

West Chester Office 1450 East Boot Road Building 100, Suite 100-B West Chester, PA 19380 T 484-999-6150

ENGINEER'S REPORT – June 2020

To: Kristen Denne, Township Manager, Caln Township

From: Bryan D. Kulakowsky, PE – ARRO Consulting

Date: July 21, 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 with Planning Commission on June 16, 2020.

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, 2xPost-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.

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.

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.
- 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.

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).
- 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, E-One 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.

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.

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.

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.

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.

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.

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

Downingtown Investors - Taco Bell

Application to Amend Conditional Use Approval – Received June 25, 2020

The Willow at Valley Run

Conditional Use Application – Received June 25, 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.
- 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.

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.
- Received on February 7, 2020 Release request #19 from Woods at Rock Raymond Associates LLP.
- Received on March 27, 2020 Monument certification, basin mode hydraulic 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.

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.