

6 July 2023

Heather Vitz-Del Rio
Director of Public Works
Township of Wayne Water and Sewer Division
475 Valley Road
Wayne, NJ 07470

**Re: Water & Sewer Review #2
The Villas at Wayne Hills
1361 Alps Road; Block 2329, Lots 1 & 17
Preliminary & Final Site Plan and Major Subdivision Application
Langan Project No.: 100925301**

Dear Ms. Vitz-Del Rio:

We are in receipt of your memorandum dated February 3, 2023 regarding the water and sewer design review for the The Villas at Wayne Hills Preliminary & Final Site Plan and Major Subdivision application.

GENERAL COMMENTS:

Comment 1

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

Response 1

The water and sewer lines servicing the Olga Street lots shall be public utilities, with utility easements to Wayne Township located on the lots. Refer to Subdivision Drawing CB105. The water service on the remaining of the site development will be public based upon being an extension of the existing public system servicing the surrounding community. A blanket easement covering the development limits will be provided for access and maintenance of the system similar to that to be provided to the other utility providers to the development. The decision on whether the sanitary sewer lines are to be public or private will be determined during the Treatment Works Approval application review process. If the system is to be designated public, a blanket easement covering the development limits will be provided for access and maintenance of the system.

WATER COMMENTS:

Comment 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 Rutzer Road. – NOT PROVIDED

Response 1

Additional water main valves have been provided at the tee intersections with the existing water mains within Alps Road and Ratzer Road; refer to Drawings CU101 and CU110.

Comment 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

Response 2

Acknowledged.

Comment 3

Dead end mains must terminate with a hydrant. All water services must be branched off before the terminal hydrant. CORRECTED

Response 3

Acknowledged.

Comment 4

90 degree bends are not permitted on the water mains. CORRECTED

Response 4

Acknowledged.

Comment 5

Details for the connection into Olga Court and Seth Court are not provided. NOT PROVIDED

Response 5

The utility plans have been revised to show the existing water mains within Olga Street and Seth Court with labels identifying the connections; refer to Drawings CU105 and CU108. An existing water main tapping detail has also been added to Drawing CU502.

Comment 6

The existing water mains in Old Homestead Road and Olga Court are not shown on the plans. NOT SHOWN.

Response 6

The existing water mains within Old Homestead Road and Olga Street are now shown on the plans; refer to Drawings CU102 and CU105.

Comment 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

Response 7

An existing water main tapping detail has been added to Drawing CU502.

Comment 8

The dead end water main service Buildings 19, 20 and 21 should be looped through to Road F. PROVIDED

Response 8

Acknowledged.

Comment 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

Response 9

Acknowledged.

Comment 10

Storm manhole in front of Building 28 conflicts with the water service. CORRECTED

Response 10

Acknowledged.

Comment 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.

Response 11

The looping water main within this portion of Road K has been removed; refer to Drawing CU111.

Comment 12

The water main runs through the dead end of Road K to Ratzer Road must be accessible for maintenance and repairs.

Response 12

The existing trees and vegetation within the alignment of the main will be cleared for construction vehicles and the installation of this stretch of water main from Road K to Ratzer Road, and no trees shall be replanted, allowing for continued accessibility for maintenance purposes.

SEWER COMMENTS:

Comment 1

Sanitary/ Sewer Notes: 8 on Sheet G 1003 refers to combined sanitary and storm sewers. This note should be removed. STILL ON PLANS

Response 1

The note has been revised accordingly; refer to Drawing GI003.

Comment 2

Sanitary sewer clean-outs are required at the right-of-way line, not at the house line. NOT ALL SEWER LATERALS HAVE CLEANOUTS.

Response 2

Cleanouts have been added to all sewer laterals at the right-of-way line for the Olga Street lots; for the townhouse units, cleanouts are located behind the curb adjacent to the internal roadways. Refer to Drawings CU100 through CU112.

Comment 3

The sanitary manhole in front of Buildings 6/12 is not labeled, and does not have rim and invert elevations. CORRECTED

Response 3

Acknowledged.

Comment 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.

Response 4

The drop sanitary manhole detail on Drawing CU502 has been removed.

NEW COMMENTS:

Comment 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.

Response 1

The proposed water main within Olga Street has been shifted to be on the north side of the roadway to better align with the existing water main, maintain a minimum separation of 10 feet from the proposed sanitary sewer and minimize crossing the sanitary sewer to service the lots. The connection to the existing Olga Street main is also now shown on the utility plans; refer to Drawing CU105.

Comment 2

Not all of the water services have curb boxes shown.

Response 2

Curb boxes have been added to each of the water service laterals; refer to Drawings CU101 through CU112.

Comment 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.

Response 3

Valves located immediately adjacent to each other have been revised; refer to Drawings CU110 and CU111.

Comment 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.

Response 4

Force main cleanouts have been added; refer to Drawing CU111. The Wayne Township standard detail for low pressure force main cleanouts has also been added; refer to Drawing CU502.

Comment 5

Sanitary manhole at the corner of Sheets CU 102/103/106 is not shown on any sheet. It may be MH No 35.

Response 5

A label has been added to this sanitary manhole; refer to Drawings CU102 and CU106.

Comment 6

The sewer lateral for the eastern unit of Building 26 is shown with the sweep in the wrong direction.

Response 6

The sewer lateral has been revised; refer to Drawing CU104.

Comment 7

The easement limits for the utilities on Sheet CU 105 have not been shown.

Response 7

Utility and drainage easement limits have been added to the utility plans; refer to Drawings CU105 and CU108. Details of the easements are provided on the major subdivision plans; refer to Drawings CB105 and CB108.

We trust that these revisions meet your approval and we look forward to your expedited review. Please feel free to contact me directly at 973-560-4987 with any questions.

Sincerely,

Langan Engineering and Environmental Services, Inc.



John Coté, PE, LEED AP
Associate Principal/VP

JCC/kk

Enclosure(s): Preliminary & Final Site Plans, dated last revised 7/6/2023
Major Subdivision Plans, dated last revised 7/6/2023
Stormwater Management Report, dated last revised 7/6/2023
Stormwater Operation & Maintenance Manual, dated last revised 7/6/2023
Building Height Calculations, dated 7/7/2023
Exhibit EX10 – Temporary Model Unit Parking Site & Grading Plans, dated 7/6/2023

cc: Meryl Gonchar, Sills Cummis & Gross P.C.
Corey Klein, Sills Cummis & Gross P.C.
Jonathan Grebow, AG-RW Wayne Owner, LLC
Brett Owings, AG-RW Wayne Owner, LLC