

MEMORANDUM

TO: Jessica Pearson, Board Chair **DATE:** May 4, 2023
FROM: Sean Savage **PROJECT NO.:** 19-720
SUBJECT: Site Plan Revisions Memo **PROJECT NAME:** Spectrum 360

This memorandum has been prepared to provide an itemized list of revisions that are reflected in the site plans dated May 5, 2023. These plans addressed the comments issued by the Township Engineer in letters dated February 16, 2023 and March 21, 2023.

Title Sheet (Sheet 1):

1. Plan dates have been updated for all applicable plans
2. Lot coverage calculations for Building Coverage and Overall Lot Coverage have been added
3. Average grade elevations utilized for building height calculations have been added

Overall Existing Conditions Plan (Sheet 2):

No Changes

Demolition Plan (Sheet 3):

No Changes

Tree Location and Removal Plan (Sheet 4):

1. Limit of proposed work has been adjusted to reflect the 20x20 Emergency Entrance along Afterglow Avenue and proposed sidewalk from the western entrance drive to Afterglow Avenue.

Geometry Plan (Sheet 5):

1. Proposed sidewalk has been added from the Western Entrance drive to the Afterglow Avenue intersection.
2. Walkway on the south side of the building adjacent to the proposed retaining wall has been revised to include stairs
3. Emergency Access gate with "No Parking Emergency Access Only" signage has been added to the 20x20 Emergency Access Entrance on Afterglow Avenue

Grading and Drainage Plan (Sheet 6):

1. Proposed layout has been updated to reflect the revisions to retaining wall areas
2. Grading for the retaining wall proposed on the south side of the building has been revised so that the overall retaining wall height does not exceed 6 feet
3. Grading for the poured concrete retaining wall proposed on the northern side of the entrance drive circle has been revised so that the retaining wall height does not exceed 4 feet.
4. Grading notes and elevation spot shots have been added along the proposed sidewalk from the western entrance drive to Afterglow Avenue

Utility Plan (Sheet 7):

1. Added 50% Water Quality Structures (WQ-1 and WQ-2 – Cascade Separators) to the plan
2. Added 3" HDPE Underdrains to the proposed pervious pavement in the lower parking area
3. Adjusted pipe slopes from OS-5 to MH-6 to decrease the drop occurring in MH-6

4. Sanitary cleanouts CO-7 and CO-3 have been replaced with sanitary manholes
5. Rim elevations of proposed drainage and sanitary nearest the southern retaining wall have been adjusted for revised grading.

Profiles (Sheet 8):

1. Trench Drain to Basin B Profile has been revised to include Water Quality structure 2
2. Basin A to Existing Manhole profile has been revised to include Water Quality Structure 1
3. Sanitary Sewer Drop MHS-5 to Drop MHS-9 profile has been revised to reflect the revised MHS-7
4. Sanitary Sewer CO-1 to Doghouse MH-11 profile has been revised to reflect the revised MHS-3

Lighting Plan (Sheet 9):

1. The luminaire schedule has been revised to indicate that all fixtures will have a light temperature of 3000K
2. Added the existing cobrahead light located between the western entrance drive and Afterglow Avenue intersection, luminaire schedule has also been revised to reflect this
3. Added one (1) 'A' Light in the area between the western entrance drive and Afterglow intersection to provide adequate lighting for the proposed sidewalk.

Lighting Details (Sheet 10):

No Changes

Soil Erosion and Sediment Control Plan (Sheet 11):

1. Limit of disturbance has been revised to include the proposed sidewalk between the western entrance drive and Afterglow Avenue
2. Proposed Drainage and Sanitary has been updated to reflect the revisions
3. Proposed grading has been updated to reflect the revisions
4. Proposed layout has been updated to reflect the revisions to retaining wall areas

Soil Erosion and Sediment Control Details (Sheet 12):

No Changes

Construction Details (Sheet 13):

1. Permeable pavement detail has been revised to show the 3" HDPE Underdrain

Construction Details (Sheet 14):

1. Emergency Access Gate detail with "No Parking Emergency Access Only" signage has been added

Construction Details (Sheet 15):

No Changes

Steep Slopes Plan (Sheet 16):

No Changes

