



# Englewood

City Engineer's Office

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**To:** Walter Deptuch - Construction Code Official  
**From:** Frantz Volcy, P.E. - City Engineer  
**Date:** April 6, 2022  
**Re:** 401 Gloucester Street - Block: 3702 Lot: 11

The Engineering requirements are **Conditionally Approved** for the Building Permit request per the plans submitted by Steven Koestner, PE, dated 12/27/21, last revised 1/26/22, for the proposed driveway and garage modifications at the referenced address.

The applicant is proposing the elimination of the garage entrance and returning the driveway area closer to its natural grade prior to any site improvements.

We request that the Zoning Officer review the plan and make a final determination with respect to the required setbacks and the conformance of the submitted plan.

Notwithstanding the above, additional requirements are as follows:

## Site Engineering Requirements:

S-1. No additional increase in runoff shall be experienced by adjacent properties, including the City Right of Way, as a result of this work.

S-2. The proposed  $\frac{3}{4}$ " crushed stone landing will require constant maintenance over the years in order to maintain its pervious property. A detail of the crushed stone area shall be provided to ensure that construction will allow for adequate drainage.

S-3. The applicant shall provide adequate soil erosion and sediment control measures for the proposed work. SESC measures shall be maintained for the duration of the work. SESC measures shall be inspected and approved by the City Engineer's Office prior to the commencement of work. The applicant shall contact the City Engineer's Office to schedule the required SESC inspection.

S-4. No additional grade changes shall take place on the property as a result of this work, unless approved by the City Engineer. Any grades disturbance along the property line shall be returned to original elevation/grades prior to disturbance.

S-5. The top elevation of the proposed driveway curb shall not exceed the existing ground elevation along the neighboring property line.

S-6. The applicant shall obtain a Soil Permit prior to the commencement of work.



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S-7. An “As-Built” shall be submitted at the completion of all site work for review and approval. The “As-Built” shall reflect the following:

- Grate and invert elevations of all inlets on the property
- The size and location of drainage system on the property
- All piping leading to the drainage system
- All setbacks and planting strips
- Spot elevations along driveway area to show the general flow of water. Elevations should be taken two feet on either side of the new driveway curb
- Top and bottom of curb elevations along the driveway area
- Location of all structures
- Top and bottom elevations of all retaining walls

**Landscaping:**

L-1. No tree removal is approved as part of the work. The applicant shall contact the City Engineers office prior to the removal of any tree(s) on the property.

L-2. All trees slated to remain shall be adequately protected with fencing from the proposed work activities. Tree protection shall be placed at a sufficient distance from tree trunk to ensure that excavation and other construction operations do not negatively impact the trees to remain.

L-3. All disturbed areas shall be stabilized at the completion of site work. Stabilization of exposed areas shall be in accordance with N.J. Soil Erosion and Sediment Control measures. Final approval of ground cover shall be determined by the field inspector.

L-4. Planting areas shall have a minimum of 4 inch depth of topsoil.

**Engineering requirements are as follows:**

G-1. The applicant shall reimburse the City of Englewood for all Engineering review, planning and legal costs incurred by the City as a result of the proposed work.

G-2. All site related inspections shall be scheduled with the Office of the City Engineer. The contractor shall contact the Engineer’s Office 24 hours prior to the commencement of work and 24 hours prior to any required inspections.

G-3. Applicant shall secure all required permits and satisfy all related permit and escrow fees prior to the commencement of work.