



Township of  
*Readington*  
New Jersey

## Individual Lot Stormwater Management Plan Checklist

1. Plans and design calculations must be prepared and certified by a licensed New Jersey Professional Engineer.
2. The following must be provided on the plan:
  - a. Name, address and email of the Engineer who prepared the plans.
  - b. Name, Street Address, Email & Phone Number of Property Owner/Applicant.
  - c. A 1" = 30' graphic scale.
  - d. Drawing and revision dates.
  - e. Reference Meridian/North Arrow.
  - f. All metes and bounds per final plat (if applicable).
  - g. Existing and proposed contours at 2' intervals.
  - h. Two front, side, or rear setback dimensions from the proposed dwelling to property lines.
  - i. First floor elevations.
  - j. Conservation easement protection with split rail fence for all conservation easements (if applicable).
  - k. Proposed ground elevations at the building corners.
3. Plans must show the following within 100 feet of the disturbance:
  - a. Layout of public utilities and drainage.
  - b. Location of existing or proposed water supply and sewer disposal systems.
4. Driveways:
  - a. Within 25 feet of the road centerline, the driveway must remain perpendicular to the road.
  - b. Driveway grades shall not exceed 10%, for a distance not to exceed 100 feet.
  - c. Finished grade of driveway at a point 25 feet from the center line of the traveled way of the public road shall be no more than six inches higher than the center-line elevation of the traveled way of the public road.

- d. The plans must indicate the driveway construction material and thickness beyond the apron.
  - e. Driveways shall have a minimum driving width of 10 feet, with a minimum radius of 5 feet on each side where it intersects with the traveled way of the public road.
  - f. The plan must indicate the driveway apron specifications as follows: 5 inches MABC & 2 inches FABC-1.
  - g. The driveway must have a place to turn around.
  - h. Profile of driveway for its entire length must be provided.
5. Retaining walls:
- a. Details of all walls shall be shown on the plans.
  - b. Proposed elevations shall be given at the top and bottom of all walls, at each end and at all intermediate steps along the wall.
6. Proposed measures for surface water management:
- a. Refer to Township Code Chapter 148-65 and Chapter 197 for stormwater management requirements and to determine applicability.
  - b. Consult NJDEP BMP Manual for additional requirements for stormwater management measures.
  - c. All stormwater runoff from roofs and driveways shall be managed.
  - d. The location, construction details, and specifications for the surface water management feature shall be shown on the plan.
  - e. Maintenance schedule for the surface water management feature and responsible party shall be listed on the plan.
  - f. For proposed drywells:
    - Drywell(s) shall be located at a minimum of 10 feet from foundations and 50 feet from the septic system.
    - Soil permeability testing shall be conducted at the proposed location for the drywell. Drain times for the drywell shall be calculated in accordance with the NJ Stormwater Best Management Practices Manual, Chapter 9.2. Soil permeability testing results and drain times shall be shown on the plan.
    - Only the volume below the drywell overflow may contribute to the drywell volume. The dimension from the bottom of the tank to the overflow and the tank thickness dimension must be shown.
    - Assume a 40% stone porosity.
    - Show all calculations to support an adequate volume.
    - Specify the size/type of stone to be installed around the drywell.

- A means of access to the drywell shall be provided for confirming proper function, maintenance, etc.
- Leader drain details (pipe sizes, layout, slopes, lengths, and inverts) shall be provided on the plan.
- The drywell must have an overflow, with discharge point shown on the plan.
- The depth of cover over the drywell shall be provided on the plan.

7. Grading:

- a. A minimum grade of 2% away from the structure shall be provided.
- b. Concentrated runoff shall not be discharged onto neighboring properties, roads, and driveways.

8. Conservation monuments, easements and wetlands on the property shall be shown on the plan (where applicable.).

9. All trees within the area of disturbance must be shown on the plan and be identified as trees to be protected or trees to be removed.

10. Provide a copy of tree removal permit (if applicable).

11. The grading plan should comply with the Preliminary and Final Plat (where applicable).

12. Post \$1,500 review and inspection escrow with Township Finance Department. Provide completed W-9 form with submission of escrow.