

**Municipality of Princeton – Engineering Site Review Application**

Applicant Name & Company	
Applicant Address	
Applicant Phone Number and E-mail	
Owner Name (if different)	
Builder (Responsible person in charge during construction) - cell phone & e-mail	
Site Address	
Block & Lot	
Lot Area (ac. or sq. ft.)	
Area of Disturbance (ac. or sq. ft.)	
Disturbance (percentage of lot area)	

**SUBMITTAL INSTRUCTIONS:** The Engineering Department will require for review the following (please mark with a checkmark to show completeness):

- Two (2) plot plans
- Two (2) tree lists
- Resolution of Memorialization (Zoning Board approval) or Findings of Fact (Planning Board approval), if applicable
- One (1) Street Opening Permit Application (obtained in the Engineering Dept.), if applicable
- One (1) PSOC Permit (obtained from the PSOC in Borough Hall), if applicable
- One (1) Sewer Connection Permit (obtained in the Engineering Dept.), if applicable
- One (1) Tree Removal Permit (obtained in the Engineering Dept.), if applicable
- One (1) Soil Erosion and Sediment Control Permit (from Mercer County Soil Conservation District (MCSCD), if applicable. Note: All demolitions and disturbances of greater than 5,000 sq. ft. require approval.

**Failure to comply with the above plot plan requirements and site data information indicated below may result in the delay of Engineering approval.**

**The plot plan shall include all of the following requirements (please mark with a checkmark to show completeness):**

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| <ul style="list-style-type: none"> <li><input type="checkbox"/> Engineer / surveyor data (name, address, telephone number) and original seal</li> <li><input type="checkbox"/> A current site survey including a North arrow and scale of plans</li> <li><input type="checkbox"/> Bearing and lengths of all lot lines</li> <li><input type="checkbox"/> Lot widths, frontage and area</li> <li><input type="checkbox"/> Watercourses including C1 buffers, wetlands, transition areas, easements, stream corridors, and floodplain areas</li> <li><input type="checkbox"/> Existing tree locations, tag number (6" diameter and larger, within 50 feet of the proposed limit of disturbance), and those trees to be removed denoted on plan with an "X". A table shall list Tag No., size, species, and whether tree is to be removed.</li> <li><input type="checkbox"/> A <b>tree replacement plan</b> (one-to-one replacement ratio) showing locations, species (min. size 2" - 2-1/2" caliper)</li> <li><input type="checkbox"/> Existing and proposed contours (1' intervals)</li> <li><input type="checkbox"/> Existing and proposed parking areas and driveways with setbacks</li> <li><input type="checkbox"/> <b>Locations of portable toilet, debris container, and storage of equipment and materials</b></li> <li><input type="checkbox"/> Locations of all individual house utility services, demarking connection of existing to proposed (gas; water; sanitary sewer; electric, telephone &amp; cable - must be underground; roof leaders; sump pumps) –</li> </ul> | <ul style="list-style-type: none"> <li>must show size, slope, inverts, and pipe material</li> <li><input type="checkbox"/> Building / structure footprint and overhangs, with finished grade elevations</li> <li><input type="checkbox"/> Building and parking setback lines required by zoning regulations</li> <li><input type="checkbox"/> Proposed topsoil / fill stockpile locations</li> <li><input type="checkbox"/> Proposed grading and / or drainage improvements, demonstrating no additional runoff on to adjacent properties</li> <li><input type="checkbox"/> Existing and proposed Impervious Surface Calculations</li> <li><input type="checkbox"/> Stormwater management facilities &amp; details</li> <li><input type="checkbox"/> Proposed size (ac. or sq. ft.) and delineation of limit of disturbance</li> <li><input type="checkbox"/> Proposed tree protection fencing</li> <li><input type="checkbox"/> Proposed location of silt fencing, hay bales, tracking pads, and / or any other soil erosion protection measure in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey</li> <li><input type="checkbox"/> Details of soil erosion protection measures including MCSCD approval conditions</li> <li><input type="checkbox"/> Note on drawing indicating that there shall be no field changes or removal of protective snow fencing without approval of Engineer</li> <li><input type="checkbox"/> Any other Board requirements / conditions of approval</li> </ul> |
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***If any item(s) above are not checked, are you requesting a waiver? If so, provide details.***

## Municipality of Princeton – Engineering Site Review Application (continued)

### Single Family Site Plans – Guidelines and Standards

1. In addition to existing grading, proposed grading must be shown on the entire lot (unless it is labeled “to remain undisturbed”).
2.
  - a. The **tree replacement plan** shall provide for replacing the removed or destroyed tree(s) in the same or contiguous location(s) on the premises, at a ratio of one-to-one tree replacement. At least one-third (1/3) of the replacement trees shall be native stock. In lieu of replacing the removed trees, the applicant may pay a tree replacement fee into the Princeton Shade Tree Reserve, at a cost of \$500.00 per tree not replaced.
  - b. When five (5) or fewer trees are to be replaced, specific locations shall be indicated on the plan. If more than five (5) trees are to be replaced, a separate Tree Replacement Plan or Landscape Plan, along with a schedule, shall be provided. These locations may be adjusted prior to project completion upon approval of the Municipal Arborist.
3. Proposed house:
  - a. Setbacks (zone requirements and actual setbacks labeled).
  - b. Easements.
  - c. Location of doorways.
  - d. Basement or slab construction labeled.
  - e. All floor elevations labeled.
4. Driveway:
  - a. Offset distance from property line.
  - b. Paved or concrete driveway apron (10' minimum).
  - c. Slope 1% minimum, 5% maximum.
5. Spot elevations at:
  - a. All building corners.
  - b. Driveway corners and changes in grade.
  - c. High and low points.
6. Demonstrate that drainage leaving the lot will not impact neighbors:
  - a. Any water leaving the lot must be directed to an approved constructed swale or drainage system. Show any necessary swale work on this plan.
  - b. Stormwater management must be implemented to satisfy Ordinance.
  - c. Sump pumps shall not be directed to discharge on to the street or in a manner that would impact a neighboring property.
7. Lot grading standards:
  - a. Minimum 6" drop in first 10' from house, then 2% overland.
  - b. Maximum 5:1 lawns.
8. Swales:
  - a. Minimum two percent (2%).
  - b. No swales over walkways or driveways.
  - c. Swales minimum 10' from house (otherwise provide piping).
  - d. Minimum depth of swale shall be 6".
9. Other details:
  - a. Retaining wall details and stability calculations (if over five feet high) with typical section.
  - b. Soil erosion control details, notes and schedules.
  - c. A note shall be provided on the plan that appropriate municipal construction details (i.e., sidewalk, apron, tree protection fencing, etc.) shall be used.
  - d. Proposed limit of disturbance enclosing all areas proposed for construction and tree removal, with details of tree protection fencing
  - e. Locations and details of tree protection fencing – set at drip-line of tree and minimum 4' high. **Snow-drift fence, with wooden slats and metal ties, shall be used. Supporting posts shall be driven into ground at min. 6' O.C.**
  - f. **Portable toilet** shall be placed a minimum of 10 feet from the side property line, and 15 feet from the curb line.