Turning Ideas Into Reality

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REPORT OF THE ENGINEER
March Work Session Meeting
March 15, 2017

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. Final plans recommended for approval, revised agreements approved and awaiting final paperwork submission with signatures and financial security.
- Crane Property – Preliminary Plan granted conditional approval on March 1, 2017. Awaiting final plan submission.
- Black Bell Farm – 15 lot subdivision – Updated review letter issued on Final Plans. Planning Commission discussion tabled until revised plans are submitted per applicant request
- 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.
- 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. Witnessed Stormwater Infiltration Testing.
- Culp Property – 420 Thornton Road – 2 Lot Subdivision Plans received and under review.

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 recommended for approval, contingent upon Solicitor and Sewer Engineer review.

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. Meeting is being scheduled with Sunoco to 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 – Contract awarded to AF Damon Inc. on March 1, 2017. Contracts forwarded to contractor for execution.

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

Collins Tract – 69 Stoney Bank Road – Tree harvesting plan submitted. A Subdivision Plan Amendment will be required to update the plans with respect to compliance with the 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.