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October 7, 2022

Lemoyne Borough Planning Commission
Lemoyne Borough
510 Herman Avenue
Lemoyne, PA 17043

RE: Lemoyne Taco Bell
Preliminary/Final Land Development Plan
Review No. 2
RETTEW Project No. 088682032

Dear Planning Commission Member:

We have completed our review of the above-referenced plan as prepared by The Pettit Group, LLC. Our review was of the following information:

1. Nine plan sheets dated August 17, 2022, revised September 19, 2022
2. Comment response letter dated September 23, 2022
3. Waiver request letter dated September 23, 2022
4. Miscellaneous supporting documents.

REQUESTED ALTERATIONS OF REQUIREMENT

A. Section 480-9.A.10.a.23 – Existing Utilities

The applicant has requested a waiver of the requirement to provide the types and sizes of all existing utilities.

We recommend approval based upon the plan revisions and justification provided.

B. Section 480-9.A.11.d – Utility Profiles ***Request Removed This Submission***

The applicant has requested a waiver of the requirement to provide utility profiles.

C. Section 480-12.D – Stormwater Management Report

The applicant has requested a waiver of the requirement to provide a stormwater management report.

We recommend approval based on the justification provided.

D. Section 480-12.F – Steep Slope Report

The applicant has requested a waiver of the requirement to provide a steep slope report for lands that possess slopes 15 percent or greater.

We recommend approval of this waiver request based upon the justification provided.

E. Section 480-12.G – Traffic Impact Study

The applicant has requested a waiver of the requirement to provide a Traffic Impact Report.

We recommend approval of this waiver request based upon the justification provided.

F. Section 480-12.I – Environmental Impact Assessment Report

The applicant has requested a waiver of the requirement to provide an Environmental Impact Assessment Report.

We recommend approval of this waiver request based upon the justification provided.

G. Section 480-21.A – Sidewalks ***Request Removed This Submission***

The applicant has requested a waiver of the requirement to provide sidewalks along the property frontage.

H. Section 460 – Stormwater Management

The applicant has requested a waiver of the requirement to provide stormwater management controls.

We recommend approval of this waiver request based upon the justification provided.

I. Section 480-24.B.8 – Access Drive Width (*New Request This Submission*)

The applicant has requested a modification of the requirement that the access drive be a minimum width of 28-feet.

We recommend approval of this waiver request based upon the justification provided.

J. Section 480-34.C.1 – Community Lighting (*New Request This Submission*)

The applicant has requested a waiver of the requirement to provide community lighting.

We recommend approval of this waiver request based upon the justification provided.

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates need to be completed prior to recording the plan (§ 480-9.A.10.6, 480-9.A.10.a.32).
2. A primary control point needs to be provided (§ 480-10.B.2.d).
3. A signed and sealed cost estimate, financial security, and financial security agreement need to be provided (§ 480-10.B.3.c).
4. The date, final action, and conditions of approval by the Borough Council on any approved modification requests need to be included on the plan (§ 480-10.B.4.b).
5. Evidence of an approved planning module, exemption request, or notice that a planning module is not required, needs to be provided (§ 480-10.B.4.c).
6. A Highway Occupancy Permit (HOP) needs to be provided (§ 480-10.B.4.d). The standard MPC note needs to be added to the plan. A copy of the existing driveway permit needs to be furnished; all required signage needs to be maintained per the permit.
7. The proposed sidewalk needs to extend to the property line (§ 480-21.A).

SANITARY SEWER

1. Details for the sanitary sewer lateral abandonment at the main need to be provided. The required trench/pavement restoration detail needs to be provided.

If you have any questions regarding these comments, please contact me.

Sincerely,



Michael R. Knouse, PE
Project Manager

copy: Trisha Rafferty, Lemoyne Borough – VIA EMAIL
Brian Cleary, The Pettit Group, LLC – VIA EMAIL

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