing topography fifty (50) feet beyond all property lines of the lot to be developed and, to the extent reasonably and legally ascertainable, spot elevations for all adjacent building corners.	( )
( )	10. The grading plan must indicate the location 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, swimming pools, fences, fence location, fence type, drainage facilities.	( )
( )	11. The grading plan must indicate all stream encroachment, wetlands and wetland buffer lines and floodplains on the lot to be developed.	( )
( )	12. The grading plan must indicate all trees over five (5) inches caliper on the lot to be developed and in any existing or proposed off-lot drainage areas, including type, condition, and limit of clearing.	( )
( )	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 or other opening at grade, on the lot to be developed. Spot elevations for all building corners must be indicated. Spot elevations for all proposed top of curb, gutter, and road improvements must be indicated.	( )
( )	14. For each lot where a basement is proposed, a soil boring must be obtained and analyzed by a licensed New Jersey Professional Engineer to determine the seasonal high water elevation at each lot. After analyzing the borings the Engineer must prepare, sign, and seal a report referring to each soil test boring and confirming the depth of the seasonal high water elevation at each lot where a basement is proposed. The report must be filed with this checklist. The grading plan must confirm that, based on the report, the lowest point of the proposed basement at each lot will be no less than one (1) foot above the seasonal high water elevation at that lot. If no basements are proposed, indicate "N/A".	( )
( )	15. All other documents, materials and information required by the Pennsville Township Land Development Ordinance.	( )