



May 31, 2005

New Hanover Township
Planning Commission
2943 N. Charlotte Street
Gilbertsville, PA 19525

RE: Gaugler 40 Lot Residential Development - Route 663 at Miles Road
Preliminary Plan
N.H.T.P.C. No. 656

Dear Planning Commission Members,

We have reviewed the revised plans for the referenced project, which consist of: a) thirty nine (39) plan sheets dated December 30, 2004 with a latest revision date of May 13, 2005 and b) a Stormwater Management Report dated December 30, 2004 with a latest revision date of May 13, 2005. Bohler Engineering, Inc. prepared all plans and the report.

As a result of our review the following comments are offered for your consideration:

1. The requirement to provide park and recreation land and facilities or the payment of a fee in lieu of providing the facilities should be resolved. It is our understanding the Township had previously considered the installation of recreational facilities on the adjacent park property in lieu of requiring facilities on a separate lot in this development.
2. The curbing and sidewalk along North Charlotte Street south of Meadow Road must be extended to and match the curbing and sidewalk being installed by the YMCA property as part of their Phase II development. If there is a low point in the road along that section of road an additional inlet may be required.
3. The location of all proposed fire hydrants should be approved by the Fire Chief prior to preliminary plan approval.
4. A letter should be provided from McMahon Associates Inc. confirming that all of the issues in their letter dated January 11, 2005 have been adequately addressed.
5. A letter should be provided from the Township Planner confirming that all of the issues in their letter dated May 2, 2005 have been adequately addressed.
6. The project is located in Service Area 1 of the Act 209 Traffic Analysis and is subject to an impact fee. The fee, as calculated by McMahon Associates, Inc., is **\$53,621.00**.

The Planning Commission must take formal action on the following requested waivers. All waivers were discussed at the February 9, 2005 and April 13, 2005 Planning Commission meetings, with the consensus of the Planning Commission noted.

813.5 and 821: To allow a 32 foot cartway for all internal roads, with parking restrictions on one side of the roadways. The consensus of the Planning Commission was that the waiver was acceptable.

813.8.C: To allow a 60 foot wide right-of-way along Miles Road. The consensus of the Planning Commission was that the waiver was acceptable.

829.C: To allow buffer plantings that do not conform to the Plant Material List. The consensus of the Planning Commission was that the waiver was acceptable provided the Township Planner approves the proposed planting material.

806.3.C(1): To allow use of the Rational Method for the design of stormwater detention basins. The consensus of the Planning Commission was that the waiver was acceptable provided the applicant provide BMP type basins.

806.5.G: To allow detention embankment slopes at less than 4:1. The consensus of the Planning Commission was that the waiver was acceptable provided the basin is designed to provide storage of initial stormwater runoff volume for groundwater recharge, that the basin plantings are approved by the Township and that fencing is provided around the basin as a safety measure.

806.5.I: To allow basin bottom slopes to be less than two (2) percent. The consensus of the Planning Commission was that the waiver was acceptable.

807.2.G(5): To allow the design of storm sewer pipes along North Charlotte Street (Route 663) to be designed with slopes less than 0.5 percent. The consensus of the Planning Commission was that the waiver was acceptable provided all such pipes are located within the State right-of-way and are approved and maintained by the PaDOT.

The following issues must be addressed prior to **final plan** approval:

1. The improvements required for providing public sewer service to the lots should be reviewed by the Sewer Authority. A letter will be required from Gannet Fleming indicating that all of the concerns expressed in their review letter dated May 6, 2005 have been adequately addressed.

2. A certification for signature by the Sewer Authority must be included on the record plans.

3. The date that the waivers are granted by the Board of Supervisors must be referenced on the Record Plans at the waivers note.

4. The design of the storm sewer system in North Charlotte Street must be provided. The calculations must include the original seal and signature of the engineer responsible for the design. The Storm Water Management Report for the site design and Plans must also contain the original signature and seal of the professional engineer responsible for the design.
5. The North Charlotte Street improvement plans, being prepared by Boucher and James, must be submitted to and reviewed by the Township prior to application to PaDOT for the H.O.P. The plans that are approved by PaDOT for the H.O.P. must be included in the final plan package.
6. A stormwater operation and maintenance agreement must be prepared, executed and recorded with the Post Development Stormwater Management plans. An operation and maintenance escrow for the continued inspection of the detention basin and other BMP facilities may also be required. The record plans must also include a note indicating **"Plans will not be recorded and no permit shall be issued for any individual building lot or lots or site improvements until Development Agreements, including a Stormwater Management Operations and Maintenance Agreement, with New Hanover Township have been duly executed."**
7. A copy of all restrictions, covenants, etc. if any, under which lots are to be sold should be provided. Restrictions specific to any particular lot, such as the restrictions against filling in wetland areas or the removal of trees in excess of the amount noted under the resource protection standards, should also be included in the restrictions and possibly as part of individual deed restrictions. It may be possible to include these restrictions within the Home Owner's Association agreement; however, this would be subject to review by the Solicitor.
8. Written descriptions for all storm and sanitary sewer easements and the detention basin easements will be required at the time of the final plan submission.
9. A copy of the agreement with Superior Water Company for the installation of public water improvements to the site must be provided.
10. A copy of any Home Owners Agreement must be provided for review and comment.
11. Any revisions to the E&S plan made since the March 2, 2005 date of the NPDES Construction Permit and E&S approval must be provided to the MCCD for review and approval. Any changes to the NPDES Construction Permit required by plan revisions must be documented prior to final plan approval.
12. All federal and state permits required as part of this project should be obtained prior to final plan approval. Copies of all permits should be provided at the time of final plan submission. Copies of the approved PaDOT plans and E&S plans must be included in the final plan package.

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13. Sewage facility planning is to be addressed.

If you have any questions or require additional information, please contact me.

Sincerely,

BROWN CONSULTING ENGINEERS, L.L.C.

A handwritten signature in black ink that reads "Douglas H. Brown". The signature is written in a cursive style with a long horizontal flourish at the end.

Douglas H. Brown, P.E.

c: Robert Brant, Esq.
Sean Garrigan, Twp. Planner
Dave Weaver, P.E, Bohler Engineering
Heritage Building Group