Turning Ideas Into Reality

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REPORT OF THE ENGINEER
January Meeting
January 3, 2016

Work completed for the period:

Grading and Road Encroachment Permits – Reviewed several plans for grading and road encroachment. Continuing construction inspections of various properties.

Planning Commission – Continued working with members on Ordinances and Subdivisions.

Subdivision & Land Development Plans:

Wills - No further submission has been received.

Lawler Subdivision - Awaiting revised plans.

Sweetwater Road Tract – Amending existing 3 lot subdivision plan to remove pond, PC recommended approval contingent upon satisfaction of review letter. Updated review issued. Third Party Permits received. Revised agreements submitted for solicitor review. Awaiting final plans. Updated escrow estimate received and under review.

Crane Property – Review letter issued on updated Preliminary Plans. Met with developer to review plan and stormwater comments. Scheduled for planning commission review in January.

Black Bell Farm – 15 lot subdivision – Review letter issued on Final Plan and awaiting resubmission. Met with developer to review final plan comments.

Daniels Subdivision – 425 Thornton Rd – 2 Lots – Review letter issued on revised plans. Reviewed with planning commission who recommended conditional final approval.

26 Westtown Road - 2,160 SF Accessory Building Land Development review letter issued. Awaiting revised plans.

Culp Property – 420 Thornton Road – Sketch Plan – 2 Lot Subdivision – Planning Commission advised applicant that zoning relief for lot width would likely be required with the flag lot configuration shown. Applicant to follow up with zoning officer.

Ordinances:

Sign Ordinance – PC forwarded ordinance to the Supervisors for consideration.

Pipeline Ordinance – Reviewed ordinance with planning commission in December.

Andover – Final punch list inspection completed and letter issued. Awaiting completion of punch list items and submission of updated closeout documents for review.

Mill Creek – Final landscaping installation completed in accordance with credit agreement. Awaiting correction of the remaining deficiencies and final closeout paperwork.

Greenbriar V – Dallet Tract – Final punch list repairs completed. Road Dedication paperwork has been received and comment letter issued for document corrections and clarifications.

90 Station Road – Sketch plan for roadway drainage improvements is with Roadmaster.

Barrett's Meadow – Tree protection fencing has been adjusted by the contractor as requested by our inspector and as required by the plan and field conditions. Site work appears to currently be on hold due to weather.

Sunoco Logistics – Awaiting responses to Township letters regarding NPDES permit, Act 167 Stormwater Consistency and Roadway Bonding Agreement. Correspondence re-sent to Sunoco reminding them of outstanding engineering comments dealing with stormwater management, landscaping, environmental concerns, etc.

VMDT Partnership L.P. – Curative Amendment Application paperwork under review. Hearing is currently ongoing.

6-12 & 70 Wharton Drive – Coordinating with HOA and contractor for drainage work in the rear of homes. HOA is considering a spring 2017 start date.

Cobblestone Development Inlets – Contractor ordered materials and scheduling to start in January, weather permitting.

NPDES MS-4 Program – 2018 Permit Requirements include preparation of a Pollutant Reduction Plan to reduce pollutant discharge by 10% over 5 year period. Siltation/sediment is the main target with certain areas identified for total phosphorus reduction. Public advertising required by July 25, 2017 for submission by September 8, 2017. New Individual Permit effective date is anticipated to be March 9, 2018.