

October 23, 2018

Penn Township  
Board of Supervisors  
840 N. Garfield Road  
Bernville, PA 19506

McCarthy Engineering Associates, Inc.  
Jim McCarthy, PE  
Borough Engineer

RE: Response to comment letter from Light-Heigel & Associates, Inc. dated September 20, 2018. Penn Hills Development – Phases 3 and 4

Light-Heigel & Associates comments are in *italics*, our responses are in standard bolded typeface. Plan sheet numbers have changed, additional plans have been added to the set.

1. *The Estimates shall be revised and resubmitted complying with the requirements for the Guarantee to complete the required improvements. SALDO 3.41*

**The Estimates have been revised.**

2. *The resubmitted revised Estimates shall include the two copies of the record FINAL PLAN that shows the required improvements for Phase 3 and 4 of Penn Hills development. The record FINAL PLAN shall include a current executed Acknowledgement of the Plan. SALDO 4.352, 6.11 and Plan Sheet 1 of 19*

**The revised Estimates include two copies of the record final plan.**

3. *The revised Estimates and the record FINAL PLAN shall include the signature and seal of the developer's design professional. SALDO 3.41 A, B and C*

**A signature and seal of the design professional has been included on the revised Estimate.**

4. *The revised Estimate shall include additional line items with the estimated costs to prepare and record the deeds for the lots that include BMP's that require deed restrictions as set forth in NPDES permit PAC060016. SALDO 5.51 and 5.219a*

**A line item has been added to the revised Estimate for preparation and recording of the deeds as requested.**

5. *The revised Estimate shall include additional line items for accessible curb ramps with Detectable Warning Surfaces compliant with current standards. SALDO 6.24.*

**A line item has been added to the revised Estimate for accessible curb ramps as requested.**

6. *The record FINAL PLAN shall show locations for the ramps, the details for accessible curb ramps and the approach sidewalks to the ramps. SALDO 6.24*

**The locations of the curb ramps are provided on the record Final Plans. Details for accessible ramps will be provided.**

7. *The revised Estimate shall include the required street name signs, traffic control signs, Stop, No Parking, etc. SALDO 6.30*

**The required signs have been included in the revised Estimate as requested.**

8. *The revised Estimate shall include additional line items for the required standard sidewalks and the reinforced sidewalks and aprons at residential driveways. SALDO 6.24*

**Line items for required sidewalks and driveway aprons have been included in the revised Estimate as requested.**

9. *The revised Estimate shall include an additional line items for the required boundary monuments and corner markers. SALDO 6.29 & 6.31*

**Line items for required boundary monuments and corner markers have been included in the revised Estimate as requested.**

10. *The revised Estimate shall include, in the SANITARY SEWER group, an additional line items for the required connection to (tie-ins) to the existing sanitary sewers in Phases 1 and 2.*

**Line items have been added for the required sanitary sewer connections have been included in the revised Estimate as requested.**

11. *The revised Estimate shall include, in the SANITARY SEWER group, an additional line for the dedication of all sanitary sewers in Phases 1, 2, 3 & 4. SALDO 3.471, 3.49*

**A line item for sanitary sewer dedication has been included in the revised Estimate as requested.**

12. *The revised Estimate shall include additional line items in the SANITARY SEWER group for all manholes that provide the following: SALDO 6.263*

- *formed benches and flow channels;*
- *heavy duty frames and covers with "SANITARY" label and;*
- *coatings on the exterior of each manhole as specified.*

**A line item for each listed requirement has been included in the revised Estimate as requested.**

13. *The revised Estimate shall include an additional line item with the ELECTRICAL, GAS TRENCHING group for the extension of all the utility services installed in Phases 1 and 2. SALDO 5.925*

**A line item for extension of all utility services has been included in the revised Estimate as requested.**

14. *The revised Estimate shall include an additional line item with the ELECTRICAL, GAS TRENCHING group for the required street lights at the approved locations, the same type and same illumination level as has been installed in Phases 1 and 2. SALDO 6.32*

**A line item for required street lights has been included in the revised Estimate as requested.**

15. *The revised Estimate shall include additional line items in the STORM SEWER group for frames and grates that are "bicycle safe" for all required inlets and heavy duty frames and covers with the label "STORM" for all the junction boxes. SALDO 6.25*

**Line items for frames and grates have been included in the revised Estimate as requested.**

16. *The revised Estimate shall include an additional item in the STORM SEWER group for the required transition End Sections with Rip Rap aprons the storm sewers. SALDO 6.25*

**A line item for transitions has been included in the revised Estimate as requested.**

17. *The revised Estimate shall include an additional line, in the STORM SEWER group, for the dedication of storm sewers in Phases 1, 2, 3 & 4. SALDO 3.471, 3.49*

**A line item for storm sewer dedication has been included in the revised Estimate as requested.**

18. *The revised Estimate shall include approved curb transitions section with the 8" x 7" x 18" Vertical Curb..., at the end of the curbs on Penn Hills Drive. SALDO 6.23*

**A line item for approved curb transition has been included in the revised Estimate as requested.**

19. *The Estimate shall include an additional line item with the 8" x 7" x 18" Vertical Curb... Group for residential driveway depressed curb sections, one per lot, for each lot at the approved locations for the driveways. SALDO 5.96, 5.962 and 5.963*

**A line item for depressed curb sections has been included in the revised Estimate as requested.**

20. *The revised Estimate shall include the cost for the developer's design professional to prepare and submit the required As-Built Drawings. SALDO 3.48; Sheet 8 of 19, Note 7*

**A line item for the cost for the design professional to prepare and submit the required As-Built Drawings has been included in the revised Estimate as requested.**

21. *Street trees are not required. SALDO 6.2*

**Street trees have been removed from the revised Estimate as requested.**

22. *The facilities of others, such as but not limited to the public water system improvements must be included in a separate estimate with the name of the Authority with jurisdiction on the separate estimate. SALDO 5.74 and 5.75*

**The construction cost Estimate for the water system was previously removed and provided to Bernville Borough for their review and approval.**

23. *Remove the estimated costs for the facilities of others from the Estimate for the construction of the items that will not be the responsibility of the Township. 5.74 and 5.75*

**All estimated costs that are not the ultimate responsibility of the Township have been removed as requested. Infiltration beds previously shown on the Estimate are the responsibility of the future lot owner on which the facility exists, once the lot is sold. Until the time of sale, the infiltration beds are the responsibility of the developer to maintain.**

24. *Submit documentation showing that all other authorities with jurisdiction for the utilities have executed the necessary Agreements with the developer to extend the services into Phases 3 and 4. SALDO 5.74 and 5.75*

**Documentation, if and when available, will be provided by the developer.**

25. *The revised Estimate shall include a line item for a long term maintenance bond/guarantee that assures the maintenance of the connected improvements in Phases 1 and 2. SALDO 4.41 H, 3.42; 3.421, 5.11 Sheet 2 of 19 Waiver of Impact Study. SALDO 5.841 The content and amount of the maintenance bond shall be acceptable to the Township Engineer, Township Solicitor and the Township Supervisors. SALDO 5.11*

**A line item for a long term maintenance bond/guarantee has been added to the revised Estimate as requested.**

26. *The revised Estimate shall include a line item for the submission of the recorded deeds or other approved documents for the lots in the development that satisfies Waiver Note B for SALDO 5.8424 on Sheet 1 of 19. The documents for each lot shall be approved by the Solicitor.*

**A line item for the preparation and recording of an approved document has been included in the revised Estimate as requested.**

27. *The revised Estimate shall include an additional line item for the deed for Lot 57 which shall which shall include a deed restriction that addresses the residual access rights to the lots that adjoin Phases 3 and 4. SALDO 4.352b, 5.51 and 5.219a*

**A line item for the preparation and recording of an approved document has been included in the revised Estimate as requested.**

28. *The revised Estimate shall include a line item for the abandonment of the temporary turnarounds and the conveyance of the temporary right of ways to the adjoining lots. SALDO 5.219a*

**A line item for the abandonment of the temporary turnarounds has been included in the revised Estimate as requested.**



**BOGIA ENGINEERING INC.**

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29. *The revised Estimate shall include a line item for the Township's inspection of the required improvements. SALDO 3.411, 3.413 A*

**A line item for the Township's inspection has been included in the revised Estimate as requested.**

Sincerely,

Russell Long  
Project Manager