



155 E. Front Street (rear-carriage house)

Lititz, PA 17543 P (717) 625-1930 F (717) 625-1931 www.VisionEngineeringInc.net

June 30, 2020

Caernarvon Township Supervisors

2139 Main Street

Narvon, PA 17555

RE: Monthly Engineers' Report (**SEPARATE PLANNING REPORT ONLY**)

As an update to the Board, this office has worked on the following PLANNING matters this past month and would be available to answer any questions the Board may have. Items noted with an (*) asterisk have supplemental attachments included with this report. We continue working on the below listed projects as well as others not listed.

ITEMS FOR BOARD REVIEW, INPUT & ACTION:

1. **PLANNING COMMISSION SUBMITTALS AND PLAN REVIEWS FOR BOARD ACTION/INPUT** (SEE SEPARATE REPORT/ATTACHMENT AS APPLICABLE):

A. ***020102 - 1910 Shady Lane (Lot Add On Plan for ZOOK)**. The plan was reviewed at the June Planning Commission Meeting. The Planning Commission made the following recommendations for the Board's consideration (requires Board action by 7/26/20).

- i. **APPROVAL OF REQUESTED WAIVER (§8.6.2.A.)**The request to allow for placing Iron pins in lieu of the required concrete monuments).
- ii. **CONDITIONAL FINAL PLAN APPROVAL per Vision Letter dated (6/9/20).**

B. ***020103 - 2902 & 2894 Oak Lane (Lot Add On Plan for MEANS/YODER)**. The plan was reviewed at the June Planning Commission Meeting. The Planning Commission made the following recommendations for the Board's consideration (requires Board action by 7/26/20).

- i. **APPROVAL OF REQUESTED WAIVER (§8.6.2.A.)**The request to allow for placing Iron pins in lieu of the required concrete monuments).
- ii. **THE ACCEPTANCE OF THE EXISTING DEFICIENCY (NO CUL-DE-SAC) and not requiring any improvements at this time due to the nature of this plan (no further development).**
- iii. **CONDITIONAL FINAL PLAN APPROVAL per Vision Letter dated (6/12/20).**

- C. ***020104 – 582/592 Lambert Rd. (Lot Add On Plan for BRUBACHER.**
The plan was NOT reviewed at the June Meeting (applicant's Surveyor unavailable). The applicant's agent granted the Board a 90 day time extension so they can address the plan comments (extends it from 7/26/20 to 10/24/20). **The Board should consider accepting this time extension accordingly.**
- D. ***020105 - 3053 Sandstone Lane & 539 Lambert Rd. (Lot Add On Plan for ZIMMERMAN/BRUBACHER.** The plan was reviewed at the June Planning Commission Meeting. The Planning Commission made the following recommendations for the Board's consideration (requires Board action by 7/26/20).
- i. **APPROVAL OF REQUESTED WAIVER (§8.6.2.A.)**The request to allow for placing Iron pins in lieu of the required concrete monuments).
 - ii. **THE ACCEPTANCE OF THE EXISTING DEFICIENCY (NO CUL-DE-SAC) and not requiring any improvements at this time due to the nature of this plan (no further development).**
 - iii. **CONDITIONAL FINAL PLAN APPROVAL per Vision Letter dated (6/16/20).**
2. **PLANNING COMMISSION SUBMITTALS AND PLAN REVIEWS UPDATES ONLY (NO ACTION AT THIS TIME (FUTURE)):** The following plans were received/processed this month:
- A. **020104 – 582/592 Lambert Rd. (Lot Add On Plan for BRUBACHER.**
The plan may be reviewed at the July Planning Commission Meeting and requires Board action by 10/24/20 (applicant granted time extension (above).
3. ***FEE RECONCILIATIONS (PLANNING & STORMWATER APPLICATIONS).** This office issues monthly reconciliation of account fees to the various applicants to reconcile the outstanding balances due and payable to Caernarvon Township (copies attached) as applicable.

We also continue to work on any and all items that come before us and/or which have been ongoing from prior Board actions and can answer any questions the Board may have in this or any other regard.

Respectfully,
Vision Engineering, Inc.
Caernarvon Township Engineer

A handwritten signature in black ink, appearing to read "John K. Roche". The signature is stylized with a large, looping initial "J" and "R".

John K. Roche, P.E.,
President

Attachments (items denoted with * above)



155 E. Front Street (rear-carriage house)

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June 9, 2020

OWNER/ APPLICANT

Martha & Leroy Zook, ET.AL.

1910 Shady Lane

Narvon, PA 17555

RE: Subdivision/ Lot Add On Plan CAERN #020102; 1910 Shady Lane (# 050-22824-0-00000) & 6742 Div. Hwy (050-49940-0-00000)

Dear Owner/ Applicant:

We have received a package for the above referenced plan and have completed our **technical review**. This information was reviewed in accordance with the current Caernarvon Township Subdivision & Land Development Ordinance (#2015 12 21) and we offer the following comments which should be addressed in some manner (compliance or waivers) as the Board further considers this plan:

Alternatively, the Caernarvon Township Board of Supervisors (BOS) at the recommendation of the Planning Commission may elect to use these comments or portions thereof as they determine appropriate as a basis in determining any conditional approvals of the plan that is under consideration at this time. As an update your plan will be reviewed at the upcoming Planning Commission Meeting (06/22/20) for further consideration. If you would prefer to address any of these comments prior to meeting with the Planning Commission, then please let us know in advance.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Engineer

A handwritten signature in black ink, appearing to read "John K. Roche", written over a horizontal line.

John K. Roche, P.E.

President

cc: Caernarvon Township Board of Supervisors
Hershey Surveying, ATTN Ron Hershey
LCPC ATTN: Laura H. Proctor LCPC File#: 78 - 469 - 2

GENERAL & HOUSEKEEPING COMMENTS (no action needed):

This plan submission is a Lot Add On Plan involving the addition of some land from an adjoining lot to the existing above referenced property. This addition of land is to address existing encroachments.

1. This review process will include the following general schedule:
 - a. Date Received (04/08/20); **90-Day Start 04/27/20**.
 - b. Action required by the **Board of Supervisors by 07/26/20** (90-day review).
2. The planning commission will review this plan along with any other review comments (LCPC, Township Zoning Officer, and Township Engineer). When they are satisfied they will forward their recommendations to the Board of Supervisors for Board consideration and subsequent **final action** (as **early as 6/01/20 no later than 7/06/20**).
3. We understand that the plan was submitted to the Lancaster County Planning Commission. (**COMMENTS ISSUED 5/12/20**).

ZONING ORDINANCE:

1. According to the official Caernarvon Township Zoning Map, the two (2) subject properties lie within the **R-1 (Residential)** zoning district.
2. The Caernarvon Township Zoning Officer has issued a review letter for this plan's conformity with the Caernarvon Township Zoning Ordinance requirements (dated 5/19/20 copy attached).

SUBDIVISION/LAND DEVELOPMENT ORDINANCE. This plan was reviewed as a "Lot Add On Plan" according to the requirements of Sections 4.5 & 5.4 of the CTSALDO and other applicable referenced sections accordingly. Therefore, this plan is being reviewed as a **FINAL PLAN**.

1. §4.5.2 Plan Criteria. Plans shall only be permitted when all of the following criteria are satisfied. There is one (1) requirement listed that needs further verification and review as follows:
 - a. A. The resultant Lots meet all requirements of the applicable zoning district. (**TO BE VERIFIED BY ZONING OFFICER**).
 - b. F. The resultant Lots meet all previously approved sewage module requirements, including where applicable, minimum lot size. (**REFER TO SEPARATE SEWAGE REVIEW and either provide "In-Situ" Soil Testing or otherwise an indemnification note on the plan**).
2. §4.5.4 Submission. D. Written Review from the Municipal Zoning Officer. A written review from the Municipal Zoning Officer shall accompany the Plan application. (**COPY ATTACHED**).
3. §5.4.3.C. Additional Information to be added to the plans as required:
 - a. 4. Identification of any Modifications granted by the Governing

Body, if applicable.

- b. 5. The location of sight triangle Easements and safe stopping distance at all Street and Driveway intersections in accordance with the latest edition of the Pennsylvania Department of Transportation Design Manual.
4. §5.4.3.D. Certificates and Notifications.
 - a. 7. In the case of a Plan which requires access to a highway under the jurisdiction of the Pennsylvania Department of Transportation, the inclusion of the following Plan note: "A Highway Occupancy Permit is required pursuant to ..., and the Governing Body's approval of this Plan in no way implies that such permit can be acquired."
5. §8.2.3.I.5. Sight distance easements shall be provided to preserve and protect the required sight distance at Street intersections, Access Drives and Driveways, where the line of sight is outside the right-of-way and outside the clear sight triangle. **(Verify sight lines & easements needed)**.
6. §8.5 EASEMENTS §8.5.1 General. All Easements including by way of example and not limitation; sanitary sewer facilities, Storm Water drainage facilities, public or private utilities, access and/or pedestrian access shall meet the standards found in this Section.
7. §8.6.2. (A Waiver is Requested) New Monuments. Three Monuments shall be spaced around the proposed project with precise bearings and distances labeled which reference those Monuments to known property corners. **(WAIVER TO BE CONSIDERED)**. In the past the Boards have favorably considered these requests in Agricultural areas. Board should discuss accordingly as this is NOT an agricultural area.
 - a. A. Two such Monuments shall be consecutive corners along Street rights-of-way and the third may be placed either on the boundary or internal to the Site.
 - b. B. Longitude and latitude coordinates of the Monuments shall be shown on the recorded plan.
 - c. D. A computer readable point file including property lines, corners, rights-of-way, and Easements for the Site shall be submitted to the Municipality prior to plan recordation.

FINAL PLAN COMPLIANCE ITEMS (AFTER PLAN APPROVALS):

1. **§4.5.9. Plan Certification.** After the Plan has been approved by the Governing Body and the required changes, if any, are made, the Applicant shall prepare two (2) record copies and two (2) paper copies of the approved version of the Plan. One (1) paper copy of the Plan shall be kept in the Governing Body's files and one (1) paper copy of the Plan shall be kept in the Lancaster County Planning Commission's files. Both record copies of the Plan shall be certified in accordance with the provisions of Section

- 4.5.12.
2. **§4.5.12 Recordation of Plan and Deed.**
- a. A. Recording of the Plan. Upon approval and certification of a Plan, the Applicant **shall record the Plan in the office of the Lancaster County Recorder of Deeds.** No Plan may be recorded unless it bears the signature of an authorized representative of the municipality denoting approval of the Plan by the Governing Body and the signature of two individuals authorized to sign for the Lancaster County Planning Commission per Section 513 of the Act 247, as amended. In the event that the Plan requires the installation of Subdivision/Land Development improvements, then the Final Plan shall not be released for recording until the Applicant has complied with an improvements construction guarantee requirements of Section 6.3 hereof.
 - b. **B. Deeds.** A copy of the Deeds to be recorded for the Subject Tract or receiving and conveying Tracts **shall be submitted prior to recording of the Plan.** Recordation of such Plan does not serve to join the receiving Tract with the acreage to be conveyed. To reflect the descriptions as provided on the recorded Plan, **Deeds must be recorded for the receiving and conveying Tracts.**
3. **§6.3 Improvement Construction Guarantee.** This plan does not appear to require any improvements to be constructed. As a result, this may not be required (pending final plans).

END OF REVIEW COMMENTS



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April 29, 2020

OWNER/APPLICANT

Martha & Leroy Zook, ET.AL.

1910 Shady Lane

Narvon, PA 17555

RE: Subdivision/Lot Add On Plan CAERN #020102; 1910 Shady Lane (# 050-22824-0-00000) & 6742 Div. Hwy (050-49940-0-00000)
SOIL TESTING REVIEW OPTIONS (On Lot Disposal System ("OLDS"))

Dear Owner/Applicant:

We have received a package for the above referenced plan and have completed our **technical review of the Sewage System requirements**. As some background, as part of the subdivision process, the Township SEO reviews the proposal and verifies that the Long Term Sewage Disposal needs are met for the properties involved. It is always our first recommendation that the applicant complete in-situ soil testing on the properties in order to find a suitable replacement sewage area on the lot and that area is reserved from development for use in meeting the long term needs of the subject property. There are some cases, where a review of the desktop information of a property may offer a general indication of future disposal systems on a particular property but with less certainty than the actual in-site soil testing. In light of our review of your property we would offer you the following options to consider:

1. Complete the site (in-situ) soil testing now to ensure that suitable areas are available for your property for a replacement "OLDS". This would establish a specific location of your replacement system and protect that area from development so that this area is available if and when it is needed.
2. Accept the desktop study showing you a "general" indication of the viability of a future "OLDS" system and sign a release acknowledging the risk associated with not completing the soil testing at this time. Your file indicates the following general information that would give a general indication and viability of a future system and qualifies you to consider this option for your property:
 - a. The existing system (1910 Shady Lane) was installed as a "conventional" in-ground system (4/8/1981).
 - b. The existing system (Division Highway) was installed as an

elevated sand mound (9/20/2000).

- c. The soil mapping information shows a "general" indication of suitable soils for a sand mound bed or trench system (no limitations).

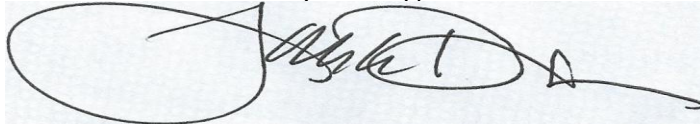
If you elect this option, a note/release will be provided on your plan acknowledging the risks associated with accepting the desktop study and findings for meeting your long term sewage disposal needs of the subject properties.

If you could contact us and let us know which option you have selected. Otherwise, if you have any questions at all on your options, please let us know.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Sewage Enforcement Officer

A handwritten signature in black ink, appearing to read "John K. Roche", is written over a light blue rectangular background.

John K. Roche, P.E. & S.E.O.
President

cc: Caernarvon Township Board of Supervisors, LTL (R. Royer) & FILE
Hershey Surveying, Inc.



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June 12, 2020

Donald & Libby Means

2902 Oak Lane

Morgantown, PA 19543

OWNER/APPLICANT

Gareth R. Yoder

2894 Oak Lane

Morgantown, PA 19543

RE: Subdivision/Lot Add On Plan CAERN #020103; 2902 Oak Lane (# 050-35350-0-00000 & 050-10673-0-0000) & 2894 Oak Lane (050-98982-0-00000)

Dear Owner/Applicant:

We have received a package for the above referenced plan and have completed our **technical review**. This information was reviewed in accordance with the current Caernarvon Township Subdivision & Land Development Ordinance (#2015 12 21) and we offer the following comments which should be addressed in some manner (compliance or waivers) as the Board further considers this plan:

Alternatively, the Caernarvon Township Board of Supervisors (BOS) at the recommendation of the Planning Commission may elect to use these comments or portions thereof as they determine appropriate as a basis in determining any conditional approvals of the plan that is under consideration at this time. As an update your plan will be reviewed at the upcoming Planning Commission Meeting (06/22/20) for further consideration. If you would prefer to address any of these comments prior to meeting with the Planning Commission, then please let us know in advance.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Engineer

A handwritten signature in black ink, appearing to read "John K. Roche", written over a large, loopy, circular flourish.

John K. Roche, P.E.

President

cc: Caernarvon Township Board of Supervisors
Hershey Surveying, ATTN Ron Hershey
LCPC ATTN: Laura H. Proctor LCPC File#: 78 - 469 - 2

GENERAL & HOUSEKEEPING COMMENTS (no action needed):

This plan submission is a Lot Add On Plan involving the addition of some land from an adjoining lot to the existing above referenced property. This addition of land is to address existing encroachments.

1. This review process will include the following general schedule:
 - a. Date Received (04/08/20); **90-Day Start 04/27/20**.
 - b. Action required by the **Board of Supervisors by 07/26/20** (90-day review).
2. The planning commission will review this plan along with any other review comments (LCPC, Township Zoning Officer, and Township Engineer). When they are satisfied they will forward their recommendations to the Board of Supervisors for Board consideration and subsequent **final action** (as **early as 6/01/20 no later than 7/06/20**).
3. We understand that the plan was submitted to the Lancaster County Planning Commission. (**COMMENTS ISSUED 5/26/20**).

ZONING ORDINANCE:

1. According to the official Caernarvon Township Zoning Map, the two (2) subject properties lie within the **R-1 (Residential)** zoning district.
2. The Caernarvon Township Zoning Officer has issued a review letter for this plan's conformity with the Caernarvon Township Zoning Ordinance requirements (dated 4/30/20).

SUBDIVISION/LAND DEVELOPMENT ORDINANCE. This plan was reviewed as a "Lot Add On Plan" according to the requirements of Sections 4.5 & 5.4 of the CTSALDO and other applicable referenced sections accordingly. Therefore, this plan is being reviewed as a **FINAL PLAN**.

1. §4.5.2 Plan Criteria. Plans shall only be permitted when all of the following criteria are satisfied.
 - a. A. The resultant Lots meet all requirements of the applicable zoning district. (**TO BE VERIFIED BY ZONING OFFICER**).
 - b. B. The resultant Lots shall retain adequate access to accommodate potential development in accordance with the current zoning district regulations. **The plan shows an existing deficient right of way (no street frontage for either lot and no turn around area). The Township should discuss the requirement to provide adequate right of way and/or improvements to address the existing deficiency for access, safety and maintenance activities with the filing of this plan. There are quite a few Ordinance requirements that are listed below related to this particular item. Discussion should include any historical or otherwise reasons this exists along with whether this is acceptable to continue at this time.**
 - c. F. The resultant Lots meet all previously approved sewage module

requirements, including where applicable, minimum lot size. **(REFER TO SEPARATE SEWAGE REVIEW and either provide "In-Situ" Soil Testing or otherwise an indemnification note on the plan).**

2. §4.5.4 Submission. D. Written Review from the Municipal Zoning Officer. A written review from the Municipal Zoning Officer shall accompany the Plan application. **(COPY SENT)**.
3. §5.4.3.C. Additional Information to be added to the plans as required:
 - a. 4. Identification of any Modifications granted by the Governing Body, if applicable.
 - b. 5. The location of sight triangle Easements and safe stopping distance at all Street and Driveway intersections in accordance with the latest edition of the Pennsylvania Department of Transportation Design Manual.
4. §8.2.3.I.5. Sight distance easements shall be provided to preserve and protect the required sight distance at Street intersections, Access Drives and Driveways, where the line of sight is outside the right-of-way and outside the clear sight triangle. **(Verify sight lines & easements needed)**.
5. **§8.2.A.** Each Street shall be designed to meet the design requirements by use of Appendix G and Appendix H.
6. **§8.2.5.B.** The governing body may require the Applicant to provide access for future development to adjoining property in the path of development through the remainder of a property. Notes on the plans do indicate future subdivision rights for both properties.
7. **§8.2.5.C.** The governing body may require a provision for access to existing nonconforming Lots which have no Frontage on a public or Private Street. **Planning Commission should discuss the existing/proposed road and access points and lack of a cul-de-sac.**
8. **§8.2.5.E.** All Lots shall front on a public or a private Right-of-Way.
9. **§8.2.5.G.** Emergency Access may be proposed when streets or access drives cannot provide the multiple access points required in Section 8.2.9.D.
10. **§8.2.6.A.** Where appropriate in Rural Centers, Right-of-Ways shall be reserved for Future Access Strip usage in conjunction with the zoning classification of adjacent Tracts to allow for future development.
11. **§8.2.6.B.** Wherever there exists a Right-of-Way reserved for Future Access Strip usage to the boundary of a Tract being developed, the proposed Street must be extended over the Right-of-Way.
12. **§8.2.9.F.** Cul-de-sacs shall have a circular, "T" shaped or "hammerhead" shaped turnarounds. Turnarounds shall be constructed completely within

the Right-of-Way.

13. **§8.2.9.H.** Permanent Cul-de-sacs shall meet with the appropriate minimum design dimensions.
14. **§8.4.1. B.** All Lots must front on a public or Private Street.
15. **§8.6.2.** (A Waiver is Requested) New Monuments. Three Monuments shall be spaced around the proposed project with precise bearings and distances labeled which reference those Monuments to known property corners. **(WAIVER TO BE CONSIDERED)**. In the past the Boards have favorably considered these requests in Agricultural areas. Board should discuss accordingly as this is NOT an agricultural area.
 - a. A. Two such Monuments shall be consecutive corners along Street rights-of-way and the third may be placed either on the boundary or internal to the Site.
 - b. B. Longitude and latitude coordinates of the Monuments shall be shown on the recorded plan.
 - c. D. A computer readable point file including property lines, corners, rights-of-way, and Easements for the Site shall be submitted to the Municipality prior to plan recordation.

FINAL PLAN COMPLIANCE ITEMS (AFTER PLAN APPROVALS):

1. **§4.5.9. Plan Certification.** After the Plan has been approved by the Governing Body and the required changes, if any, are made, the Applicant shall prepare two (2) record copies and two (2) paper copies of the approved version of the Plan. One (1) paper copy of the Plan shall be kept in the Governing Body's files and one (1) paper copy of the Plan shall be kept in the Lancaster County Planning Commission's files. Both record copies of the Plan shall be certified in accordance with the provisions of Section 4.5.12.
2. **§4.5.12 Recordation of Plan and Deed.**
 - a. A. Recording of the Plan. Upon approval and certification of a Plan, the Applicant **shall record the Plan in the office of the Lancaster County Recorder of Deeds**. No Plan may be recorded unless it bears the signature of an authorized representative of the municipality denoting approval of the Plan by the Governing Body and the signature of two individuals authorized to sign for the Lancaster County Planning Commission per Section 513 of the Act 247, as amended. In the event that the Plan requires the installation of Subdivision/Land Development improvements, then the Final Plan shall not be released for recording until the Applicant has complied with an improvements construction guarantee requirements of Section 6.3 hereof.

- b. **B. Deeds.** A copy of the Deeds to be recorded for the Subject Tract or receiving and conveying Tracts **shall be submitted prior to recording of the Plan.** Recordation of such Plan does not serve to join the receiving Tract with the acreage to be conveyed. To reflect the descriptions as provided on the recorded Plan, **Deeds must be recorded for the receiving and conveying Tracts.**
3. **§6.3 Improvement Construction Guarantee.** This plan does not appear to require any improvements to be constructed. As a result, this may not be required (pending final plans).

END OF REVIEW COMMENTS



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June 12, 2020

Donald & Libby Means

2902 Oak Lane

Morgantown, PA 19543

OWNER/APPLICANT

Gareth R. Yoder

2894 Oak Lane

Morgantown, PA 19543

RE: Subdivision/Lot Add On Plan CAERN #020103; 2902 Oak Lane (# 050-35350-0-00000 & 050-10673-0-0000) & 2894 Oak Lane (050-98982-0-00000)
SOIL TESTING REVIEW OPTIONS (On Lot Disposal System ("OLDS"))

Dear Owner/Applicant:

We have received a package for the above referenced plan and have completed our **technical review of the Sewage System requirements**. As some background, as part of the subdivision process, the Township SEO reviews the proposal and verifies that the Long Term Sewage Disposal needs are met for the properties involved. It is always our first recommendation that the applicant complete in-situ soil testing on the properties. This on site (in-situ) testing is a more effective means in finding a suitable replacement sewage area on the lot. Since it is more definitive, it also enables your surveyor to show this area on your plan and reserve (protect) it from development. The primary goal is to establish a more certain determination that the long sewage disposal needs of the subject property are met. There are some cases, where a review of the desktop information of a property may offer a general indication of future disposal systems on a particular property but with less certainty than the actual in-situ soil testing. In light of our review of your property we would offer you one of the following options to consider:

1. Complete the site (in-situ) soil testing now to ensure that suitable areas are available for your property for a replacement "OLDS". This would establish a specific location of your replacement system and protect that area from development so that this area is available if and when it is needed.
2. Accept the desktop study showing you a "general" indication of the viability of a future "OLDS" system and sign a release acknowledging the risk associated with not completing the soil testing at this time. Your file indicates the following general information that would give a general indication and viability of a future system and qualifies you to consider this option for your property:
 - a. The existing system (2894 Oak Lane) was installed as a

- "conventional" in-ground system (November, 2000).
- b. The existing system (2902 Oak Lane) was installed as a "conventional" in-ground system (December, 1986).
 - c. Surprisingly (and in conflict with the current permit information) the soil mapping information shows a "general" indication of potentially "Unsuitable" soils for a sand mound bed or trench system (severe limitations due to steep slopes, seasonal high water table and percolation rate).
 - d. Both lots are relatively large in size for a single family dwelling and are being increased in size with this proposal. Although, additional property is no guarantee in itself for a replacement on lot disposal system, the larger lot areas do provide more options to consider as appropriate.

If you elect this option, a note/release will be provided on your plan acknowledging the risks associated with accepting the desktop study and findings for meeting your long term sewage disposal needs of the subject properties.

If you could contact us and let us know which option you have selected. Otherwise, if you have any questions at all on your options, please let us know.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Sewage Enforcement Officer



John K. Roche, P.E. & S.E.O.
President

cc: Caernarvon Township Board of Supervisors & FILE
Hershey Surveying, Inc.



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June 12, 2020

Leonard & Mary Brubacher

582 Lambert Road

Narvon, PA 17555

RE: Subdivision/Lot Add On Plan CAERN #020104; 582 Lambert Road (#
050-65719-0-00000) & 592 Lambert Road (050-66834-0-00000 & 050-94390-
0-00000)

OWNER/APPLICANT

Reuben & Mabel Brubacher

592 Lambert Road

Narvon, PA 17555

Dear Owner/Applicant:

We have received a package for the above referenced plan and have completed our **technical review**. This information was reviewed in accordance with the current Caernarvon Township Subdivision & Land Development Ordinance (#2015 12 21) and we offer the following comments which should be addressed in some manner (compliance or waivers) as the Board further considers this plan:

Alternatively, the Caernarvon Township Board of Supervisors (BOS) at the recommendation of the Planning Commission may elect to use these comments or portions thereof as they determine appropriate as a basis in determining any conditional approvals of the plan that is under consideration at this time. As an update your plan will be reviewed at the upcoming Planning Commission Meeting (06/22/20) for further consideration. If you would prefer to address any of these comments prior to meeting with the Planning Commission, then please let us know in advance.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Engineer

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John K. Roche, P.E.

President

cc: Caernarvon Township Board of Supervisors

Fry Surveying, Inc.

LCPC ATTN: Laura H. Proctor LCPC File#: 878 - 144B

GENERAL & HOUSEKEEPING COMMENTS (no action needed):

This plan submission is a Lot Add On Plan involving the addition of some land from an adjoining lot to the existing above referenced property. This addition of land is to address existing encroachments.

1. This review process will include the following general schedule:
 - a. Date Received (04/08/20); **90-Day Start 04/27/20**.
 - b. Action required by the **Board of Supervisors by 07/26/20** (90-day review).
2. The planning commission will review this plan along with any other review comments (LCPC, Township Zoning Officer, and Township Engineer). When they are satisfied they will forward their recommendations to the Board of Supervisors for Board consideration and subsequent **final action** (as **early as 6/01/20 no later than 7/06/20**).
3. We understand that the plan was submitted to the Lancaster County Planning Commission. (**COMMENTS ISSUED 5/26/20**).

ZONING ORDINANCE:

1. According to the official Caernarvon Township Zoning Map, the two (2) subject properties lie within the **AG (Agricultural)** zoning district.
2. The Caernarvon Township Zoning Officer has issued a review letter for this plan's conformity with the Caernarvon Township Zoning Ordinance requirements (**PENDING**).

SUBDIVISION/LAND DEVELOPMENT ORDINANCE. This plan was reviewed as a "Lot Add On Plan" according to the requirements of Sections 4.5 & 5.4 of the CTSALDO and other applicable referenced sections accordingly. Therefore, this plan is being reviewed as a **FINAL PLAN**.

1. §4.5.2 Plan Criteria. Plans **shall only be permitted** when all of the following criteria are satisfied.
 - a. A. The resultant Lots meet all requirements of the applicable zoning district. (**TO BE VERIFIED BY ZONING OFFICER**).
 - b. F. The resultant Lots meet all previously approved sewage module requirements, including where applicable, minimum lot size. (**REFER TO SEPARATE SEWAGE REVIEW and either provide "In-Situ" Soil Testing or otherwise an indemnification note on the plan**).
2. §4.5.4 Submission. D. Written Review from the Municipal Zoning Officer. A written review from the Municipal Zoning Officer shall accompany the Plan application. (**COPY PENDING**).
3. §5.4.3.C. Additional Information to be added to the plans as required:
 - a. 4. Identification of any Modifications granted by the Governing Body, if applicable.

- b. 5. The location of sight triangle Easements and safe stopping distance at all Street and Driveway intersections in accordance with the latest edition of the Pennsylvania Department of Transportation Design Manual.
4. §8.2.3.I.5. Sight distance easements shall be provided to preserve and protect the required sight distance at Street intersections, Access Drives and Driveways, where the line of sight is outside the right-of-way and outside the clear sight triangle. **(Verify sight lines & easements needed)**.
5. **§8.2.A.** Each Street shall be designed to meet the design requirements by use of Appendix G and Appendix H. **(RIGHT OF WAY of Lambert Road TO BE INCREASED to the minimum standard of 50 feet with this plan)**.
6. **§8.2.5.E & §8.4.1. B.** All Lots must front on a public or Private Street. **The filing of this plan will actually remove an existing deficiency (no frontage for lot 1).**
7. §8.6.2 New Monuments. Three Monuments shall be spaced around the proposed project with precise bearings and distances labeled which reference those Monuments to known property corners. **(WAIVER TO BE CONSIDERED)**. In the past the Boards have favorably considered these requests in Agricultural areas. Board should discuss accordingly as this is NOT an agricultural area.
 - a. A. Two such Monuments shall be consecutive corners along Street rights-of-way and the third may be placed either on the boundary or internal to the Site.
 - b. B. Longitude and latitude coordinates of the Monuments shall be shown on the recorded plan.
 - c. D. A computer readable point file including property lines, corners, rights-of-way, and Easements for the Site shall be submitted to the Municipality prior to plan recordation.

FINAL PLAN COMPLIANCE ITEMS (AFTER PLAN APPROVALS):

1. **§4.5.9. Plan Certification.** After the Plan has been approved by the Governing Body and the required changes, if any, are made, the Applicant shall prepare two (2) record copies and two (2) paper copies of the approved version of the Plan. One (1) paper copy of the Plan shall be kept in the Governing Body's files and one (1) paper copy of the Plan shall be kept in the Lancaster County Planning Commission's files. Both record copies of the Plan shall be certified in accordance with the provisions of Section 4.5.12.
2. **§4.5.12 Recordation of Plan and Deed.**
 - a. A. Recording of the Plan. Upon approval and certification of a Plan, the Applicant **shall record the Plan in the office of the Lancaster**

County Recorder of Deeds. No Plan may be recorded unless it bears the signature of an authorized representative of the municipality denoting approval of the Plan by the Governing Body and the signature of two individuals authorized to sign for the Lancaster County Planning Commission per Section 513 of the Act 247, as amended. In the event that the Plan requires the installation of Subdivision/Land Development improvements, then the Final Plan shall not be released for recording until the Applicant has complied with an improvements construction guarantee requirements of Section 6.3 hereof.

- b. **B. Deeds.** A copy of the Deeds to be recorded for the Subject Tract or receiving and conveying Tracts **shall be submitted prior to recording of the Plan.** Recordation of such Plan does not serve to join the receiving Tract with the acreage to be conveyed. To reflect the descriptions as provided on the recorded Plan, **Deeds must be recorded for the receiving and conveying Tracts.**
3. **§6.3 Improvement Construction Guarantee.** This plan does not appear to require any improvements to be constructed. As a result, this may not be required (pending final plans).

END OF REVIEW COMMENTS



155 E. Front Street (rear-carriage house)

Lititz, PA 17543 P (717) 625-1930 F (717) 625-1931 www.VisionEngineeringInc.net

June 12, 2020

Leonard & Mary Brubacher

582 Lambert Road

Narvon, PA 17555

OWNER/APPLICANT

Reuben & Mabel Brubacher

592 Lambert Road

Narvon, PA 17555

RE: Subdivision/Lot Add On Plan CAERN #020104; 582 Lambert Road (# 050-65719-0-00000) & 592 Lambert Road (050-66834-0-00000 & 050-94390-0-00000)

SOIL TESTING REVIEW OPTIONS (On Lot Disposal System ("OLDS"))

Dear Owner/Applicant:

We have received a package for the above referenced plan and have completed our **technical review of the Sewage System requirements**. As some background, as part of the subdivision process, the Township SEO reviews the proposal and verifies that the Long Term Sewage Disposal needs are met for the properties involved. It is always our first recommendation that the applicant complete in-situ soil testing on the properties. This on site (in-situ) testing is a more effective means in finding a suitable replacement sewage area on the lot. Since it is more definitive, it also enables your surveyor to show this area on your plan and reserve (protect) it from development. The primary goal is to establish a more certain determination that the long sewage disposal needs of the subject property are met. There are some cases, where a review of the desktop information of a property may offer a general indication of future disposal systems on a particular property but with less certainty than the actual in-situ soil testing. In light of our review of your property we would offer you one of the following options to consider:

1. Complete the site (in-situ) soil testing now to ensure that suitable areas are available for your property for a replacement "OLDS". This would establish a specific location of your replacement system and protect that area from development so that this area is available if and when it is needed.
2. Accept the desktop study showing you a "general" indication of the viability of a future "OLDS" system and sign a release acknowledging the risk associated with not completing the soil testing at this time. Your file indicates the following general information that would give a general indication and viability of a future system and qualifies you to consider this option for your property:
 - a. The existing systems on Lot No. 1, 2 & 3; we have no records of when and/or what type of system was installed.
 - b. The soil mapping information shows that the Property that is

being removed from Lot # 2 (reducing the size of 5.3 acres to 1.8 acres) is an area that is considered "SEVERELY (HIGHLY) Limited for use as a sewage disposal system. Therefore, it appears there is no real significant impact in this lot area reduction.

- c. The other two (2) lots (#1 & #3) appear to have satisfactory soils (moderate limitations) and adequate property to install some type of replacement sewage system. Whereas Lot # 2 appears to be the most limiting of the three (3) properties due to its smaller size and limiting soils.

If you elect this option, a note/release will be provided on your plan acknowledging the risks associated with accepting the desktop study and findings for meeting your long term sewage disposal needs of the subject properties.

If you could contact us and let us know which option you have selected. Otherwise, if you have any questions at all on your options, please let us know.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Sewage Enforcement Officer



John K. Roche, P.E. & S.E.O.
President

cc: Caernarvon Township Board of Supervisors & FILE
Fry Surveying, Inc.

FRY SURVEYING, INC.
SURVEYORS & PLANNERS

June 18, 2020

Caernarvon Township Board of Supervisors
2147 Main Street
Narvon, PA 17555

Re: Leonard and Mary Brubacher
Reuben and Mabel Brubacher
CAERN #020104

Dear Board Members:

As agent for Leonard and Mary Brubacher and Reuben and Mabel Brubacher we grant Caernarvon Township a 90-day extension of time to consider the plans and extend the date for which action by the Board is required for the Lot Add On Plan for Leonard Brubacher. The additional time is needed to address review comments.

Please do not hesitate to contact me if you have any questions regarding this matter.

Thank you for your consideration in this matter.

Sincerely,
FRY SURVEYING, INC.


Roger A. Fry, PLS

Cc: Vision Engineering



155 E. Front Street (rear-carriage house)

Lititz, PA 17543 P (717) 625-1930 F (717) 625-1931 www.VisionEngineeringInc.net

June 16, 2020

Marlin & Esther Zimmerman

2053 Sandstone Lane

Narvon, PA 17555

OWNER/APPLICANT

Keith & Ronda Brubacher

539 Lambert Road

Narvon, PA 17555

RE: Subdivision/Lot Add On Plan CAERN #020105; 3053 Sandstone Lane (#050-85082-0-00000) & 539 Lambert Road (050-31022-0-00000)

Dear Owner/Applicant:

We have received a package for the above referenced plan and have completed our **technical review**. This information was reviewed in accordance with the current Caernarvon Township Subdivision & Land Development Ordinance (#2015 12 21) and we offer the following comments which should be addressed in some manner (compliance or waivers) as the Board further considers this plan:

Alternatively, the Caernarvon Township Board of Supervisors (BOS) at the recommendation of the Planning Commission may elect to use these comments or portions thereof as they determine appropriate as a basis in determining any conditional approvals of the plan that is under consideration at this time. As an update your plan will be reviewed at the upcoming Planning Commission Meeting (06/22/20) for further consideration. If you would prefer to address any of these comments prior to meeting with the Planning Commission, then please let us know in advance.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Engineer

A handwritten signature in black ink, appearing to read "John K. Roche", written over a horizontal line.

John K. Roche, P.E.

President

cc: Caernarvon Township Board of Supervisors
Hershey Surveying, ATTN Ron Hershey
LCPC ATTN: Laura H. Proctor LCPC File#: 75 - 438 - 6

GENERAL & HOUSEKEEPING COMMENTS (no action needed):

This plan submission is a Lot Add On Plan involving the addition of some land from an adjoining lot to the existing above referenced property. This addition of land is to address existing encroachments.

1. This review process will include the following general schedule:
 - a. Date Received (04/08/20); **90-Day Start 04/27/20.**
 - b. Action required by the **Board of Supervisors by 07/26/20** (90-day review).
2. The planning commission will review this plan along with any other review comments (LCPC, Township Zoning Officer, and Township Engineer). When they are satisfied they will forward their recommendations to the Board of Supervisors for Board consideration and subsequent **final action** (as **early as 6/01/20 no later than 7/06/20**).
3. We understand that the plan was submitted to the Lancaster County Planning Commission. (**COMMENTS ISSUED 6/09/20**).

ZONING ORDINANCE:

1. According to the Caernarvon Township Zoning Map, the two (2) subject properties lie within the **OS/C (Open Space Conservation)** zoning district.
2. The Caernarvon Township Zoning Officer has issued a review letter for this plan's conformity with the Zoning Ordinance requirements (**dated 5/1/20**).

SUBDIVISION/LAND DEVELOPMENT ORDINANCE. This plan was reviewed as a "Lot Add On Plan" according to the requirements of Sections 4.5 & 5.4 of the CTSALDO and other applicable referenced sections accordingly. Therefore, this plan is being reviewed as a **FINAL PLAN**.

1. §4.5.2 Plan Criteria. Plans **shall only be permitted** when all of the following criteria are satisfied.
 - a. A. The resultant Lots meet all requirements of the applicable zoning district. (**TO BE VERIFIED BY ZONING OFFICER**).
 - b. B. The resultant Lots shall retain adequate access to accommodate potential development in accordance with the current zoning district regulations. **The plan shows an existing deficient right of way (no street frontage for Zimmerman lot and no turn around area). This is an existing condition created when these lots were created (prior to Ordinance). The Township should discuss the requirement to provide adequate right of way and/or improvements to address the existing deficiency for access, safety and maintenance activities with the filing of this plan. There are quite a few Ordinance requirements that are listed below related to this particular item. Discussion should include any historical or otherwise reasons this exists along with whether this is acceptable to continue at this time. This is a PRIVATE STREET (not publicly maintained).**

- c. F. The resultant Lots meet all previously approved sewage module requirements, including where applicable, minimum lot size. **(REFER TO SEPARATE SEWAGE REVIEW and either provide "In-Situ" Soil Testing or otherwise an indemnification note on the plan).**
2. §4.5.4 Submission. D. Written Review from the Municipal Zoning Officer. A written review from the Municipal Zoning Officer shall accompany the Plan application. **(COPY SENT)**.
3. §5.4.3.C. Additional Information to be added to the plans as required:
 - a. 4. Identification of any Modifications granted by the Governing Body, if applicable.
 - b. 5. The location of sight triangle Easements and safe stopping distance at all Street and Driveway intersections in accordance with the latest edition of the Pennsylvania Department of Transportation Design Manual.
4. §8.2.3.I.5. Sight distance easements shall be provided to preserve and protect the required sight distance at Street intersections, Access Drives and Driveways, where the line of sight is outside the right-of-way and outside the clear sight triangle. **(Verify sight lines & easements needed)**.
5. **§8.2.A.** Each Street shall be designed to meet the design requirements by use of Appendix G and Appendix H. **(Cartway width, right of way & others Sandstone Lane and RIGHT OF WAY WIDTH for Lambert Road)**.
6. **§8.2.5.B.** The governing body may require the Applicant to provide access for future development to adjoining property in the path of development through the remainder of a property. Notes on the plans do indicate future improvements to Sandstone Lane but are non-descript and have no timeline.
7. **§8.2.5.C.** The governing body may require a provision for access to existing nonconforming Lots which have no Frontage on a public or Private Street. **Planning Commission should discuss the existing/proposed road and access points and lack of a cul-de-sac.**
8. **§8.2.5.E.** All Lots shall front on a public or a private Right-of-Way.
9. **§8.2.5.G.** Emergency Access may be proposed when streets or access drives cannot provide the multiple access points required in Section 8.2.9.D.
10. **§8.2.6.A.** Where appropriate in Rural Centers, Right-of-Ways shall be reserved for Future Access Strip usage in conjunction with the zoning classification of adjacent Tracts to allow for future development.
11. **§8.2.6.B.** Wherever there exists a Right-of-Way reserved for Future Access Strip usage to the boundary of a Tract being developed, the proposed Street

must be extended over the Right-of-Way.

12. **§8.2.9.F.** Cul-de-sacs shall have a circular, "T" shaped or "hammerhead" shaped turnarounds. Turnarounds shall be constructed completely within the Right-of-Way.
13. **§8.2.9.H.** Permanent Cul-de-sacs shall meet with the appropriate minimum design dimensions.
14. **§8.4.1. B.** All Lots must front on a public or Private Street.
15. **§8.6.2.** (A Waiver is Requested) New Monuments. Three Monuments shall be spaced around the proposed project with precise bearings and distances labeled which reference those Monuments to known property corners. **(WAIVER TO BE CONSIDERED)**. In the past the Boards have favorably considered these requests in Agricultural areas. Board should discuss accordingly as this is NOT an agricultural area.
 - a. A. Two such Monuments shall be consecutive corners along Street rights-of-way and the third may be placed either on the boundary or internal to the Site.
 - b. B. Longitude and latitude coordinates of the Monuments shall be shown on the recorded plan.
 - c. D. A computer readable point file including property lines, corners, rights-of-way, and Easements for the Site shall be submitted to the Municipality prior to plan recordation.

FINAL PLAN COMPLIANCE ITEMS (AFTER PLAN APPROVALS):

1. **§4.5.9. Plan Certification.** After the Plan has been approved by the Governing Body and the required changes, if any, are made, the Applicant shall prepare two (2) record copies and two (2) paper copies of the approved version of the Plan. One (1) paper copy of the Plan shall be kept in the Governing Body's files and one (1) paper copy of the Plan shall be kept in the Lancaster County Planning Commission's files. Both record copies of the Plan shall be certified in accordance with the provisions of Section 4.5.12.
2. **§4.5.12 Recordation of Plan and Deed.**
 - a. A. Recording of the Plan. Upon approval and certification of a Plan, the Applicant **shall record the Plan in the office of the Lancaster County Recorder of Deeds**. No Plan may be recorded unless it bears the signature of an authorized representative of the municipality denoting approval of the Plan by the Governing Body and the signature of two individuals authorized to sign for the Lancaster County Planning Commission per Section 513 of the Act 247, as amended. In the event that the Plan requires the installation of Subdivision/Land Development improvements, then the Final Plan

shall not be released for recording until the Applicant has complied with an improvements construction guarantee requirements of Section 6.3 hereof.

- b. **B. Deeds.** A copy of the Deeds to be recorded for the Subject Tract or receiving and conveying Tracts **shall be submitted prior to recording of the Plan.** Recordation of such Plan does not serve to join the receiving Tract with the acreage to be conveyed. To reflect the descriptions as provided on the recorded Plan, **Deeds must be recorded for the receiving and conveying Tracts.**
3. **§6.3 Improvement Construction Guarantee.** This plan does not appear to require any improvements to be constructed. As a result, this may not be required (pending final plans).

END OF REVIEW COMMENTS



155 E. Front Street (rear-carriage house)

Lititz, PA 17543 P (717) 625-1930 F (717) 625-1931 www.VisionEngineeringInc.net

June 12, 2020

Marlin & Esther Zimmerman

2053 Sandstone Lane

Narvon, PA 17555

OWNER/APPLICANT

Keith & Ronda Brubacher

539 Lambert Road

Narvon, PA 17555

RE: Subdivision/Lot Add On Plan CAERN #020105; 3053 Sandstone Lane (#050-85082-0-00000) & 539 Lambert Road (050-31022-0-00000)
SOIL TESTING REVIEW OPTIONS (On Lot Disposal System ("OLDS"))

Dear Owner/Applicant:

We have received a package for the above referenced plan and have completed our **technical review of the Sewage System requirements**. As some background, as part of the subdivision process, the Township SEO reviews the proposal and verifies that the Long Term Sewage Disposal needs are met for the properties involved. It is always our first recommendation that the applicant complete in-situ soil testing on the properties. This on site (in-situ) testing is a more effective means in finding a suitable replacement sewage area on the lot. Since it is more definitive, it also enables your surveyor to show this area on your plan and reserve (protect) it from development. The primary goal is to establish a more certain determination that the long sewage disposal needs of the subject property are met. There are some cases, where a review of the desktop information of a property may offer a general indication of future disposal systems on a particular property but with less certainty than the actual in-situ soil testing. In light of our review of your property we would offer you one of the following options to consider:

1. Complete the site (in-situ) soil testing now to ensure that suitable areas are available for your property for a replacement "OLDS". This would establish a specific location of your replacement system and protect that area from development so that this area is available if and when it is needed.
2. Accept the desktop study showing you a "general" indication of the viability of a future "OLDS" system and sign a release acknowledging the risk associated with not completing the soil testing at this time. Your file indicates the following general information that would give a general indication and viability of a future system and qualifies you to consider this option for your property:
 - a. The existing system (2053 Sandstone Lane) was installed as a "conventional" in-ground system (July, 2004).

- b. The existing system (539 Lambert Road) we have no records of the existing system.
- c. Surprisingly (and in conflict with the current permit information) the soil mapping information shows a "general" indication of potentially "Unsuitable" soils for a sand mound bed or trench system (both Moderate and Severe limitations due to steep slopes and seasonal high water table).
- d. Both lots are relatively large in size for a single family dwelling and are being increased in size with this proposal. Although, additional property is no guarantee in itself for a replacement on lot disposal system, the larger lot areas do provide more options to consider as appropriate.

If you elect this option, a note/release will be provided on your plan acknowledging the risks associated with accepting the desktop study and findings for meeting your long term sewage disposal needs of the subject properties.

If you could contact us and let us know which option you have selected. Otherwise, if you have any questions at all on your options, please let us know.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Sewage Enforcement Officer



John K. Roche, P.E. & S.E.O.
President

cc: Caernarvon Township Board of Supervisors & FILE
Hershey Surveying, Inc.

CAERNARVON TOWNSHIP

2139 Main Street
Narvon, PA 17555

QUESTIONS? Call Sue
(717) 625-1930

June 17, 2020

VIA Email to: Duncan Masemore: Duncan.masemore3@verizonwireless.com

RE: Verizon 610 Edwards Road SW Plan #015106, Caernarvon Township
FEE RECONCILIATION TO DATE

Dear Mr. Masemore,

As an update and reconciliation of this projects fees paid and incurred to date we are providing the current reconciliation of the account balance as follows:

<u>FEES PD & DESCRIPTION</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
<u>2019 & LATER CHARGES ONLY:</u>			
Inv. # VE0194314 (2/19)	\$ 400.00		-\$ 6,402.50
Inv. # VE0194340 (3/19)	\$ 240.00		-\$ 6,642.50
Check #38605 (4/19)		\$ 6,642.50	\$ 0.00
Inv. # VE0194370 (4/19)	\$ 75.00		-\$ 75.00
Inv. # VE0194400 (5/19)	\$ 165.00		-\$ 240.00
Inv. # VE0194445 (7/19)	\$ 660.00		-\$ 900.00
Inv. # VE0194471 (8/19)	\$ 165.00		-\$ 1,065.00
Inv. # VE0194496 (9/19)	\$ 495.00		-\$ 1,560.00
Inv. # VE0194516 (10/19)	\$ 725.00		-\$ 2,285.00
Inv. # VE0194540 (11/19)	\$ 110.00		-\$ 2,395.00
Inv. # VE0204585 (1/20)	\$ 825.00		-\$ 3,220.00
Inv. # VE0204605 (2/20)	\$ 165.00		-\$ 3,385.00
Inv. # VE0204630 (3/20)	\$ 88.75		-\$ 3,473.75
Inv. # VE0204680 (5/20)	\$ 110.00		-\$ 3,583.75

ACCOUNT PAYMENT (PROFESSIONAL FEES) DUE OF \$ 3,583.75

The fees listed above and attached (invoice copies) are associated with your project and have been OVER due and payable to Caernarvon Township for some time. Please advise as to the status immediately and then Please forward payment to Caernarvon Township at the above address for further processing. If you have any questions at all please let us know.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Engineer



Sue Monroe

Administrative Assistant

Enclosures (invoices listed above)

cc: Caernarvon Township/FILE

CAERNARVON TOWNSHIP

2139 Main Street
Narvon, PA 17555

QUESTIONS? Call Sue
(717) 625-1930

June 17, 2020

APPLICANT/OWNER

Mervin & Ada King
5 Locust Grove Drive
Narvon, PA 17555

RE: Subdivision/Land Development Plan CAERN-016110
Division Highway/SR 0322 (Ivan S. Smucker), Caernarvon Township
FEE RECONCILIATION TO DATE

Dear Applicant:

As an update and reconciliation of this projects fees paid (professional) and incurred to date we are providing the current reconciliation of your account balance. The costs incurred to date have reflected processing and review costs associated with your Plan through the May Billing cycle (5/23/20) as follows:

<u>FEES PD & DESCRIPTION</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
ABOVE INVOICES REMOVED SHOWING ONLY MORE CURRENT CHARGES			
Inv. # VE0173737 (11/17)	\$ 350.00		(\$ 2,738.75)
Inv. # VE0183931 (3/18)	\$ 472.50		(\$ 3,211.25)
Check #716 (4/18)		\$ 2,738.75	(\$ 472.50)
Inv. # VE0184150 (9/18)	\$ 190.00		(\$ 662.50)
Inv. # VE0184251 (12/18)	\$ 736.25		(\$ 1,398.75)
Inv. # VE0194401 (5/19)	\$ 80.00		(\$ 1,478.75)
Check #271 (1/20)		\$ 1,478.75	\$ 0.00
Inv. # VE0204606 (2/20)	\$ 110.00		(\$ 110.00)
Check #1060 (5/20)		\$ 110.00	\$ 0.00

The fees and payments listed above should reflect your account balance at this time. Thank you for your recent payment (reflected above). If you have any questions at all please let us know.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Engineer



Sue Monroe

Administrative Assistant

cc: Caernarvon Township & File
Enclosures (invoices listed above)

CAERNARVON TOWNSHIP

2139 Main Street
Narvon, PA 17555

QUESTIONS? Call Sue
(717) 625-1930

June 17, 2020

APPLICANT Paramount Realty Services, Inc.

1195 Route 70

Lakewood, NJ 08701

ATTN: Joseph Mizrahi

RE: Wawa Convenience Store w/Gas CAERN-018103 Land Development/SW
Main St (SR 0023)/Twin County Rd (SR 0010) Caernarvon Township
FEE RECONCILIATION TO DATE

Dear Applicant:

As an update and reconciliation of this projects fees paid and incurred to date we are providing the current reconciliation of the account balance as follows:

<u>ESCROW FEES (7/2019-2020 ONLY) DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
INV. #VE0194447 (7/19)	\$ 660.00	\$ 5,220.00
INV. #VE0194473 (8/19)	\$ 4,510.00	\$ 710.00
INV. #VE0194499 (9/19)	\$ 4,250.00	\$ 3,540.00
INV. #VE0194518 (10/19)	\$ 1,210.00	\$ 4,750.00
Check #2302 (12/19)	\$ 14,240.00	\$ 9,490.00
INV. #VE0194541 (11/19)	\$ 650.00	\$ 8,840.00
INV. #VE0194565 (12/19)	\$ 165.00	\$ 8,675.00
INV. #VE0204586 (1/20)	\$ 660.00	\$ 8,015.00
INV. #VE0204607 (2/20)	\$ 817.50	\$ 7,197.50
INV. #VE0204631 (3/20)	\$ 647.50	\$ 6,550.00
INV. #VE0204660 (4/20)	\$ 4,525.00	\$ 2,025.00
INV. #VE0204681 (5/20)	\$ 2,677.50	\$ 652.50

ACCOUNT PAYMENT (PROFESSIONAL FEES) DUE OF \$ 5,428.50

The fees and payments listed above should reflect your account balance at this time. Restoring the escrow amount to initial levels are not necessary, so instead, the amount requested should cover a few months of average costs which should keep the balance in the black. Please forward any payments to Caernarvon Township at the above address for further processing. If you have any questions at all please let us know.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Engineer

Sue Monroe

Sue Monroe

Administrative Assistant

Enclosure (Invoices listed above)

cc: Caernarvon Twp. Board of Supervisors/File

CAERNARVON TOWNSHIP

2139 Main Street
Narvon, PA 17555

QUESTIONS? Call Sue
(717) 625-1930

June 17, 2020

OWNER/APPLICANT

Benuel M. & Lavina S. Smucker
2049 Turkey Hill Road
Narvon, PA 17555

CONSULTANT

Hershey Surveying, Inc.
325 Broad Street
East Earl, PA 17519

RE: Subdivision/Lot Add-On Plan CAERN-019108
456 Lambert Road & 2049 Turkey Hill Rd Caernarvon Township
FEE RECONCILIATION TO DATE

Dear Applicant/Agent:

As an update and reconciliation of this projects fees paid (professional) and incurred to date we are providing the current reconciliation of your account balance. The costs incurred to date have reflected processing and review costs associated with your plan through the May Billing cycle (5/23/20) as follows:

<u>APPLICATION/ADMIN/SW FEES</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
Admin Fee Check #5641 (Hershey Surveying)		\$ 775.00	\$ 775.00
Admin Fee Applied	\$ 25.00		\$ 750.00
Application Fee Applied	\$ 250.00		\$ 500.00
ESCROW FUND ESTABLISHED	\$ 500.00		\$ 0.00
ESCROW FUND:			
Escrow FUND ESTABLISHED ABOVE		\$ 500.00	\$ 500.00
Inv. #VE0204609 (2/20)	\$ 220.00		\$ 280.00
Check #3550 (3/20)		\$ 220.00	\$ 500.00
Inv. #VE0204661 (4/20)	\$ 220.00		\$ 280.00
Inv. #VE0204682 (5/20)	\$ 220.00		\$ 60.00

NO FEES ARE DUE AT THIS TIME

As an update, since your plan has been completed and closed out, we are sending a copy of this account balance and invoices to Caernarvon Township for FINAL reconciliation. Subsequently, you may be receiving a refund of any remaining funds in your balance accordingly. If you have any questions at all please let us know.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Engineer

Sue Monroe

Sue Monroe

Administrative Assistant

cc: Caernarvon Township Board of Supervisors/File

CAERNARVON TOWNSHIP

2139 Main Street
Narvon, PA 17555

QUESTIONS? Call Sue
(717) 625-1930

June 17, 2020

OWNER/APPLICANT

Martha & Leroy Zook

1910 Shady Lane
Narvon, PA 17555

CONSULTANT

Hershey Surveying, Inc.

325 Broad Street
East Earl, PA 17519

RE: Subdivision/Lot Add-On Plan CAERN-020102-1910 Shady Lane & 6742
Division Highway, Caernarvon Township
FEE RECONCILIATION TO DATE

Dear Applicant/Agent:

As an update and reconciliation of this projects fees paid (professional) and incurred to date we are providing the current reconciliation of your account balance. The costs incurred to date have reflected processing and review costs associated with your plan through the May Billing cycle (5/23/20) as follows:

<u>APPLICATION/ADMIN/SW FEES</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
Admin Fee Check #5749 (Hershey Surveying)		\$ 775.00	\$ 775.00
Admin Fee Applied	\$ 25.00		\$ 750.00
Application Fee Applied	\$ 250.00		\$ 500.00
ESCROW FUND ESTABLISHED	\$ 500.00		\$ 0.00
<u>ESCROW FUND:</u>			
Escrow FUND ESTABLISHED ABOVE		\$ 500.00	\$ 500.00
Inv. #VE0204683 (5/20)	\$ 110.00		\$ 390.00

NO FEES are due and payable to Caernarvon Twp at this time. The current escrow account balance appears to be adequate at this time. If you have any questions at all please let us know.

Respectfully,

Vision Engineering, Inc.

Caernarvon Township Engineer

Sue Monroe

Sue Monroe

Administrative Assistant

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