MEMORANDUM

DEPARTMENT OF ENGINEERING

TO: Katie Thielman-Puniello, PP, AICP, Principal Planner
FROM: Daniel Burke, P.E., City Engineer
DATE: March 12, 2020 (REVISED)
RE: Major Site Plan
Raritan Heights Phase II
ZB-2017-07
Block No. 703, Lot No. 17.02
Our File No. 10695
Site Plan Review

The Engineering Department has reviewed the following documents submitted by your office:

2. Preliminary and Final Site Plans containing 22 sheets with various revision dates, prepared by EP Design Services and signed by Bradford J. Aller, P.E.
3. Letter of Principal Points, dated February 21, 2020 unsigned

We offer the following comments:

1. The applicant proposes make several changes to the approved site plan including the installation of three automatic access gates, fencing, a traffic circle where a four-way intersection had been proposed, reduction of several parking spaces, alteration of the EV changing locations and modification to the accessible routes and site landscaping.

2. Limited details on the proposed traffic circle or roundabout have been provided with only information on the drawing. The applicant should provide details on the design basis and reference as to standards and guidelines applied, i.e. FHWA, TRB, ITE or others. Perhaps in addition to the proposed signage pavement markings and splitter islands would be appropriate.

3. The applicant should provide information on how emergency service vehicles will navigate the several proposed roadway access gates.

4. The applicant must submit a water service application and required fees.
5. The pedestrian accessible route from the theater area to the restaurant area has been eliminated. It should be restored.

If you have any questions or need any additional information, please contact this office.

DJB:mp

cc: Daniel Dominguez, Director, EDPC
    Michelle Paige, Senior Clerk, Engineering

u:spc/10595_Application&PlanReviewRevised