

Memo

To: Maggie Dobbs, Director of Planning & Zoning
From: Mark Gross, Director of Public Works
CC: Jon Altshul, Township Manager
Date: October 26, 2021
Re: Stokes Estate Conditional Use Application – Plan Review

As requested I have reviewed the plans dated September 29, 2021 for the Stokes Estate and offer the following comments:

Sheet CO1.1 & CO5.1 – Driveway detail and curb cut details

The proposed driveway width is 18' wide, but the curb opening detail specifies 10' minimum width.

As experienced in the Rustin Walk subdivision, the proposed 24' wide cartway with no apparent on-street parking restriction, will create turning issues for residents. Given the similarity to the Stokes subdivision, I recommend requiring that the driveway curb cuts match, at a minimum, the width of the proposed driveways.

Lighting

Post lamps are shown along the road ROW's per ordinance. If the Board of Supervisors require this improvement, I recommend that the lights and all related infrastructure become the ownership and operating responsibility of the HOA.

Cul-De-Sac's

I recommend a 20' deep snow removal easement at the head-on position of all cul-de-sac's to allow for piling of plowed snow without interference of driveways, mailboxes, and above ground utility infrastructure. Proposed lot numbers 19 & 42 may need to be reconfigured.

Sanitary Sewer

Proposed grinder pumps are recommended to be the homeowner's responsibility.

The proposed Pump Station should have an exterior wet-well with work lighting, a masonry control building housing all utility services, pump and alarm controls, and a standby emergency NG generator. In addition:

- A dosing system should be considered for odor and corrosion control of the downstream collection system.
- The driveway of the pump station should be configured to allow for off-street parking of a single frame, tandem axle pump truck for maintenance purposes.
- A by-pass pump connection should be included for emergency use in the event of a station failure.

Please let me know if you have any questions on the above comments.