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CPLFD 19002.03

City of Plainfield
Planning Board
515 Watchung Avenue
Plainfield, NJ 07060

**RE: Engineering Review #1
Dennis Beni
529-539 West Seventh Street
Block 762, Lot 1
Application #: PB 2018-19**

Dear Board Members:

Pennoni Associates (Pennoni) is in receipt of the following documents concerning the above referenced application:

- Plans entitled "Minor Subdivision prepared for 529-539 West Seventh Street, Lot 1, Block 762, City of Plainfield, Union County, New Jersey", consisting of two (2) sheets, prepared by Andrew K. Wu, PE, PLS, and Paul J. Fletcher, PE, PP, of Fletcher Engineering, Inc., dated 11-19-18, last revised 11-05-19.
- Plan entitled "Soil Erosion and Sediment Control Plan prepared for 529-539 West Seventh Street, Lot 1 in Block 762, City of Plainfield, Union County, New Jersey", consisting of one (1) sheet, prepared by Paul J. Fletcher of Fletcher Engineering, Inc. dated 11-19 18.
- Architectural plans entitled "Proposed Dwelling for Barbara Beni, 525 W. 7th Street, Plainfield, New Jersey", consisting of seven (7) sheets, prepared by Roger C. Winkle, AIA, dated 02/5/2020.

INTRODUCTION

The subject site is located near the north east corner of the intersection of West Seventh Street and Plainfield Avenue and contains approximately 0.63 acre. The applicant proposes to subdivide the existing vacant lot into two (2) new lots identified as Lot 1.01 and 1.02 for the

construction of a two-story, single-family dwelling with attached garage on each lot. The subject site is located in R-4 zoning district.

PLANNING AND ZONING

We defer comments regarding the project's compliance with the applicable zoning requirements to the City Planner.

COMMENTS

- 1) An outbound and topographic survey of the subject site prepared by a licensed professional land surveyor within the last five (5) years shall be provided in accordance with Section 17:8-2 B(9) of the City Ordinance.

(SATISFIED)

The provided plans have been signed by a licensed surveyor.

- 2) A key map identifying the zoning districts shall be provided in accordance with Section 17:8-2 of the City Ordinance.

(SATISFIED)

- 3) The proposed development will increase impervious coverage. Storm water management measures shall be proposed and designed by a licensed New Jersey professional engineer to maintain the pre-development rate of runoff in accordance with Section 17:12-1(C) of the City Ordinance.

(NOT SATISFIED)

The Applicant has proposed a seepage pit in the front yard of both lots for stormwater management. The following comments shall be addressed:

- **Peak runoff rates for the predevelopment and post development conditions calculations shall be provided for design storms to demonstrate compliance with Section 17:12-1(C) of the City Ordinance and support the storage volume of the proposed seepage pit.**
- **Soil permeability test results shall be provided to support the seepage pit design.**
- **The base of the proposed seepage pit shall be minimum of two (2) feet above the seasonal high groundwater table. The seasonal high water table shall be verified in the field. The seepage pit detail shall be revised to indicate the same.**
- **An inspection of the excavation shall be made by the City engineer prior to the installation of the infiltration and detention basin. A note stating the same shall be added to the plan.**

- 4) Legal descriptions for the proposed subdivision shall be submitted for review.
(NOT SATISFIED)
Metes and bounds descriptions for the proposed lot subdivision shall be prepared by a licensed surveyor and be provided for review.
- 5) Construction details for proposed improvements shall be added to the plan.
(PARTIALLY SATISFIED)
The limit of driveway flare shall be revised on the depressed curb detail to show maximum 12" side flares in accordance with the City standard details.
- 6) The proposed water and sewer lateral connections shall be separated by a distance of at least 10 feet horizontally. If such lateral separation is not possible, the pipes shall be in separate trenches with the sewer at least 18 inches below the bottom of the water main in accordance with NJAC Section 7:14-23.6(4). A note stating the same shall be added to the plan.
(SATISFIED)
- 7) A pavement trench repair section shall be depicted on the site plan for the proposed utility connections. A construction detail shall be added for the same.
(NOT SATISFIED)
The pavement repair detail shall be revised to indicate 2" thick HMA surface course, 4" thick HMA base course, 6" thick DGA base course in accordance with the City design standards.
- 8) West 7th Street is a County road and was paved in 2017. Approval from County is needed prior to construction of any proposed improvements along the Right-of-Way. A note stating the same shall be added to the plan.
(SATISFIED)
- 9) Since the area of disturbance exceeds 5,000 SF, a separate soil erosion and sediment control plan shall be provided, and an approved permit shall be obtained from the Somerset-Union Soil Conservation District.
(ONGOING REQUIREMENT)
The permit shall be provided upon receipt.
- 10) The applicant shall obtain and provide water and sewer will serve letters from the applicable utilities serving the subject site development.
(ONGOING REQUIREMENT)
Will serve letters shall be provided upon receipt.
- 11) The Applicant shall submit the approved plot plan to Union County for recording purposes once approved by the Board Professionals.

(ONGOING REQUIREMENT)

12) Any approval shall be made contingent on receipt of all outside approvals.

(ONGOING REQUIREMENT)

All outside agency approvals shall be provided upon receipt.

ADDITIONAL COMMENTS:

- 1) We recommend that the applicant post a performance bond in the amount of \$3,000.00 for associated Right-of-Way improvements. A cash portion of \$300.00 shall be provided and a bond portion of \$2,700.00 shall be provided prior to construction. Upon completion of all required improvements and submission of an as-built survey and approval by the City of all improvements installed, the performance bond will be released, and a Final 2-year maintenance bond of \$450.00 shall be required. Engineering inspection escrow deposit in the amount of \$2,000.00 shall be submitted prior to construction. If the inspection escrow becomes depleted due to unforeseen/field problems, the Applicant will be required to provide additional monies into the engineering escrow account to cover those activities.**

The Applicant shall respond to this letter with a point-by-point response addressing the comments listed above.

Future reviews may be delayed if a response letter is not received with future revisions.

We reserve the right to make additional comments pertaining to this application during the review process.

Please contact this office with any questions or comments.

Very truly yours,

PENNONI ASSOCIATES, INC.



Drew M. DiSessa, P.E., P.P., C.M.E,
Board Engineer

DD/dr

cc: Malvika Apte- Board Planner
Peter Vignuolo, Esq. – Board Attorney
Rosalind Miller – Board Secretary