

**TOWNSHIP OF WAYNE
WATER AND SEWER DIVISION**

TO: Christopher Kok, Township Planner

FROM: Heather Vitz-Del Rio, Director of Public Works

DATE: February 3, 2023

RE: AG-RW Wayne – GAF Site
136 Alps Road
Block: 2329 Lots: 1 & 17

I have reviewed the site plan titled "Villas at Wayne Hills", dated April 29, 2022, Revision No 3, dated January 6, 2023 prepared by Langan Engineering, sheets CU100 – CU502, and I have the following comments:

General Comments:

1. The roadways are shown as "private access easements". The water and sewer utilities will be private.

Water Comments:

1. Valves are required at each branch of the water mains. Adequate valving is not provided at the water main interconnections at Alps Road and Ratzer Road. – NOT PROVIDED
2. Water main valves are required so that in the event of a water main break no more than 1 hydrant or 1/5 of a mile is out of water. There are numerous locations on the plans where this requirement is not met. CORRECTED
3. Dead end mains must terminate with a hydrant. All water services must be branched off before the terminal hydrant. CORRECTED
4. 90 degree bends are not permitted on the water mains. CORRECTED
5. Details for the connection into Olga Court and Seth Court are not provided. NOT PROVIDED
6. The existing water mains in Old Homestead Road and Olga Court are not shown on the plans. NOT SHOWN.
7. The water main from this development should be connected to the water main in Old Homestead Road. SHOWN – DETAIL OF CONNECTION MUST BE PROVIDED
8. The dead end water main service Buildings 19, 20 and 21 should be looped through to Road F. PROVIDED

9. The hydrant at the intersection of Road C and Road G must be moved to the outside of the valves shown. It cannot be directly across from the tee. CORRECTED
10. Storm manhole in front of Building 28 conflicts with the water service. CORRECTED
11. There is a side-by-side water main shown to provide a looped main for the homes at dead end of Road K. THE RSIS STANDARDS REQUIRE WATER MAIN LOOPS FOR DEAD ENDS WITH MORE THAN 20 DWELLING UNITS. THE WATER MAIN LOOP IS NOT REQUIRED.
12. The water main runs through the dead end of Road K to Ratzer Road must be accessible for maintenance and repairs.

Sewer Comments:

1. Sanitary/ Sewer Notes: 8 on Sheet G 1003 refers to combined sanitary and storm sewers. This note should be removed. STILL ON PLANS
2. Sanitary sewer clean-outs are required at the right-of-way line, not at the house line. NOT ALL SEWER LATERALS HAVE CLEANOUTS.
3. The sanitary manhole in front of Buildings 6/12 is not labeled, and does not have rim and invert elevations. CORRECTED
4. The details titled "Sanitary Drop Manhole" does not show the drop. THE WAYNE TOWNSHIP DROP MANHOLE DETAIL IS SHOWN ON THE DOGHOUSE MANHOLE DETAIL OF SHEET CU 501. REMOVE THE DROP SANITARY MANHOLE (EXTERIOR) FROM SHEET CU 502.

NEW COMMENTS

1. Water main on Olga Street is on the north side of the roadway. The water connection should be moved to the other side of the street.
2. Not all of the water services have curb boxes shown.
3. Although 3 valves are required at each Tee intersection, there are some locations where 2 valves are shown immediately adjacent to each other - Sheets CU 110 & 111
4. Cleanouts must also be provided for the sewer laterals to the force main. Wayne Township has a standard detail for the low pressure force main cleanout.
5. Sanitary manhole at the corner of Sheets CU 102/103/106 is not shown on any sheet. It may be MH No 35.
6. The sewer lateral for the eastern unit of Building 26 is shown with the sweep in the wrong direction.
7. The easement limits for the utilities on Sheet CU 105 have not been shown.