

**Canton Township
Board of Supervisors
Continued Meeting
April 16 ,2025**

Call meeting to order at 3:33 PM by Chairman Butch Main.

Roll Call: Main-yes, Bodnovich-absent, Horner-yes, Solicitor-Makel-yes, Harshmans CE Group- Sam Carroll-yes. Also, Stephanie Pettit -Township Manager, Code Enforcement Officer- Joe Joscsak-absent and Assistant Secretary/Treasurer-Christy Moore.

Public Participation: None.

Engineer's Report: See attached.

Motion to recommend approval of The Dales Land Development upon

1. Developer shall submit the sum of \$8,500.00 to replenish the escrow fund as required by an aforesaid agreement and continually comply with the same.
2. The Township will be the HOP applicant for connection of the stormwater emanating from the aforesaid plan to a state stormwater system subject to the execution of an agreement of unilateral satisfaction of the Township whereby developer shall be responsible for posting a \$1,000,000.00 bond during the term of this agreement or subsequently the homeowner's association.
3. Developer shall comply with all outstanding comments as set forth in the Township Engineer's letter of April 15,2025.
4. Developer shall fully comply with all Township Ordinance, rules and regulations and with all Federal and State laws.
5. Developer should provide the Township with any and all information it possesses as to traffic studies etc.
6. As part of the Developer's Agreement, Developer shall be responsible for any and all potential improvements of its intersection with State Route 844 if required by PennDOT.
7. The township should not be responsible for the construction of any improvements as set forth in the plans submitted and approved by the Township.

8. Any changes to the plans adopted by the Township shall need approval by the Township Supervisors.

Motion made by: Mr. Richard Horner

Second by: Mr. Butch Main

Vote: Main-yes, Bodnovich-absent, Horner-yes, Motion carried.

Solicitors Report: None.

New Business: None.

.

Old Business: None.

Motion to adjourn the meeting at 3:34PM.

Motion made by: Richard Horner

Second by: Mr. Butch Main

Vote: Main-yes, Bodnovich-absent, Horner-yes, Motion carried.

Minutes Respectfully submitted,



Christy Moore



April 16, 2025

Canton Township
1265 West Chestnut Street
Washington, PA 15301

Attn: Stephanie Pettit, Township Manager

Re: The Dales Land Development Plan Review – Revised Plan 4.9.2025
The Dales Subdivision Plan Review – Plan dated 4.15.2025 received 4.15.2025
2774 Jefferson Avenue, Washington, PA 15301

We have reviewed the revised plans and report for the proposed The Dales Land Development Plan located on a 74.95 acres property in the R-2 Zoning District, at 2774 Jefferson Avenue, State Route 0844, in the Wolfdale Area of Canton Township, Washington County, PA. The plan proposes the development of the existing parcel under the Planned Residential Development Ordinance, subdividing the parcel into 19.83 acres of lot area over 95 lots for 155 Dwelling Units, 6.38 acres of right-of-way area and 48.74 acres of open space property. The development plans include installation of roadways, storm sewers, sanitary sewers, site grading, stormwater management systems, utilities and other improvements. The following comments are regarding the revised site plans and reports prepared and submitted by Kimley-Horn and Associates, Inc. revised 4.9.2025 and the subdivision plan dated 4.15.2025 received 4.15.2025.

General Comments

1. The plan proposes a new low traffic roadway connection to State Route 844, Jefferson Avenue, which will require a Highway Occupancy Permit (HOP), per PennDOT. Applicant has provided proof of approval for the Temporary HOP and an application number for the permanent HOP.

Township should be aware that the proposed development proposes tying into the state stormwater system along Jefferson Ave near the driveway. Per the Applicant's consultants the Utility HOP for connection to the State Storm Sewer System has not been submitted to PennDOT.

2. The land development plans shall be updated with the additional clauses/certifications 4.14.2025 email from the Engineer to the Applicant (attached)
3. The plan calls for 3 parking spaces, (one in the garage, and two in the driveway). Section 27.801.1.3 "No required off-street parking area, space or lot shall be located within a public right-of-way unless specifically authorized and approved by the Board of Township Supervisors." The 2nd car in the driveway will extend 11' into the 50' wide public ROW. This requires the approval of the Supervisors.
4. Sheet C-301 is missing from the plan set.

5. Profile 2 for the movement of a firetruck through the development, as shown on sheet C311, appears to be off-set too low, as the wheels do not meet the road surface in the profile view. Please review and update as necessary.

Subdivision Plan

1. Lot 38 does not meet the applicant's stated provided minimum lot area of 7,000 square feet (6902.57 square feet provided). Ordinance requirements are met, this is noted as an inconsistency with the PRD's proposed lot standards.
2. Subdivision plan notes several structures to be razed. Note this will require a demo permit from the township prior to any demolition work.
3. 22-909 Monuments/Benchmarks requires iron pins at all corners and permanent reference monuments. Applicant will be required to install monuments during the construction process subject to the ordinance requirements.

Post-Construction Stormwater Management Plan and Report

1. The profile of structure C7.0 to C7.4 shows pipe sections connecting to structure C7.2 to be exposed, which would place the top of the structure above ground. The elevations and grading in that area should be reviewed to verify pipe sections have sufficient cover and inlet structures are able to collect run-off as intended.
2. The BMP No. 6 Detail on sheet C556 shows a 2-year water elevation of 1117.41 and a 10-year water elevation of 1117.39. Please update the details and the PCSM plan and or land development plans as necessary.

Waterline Plan

1. Previous waterline plan comments have been deferred by the applicant's consultants as coordination with PA American is still ongoing. Submission of an updated plan and profiles is expected prior to final approval.

The plan was reviewed for conformance to Township Ordinance standards only. The review is based on a survey and plan prepared by others and assumes that all information is correct and valid as submitted. HCEG reserves to right to review all revisions of the subdivision and site plans and reports for the proposed land development prior to final plan approval.

If you have any questions, please contact our office at (724) 503-4125.

Sincerely,



Samuel N. Carroll, P.E.
Project Engineer

cc: Canton Township Board of Supervisors
Matthew Keith
Kimley-Horn and Associates, Inc.
File 14.043.169

