



West Chester Office
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ENGINEER'S REPORT – August 2020

To: Kristen Denne, Township Manager, Caln Township
From: Bryan D. Kulakowsky, PE – ARRO Consulting
Date: September 14, 2020

SKETCH PLANS

15 Fox Ave.

- Received on November 21, 2018 - Caln Township Subdivision and Land Development Submission document, CD, Subdivision/Land Development Plan Application, Letter of Transmittal from JMR Engineering, 3x Sketch Plan.
- Under review and discussion at December Planning Commission Meeting.
- ARRO - Sketch Plan Review - Resubmission Required – December 12, 2018.
- Received on January 8, 2019 - Letter of Transmittal from JMR Engineering, Letter of Transmittal from Caln Township, 2x Sketch Plan.
- Email with revised sketch plan sent to Planning Commission Secretary and Director of Building & Life Safety for Planning Commission Discussion and Review – January 17, 2019.
- Received on March 19, 2020 – ZHB Exhibit Plan and Sketch Plan, JMR Engineering Transmittal, x3 ZHB Exhibit Plan, SALDO Sketch Plan Application.
- Received on March 23, 2020 - Zoning variance letter from Unruh Turner, Letter to Parties with Signed Decision Order for CJD Group LLC 9.6.19, Cover letter from GKH.
- ARRO - Sketch Plan Review – April 14, 2020.
- Discussed at June 16, 2020 Planning Commission Meeting

3205 Lincoln Highway Sketch Plan

- Received on December 31, 2019 - USB drive (existing aerial exhibit, rendering exhibit, and zoning plan), zoning review request from Riley Riper & Colagreco, permit invoice from township.
- ARRO - Sketch plan review – February 5, 2020.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

301 Bondsville Road

- Received on October 17, 2018 - 2x Transmittal from Della Penna Engineering, 1 transmittal, 6x Preliminary/Final Subdivision Plan, 2x Post-Construction SWM Report.
- Review of resubmission by ARRO to be completed for November Planning Commission meeting.
- ARRO - Preliminary Final Subdivision Application Review - Resubmission Required letter – November 16, 2018.
- Received recommendation of Conditional Approval from Planning Commission at the November 27, 2018 meeting.
- Received Conditional Approval from Board of Commissioners at their December 27, 2018 meeting.
- Received on February 25, 2019 - Sewage facilities planning exemption review.
- Received on March 7, 2019 - NPDES Renewal.
- Received on August 26, 2019 - Preliminary/Final Subdivision Record Plan.
- Received on November 19, 2019 – Site Escrow.
- ARRO - Improvements Cost Estimate Review - Resubmission Required – January 27, 2020.
- Received February 28, 2020 - Construction costs.
- Received on March 3, 2020 - Sanitary sewer escrow setup from Gilmore.
- ARRO - Improvements Cost Estimate Review – March 13, 2020.
- Received on August 20, 2020 - Highway Occupancy Permit Approval, PennDOT EPS, Easement and Driveway Maintenance Agreement; DEP Determination letter, Ippolito cover letter.

425 Bondsville Road Apartments LD 2013

- Applicant received Conditional Preliminary Land Development Approval from Board on September 14, 2017.
- Final Land Development Application received January 26, 2018.
- Received on November 8, 2018 – Final Subdivision and LD Plan, Review Response Letter from Commonwealth Engineers, Improvement Escrow, 2x Legal Descriptions & Closure Reports, Highway Occupancy Permit Supplemental Plans, EPS Review Letter Response from Commonwealth Engineers, Letter of Transmittal from Commonwealth Engineers.
- Received on February 7, 2019 - NPDES Approval and Final Plan Resolution Approval.
- Received on February 10, 2020 – Stormwater & Grading Permit Application for fill operations.
- Issued verbal comments to applicant's engineer on February 28, 2020.
- Received on March 3, 2020 - Fill Import and Grading Plan.
- Approve Fill Import and Grading Plan – June 10, 2020.

2351 Miller Ave.

- Minor Subdivision Application and Plan.

4060 Edges Mill Road

- ARRO - Extension Request - October 9, 2018.
- Received on October 18, 2018 - 8x sets of plans, 2x traffic study, 2x DL Howell Response letter, 2x Geotechnical Engineering Study, 2x SWM report, 2x Floodplain Analysis, 1 CD, 1 Caln Transmittal, 1 DL Howell Transmittal.
- ARRO - Extension Request - January 9, 2019.
- Received on May 2, 2019 - Approval letter from Buckley LLP.
- Received on May 6, 2019 - Easement descriptions, Exhibit A plans, revised overall easement drawing.

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- Received on October 1, 2019 - DL Howell letter of transmittal, Caln letter of transmittal, DL Howell response letter to Preliminary Plan Review, DL Howell response letter to Sanitary Sewer Plan Review, Planning exemption letter from Caln township, DEP determination letter, Post Construction Stormwater Report, Sewer easement plan, Drainage Area Plan, x4 Preliminary/Final Land Development Plan.
- Received on December 13, 2019 - Cost estimate and landscape estimate and NPDES permit.
- ARRO - Preliminary/Final Land Development – Conditions of Approval Review– January 27, 2020.

AGC Chemical Americas, Inc.

- Received on November 12, 2019 - Letter of transmittal from township, Act 247, Subdivision/LD Plan Application, x2 Stormwater management report and narrative, x2 land development plan, thumb drive.
- ARRO – Subdivision and Land Development Application Review - December 12, 2019.
- Received on February 28, 2020 - SWM Report, Pre-Developed Drainage Area plan, Carbonate Geology Report, Project receipt from PA Dept of Conservation and Natural Resources, Response letter from EB Walsh, Existing features plan.
- ARRO – Subdivision and Land Development Application Review – May 22, 2020.
- Received on July 15, 2020 - Response, revised plans, sewage planning exemption letter.
- Received on July 21, 2020 - Revised carbonate geology report.
- ARRO - Final Subdivision Land Development Review – August 13, 2020.
- Received on August 21, 2020 - Tech deficiency letter review 1.

Christian Faith Fellowship LD

- ARRO – Final Land Development Plan Review #1 – December 12, 2019.
- Received on May 14, 2019 – DL Howell Transmittal Letter; Caln Township SALDO Submissions Check List; Act 247 County Referral; SALDO Plan Application; 2x Trip Generation Estimate Letter from Caruolo Associates; 2x Application for Planning Modules DEP's Response Letter; 2x PCSM Report; 4x Preliminary/Final Land Development Plan.
- Received on May 15, 2019 - DEP Correspondence (electronic copy).
- Received on May 17, 2019 - From Ray via email - Final Review; Preliminary MOA; Motion of approval; Notice of Land Use Appeal; TWP'S Answer to notice of Land Use Appeal; Twp's Memorandum of Law; Opinion and Order of the Court; Zoning Decision and misc. Exhibits; Plans from BUCKLEY BRION McGUIRE & MORRIS LLP.
- Received on May 21, 2019 - Timeline via email.
- Received on May 23, 2019 - LD Plan set, SWM Report, 2005 Planning Module, Trip Report, letter of transmittal - township.
- Received on May 28, 2019 - Response to prelim Conditions letter from DL Howell.
- Received on June 5, 2019 - CCPC Review Letter - Preliminary/Final Land Development.
- Received on June 7, 2019 - Sanitary Sewer Plan Review from Gilmore & Associates.
- ARRO - Preliminary Final Land Development Plan Review - Resubmission Required letter – July 11, 2019.
- Received on October 8, 2019 - Letter of transmittal from DL Howell, CD w/plans, Caln Township Subdivision and LD Submissions sheet, x2 Response letter from DL Howell regarding Final LD Plan review dated July 11, 2019, x2 Response letter from DL Howell regarding Final LD Plan review dated July 7, 2019, Sewage facilities application mailer exemption request from DL Howell, 11x17 Final Land Development Plans, x2 Stormwater Management Report, x4 Final Land development Plans (full size).

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- Received on October 30, 2019 - Sanitary sewer review #2 from Gilmore.
- Received on December 19, 2019 - Technical deficiency review letter from Chester county conservation district.
- Received on February 10, 2020 - Plan set, letter of transmittal, SWM report, response letter from DL Howell to ARRO, Eone design calculations, Gilmore response letter, water bills.
- Received on February, 12, 2020 - x5 Final LD plan, x2 Post Construction SWM, x2 DL Howell response letter to ARRO, x2 response letter from DL Howell to Gilmore & Associates, x2 E/one pump station design calculations, x2 two years of water usage date, letter of transmittal from DL Howell, letter of transmittal from Caln Township, CD.
- ARRO - Digital files for the Christian Fellowship Church Final Land Development submission – February 11, 2020.
- Received on February 19, 2020 - Sanitary Sewer Plan Review 3 from Gilmore.
- Received on February 24, 2020 - CFF Cost Estimate and Landscape Cost Estimate.

Dwell at Caln

- ARRO - Extension Request - December 12, 2018.
- Received on April 23, 2019 - Post Construction SWM Report Part 1 & 2, Pre-development drainage areas plan, Overall PRD, Erosion & Sediment Control Plan, SWM Review, Transmittal sheet, Application, Acceptance letter, Final Plan Third Review letter, Stackhouse Review letter, Sanitary Review #3 letter.
- Received on July 9, 2019 – Final review letter from Glackin Thomas Panzak.
- Received on July 11, 2019 - Invoice from GTP.
- ARRO - Review of final PRD Plan - Resubmission Required – July 11, 2019.
- Received on August 18, 2019 – FTA Review letter.
- Received on October 15, 2019 - Transmittal from Caln Township, CD, Letter of Transmittal from DL Howell, x2 response letter from DL Howell regarding Sanitary Review #4, x2 response letter from DL Howell regarding Review of Final PRD Plan, Final PRD Plan Application list of Waivers/Modification Granted, x2 Overall PRD Plan.
- Received on November 27, 2019 - Response letter from CVDA Landscape Architects.
- ARRO - Final PRD Plan review letter – November 15, 2019.
- Received on December 16, 2019 - List of Waivers Modifications.
- Received on February 5, 2020 - x8 plans, x3 SWM reports, x3 erosion control reports, x2 traffic study, x6 SFPM, x1 CCPC Act 247, CCCD Transmittal, CD with all submission docs.
- Received on February 5, 2020 - Plan set, landscape response letter, list of waivers modifications, response letter to ARRO from DL Howell, response letter to Gilmore from DL Howell, letter of transmittal from DL Howell.
- ARRO – Digital files for Final PRD Plans – February 5, 2020.
- Received on March 4, 2020 - Review letter from Glackin Thomas Panzak.
- Received on March 25, 2020 - Highway Occupancy Response letter.
- Received on April 6, 2020 - General Permit 5.
- Received on April 21, 2020 - Cost estimate off site, cost estimate site frontage, PennDOT EPS submission letter, blue lined signal response plans, HOP plan set, sign tab sheet, signal plan set.
- Received on April 23, 2020 - Decision and order from Kristin Camp.
- ARRO - Review of Final PRD Plan – April 14, 2020.
- ARRO – Review of Final PRD Plan – May 19, 2020.
- Received on July 8, 2020 - Al Federico final CU review.

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- Received on August 12, 2020 - Cover letter, the PAG02 permit, A-1 Visual Site Inspection Report, A-2 Visual Site Inspection Report. A-3 Co-Permittee Form Instruction, A-4 Co-Permittee Form, A-5 Notice of Termination Instructions, A-6 Notice of Termination, traffic signal easement agreement and grant of drainage easement.

Hills at Thorndale

- Received on November 8, 2018 – FTA Traffic Review 12/2/2015, FTA Traffic Review 6/16/2017, Sanitary Sewer Plan Review from Gilmore & Associates, Final Subdivision & LD Application-Resubmission Required Letter, Subdivision & LD General Code, Plan Requirements doc, Improvement Standards doc, Design Standards doc, Second Review letter from Caln Township, Final Subdivision Plan, Post Construction SWM Report part 1 & 2.
- ARRO - Extension Request - December 12, 2018.
- ARRO - Extension Request – March 21, 2019.
- Extension accepted by Board of Commissioners at their April 11, 2019 meeting. Project timeclock expires July 31, 2019.
- Received on July 1, 2019 – Letter of transmittal from Caln Township, Southdown Properties Review Extension, Letter of transmittal from DL Howell, Final Land Development Plan Review, x2 Cedarville Review Letter from DL Howell, Sanitary Sewer Plan Review letter from DL Howell, Flow tests from PA American Water, Legal descriptions, x4 Sets of Plans, CD.
- Received on July 19, 2019 – Closure reports for the following roads - Roussey Drive, Forsyth Road, G.L. Eggleston Blvd, Jacobs Road, Jane Moore Drive, McComsey Drive.
- Received on July 23, 2019 – Closure reports for road right of way.
- Received on August 20, 2019 – x4 Sanitary Sewer Plan Review.
- ARRO - Final Subdivision and Land Development Application Review - Resubmission Required letter – August 29, 2019.
- February 11, 2020 meeting with developer and Township Staff to discuss project.

The Villages at Hillview

- ARRO – Preliminary Land Development Plan Review Letter – December 14, 2018.
- CTMA (Gilmore & Associates) - Planning module capacity review – March 7, 2019.
- Received on June 11, 2019 - Resubmission Checklist, Plans, and supplemental documents.
- ARRO - DRAFT Preliminary Land Development review letter issued via email – July 28, 2019.
- Received on August 23, 2019 - Existing pipe data, Prelim/Final SD & LD Plans, SWM Full report, Existing Headlight View exhibit, on site stream drainage area exhibit, PennDOT plans ref plan 3, Response to ARRO, Response to Gilmore.
- Received on August 30, 2019 - Revised overall subdivision plan and waiver letter.
- ARRO - Preliminary Land Development Plan Review letter – September 11, 2019.
- Received on December 31, 2019 - Completeness notification letter, subdivision/LD plan application, permit invoice from township, x2 post construction SWM report, x2 erosion and sediment control plan, x2 pre developed drainage area plan, x5, letter of transmittal from Riley Riper, Act 247, Sanitary review plan from DL Howell, LD review from DL Howell, Traffic impact assessment, Moore Road Taper/Bay Length exhibit.
- Received on January 6, 2020 – Off-site Moore road gutter spread.
- Received on January 7, 2020 - Technical deficiency letter from CCCD.
- Received on January 13, 2020 - Plan review from Gilmore.
- Received on January 17, 2020 - Review letter from the Chester County Planning Commission.
- Received on February 5, 2020 - Sanitary sewer plan review from Gilmore & Associates.
- ARRO - Preliminary Land Development Plan Review – February 13, 2020.

- Received on April 1, 2020 - Final subdivision plans, supplemental SWM calcs, SWM full report Final, E&S Control report Final, response letter to ARRO from DL Howell, response letter to Gilmore from DL Howell, Approved water and sewer HOP Plan, HOP Plans - 2nd submission, PennDOT permit, review letter from Chester County Conservation, NPDES Approval from Chester County Conservation, Act 537 Approval from PA DEP, submission checklist.
- Received on April 17, 2020 - PennDOT local road condition statement, HOP Cycle 2 review letter, PennDOT markup HOP cycle 2.
- Received on April 24, 2020 - Plan review, revised ARV detail, KEGI review letter, Plans.
- Received on April 29, 2020 - Plan review from Gilmore, revised ARV detail, KEGI review letter, plan with KEGO comments.
- Received on July 10, 2020 - Gilmore Letter - sanitary sewer pump station review.
- Received on August 20, 2020 – Water main installation cost.
- ARRO - Construction Escrow Recommendation – August 25, 2020.
- Received on August 27, 2020 – Final SD & LD Plan.

STORMWATER AND GRADING PERMITS

30 N. Bailey Road

- Received on August 21, 2019 - Invoices from township - 19-00370 & I1900038, certificate of liability insurance, 8x11 plans, Impervious Coverage worksheet, stormwater & Grading permit application, x3 final construction plans.
- ARRO - Stormwater and Grading Review letter – September 5, 2019.
- Received on September 13, 2019 - Response letter from Pennoni, Revised final plans.
- ARRO - Stormwater and Grading Review approval letter – September 20, 2019.

111 Ayerwood Drive (Permit 20-00178-1)

- Stormwater & Grading Permit application.
- ARRO - Stormwater and Grading Permit Review letter – June 12, 2020
- ARRO – Stormwater and Grading Permit Review letter – June 23, 2020.
- Received on July 1, 2020 – Revised Plans.
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281 Norton Ave.

- Received on July 21, 2020 - SWM permit application and plans, SWM Report.

325 Rock Raymond Road – Permit 20-00099

- Received on March 19, 2020 - Stormwater and grading permit application, gas plans, gas line permit application, gas line #2 permit application, gas line - right of way permit application.
- Received on March 24, 2020 - Review letter from Chester County Conservation District.
- ARRO - Stormwater and Grading Permit review letter – April 8, 2020.
- Received on July 22, 2020 - CCCD adequacy & PADEP joint permit.
- Received on July 23, 2020 - Caln ZHB decision.
- Received on August 10, 2020 - Revised Erosion and Sediment Control Plan.
- Received on August 20, 2020 - From AECOM - x2 Erosion & Sediment Control Plan, x5 2020 Remediation Dig Project (hard copy).
- Received on August 25, 2020 - E&S Plans from Arcadis.
- ARRO - Storm Water Management Approval – August 31, 2020.

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350 Atkins Ave.

- Stormwater & Grading Permit application
- ARRO - Stormwater and Grading Permit review letter – May 14, 2020.
- Received on July 27, 2020 - Revised Plan & Report.

354 Barclay St.

- Stormwater & Grading Permit application and site photos.
- ARRO - Stormwater and Grading Permit Review letter – October 25, 2019.

951 N. Bailey Road (Permit 20-00181-01)

- Stormwater & Grading Permit Application.
- ARRO - Stormwater and Grading Permit Review letter – June 9, 2020.
- Received on July 13, 2020 - Response letter, revised SWM plans, telephone easement letter.
- Received on July 15, 2020 – SWM Report.
- Received on July 30, 2020 - Final SWM Plans (5 copies) and Report (2 copies).
- ARRO - Conditional Approval – August 3, 2020.

2025 Lincoln Hwy, Sudsy Sam's Carwash

- Received on April 30, 2020 - Stormwater/Grading Application, Stormwater/Grading Application #2, Plan Set, SWM Report Plans #2.
- ARRO - Stormwater and Grading Permit Review letter – June 5, 2020.
- ARRO - Stormwater and Grading Permit Second Review – August 3, 2020.
- Received on August 26, 2020 - From DL Howell - Full SWM Report. Response letter to township, Sheet set, letter of transmittal.
- Received on August 28, 2020 - Grading permit plan, SWM Report, Response letter.

4102 Edges Mill Rd.

- Received on August 5, 2020 - Grading permit application.

4575 West Lincoln Highway S&G

- Received on November 22, 2019 - CD, Stormwater & Grading Permit Application, Sanitary Connection Plan.
- ARRO - Stormwater and Grading Permit Review – January 13, 2020.

CONDITIONAL USE APPLICATIONS

Chester County Sports Arena

- Conditional Use Application – Received May 15, 2020
- Received on July 8, 2020 - Al Federico draft CU review.
- Received on July 13, 2020 - Al Federico final CU review.
- Received on July 21, 2020 - Al Federico draft LD review.
- Received on July 23, 2020 - Caln ZHB decision.
- ARRO - Land Development Review - August 13, 2020.
- Received on August 25, 2020 - Sewage facilities collection/conveyance review from Gilmore.

Downingtown Investors – Taco Bell

- Application to Amend Conditional Use Approval – Received June 25, 2020.
- Received on July 16, 2020 - TIS addendum.

The Willows at Valley Run (2131 Lincoln Hwy)

- Conditional Use Application – Received June 25, 2020
- Received on July 1, 2020 - Revised grading and utilities plan sheet.
- Received on July 2, 2020 - Meeting notes - CCCD & DLH.
- Received on July 8, 2020 - AI Federico draft CU review.
- Received on July 13, 2020 - AI Federico final CU review.
- ARRO – Conditional Use Application Review – August 12, 2020
- Project discussed by Planning Commission at their August 18, 2020 meeting. Recommendation made to Board of Commissioners.
- August 27, 2020 – Conditional Use Hearing before the Board of Commissioners. Hearing was continued until September 10, 2020.

ZONING APPLICATIONS:

4575 West Lincoln Highway

- Received on March 11, 2020 – Zoning hearing board application, copy of check to Caln Township, invoice from Caln Township, Sheriff Deed, Map, x3 Chesco map, Purchase agreement, Zoning Hearing Board Application - Special Exception from Louis Colagreco.
- Received on March 12, 2020 - Review 1 from Chester County Conservation District.
- ARRO - Special Exception Application review letter – April 14, 2020.

Wild Meadows (5030 Horseshoe Pike)

- Received on June 27, 2019 - Submission letter (timestamped), proposed amendment, sketch plan, TIA (final, Act 247).
- ARRO - Zoning Review Letter – August 15, 2019.
- ARRO - Proposed Zoning Ordinance Text Amendment Review letter – October 8, 2019.

Co-Z Rental Homes

- ARRO - Zoning Floodplain Regulation Review – March 10, 2020.
- ARRO - Floodplain Plan Review – April 22, 2020.
- ARRO – Floodplain Plan Review Approval Letter – May 22, 2020.

PROJECTS IN CONSTRUCTION

1 McDaid Way

- Pre-construction meeting held September 3, 2019.
- Field Change #1 Approval – May 26, 2020.

180 Gallagherville Road

- Received on May 10, 2019 - Zoning permit application, impervious coverage worksheet, x2 grading E&S SWM plan, x2 Stormwater Management Report.
- ARRO - Stormwater and Grading Review - Resubmission Required letter – June 14, 2019.
- Received on July 15, 2019 - Grading permit, SWM report, response to Township Engineer.
- Received on August 23, 2019 - Carbonate assessment report.
- ARRO - Stormwater and Grading Review - Resubmission Required letter – September 24, 2019.
- Received on October 8, 2019 - Response letter from DL Howell, x2 8x11 Grading/E&S/SWM Plan, SWM Report.
- Received on October 30, 2019 - SWM report and grading permit plans.

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- Received on November 8, 2019 - Letter of transmittal from DL Howell, x2 Stormwater management report, x5 Grading permit plan.
- ARRO - Stormwater and Grading Permit Approval – November 8, 2019.
- Pre-construction meeting held January 28, 2020.
- Received on February 25, 2020 - DiRocco Submittals.

3925 Hazelwood Avenue

- Project transitioned from CEDARVILLE to ARRO.
- Review of resubmission by ARRO to be completed for October Planning Commission meeting.
- Extension Request - October 9, 2018.
- Preliminary/Final Land Development Review letter dated October 12, 2018.
- Conditional Final Approval.
- Received on November 26, 2018 - 3x LD Plan, Post Construction SWM Narrative, CD, Caln Township SD and LD Submission document, Transmittal from Dan Meier, Site Engineering response to ARRO, Site Engineering response to Al Federico, Letter of Water Serviceability.
- ARRO - Estimate for Probable Cost Escrow – APPROVAL letter and the construction escrow – January 22, 2019.
- Received on February 14, 2019 - Letter of Credit Reduction request #1.
- Received on February 15, 2019 - LD Sheets Record Plan, Closure Report. Storm Easement Closure, Storm Easement Description, Centerline to new ROW area description, Closure report, New lot area description, C.C. Conservation District review letter.
- Received on February 27, 2019 - Review letter from C.C. Conservation District.
- ARRO – Conditions of Approval Letter – March 14, 2019.
- Pre-construction meeting – April 24, 2019.
- Received on June 10, 2019 - Escrow Release Request #1.
- ARRO - Escrow Release No. 1 – January 27, 2020.

CCIU Horticulture Building

- Received on March 18, 2019 - Caln Township application, PC application, preliminary final application, building plan set, letter of transmittal, soil test investigation, worksheet 4.
- ARRO - Preliminary/Final Land Development Application Review – Resubmission Required – April 9, 2019.
- Received on March 21, 2019 - Motion of the board Caln Greenhouse Letter (electronic copy)
- Received on March 24, 2019 - CD, letter of transmittal from Cal Township, letter of transmittal from T and M, x2 DBA review letter, x2 T and M response letter, x4 Preliminary Final Land development plan.
- Received on June 7, 2019 - Sanitary Sewer Plan Review from Gilmore & Associates, Sanitary Sewer escrow from Gilmore & Associates.
- Received on June 17, 2019 - Land Development Agreement, Stormwater BMP Agreement, Financial Security Agreement.
- Received on June 28, 2019 - x3 Land Development Plan, TM Letter of transmittal, Caln letter of transmittal, x2 escrow estimate, x2 Worksheet 4: Change in runoff volume, x2 DEP letter to Buchvalt, x2 Sanitary Sewer Plan review, 2 response, x2 letter of water serviceability, x2 Land development application review response letter from T&M.
- ARRO - Preliminary/Final Land Development Application Review - Resubmission Required letter – June 14, 2019.

CTMA Municipal Drive Pump Station

- Received on May 9, 2019 - Permit approval, CTMA Drive pump Station LD waiver, waiver request, letter of transmittal from Gilmore, opinion of the zoning hearing board, Municipal Drive pump station & force main single line diagram, addendum 1, Plan set.
- Received on May 14, 2019 - From Lamb McErlane - CT Waiver of Land Development (electronic copy).
- Received on May 15, 2019 - Caln Municipal Drive Pump Station PDF Plan Set; NPDS Stormwater Permit (electronic copy).
- Received on May 20, 2019 – Pump Station & Force Main Plans, Response letter from Caln to Vincent M. Pompo, letter to Ray Stackhouse from Lamb McErlane, Stormwater Management/Grading/Erosion/ Control Permit Application, Impervious Coverage Worksheet, Stormwater calculations, Addendum 1, CD, Single Line Diagram Plans, x3 Project manual.
- Received on June 28, 2019 - Main plan and letter of transmittal.
- ARRO – Approval letter for Stormwater Grading/Erosion Control Permit – June 13, 2019.
- Pre-construction meeting held July 19, 2019 for the pump station.

Downingtown Investors – Taco Bell

- Pre-construction meeting held June 1, 2020

National Tire & Battery (NTB) LD 2017

- Pre-construction meeting held July 24, 2018.
- Project under construction.
- ARRO coordinating with Developer and Township Staff for field change to stormwater management system.
- Received on October 24, 2018 - Letter from Wright Partners, CD, 2x Plan View, 2x GeoStorage Design Submittal, 2x GeoStorage Roof Deck Design, 2x GeoStorage Perimeter Wall Stability Analysis, 2x Bearing Seat Stability Analysis. Under Review.
- ARRO received - 2x letter from Terrence Sheridan dated Nov 9, 2018, 2x Basin design letter, 3x Plans - November 21, 2018.
- Field Change #1 for GeoStorage System – approval issued December 11, 2018.
- Field Change #2 for change to Geostorage bottom – approval issued December 19, 2018.
- Received on February 26, 2019 - Street Lights plan.
- ARRO - Escrow Release No.1 – February 28, 2019.
- ARRO - Escrow Release No. 2 – April 4, 2019.
- ARRO - Escrow Release letter and the Construction Escrow for Thorndale NTB – May 22, 2019.
- Received on November 19, 2019 – As-Built Plan.
- ARRO – As-Built Plan Review (Resubmission Required) - December 30, 2019.
- Received on July 31, 2020 - Gilmore Letter - as-built review.
- ARRO – Review email – August 5, 2020.

Woods at Rock Raymond

- Received on October 18, 2018 - Release Request #18 Letter from Woods at Rock Raymond Associates, Construction Costs Breakdown, Legal Description Sanitary Sewer Easement, Letter of Transmittal from Edward B. Walsh, Site Plan, As-Built Plan.
- ARRO received - Letter from Woods at Rock Raymond re: Release Request #17, Construction Cost Breakdown, Site Plan - November 8, 2018.
- ARRO Escrow Release #18 (APPROVAL) – November 14, 2018
- Received on July 11, 2019 – Letter of transmittal from Edward B. Walsh, x2 As-built plan, CD.
- ARRO - As-Built Review - Recommended for Acceptance letter – August 8, 2019.

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- Received on February 7, 2020 - Release request #19 from Woods at Rock Raymond Associates LLP.
- Received on March 27, 2020 - Monument certification, basin mode hydro plans, improvements inspection letter from CEG, final release request, hydrological study.
- ARRO - Final Improvements Inspection – April 27, 2020.
- Review comments for proposal to remove Bio-filtration Swale – June 29, 2020.
- ARRO - Bio-Swale Berm Modification Approval – August 6, 2020.

Wawa – Lincoln Highway (Bondsville Road)

- Received on January 10, 2019 – Bond Reduction request letter
- ARRO – Bond Reduction Request No. 1 – March 5, 2019.
- ARRO - Certificate of Completion and Authorization of Reduction and Release and Construction Release #1. – March 6, 2019.
- Received on July 31, 2019 - As-built survey and punch list letter.
- Received on July 12, 2019 – Full Plan set.
- Received on July 16, 2019 – Sanitary Sewer Review Final letter from Gilmore.
- ARRO - Preliminary Final LD Application - Recommended for Approval, Estimate for Probable Cost Escrow – Approval, and the Construction Escrow – July 19, 2019
- Pre-construction meeting held August 15, 2019.
- Received on September 20, 2019 - Letter of transmittal, Land development agreement, financial security agreement, Stormwater BMP agreement, Preliminary/final land development plan.
- ARRO – Review of As-Built Plan (Resubmission Required) – December 30, 2019
- Received on January 28, 2020 - As-Built Plan.

TOWNSHIP PROJECTS

Caln Township 2020 Road Program

- Bid package finalized and uploaded to PennBid.
- Bid live on PennBid – June 29, 2020.
- Bids due – July 21, 2020.
- Received on July 23, 2020 - Advanced Pavement original Bid Documents, GoreCon original Bid Documents.
- ARRO – Bid Award – August 3, 2020.
- 2020 Road Project awarded to Berg Construction.

Spackman Farm Large Barn Reroofing Project

- Draft Bid package prepared and shared with Commissioner Evans and Paul Stephen for review and comment.
- Bid documents uploaded and made live on PennBid bidding portal on August 24, 2020.
- Pre-bid meeting scheduled for September 1, 2020 at barn.
- Bid opening scheduled for September 10, 2020.