June 8, 2021

TO: Bureau of Planning and Zoning

FROM: Engineering Division

SUBJECT: Application Number – P-12-18 Amended
1130 Chestnut Street
Date Filed: 6-02-21

The Division of Engineering has reviewed the plans submitted for the above-referenced project and has the following comments:

- Proposed development shall comply with the applicable requirements of the City of Elizabeth Flood Prevention Damage Ordinance No. 4457 and Municipal Storm Water Control Ordinance No. 5426.

- Confirm that the drainage analysis for the existing condition is prepared based on the current site conditions.

- Provide time of concentration calculations for existing and proposed conditions per drainage area.

- The tributary sewer for Drainage Area EX DA-2 is a 54-inch RCP storm sewer.

- The Post Development peak flows listed in the Summary Table for DA-1 do not agree with the values indicated in the Hydrograph Return Period Recap.

- Compliance with the required peak flow reductions for DA-2 should be documented in the Summary Table similar to DA-1.

- Pre-treatment is required for small scale subsurface infiltration basins. The pretreatment BMP should be located at the upstream end of the basin and be appropriately sized for the influent flows.

- Soil permeability and depth to the seasonal high groundwater table must be obtained in order to review the appropriateness of the stormwater management plan.

- Hydraulic impacts on the groundwater table must be assessed.
• Drain down for the infiltration basin needs to be calculated.

• The length and slope of the discharge pipe in the pond report do not agree with the plan.

• The downstream pipe analysis does not take into account other existing contributory drainage areas.

• Include details for the basin and outlet structure in the figures section of the Stormwater Maintenance Manual.

• The proposed stormwater manhole just upstream of the existing catch basin receiving the on-site stormwater flows shall be relocated outside of the public right of way.

• Proposed development shall comply with applicable NJDEP Regulations N.J.A.C. 7:14A-22.

• This project will require a Treatment Works Approval from the NJDEP. An escrow account will need to be established with the City to perform a sewer capacity analysis for the sanitary flow contributions upon submission of the application for municipal consent.

• Profiles of the sanitary sewer lateral will be required as part of the TWA submission.

• The sanitary sewer cleanout shall be relocated outside of the public right of way.

• Proposed development shall comply with applicable Joint Meeting of Essex and Union Counties Rules and Regulations as modified June 17, 2010, or latest revision.

• Separate water service should be provided for the residential component of the project.

• The proposed streetscape design should mimic the Broad Street streetscape.

• All applicable permits shall be obtained from this Department prior to construction.

• All site work within the public right-of-way shall comply with the latest City of Elizabeth standard details and specifications.

• Depressed curb and concrete aprons shall be installed at all driveway openings including the drop-off area.

• Detectable warning surfaces are not required at ramps crossing a driveway unless there is sufficient traffic for it to act like a street.

• The cast-iron type detectable warning surfaces shall be uncoated.

• A twenty (20`) foot wide easement will be required over the Arch Pump Station discharge pipe that crosses through the site.

• Use of the public right-of-way for construction activities will require an Encroachment Permit Authorized through City Council.

DJL