



5031 Richard Lane, Suite 111, Mechanicsburg, PA 17055 • Phone: (800) 738-8395
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**Lemoyne Borough Project Status Report
October 2022**

| JOB NUMBER | PROJECT NAME | CURRENT STATUS | TASKS COMPLETED THIS MONTH | REQUIRED FOLLOW-UP |
|------------|---|----------------|--|--|
| 088682000 | General Engineering | • | • DCNR grant assistance | • |
| 088682019 | Closed Middle School – Lofts at 701 | • Construction | • | • Site Observation |
| 088682020 | 230 Lowther St. - American Home Medical | • Construction | • | • Site Observation |
| 088682021 | Indiana Ave. Lot 2, 2E, 2F Stormwater Plan | • Construction | • | • Site observation • As-built plan required |
| 088682022 | Shiny Shell Car Wash | • Construction | • | • Site Observation |
| 088682023 | Piscioneri – 516 Orchard Road Stormater Plan | • Construction | • | • Site observation |
| 088682024 | Riverton Woods | • Plan Review | • Site observation • Financial Security Reduction No. 1, see attached recommendation | • Site Observation |
| 088682027 | Warren Street ADA & Storm Sewer Improvements – CDBG | • Construction | • | • Contract closeout |
| 088682028 | Gainor Residence – Aquavision | • Construction | • | • Site observation |

| JOB NUMBER | PROJECT NAME | CURRENT STATUS | TASKS COMPLETED THIS MONTH | REQUIRED FOLLOW-UP |
|------------|--------------------------------------|---|---|---|
| 088682029 | Sanitary Sewer General Consulting | • | • | • |
| 088682030 | Norfolk Southern Swale Improvements | • Preliminary Design | • | • Preliminary design • Permitting • Bidding • Contract administration and construction observation |
| 088682032 | Taco Bell | • Plan Review | • Planning Commission recommended approval of waivers and plan at October 11, 2022 meeting • Plan is ready for consideration by Council | • Plan recording • Site observation |
| 088682035 | 1005 Hummel Avenue – Stormwater Plan | • Construction | • | • Site observation • |
| 088683000 | Annual Road Project | • Construction | • Site observation • Application for Payment No. 1 (pending) | • Contract Closeout • PennDOT completion report |
| 088683001 | Annual MS4 | • Current reporting period ends June 30, 2023; report due September 30, 2023 • BMP projects to be implemented by June 30, 2023 | • Evaluation of potential BMPs | • Review plan updates with MS4 coordinator |

MEETINGS:

- October 6th – Borough Council
- October 12th – Borough Council

Items for Consideration of Council's Action at the Business Meeting

1. Consider reduction of the financial guarantee for Riverton Woods in the amount of \$133,398.04.
2. Consider approval of the Preliminary/Final Land Development Plan and associated waivers for Lemoyne Taco Bell, conditioned on satisfying the comments in RETTEW's letter dated October 7, 2022.
3. Consider approval of Application for Payment No. 1 (Pending), from E.K. Services, Inc. for the 2022 Roadway project.



We answer to you.

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Engineers

Environmental
Consultants

Surveyors

Landscape
Architects

Safety
Consultants

October 25, 2022

Cindy Foster, Borough Manager
Lemoyne Borough
510 Herman Avenue
Lemoyne, PA 17043

RE: Riverton Woods
Financial Security – Reduction No. 1
RETTEW Project No. 088682024

Dear Mrs. Foster:

In accordance with your request, we have performed a site inspection and reviewed the documentation provided for Financial Security Reduction No. 1 for the Riverton Woods development site work. The developer is requesting a reduction of the financial security in the amount of \$212,924.61. This request was received by our office on October 18, 2022.

Our records indicate that the financial security status for this project is as follows:

| | |
|--|----------------------|
| Original Amount | \$ 505,857.18 |
| Previous Reductions | \$ 0.00 |
| Outstanding Balance (prior to this requested reduction) | <u>\$ 505,857.18</u> |

The above amount does not include any increase that may have automatically occurred on the anniversary date of the financial security.

Based on our site visit on October 21, 2022, we have the following comments:

1. An as-built plan meeting the requirements of Section 460-31 of the Lemoyne Borough Stormwater Management Ordinance along with routings that compare the as-built outflows to the design outflows (or certification from the design engineer that the project was constructed in accordance with the approved plan) needs to be provided prior to the final release of the financial security.
2. The manhole lining needs to be completed.
3. Permanent pavement restoration needs to be completed at the manhole connection.

Based on our site visit and a review of the documentation, we recommend that the financial security for this development be reduced by **\$133,398.04**, which will leave a new outstanding financial security balance of **\$372,459.14**. This amount is adequate to cover the costs of the remaining work listed above. The Municipalities Planning Code (MPC), Section 509 (j) states that the municipality may require the retention of ten percent of the original amount (\$50,585.72) prior to final release of the financial security. Therefore, until completion of all outstanding work to the satisfaction of the Borough, the financial security should not be reduced to an amount below \$50,585.72.

Should you have any questions or require additional information, please feel free to contact us at any time.

Sincerely,



Michael R. Knouse, PE
Project Manager

Enclosure

copy: Trisha Rafferty - Lemoyne Borough (trafferty@lemoynepa.com)
Dan Wise – RJ Fisher & Associates, Inc. (ddw@rjfisherengineering.com)
Brandon Johnson – Monarch Development Group LLC (brandonj@monarchdevelopmentgroup.com)

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Engineers

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October 7, 2022

Lemoyne Borough Planning Commission
Lemoyne Borough
510 Herman Avenue
Lemoyne, PA 17043

RE: Lemoyne Taco Bell
Preliminary/Final Land Development Plan
Review No. 2
RETTEW Project No. 088682032

Dear Planning Commission Member:

We have completed our review of the above-referenced plan as prepared by The Pettit Group, LLC. Our review was of the following information:

1. Nine plan sheets dated August 17, 2022, revised September 19, 2022
2. Comment response letter dated September 23, 2022
3. Waiver request letter dated September 23, 2022
4. Miscellaneous supporting documents.

REQUESTED ALTERATIONS OF REQUIREMENT

A. Section 480-9.A.10.a.23 – Existing Utilities

The applicant has requested a waiver of the requirement to provide the types and sizes of all existing utilities.

We recommend approval based upon the plan revisions and justification provided.

B. Section 480-9.A.11.d – Utility Profiles ***Request Removed This Submission***

The applicant has requested a waiver of the requirement to provide utility profiles.

C. Section 480-12.D – Stormwater Management Report

The applicant has requested a waiver of the requirement to provide a stormwater management report.

We recommend approval based on the justification provided.

D. Section 480-12.F – Steep Slope Report

The applicant has requested a waiver of the requirement to provide a steep slope report for lands that possess slopes 15 percent or greater.

We recommend approval of this waiver request based upon the justification provided.

E. Section 480-12.G – Traffic Impact Study

The applicant has requested a waiver of the requirement to provide a Traffic Impact Report.

We recommend approval of this waiver request based upon the justification provided.

F. Section 480-12.I – Environmental Impact Assessment Report

The applicant has requested a waiver of the requirement to provide an Environmental Impact Assessment Report.

We recommend approval of this waiver request based upon the justification provided.

G. Section 480-21.A – Sidewalks ***Request Removed This Submission***

The applicant has requested a waiver of the requirement to provide sidewalks along the property frontage.

H. Section 460 – Stormwater Management

The applicant has requested a waiver of the requirement to provide stormwater management controls.

We recommend approval of this waiver request based upon the justification provided.

I. Section 480-24.B.8 – Access Drive Width (*New Request This Submission*)

The applicant has requested a modification of the requirement that the access drive be a minimum width of 28-feet.

We recommend approval of this waiver request based upon the justification provided.

J. Section 480-34.C.1 – Community Lighting (*New Request This Submission*)

The applicant has requested a waiver of the requirement to provide community lighting.

We recommend approval of this waiver request based upon the justification provided.

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates need to be completed prior to recording the plan (§ 480-9.A.10.6, 480-9.A.10.a.32).
2. A primary control point needs to be provided (§ 480-10.B.2.d).
3. A signed and sealed cost estimate, financial security, and financial security agreement need to be provided (§ 480-10.B.3.c).
4. The date, final action, and conditions of approval by the Borough Council on any approved modification requests need to be included on the plan (§ 480-10.B.4.b).
5. Evidence of an approved planning module, exemption request, or notice that a planning module is not required, needs to be provided (§ 480-10.B.4.c).
6. A Highway Occupancy Permit (HOP) needs to be provided (§ 480-10.B.4.d). The standard MPC note needs to be added to the plan. A copy of the existing driveway permit needs to be furnished; all required signage needs to be maintained per the permit.
7. The proposed sidewalk needs to extend to the property line (§ 480-21.A).

SANITARY SEWER

1. Details for the sanitary sewer lateral abandonment at the main need to be provided. The required trench/pavement restoration detail needs to be provided.

If you have any questions regarding these comments, please contact me.

Sincerely,



Michael R. Knouse, PE
Project Manager

copy: Trisha Rafferty, Lemoyne Borough – VIA EMAIL
Brian Cleary, The Pettit Group, LLC – VIA EMAIL

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Lemoyne Borough
BCO Report
RETTEW No. 088682003

OCTOBER 2022

- No activity for the month.

