

Township of Edison - Office of the Township Engineer

DEPARTMENT OF PLANNING AND ENGINEERING
Edison Municipal Complex 100 Municipal Boulevard, Edison, NJ 08817
Phone No. (732) 248-7243 - Fax. No. (732) 248-6412

Site Improvement Permit –Design and Grading Information

Land grading may be defined as "reshaping the ground surface" to planned or proposed elevations which are determined through topographic survey and layout. The practice of land grading is to provide a more suitable development site, and/or to 'improve surface drainage' while maintaining erosion control.

Submit 3 sets of signed & sealed plans (by NJ P.E. or NJ R.A.) conforming to below:
Proposed location of building, driveway, and other structures must be pre-approved by the Edison Zoning Officer. Existing
Topographic data must be provided on the plan. NJ Land Surveyor survey reference is required on the plan.

Surface drainage: Unpaved areas adjacent to a proposed building shall be sloped to direct surface water/drainage, including snowmelt, away from the building foundation at a minimum slope of 6 inches in the first 10 feet of horizontal distance, or 5% slope (.20:1) away from building foundation., but service walks shall have 2% cross slope.

Grassed surfaces shall be graded for positive drainage with 2% minimum slopes, and side swales, where practicable.

Steep slopes are discouraged and construction of steep slopes will be reviewed under Township Code Chapter XXXI - Natural Area Protection. For the purpose of yard grading, earth slopes of 2:1 (50%) are discouraged and may only be permitted if/where slope--stabilization ground cover is provided. Grassed earth slopes in areas requiring regular lawn maintenance will be required to have a maximum earth slope of 4:1 (25%), with toe swales required.

Retaining wall construction if required, must be accompanied with structural design data to demonstrate adequacy of the proposed wall. Retaining walls supporting driveways and/or earth slopes, must be designed to also sustain surcharge loadings. Tiered wall designs, if used, also require 'global stability' analysis to demonstrate adequate factor of safety against global slope mass failure. Due to non-permanency of timber walls, their use is discouraged.

Proposed garage floor elevation is to be set a minimum of 1 foot above the street crown elevation where possible, provided that the proposed driveway will have a slope of +2% minimum, but not exceeding +8% slope, or excess grading is needed. Driveway shall be paved.

Side entry garages: Side-entry garages will only be approved if adequate back-up lengths are provided in a paved area/driveway so that a vehicle backing out of the garage does not encroach onto adjoining property. A minimum distance of 5 feet is desired from pavement edge to side property line. Side property line shall be shielded or otherwise screened from tail/head lights, and vehicle guard protection able to sustain a vehicle impact is required.

On-site Concrete walks shall have a positive slope not less than ¼” per foot of horizontal distance. Patio grades 2% to 4%.

Public sidewalk & curbing is required. Sidewalks shall provide positive pitch towards the roadway with a maximum cross slope of 2%.

Sump pump discharge: If a sump pump is to be installed, underground seepage pit will be required of a design approved by the Township Engineer. The seepage pit is to accept the sump pump discharge prior to overflow discharge. If soil logs are required by the Township Engineer and such soil logs reveal that high groundwater table exists and a seepage pit would not function to accept sump pump discharge, the applicant is to demonstrate a valid proposed method of attenuation of sump pump discharge. Sump pump discharges to a storm sewer may be permitted with the approval of the Township Engineer. Point discharges/ through curb discharges to a street are not permitted.

Refer to Township Ordinance 34-8 for Stormwater requirements for major and minor developments.

Shade tree plantings along the street frontage are required for new construction, and for tear-downs and rebuilds. Under Township Code, on-site tree plantings may be required under an approval or as new replacements to trees cut.

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SITE IMPROVEMENT PERMIT Permit Number SIP: _____

Date: _____ Check: # _____ Credit Card # _____ Fee Collected _____

Applicant: (Owner/Agent/Contractor) _____ Phone #: _____

Applicant Mailing Address: _____ Zip Code: _____

Property Owner Name: _____ Phone #: _____

Property Owner Address: _____ Zip Code: _____

Applicant Email Address: _____ Owner Email Address: _____

PERMIT FEES: *Performance Guarantee & Inspection Fees Posted Yes _____ No _____

**NOTE: Site Improvement Permit fees to be waived if a performance guarantee is required and the performance guarantee and inspection fees are posted by the owner.

Residential

_____ A. Plot grading plan (3) copies \$100-Swimming Pool _____ Retaining Wall _____ Patio _____

_____ B. Plot grading plan (3) copies \$200-Residential Addition _____ Detached Garage _____

_____ C. Plot grading plan (3) copies \$500- New Residential Home

Commercial/Industrial

_____ A. Up to Ten thousand 10,000 square feet of lot area \$300

_____ B. Ten thousand (10,000) square feet of lot area and over \$400

Are any trees being removed as part of this project: Yes _____ No _____ If yes, a Tree Removal Permit must be obtained.

If this application is in conjunction with a Site Plan, or Subdivision, or Variance, at a minimum, must submit:

- 1) A copy of the Board Resolution approving development,
- 2) A copy of Tree Conservation/Replacement Plan.
- 3) 3 copies of signed & sealed plans, or plan sets (in conformance with state law, board resolution, prior approvals).

Site Improvement Permit will not be issued if engineering prior-approvals are not satisfied.

SUBJECT PROERTY ADDRESS: _____

Block # _____ Lot #(s) _____ Flood Zone: Yes _____ No _____

Board Application No. (if applicable) _____ Date of Resolution _____

Area of Tract _____ square feet, and _____ Acres

I certify that all information supplied is true and accurate:

Owner/Applicant Signature: _____ Daytime Phone # _____

Reviewed by: _____ Date: _____

Approved by: _____ Date: _____

TOWNSHIP ENGINEER

Site Improvement Permit Checklist								
Instructions: -Place checkmark in the box which will indicate that the item has been included in your submission package. If the item is not applicable to your project, write in N/A. A submission package with incomplete checklist will be rejected.								
Items Needed		Addition or New Impervious under 500 sq. ft. (3)	Addition or New Impervious 500 sq. ft. or greater (3)	Addition under 500 sq. ft. with resolution	Addition 500 sq. ft. or greater with resolution	New single family dwelling	New single family dwelling with resolution	For Department use only
Copy of Approved Zoning Permit								
Copy of survey stamped approved by zoning			----		----	----	----	
Copy of resolution		----	----			----		
Copy of compliance letter		----	----			----		
Three (3) copies of site plan signed and sealed by licensed professional and stamped approved by zoning. (1)								
Items to be included on plan	North Arrow							
	Written or Visual Scale							
	Title Block							
	Setback and location of stuctures							
	Curb: existing and proposed							
	Sidewalks: existng and proposed							
	Trees within project area: existing and proposed (with sizes)							
	Signs							
	Utility poles							
	Utilities installations (5)							
	Location of all lot driveways: existing and proposed							
	Driveway/street widths							
	Curbline openings							
	Material of driveway/street							
	Contours: existing and proposed	----		----				
	Area of disturbance							
	All structures proposed and existing							
	Construction details							
	Stormwater control system: existing and proposed	----		----				
	Stormwater calculations: existing and proposed							
Roadway restoration limits (2)								
Proposed lot and ROW improvements								
Survey reference (1)								
Waviers requested (6)								
Location of any easment on the lot: existing and proposed (7)								
Permit Fee								
Approved Tree permit, if required (4)								
Soil Import/Export Permit, if required (4)								
Completed SIP Checklist								

(1) If under 500 sq. ft. of new impervious, a sketch of proposed improvements on a survey is acceptable.

(2) Refer to ordinance 19-4 STREET OPENING AND OCCUPATION for required limits of restoration.

(3) In-ground pool always requires plot grading plan (existing and proposed contours)

(4) Refer to flow charts to determine if required.

(5) Copy of utility relocation request required, if applicable.

(6) Any waiver requested for any items on this checklist must be submitted in writing with engineering justification/physical hardship prior to consideration.

(7) Copy of filed deed/map with book & page/map & file number for new easement.

If any item above is not applicable to your project write N/A