

Application #:

Township Use Only

**CHATHAM TOWNSHIP  
LOT GRADING APPLICATION**

(Revised General Ordinances of the Township of Chatham, Section 30-96.20)

DATE: \_\_\_\_\_

TO: **Chatham Township Engineer**

RE: **Lot Grading Application for Proposed Work Site at:**

\_\_\_\_\_

BLOCK: \_\_\_\_\_ LOT(S): \_\_\_\_\_

FROM: \_\_\_\_\_  
**Owner's Name and (Address if different from proposed work site)**

\_\_\_\_\_  
**Telephone Number**

\_\_\_\_\_

**Applicant's Name and Address (if different from owner)**

\_\_\_\_\_  
**Telephone Number (if different from owner)**

I have reviewed the pertinent local laws and submit the attached required information and documents. PLEASE SEE NOTE BELOW

I have enclosed the **lot grading application, five (5) copies of the lot grading plan, one (1) set of architectural plans, and the required fee of four hundred (\$400.00) dollars** for a lot grading plan that involves a structural retaining wall, for a new structure or land disturbance of over 1,000 square feet or placement of more than 20 cubic yards of material, and an addition to an existing structure or disturbance of less than 1,000 square feet or less than 20 cubic yards of fill that would affect critical areas, or impacts drainage/grading within 5 feet of the property line. I understand that an additional application fee, in an equal amount to the original must be submitted for each substantively revised plan as determined by the Township Engineer.

NOTE: **NO TREE REMOVAL IS ALLOWED PRIOR TO APPROVAL OF THIS APPLICATION**

\_\_\_\_\_  
**Signature of Owner/Applicant**

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# Township of Chatham - Lot Grading Plan Checklist

## 1. General

THIS DOCUMENT IS PROVIDED FOR GUIDANCE PURPOSES. PLEASE REFER TO SECTION 30-96.20 OF THE CODE OF THE TOWNSHIP OF CHATHAM, AS AMENDED BY ORDINANCES 2002-015 AND 2002-016 AND OTHER APPLICABLE SECTIONS OF THE TOWNSHIP CODE

- \_\_\_\_\_ Date of Subdivision Approval, if applicable is indicated on plan
- \_\_\_\_\_ As applicable, Lot grading plan meets all requirements of subdivision approval (attach copy of resolution of approval)
- \_\_\_\_\_ As applicable, Lot grading plan meets all requirements of all approved variances for subject lot (attach copy of resolution of approval)
- \_\_\_\_\_ Revision dates are indicated on plan
- \_\_\_\_\_ Lot grading plan is signed and sealed by a professional engineer licensed in the State of New Jersey
- \_\_\_\_\_ Lot grading plan is drawn at a scale of not less than 1 inch equals 30 feet.
- \_\_\_\_\_ The lot grading plan includes items listed in 30.96.20.c.4 per Ordinance 2002-015.

## 2. Grading

- \_\_\_\_\_ Proposed grades are designed such that surface waters are controlled in a manner that will minimize the adverse effects of such waters upon the subject property and abutting lands
- \_\_\_\_\_ Proposed grades steeper than 3(h):1(v) have been minimized
- \_\_\_\_\_ Driveways do not intercept storm water flows from intersecting roads
- \_\_\_\_\_ Code specifications regarding driveway grades (30-96.20.h.1) and length (30-96.19) have been accommodated
- \_\_\_\_\_ Code specifications regarding grading within 5 feet and 15 feet of property lines, and associated specifications included in 30-96.20.h.2 have been accommodated
- \_\_\_\_\_ Code specifications regarding grading away from the foundation (30-96.20.h.4 and applicable building codes) have been accommodated
- \_\_\_\_\_ Code specifications for steep slopes have been accommodated (30-96.24)

## 3. General Notes

- \_\_\_\_\_ The following notes appear on the plan, where applicable:

- i) "An area at least 10 feet wide around the foundation will be graded downward away from the foundation."
- ii) "The Township Engineer must be notified at least 72 hours in advance of the installation of the stormwater management system and appurtenances."
- iii) "The contractor will add additional soil erosion and sediment control measures as directed by the Township Engineer".
- iv) "Appropriate safety measures will be taken above retaining walls".
- v) "The Township Engineer must be notified at least 72 hours prior to the connection to the existing sanitary sewer."

\_\_\_\_\_ The attached soil erosion and sediment control notes are shown on the plan

**4. Architectural Drawings**

\_\_\_\_\_ Architectural drawings, as appropriate, indicate the elevations of the proposed structure and have been submitted as part of the Lot Grading Application. The elevations on the architectural drawings correspond to the elevations on the Lot Grading Plan

\_\_\_\_\_ Architectural drawings indicate building coverage, including garage areas

**5. Building Height**

\_\_\_\_\_ Code specifications for Height of Structures have been accommodated (defined in 30-6 and as applicable to each zoning district as shown in the Schedule of Zoning Requirements 30-75.2)

\_\_\_\_\_ The building envelope, ridge elevation, first floor elevation and garage floor elevation are shown on the plan

**6. Impervious Cover**

\_\_\_\_\_ The lot size, building coverage and coverage of all impervious surfaces is shown on the architectural plans and the lot grading plan. The building coverage must be calculated from the foundation plan of the architectural drawings and conform to the layout shown on the lot grading plan.

\_\_\_\_\_ Code specifications relating to impervious cover have been accommodated (30.78.11)

**7. Stormwater Management**

\_\_\_\_\_ The location of any existing stream, water courses, ponds, storm sewers or drainage facilities which relate to drainage of surface waters to and from the subject property are shown on the plan.

\_\_\_\_\_ All proposed storm sewers, ditches, swales or other drainage facilities which will receive surface waters from the subject property are shown on the plan.

\_\_\_\_\_ The location, size, invert elevations and materials of construction of all roof leader drains, dry wells, utility lines below ground and individual sewage disposal systems are shown on the plan.

\_\_\_\_\_ If applicable, curb cuts are provided at the base of the driveways to convey stormwater from the driveway area.

- \_\_\_\_\_ Provisions for stormwater management, specifically collection and distribution of roof leader drainage are shown on the plan
  - \_\_\_\_\_ Provisions for stormwater management, including drywell design and details, are shown on the plan.
  - \_\_\_\_\_ Drywell(s) or other suitable infiltration practices are provided as specified in 30-96.20.h.7, or as required for conformance to the Soil Erosion and Sediment Control Act, if applicable.
  - \_\_\_\_\_ Details of the stormwater management system are shown on the plan.
  - \_\_\_\_\_ The proposed location, size, invert elevations and materials of construction of all roof leader drains, footing drains, connections to stormwater management system and below ground storm utility lines are shown on the plan. Footing drains may not be connected to drywells.
  - \_\_\_\_\_ Infiltration facilities are designed according to NJDEP Best Management Practices guidance.
  - \_\_\_\_\_ In-situ soil percolation rate and depth to seasonal high groundwater are shown on the plan at the location of proposed infiltration facilities
  - \_\_\_\_\_ Soil percolation rate and depth to seasonal high groundwater for proposed infiltration facilities is based on available soils information that indicates suitability for on-site infiltration systems (note: field verification of these data will be required).
  - \_\_\_\_\_ A permanent stone apron underlain with geofabric is provided for all drains proposed to discharge to daylight
- 8. Soil Erosion and Sediment Control**
- \_\_\_\_\_ Soil erosion and sediment control measures conform to the Soil Erosion and Sediment Control (SESC) Act - including, but not limited to provisions for silt fence, soil stockpiling, storm inlet and outlet protection and construction entrances in accordance with current New Jersey SESC standards and as specified in the attached Township of Chatham SESC Notes.
- 9. Walls**
- \_\_\_\_\_ Retaining walls conform to all Township code specifications (as defined in 30-6 as amended by Ordinance 2002-016 and per 30-96.15 as amended by Ordinance 2002-016
  - \_\_\_\_\_ Proposed bottom and top of wall elevations, details and materials of construction are shown on the plan
  - \_\_\_\_\_ Stability calculations are provided for all structural retaining walls, signed and sealed by a licensed design professional engineer or architect
- 10. Wetlands**
- \_\_\_\_\_ A letter of interpretation (LOI - file number shown on the plan) provided by the New Jersey Department of Environmental Protection (NJDEP) is provided for all lot grading development with on-site wetlands or wetlands transition areas
  - \_\_\_\_\_ No structures are located within 20 feet of wetlands transition areas

**11. Miscellaneous**

- \_\_\_\_\_ For lots that lie partially or fully within an area of special flood hazard, a Development Permit has been obtained and the lot grading plan reflects the requirements of said permit
- \_\_\_\_\_ No structure of impervious surface is proposed closer than specifications for stream setbacks in 30-96.14
- \_\_\_\_\_ The location and elevation of the datum used to set elevations on the site is shown on the plan. A permanent manmade feature such as a manhole rim or top of grate of a catch basin or inlet, that will provide horizontal as well as vertical control is used as a benchmark.
- \_\_\_\_\_ For all new house construction, the location of all existing trees with trunks exceeding five (5) inches in diameter measured at a point four (4) feet above the existing ground level located within any area to be graded and ten (10) feet beyond the limits of disturbance are shown on the plan.

**12. Utilities**

- \_\_\_\_\_ The location, material and size of all underground utilities including water, sewer, gas, electric, cable, telephone and stormwater utilities are shown on the plan.