



**SUBDIVISION & LAND DEVELOPMENT PLAN
REVIEW REPORT #1**

TO: Howe Township
FROM: Alex Greenly
DATE: May 15, 2017
RE: Preliminary / Final Subdivision Plan for
 Buffalo Crossing Commons Park

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1 - 16 of 16	May 4, 2017	---
PCSM Narrative and Calculations	May, 2017	---

The Applicant has requested the following waivers:

	Requested Waivers:	Ordinance Section:
1.	Preliminary Plan Procedure	§304 - SALDO

We have no objection to the applicant's request to waive the Preliminary Plan requirements as prescribed in the Howe Township Subdivision and Land Development Ordinance, Article 3, Section 304.

We offer the following comments:

Subdivision and Land Development Ordinance

1. §305.1.G – An overall plan of the property boundary showing bearings and distances should be provided at the required scale of 1" = 400'. If the Developer must deviate from the required scale, a waiver request should be provided and noted on the plan.
2. §305.1.L – A detailed note should be added to the plan stating the intended use of each lot or parcel.
3. §305.1.M – A note should be added to the plan stating whether the property is located within any floodways or floodplains.
4. §305.1.O – Provide gross and net area for each lot or parcel.
5. §305.1.Q – The date of recording shall be included on the Plan.
6. §305.1.R – The Certification of Ownership and Dedicatory Statement shall be signed by the Owner prior to final approval.
7. §305.1.T – The Township Engineer signature block can be removed.
8. §305.1.U – Site Plan Note #33 on page 2 of 16 of the Plan, regarding the presence of wetlands, shall state that no development is proposed within the identified wetland areas.

9. §305.1.V – Site Plan Note #33 on page 2 of 16 of the Plan, states 3 perennial streams and 1 ephemeral stream were identified during a Wetlands & Waterways field survey performed on the parcel. The Plan shall clearly indicate the location of all 4 streams with a flow line and text label.
10. §305.2.B – As there seems to be no available public water service to the lot, please provide clarification as to how water service will be provided to the improved lots. The location of proposed water main(s) shall be shown on the Plan.
11. §305.2.C – Provide clarification and status of proposed sanitary service to the site.
12. §307.16 - The Developer is responsible for providing financial guarantee to the Township for the timely and complete installation, and proper construction of all proposed public improvements.
13. §307.1.H – The Developer should provide an Opinion of Probable Construction Cost (OPCC) for review/approval by the Township.
14. §308.1.A – The plan should be titled Final Plan, rather than Preliminary / Final Subdivision Plan.
15. §308.1.I – The Professional Surveyor and Engineer Statement of Accuracy blocks shall be certified prior to final approval.
16. §308.2.D – An Erosion & Sediment Control Plan, approved by the Perry County Conservation District, shall be submitted to the Township prior to final approval.
17. §308.2.E – An approved NPDES permit shall be submitted to the Township prior to final approval.
18. §308.2.G – The Applicant should provide approval documentation for the proposed private sewage disposal system from the Department of Environmental Protection.
19. §308.2.I – The Applicant shall provide an approved Highway Occupancy Permit, issued by PennDOT.
20. §308.2.I – The Applicant shall provide an Intent and Ability to Serve letter from all utilities proposing to service the improved lots.
21. §401 – The plan should include more detail relative to the state and township right-of-ways along Red Hill Road (S.R. 0034) in terms of existing and proposed conditions. Provide clarity on the hatched area on sheets 05 and 06 of 16 of the plan, stated to be dedicated to Howe Township.
22. §401.5.B&C – The Plan shall indicate intersection sight distances for proposed intersections.
23. §401.12 – Street names for proposed Street A, B, and C shall conform to the requirements of this section.
24. §402.2 – Drainage easements for the four streams shall be established at a width of not less than 25 feet from the center line of the stream. All proposed easements shall be shown on the Plan.
25. §402.3 – A letter of adequacy regarding proposed utility easements shall be provided by each Utility Company servicing the improved lots.

26. §405.5.A – A professionally sealed engineering design for the proposed retaining wall along “C” Street shall be submitted to the Township Engineer for review prior to construction.
27. §406 – The spacing of fire hydrants along proposed Street C seems to exceed the maximum allowed separation distance of 750 feet. Please review & revise as necessary. Hydrant types and locations should be reviewed by the local fire department(s) and a confirmation of adequacy should be obtained from each.
28. §503 – The developer should ensure compliance with the Howe Township Zoning Ordinance.
29. §606 – Sidewalks should be provided to allow for safe pedestrian conveyance between developed lots.
30. §607 – Street name signs should be included on the Plan for each proposed intersection.

Stormwater Management Ordinance

1. §505.3 – The Applicant is responsible for ensuring all proposed stormwater facilities and structures comply with Chapter 105 permitting requirements.
2. §512.7 – The Applicant is responsible for obtaining any PADEP permits and/or permit waivers relative to the proposed development. Copies of the permit(s) and/or waiver(s) shall be submitted to Township.
3. §515.1 – The Stormwater Plan, including the Operation and Maintenance Plan and Agreement should be recorded and incorporated as part of the deed.

Miscellaneous Comments

1. A note granting the Township or their designees access to all easements via the nearest public right-of-way should be included on the recorded plan.
2. A note stating nothing shall be placed or planted within the stormwater easement(s) should be placed on the plan.
3. An Operation and Maintenance Agreement for all permanent stormwater facilities and structures should be signed and submitted by the responsible party.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.

Sincerely,



Alex Greenly
Herbert, Rowland & Grubic, Inc.

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