

**AMERTECH ENGINEERING, INC.**

ENGINEERS, SURVEYORS AND PLANNERS

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March 1, 2023

**Mr. Drew M. DiSessa**

Pennoni Associates, INC.

Board Engineer

24 Commerce Street,

Suite 300

Newark, NJ 07102

**Re: Preliminary & Final Major Subdivision**

437 West Front Street

Lots 5.01 & 7, Block 239

City of Plainfield

Our File #21-046

Dear Mr. DiSessa,

Enclosed, please find the following documents & plans as per your review letters:

- 1) One (1) copy of Survey revised 9/7/2021 for above reference project.
- 2) One (1) copy of Site Plan revised 3/2/2023 for above reference project.
- 3) One (1) copy of the Major Development Stormwater Summary Form.
- 4) Four (4) copies of the Stormwater Report revised 3/2/2023.
- 5) Four (4) copies of the Pre & Post Development Plan revised 3/2/2023.
- 6) Four (4) copies of the Operation & Maintenance Manual dated ??/??/2023.

**Engineering Review #1 dated December 2, 2022:**

**Site Plan**

1. Signed and sealed copy of the boundary and topographic survey provided.
2. Nine parking spaces are reserved for apartments as shown. Rest will be used as needed by the apartments and laundromat.
3. The deed and page information for the easement is shown on the plan.
4. Curb stops added to the parking spaces along the flush curb.
5. Signage location for the proposed ADA spaces is shown on the plan.

6. The total limit of disturbance is added to cover sheet. The total increase in impervious is less than 0.25 acre and added to cover sheet.
7. The stormwater management report and calculations are provided.
8. The pipe capacity calculations are provided.
9. The bottom of curb elevation is revised.
10. The sanitary sewer connection is revised to be 10' away from the water connection.
11. The sight triangle is added to the landscaping plan.
12. It will be provided with resolution compliance.
13. The applicant will provide the traffic impact analysis.
14. There is an existing ramp across West Front Street and is noted on the plan. Also, a detail for the proposed ramp is added to the plan.
15. The bedding width is added to the retaining wall detail.
16. The total limit of disturbance is noted on the plan.
17. Pavement trench repair section shown on the plan.

### **Miscellaneous**

1. It will be provided with resolution compliance.
2. The applicant will provide the application for a street opening permit.
3. The will serve letter request are out to utility companies.
4. The applicant will comply.

### **Supplemental Stormwater Review #1 dated January 4, 2023:**

1. No Inlets are proposed.
2. The pipe capacity calculations for a 25-year design storm is added to the drainage report.
3. The report has been revised.
4. The drainage area maps are provided.

5. The flow arrows are added to the utilities.
6. The storm pipe has been revised to have a minimum of 0.5% pipe slope.
7. The stormwater management report has been revised. The 94 LF is the average pipe length for all 13 proposed barrels.
8. No comment
9. The proposed invert is same as the existing invert and is it noted on the plan.
10. A note has been added to the plan.
11. An operations and maintenance manual is provided.
12. The Major Development Stormwater Summary form is completed and provided.

Very Truly Yours,

Karan Patel  
Engineer  
For the Firm