Turning Ideas Into Reality

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REPORT OF THE ENGINEER
February Work Session Meeting
February 15, 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 – Amend existing 3 lot subdivision plan to remove pond, PC recommended approval contingent upon satisfaction of review letter. Third Party Permits received. Revised agreements being finalized, approved new escrow amount, Final plans reviewed with minor recording notes remaining.
- Crane Property – Updated Review letter issued on Preliminary Plans. Planning Commission recommended Conditional Preliminary Approval in February.
- Black Bell Farm – 15 lot subdivision – Updated review letter issued on Final Plans. Planning Commission discussion tabled in February per applicant. Awaiting revised plans.
- 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.
- Fraley Property – 430 Glen Mills Road – 3 Lot Subdivision with common driveway. Review letter issued and reviewed with Planning Commission in January. Awaiting revised plans.

Ordinances:

- Sign Ordinance – PC forwarded ordinance to the Supervisors for consideration.
- Pipeline Ordinance – Reviewed ordinance with planning commission in December.

Andover – Road Dedication accepted January 18, 2017, which starts the Eighteen month maintenance period.

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.

Barrett's Meadow – Site work appears to currently be on hold due to weather.

Sunoco Logistics – Response to Township letters has been received and is under review.

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 began inlet repairs and continues to schedule work during good weather.

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.

2017 Road Program – Plans and specifications are being prepared. Bid opening scheduled for February 28, 2017.

Malvern School – Sketch plan submitted for 46'x76' multisport court and stormwater improvements to the site. Awaiting additional information and formal submission for review.

Collins Tract – 69 Stoney Bank Road – Tree harvesting plan submitted and under review for compliance with Township Woodlands Ordinance.

Floodplain Ordinance Update – FEMA mapping update, effective July 5, 2017, may require Township Floodplain Ordinance Update. No mapping changes affect Thornbury Township with this revision. Coordination with FEMA ongoing.