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January 4, 2022
#03-73084

Township of North Fayette
400 North Branch Road
Oakdale, PA 15071

ATTN: Andrew Hartwell
Community Development Director

RE: Fayette Farms Phase 10 FPRD
Revised Tentative Planned Residential Development
Review No. 1

Dear Mr. Hartwell:

In referenced to the review letter from Kevin A. Brett, P.E. with Lennon, Smith, Souleret Engineering, Inc. dated December 29, 2021 concerning the above referenced project; we offer the following comments in response:

Zoning

1. The Ordinance requires a minimum lot area of 7,200 square feet. (Section 205.3 and 607.2) Status: A modification was granted to allow a minimum lot size of 6,000 square feet. Lot 1031 has a lot size of less than 6,000 square feet.
Lot 1031 has been revised to meet the area requirement.

Subdivision and Land Development

1. The Ordinance requires a Completion Bond in the amount of 110% of the cost of the required improvements. (Sections 208.) Status: An itemized quantity takeoff and unit cost estimate has been provided for review. The recommended bond amount will be provided under separate cover.
So noted.

2. The Ordinance requires the Developer execute a Development Agreement. (Section 209). Status: The Developer should contact the Solicitor to initiate the preparation of the Developer Agreement upon approval of the plan.
Note #8 has been added to the Title Sheet stating the same.
3. The Ordinance requires sidewalks be provided along all street frontages of the lot for which the development is proposed in all major land developments. (Section 404.2). Status: Clarify the sidewalk configuration at the intersection of Donaldson Road and Southfield Drive as the Grading Plan and Lighting & Signs Plans do not match on what is proposed.
The sidewalk configuration has been made consistent throughout.
4. The Ordinance requires street light fixtures be installed every one hundred foot on center and spaced in a manner that ensured continuous illumination of 0.2 footcandles along the street and pedestrian path. (Section 405.2A and 405.2.B). Status: Street Lighting is shown at spacing greater than 100 feet. A photometric plan showing continuous illumination has not been provided.
Based on the Community Development letter dated August 4, 2021, we have enclosed a street lighting plan for the Township to consider.
5. The Ordinance requires Cluster Mailbox Units be designed such that they are centrally located to serve the development and construction in accordance with Township Standards. (Section 407). Status: Clarify the location of Cluster Mailbox Unit. The CBU must be in accordance with Township Standard Details.
A Cluster Mailbox Unit has been added. Details have been added to plan sheet 14.
6. The Ordinance requires all streets shall be designed and constructed in accordance with the Township Construction Standards and PennDOT specifications Publication No. 72 and Publication No. 408. (Section 504.1.R) Status: Clarify if any warning signs/payment markings are proposed for the proposed crosswalks on Donaldson Road. Design information confirming the crossing meets applicable PennDOT criteria of an unsignalized intersection crossing should be provided. Additionally, details for the crosswalks and ADA Ramps have not been provided.
R1-S6 signs have been added to sheet 15, 50 feet from the crosswalk. Crosswalk and ADA ramps have been added to sheet 14.

7. The Ordinance requires stormwater roof drains be discharged to an approved Best Management Practice. (Section 511.1.E.1) Status: Clarify if there is a 90-degree bend to the wye for Lot 1004. A cleanout should be installed at all bends.
A note has been added to Lot 1004 stating “No 90-degree bend is needed for the wye for lot 1004. A clean-out should be installed for all bends.”

8. The Ordinance requires installation of sanitary sewer confirm to the Township’s construction standards. (Section 512.1) Status: Clarify the limits of restoration on Donaldson Road for the proposed sanitary sewer connection.
The limits of restoration on Donaldson Road for the proposed sanitary sewer connection have been added to plan sheet 8.

9. The Ordinance requires installation of sanitary sewer confirm to the Township’s construction standards. (Section 512.1) Status: The maximum depth permitted for a sanitary sewer manhole is 20’. Plans propose multiple manholes in excess of 20’ depth. If relief from this requirement is desired, a written waiver request should be submitted. If relief is granted, then a 5’ diameter manhole should be installed.
Sanitary manholes F-1 and F-2 have been labeled as “5’ manholes” on the plans and profiles. A written waiver is enclosed as part of this submittal.

Stormwater Management

1. The Ordinance requires certification and seal of the registered professional engineer responsible for the preparation of the plan. (Section 403.B.16) Status: The storm sewer design calculations have not been sealed.
So noted.

2. The Ordinance requires all stormwater collection and conveyance facilities (pipes, swales, and structures) shall be designed for a one-hundred-year design storm event, unless the runoff would naturally drain overland to a stormwater detention facility, in which case a twenty-five-year design storm event may be used. The hydraulic gradeline must be a minimum of two feet below the surface elevation within the pipe. (Section 502.1) Status: Conveyance calculations note several pipe sections where the HGL is not contained within the pipe.
The stormwater collection and conveyance facilities have been redesigned to keep the HGL in the pipe.

3. The Ordinance requires stormwater management facilities be equipped with an access road at least 10 feet wide and with a maximum of grade of 15%. (Section 503.6) Status: A detail for the proposed access road has not been provided.
A "Pond Access Road" detail has been added to sheet 13 of the plans.

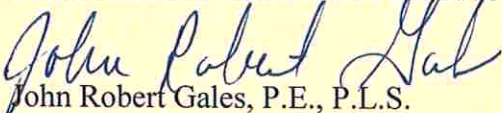
General

1. The signature clauses on the recording plan reference Phase 8.
The clauses have been revised.
2. The recording plan references PRD provisions and modifications in the previous 2015 decision. The recording plan should reference the current Tentative PRD Decision dated September 28, 2021. **The provisions and modifications have been revised to the September 28, 2021 version.**
3. The Tentative PRD Decision requires signage be installed at the temporary cul-de-sacs regarding future roadway extension. Plans should propose signage be installed at the roadway termination of the stub road to indicate that "This right of way may be extended in the future to access other subdivisions, developments or existing roadways." **A sign stating this has been added at the end of each cul-de-sac on plan sheet 15.**
4. The Tentative PRD Decision requires a wall or ground sign be installed at each entrance from Donaldson Road. The location of the proposed sign, as associated easements should be shown on the plan. **The wall or ground sign has been added to plan sheet 15 and is located within the Rights of Way.**
5. The Tentative PRD Decision identified 98.5 acres of open space to be preserved. It is noted that proposed Open Spaces 10-A and 10-B provide slightly less area than as depicted on the Tentative Plan in those locations. Total required open space must be provided with development of remaining Phases. **So noted.**

Enclosed are 3 full size sets and 5 half size sets of the construction drawings and three copies of the storm sewer Design Report for your review and approval. If you have any questions or require additional information, please contact our office.

If you have any questions or require additional information, please do not hesitate to call our office.

Very Truly Yours,
J.R. GALES & ASSOCIATES, INC.


John Robert Gales, P.E., P.L.S.

JRG:ddb
(w/encl)