

TITUS SURVEYING AND ENGINEERING, P.C.

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618 SOMERSET STREET
NORTH PLAINFIELD, N.J. 07060

February 08, 2021

Mr. Thomas R. Solfaro, P.E.
Berkeley Heights Board Engineer
29 Park Avenue
Berkeley Heights, NJ 07922

Re: Amended Preliminary and Final site Plan Review, Berkeley Crossing,
Lots 1, 2, 3, 4, and 5, Township of Berkeley Heights

Dear Mr. Solfaro,

Below please find an outline addressing items in a review of the above referenced project dated December 24, 2020:

1. Site Engineering Comments

- 1.1 Elite will meet with the Fire Official.
- 1.2 Elite will be present at the Planning Board Meeting.
- 1.3 All correspondence with the County will be provided to the Board.
- 1.4 Testimony will be provided.
- 1.5 Testimony will be provided.
- 1.6 The Architect will provide details inside the building.
- 1.7 The Architect will provide testimony as to door clearances
- 1.8 Screening is shown around the HVAC units.
- 1.9 A trash enclosure has been shown for retail. There will also be a trash room in the building for residential.
- 1.10 The Architect will provide details for inside the building. A detail has been provided for the spaces outside of the building.
- 1.11 A detail has been provided.
- 1.12 4,000 psi concrete has been indicated.
- 1.13 Streetscape improvements will be provided per 19.5.5.C.1
- 1.14 Testimony will be provided.
- 1.15 A monument entrance sign and detail has been provided along River Road. Any additional signage will comply.
- 1.16 A note has been added.
- 1.17 A note has been added.
- 1.18 The Architect shall revise.
- 1.19 The existing conditions are dashed.
- 1.20 A tree removal and demolition plan has been added.
- 1.21 Temporary fencing and a detail have been provided.
- 1.22 The items within the limit of disturbance to remain are shown.

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1.23 NEA defers.

1.24 The property is bounded on the East by Passaic Avenue and on the South by Springfield Avenue. There is also access to the site from Washington Street via River Road. As such there is no need for circulation of fire apparatus through the site and this will be discussed with the Fire Official as per comment 1.1

2. Grading Drainage and Utility Comments

2.1 Testimony will be provided

2.2 The project is a major development. Drainage calculations have been provided. A maintenance manual will be provided once all of the details are worked out.

2.3 Conveyance calculations have been provided.

2.4 Relief points have been added.

2.5 Camera footage shows that the existing chambers have deteriorated. Both of these chambers will be replaced with manholes.

2.6 Testimony will be provided.

2.7 Soil testing data with the height of the seasonally high water table has been provided.

2.8 The pipe was recently televised. Copies will be furnished.

2.9 The architect will provide details inside the building.

2.10 Additional spot elevations have been provided.

2.11 The sewer connects to an existing manhole near the Southwesterly corner of the building. Elevations have been added and the plans include a profile.

2.12 The erosion control plans have been modified.

2.13 Additional spot elevations have been added.

2.14 A tree and Demolition Plan has been added.

2.15 Testimony to be provided.

2.16 Will serve letters will be provided.

2.17 A revised TWA will be obtained

2.18 If a water main extension is required, correspondence will be provided.

3. Landscaping and Lighting Comments

3.1 A tree removal and demolition plan has been added.

3.2 A landscaping plan has been provided.

3.3 The landscaping plan has been revised

3.4 Landscaping notes have been added.

3.5 Irrigation will be provided to ensure that landscaping thrives.

3.6 Easement documentation has been provided.

3.7 Lighting has been added.

3.8 Details have been added.

3.9 Lighting intensities have been provided.

3.10 Illumination levels have been provided.

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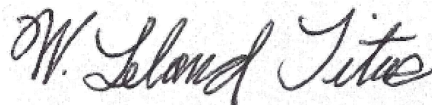
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4. Traffic Engineering Comments
 - 4.1(a-d) Traffic Engineer to provide testimony
 - 4.2 Testimony to be provided
5. Final comments
 - 5.1 Estimate to be provided.
 - 5.2 Approvals to be provided.
 - 5.3 Materials have been filed with the Township.
 - 5.4 Revised plans have been submitted.
 - 5.5 Additional comments possible.

Should you have any questions, please contact this office.

Very truly yours,

A handwritten signature in cursive script that reads "W. Leland Titus". The signature is written in black ink and is positioned above the printed name.

W. Leland Titus, P.E., P.P.