

April 3, 2021

Lot Owner/Home Builder

RE: Individual Lot Grading Plan Checklist - Millie Meadow Estates

Decisions related to house style and siting, septic drain field siting, driveway locations within the public right of way and general grading within the lot of a rural subdivision can create challenges that urban lots with curb and gutter are not susceptible to. In an effort to protect all parties involved, each lot within the subdivision shall include a site/grading plan showing the following minimum details.

Within Public Right of Way:

- Width of the driveway
- Elevations at the existing bituminous edge
- 4 foot bituminous connection that the township will patch in. This shall be at 3% slope for 10 feet to provide clearance for plowing.
- Elevations at the right of way
- Verification of the need for a culvert and invert elevations when culverts are required.

Within the Lot:

- Existing easements and utilities such as water lines
- Building foundation footprint to scale
- Building style (walkout/slab) and floor/garage/foundation/opening elevations.
- IBC spot elevations and patios/walks that connect interior site components
- Spot elevations and slopes from the public right of way to the garage
- Culverts and invert elevations when located within the lot
- Drainage arrows and slopes in critical locations directing runoff around the building or towards drainage routes shown on the approved development grading plan.
- Proposed contours showing positive drainage away from buildings and slopes are less than 3:1.
- Retaining walls required for grading/retention due to steep slopes. Walls considered part of the landscaping for aesthetic purposes are not necessary to be shown.
- Silt fence/bio rolls and other erosion control BMP's
- Septic support locations and protection during construction

Thank you,

Mark R. Welch, PE

Cc: GMB, LLC