



HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP MEETING AGENDA

April 13, 2022

7:30 PM

I. CALL TO ORDER

II. ROLL CALL

- COMMISSIONER PRESIDENT ZIPFEL
- COMMISSIONER VICE PRESIDENT RODGERS
- COMMISSIONER ANDRIS
- COMMISSIONER LEES
- COMMISSIONER ZIMMERMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. CITIZENS' COMMENTS – AGENDA ITEMS ONLY

Attention: Board of Commissioner Meetings are Video Recorded

*All comments made at the podium. Please state your name and address for the record.
Comments are guided by Resolution #10-10.*

VI. CONSENT ITEMS

Motion to Enter into the Record

A. Police Report – *March*

B. North Penn Water Authority Meeting Minutes – *February 22, 2022*

VII. COMMITTEE REPORTS

A. Planning and Zoning Committee – Vice President Rodgers

1. Land Development – Manheim Auto Auction – 3212 Bergey Road
Discussion
2. Cowpath/Orvilla – Finalize Project and Discuss Sale of Parcels

B. Public Works Committee – Commissioner Lees

C. Parks and Recreation Committee – Commissioner Zimmerman

D. Public Safety Committee –President Zipfel

E. Finance Committee – Commissioner Andris

VIII. TOWNSHIP STAFF REPORTS

A. Township Manager’s Report

1. Resignation Notice – Commence Search for Replacement

IX. SOLICITOR’S REPORT

X. CITIZENS’ COMMENTS

Attention: Board of Commissioner Meetings are Video Recorded
*All comments made at the podium. Please state your name and address for the record.
Comments are guided by Resolution #10-10.*

XI. ADJOURNMENT



Hatfield Township Police Activity Report

The timeframe for this report is 03/01/22 – 03/31/22

(2449) Incidents were handled by Officers

(183) Selective Enforcements were conducted

(8) Non -Traffic** arrests were made

(143) Traffic Citations were issued

(27) Parking Tickets were issued

(128) Traffic Courtesy/ Warnings Notices were issued

(1023) Night Eyes/ Business checks/Directed Patrols were conducted

(13) Criminal* Arrests were made

(0) DUI

(1) DUI's w/Accident

(11) Thefts were reported

*(13) Frauds were reported

Addendum:

***Criminal Arrests involved the following charges:** Aggravated Assault, DUI, Drug Possession, False Statement- Under Oath, Firearm Ownership -Providing False Info, Harassment, Receiving Stolen, Retail Theft, Simple Assault, Terroristic Threats, Theft By Unlawful Taking, Warrant Arrest.

**** Non-Criminal arrests were made for:** Alarm Control, Confinement Of Dogs, Public Drunkenness.

**NORTH PENN WATER AUTHORITY
MINUTES OF THE BOARD OF DIRECTORS MEETING
FEBRUARY 22, 2022**

William K. Dingman, Chair, called the meeting to order at 7:30 p.m. The following Board members were also in attendance at the meeting: Amy Cummings-Leight, Jeffrey H. Simcox, Kenneth V. Farrall, George E. Witmayer, Richard C. Mast, David W. Dedman, Robert J. Rodgers and Arthur C. Bustard. Also present were Anthony J. Bellitto, Jr., Executive Director, Daniel P. Pearce, Director of Information Technology, Daniel C. Preston, Director of Asset Management and Strategic Initiatives, Ami Tarburton, Director of Finance and Human Resources, Jonathan C. Hartzell, Director of Operations and Field Services and Paul G. Mullin, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, Solicitor.

The following items, by agenda number, were discussed:

1. **MINUTES** - Upon the motion of Mr. Farrall, seconded by Mr. Dedman, the Board unanimously approved the Minutes of the January 25, 2022, Board of Directors meeting as presented.
2. **BIDS:**
 - 2.1. Contract 792 – 2022 Main Improvement Project Group, various locations. Upon the motion of Mr. Farrall, seconded by Mr. Rodgers, the Board unanimously authorized the award and execution of an Agreement with Joao & Bradley, Inc. in the Bid Amount of \$2,964,984.50 and authorized Authority funds to complete the Project in the Total Amount of \$3,111,233.00.
3. **PUBLIC COMMENTS** - There were no members of the public in attendance at the meeting.
4. **FINANCIALS:**
 - 4.1. The **Statement of Income and Expense** for the period ending January 31, 2022, was highlighted by Ms. Tarburton and discussed. Ms. Tarburton noted that revenues were 8% of budget and operating expenses were 10% of budget. Debt Service Coverage is at 0.78, which is below the minimum of 1.10 required by the Trust Indenture. Total Debt Service Coverage is at 0.90. Ms. Tarburton noted that it is not uncommon for Debt Service Coverage to be low in January and that Coverage will increase in future months and will be in line with previous years. The **Capital Budget Report and Metered Sales Report** for the period ending January 31, 2022 were highlighted by Ms. Tarburton and discussed. Following discussion, upon the motion of Mr. Mast, seconded by Mr. Witmayer, the Board unanimously voted to accept the report and file it for audit.
 - 4.2. Check Registers for the period January 20, 2022 to February 15, 2022 were distributed and discussed. Upon the motion of Mr. Farrall, seconded by Mr. Dingman, the board unanimously ratified the payments listed, except that, in

accordance with the Public Official and Employee Ethics Act, Mr. Dingman announced his abstention from a payment to Gilmore and Associates, Inc. and his written memorandum regarding such abstention is attached hereto and made a part hereof as Exhibit "A".

5. **ENGINEERING AND OPERATIONS REPORT** - The Engineering and Operations Report for the month of January 2022 was presented, highlighted by Mr. Hartzell and Mr. Preston, and discussed.
6. **OPERATING STATISTICS** - The Operating Statistics Report for the month of January 2022 was presented, highlighted by Mr. Hartzell, and discussed.
7. **APR, HR, CUSTOMER SERVICE, METER, and IT DEPARTMENT REPORTS** - The APR and HR Reports for the month of January 2022 were presented, highlighted by Mr. Bellitto, and discussed.

The Customer Service and Meter Department Reports for the month of January 2022 were presented, highlighted by Mr. Hartzell, and discussed.

The IT Department Report for the month of January 2022 was presented, highlighted by Mr. Pearce, and discussed.

8. **FOREST PARK WATER** - Mr. Rodgers, Chair of the Forest Park Water Operating Committee, reported that the committee had not met. There is nothing further to report beyond that contained in the Board Packet. A question was asked by Mr. Dingman about the monthly power and cost table presented at the end of the report. Mr. Bellitto indicated that it was a monthly breakout of power usage and is for informational purposes only for end of year 2021.

9. **MAIN EXTENSIONS:**

- 9.1. Upon the motion of Mr. Simcox, seconded by Mr. Farrall, the Board unanimously authorized the execution of Resolutions No. 22-02-22A and -22B, for Deeds of Dedication and Cash Escrow Agreements for Andale Green, Phases 2 and 3, respectively.

10. **ITEMS FOR DISCUSSION:**

- 10.1. Policy on Credit Card Fees – Mr. Bellitto highlighted and reviewed a memo included with the Board Packet related to a survey that was conducted on Authority credit card policies across the State. The vast majority of Authorities pass the minimal convenience fees directly to the customer. The recommendation is to change our policy so that NPWA no longer absorbs the fees as we currently do. We will develop procedures to alert customers to this change. The entire process will take 2-3 months to implement once a policy is in place. The Board

concurring and directed staff to proceed with developing a policy for Board review and approval at a later date.

- 10.2 Water and Wastewater Internship Program – Mr. Bellitto highlighted and reviewed a memo included with the Board Packet related to our involvement in this program. The program, coordinated and managed by Montgomery Township Municipal Sewer Authority, will allow for the hiring of interested people over the age of 18 for a paid work assignment to explore various work experiences with eight water and wastewater Authorities in the area, spending 2-3 weeks at each location to expose them to career opportunities in the water and wastewater industry.

Upon the motion of Mr. Farrall, seconded by Ms. Cummings-Leight, the Board unanimously authorized the execution of the Intergovernmental Agreement for NPWA to participate in the Internship Program.

11. **COMMITTEE REPORTS:**

- 11.1. Engineering Committee - Mr. Farrall, Chair of the Engineering Committee, reported that the committee met this evening prior to the Board meeting at 6:00pm. The Committee reviewed and discussed the Annual Engineering and Operations update which summarizes and quantifies the various activities of the Water Quality, Operations and Engineering Departments. The Committee reviewed the West Rockhill Township Projects, including: the Transmission Main, tank siting issues and other system improvements in this area planned in the next 5 years. The Board also discussed the current status of the Worcester Tank Project. A retainer Engineering Services Agreement with Total Engineering, Inc., was highlighted by Mr. Preston, and discussed. This firm has provided AutoCAD training to our two new entry-level engineering employees, developed new CAD standards, and assisted with the Infrastructure Improvement Program by providing timely and value added engineering services. It is recommended that we formalize this relationship for 2022 with a letter agreement. Upon the motion of Mr. Farrall and seconded by Mr. Witmayer, the Board unanimously authorized the execution of an Agreement with Total Engineering, Inc. for a total not-to-exceed amount of \$100,000.
- 11.2. Executive Committee - Mr. Simcox, Chair of the Executive Committee, reported that the committee had not met.
- 11.3. Finance Committee – Mr. Bellitto, on behalf of Mrs. Haun, Chair of the Finance Committee, reported that the committee had not met but a meeting is planned for April 2022.

12. **CORRESPONDENCE** - Various items of correspondence and newspaper articles contained in the Authority meeting booklet were reviewed. Mr. Bellitto brought the board's attention to the article acknowledging the appointment of Ms. Cummings-Leight

and also articles related to the Towamencin Municipal Authority possible sale of their sewer system.

13. **COMING EVENTS:**

- 13.1 PMAA Board Member Training session is scheduled for Thursday, March 24, 2022 at Delta Hotel in Breinigsville, PA.
- 13.2 The Roadmasters meeting will be held on Thursday, April 7, 2022, at 11:00 a.m., at Henning's Market, 290 Main Street, Harleysville, Pennsylvania.
- 13.3 Public voting will take place at the North Penn Water Authority Operations Center on Primary Election Day, Tuesday, May 17, 2022 and General Election Day, Tuesday, November 8, 2022.
- 13.4 The Annual Municipal Banquet will be held on Thursday, May 26, 2022, at 6:30 p.m., at the Indian Valley Country Club, 650 Bergey Road, Franconia Township.
- 13.5 The Forest Park Operating Committee Meeting is scheduled for Tuesday, August 16, 2022 at North Penn Water Authority, 300 Forty Foot Road, Lansdale, Pennsylvania.
- 13.6 The NPWA/NWWA Joint Board will be held on Thursday, September 1, 2022 at North Penn Water Authority, 300 Forty Foot Road, Lansdale, Pennsylvania.
- 13.7 The PMAA 80th Annual Conference and Trade Show will be held from September 11-14, 2022, at the Erie Bayfront Convention Center, Erie, Pennsylvania.
- 13.8 The Forest Park Customer Appreciation Day Golf Outing date is scheduled for Monday, September 26, 2022 at The Bucks Club, York Road, Jamison, Pennsylvania.

14. **OLD BUSINESS**

There was no Old Business.

15. **NEW BUSINESS**

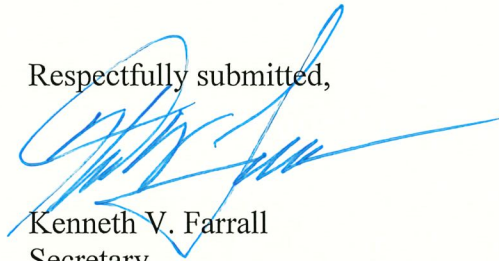
There was no New Business.

16. **EXECUTIVE SESSION** - The board recessed to Executive Session at 8:26 p.m. to discuss the acquisition of real estate and reconvened at 8:38 p.m.

Following reconvening, upon the motion of Mr. Mast, seconded by Mr. Farrall, the Board unanimously approved the amending of the agenda to state, Executive Session: motion to authorize condemnation proceedings on the Techni-Tool property for a tank site. Upon the motion of Mr. Bustard, seconded by Mr. Rodgers, the Board unanimously approved Resolution No. 22-02-22C authorizing condemnation of a part of the Techni-Tool property in Worcester Township.

There being no further business, upon the motion of Mr. Farrall, seconded by Mr. Dedman, the Board unanimously voted to adjourn at 8:39 p.m.

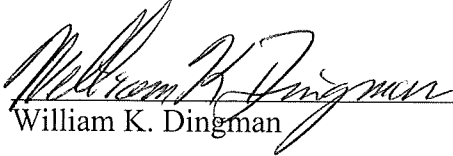
Respectfully submitted,



Kenneth V. Farrall
Secretary

Voting Conflict Memorandum

I, William K. Dingman, Chair of the North Penn Water Authority Board of Directors, abstained from a vote pertaining to the approval of the Check Register due to a payment to Gilmore & Associates, Inc. related to an existing Contract to provide engineering services for the 309 Connector Project. The situation constitutes a conflict of interest under Section 1102 of the Public Official and Employee Ethics Act (the "Act"), therefore I abstained from the vote.


William K. Dingman



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

March 10, 2022
Ref: # 3635

Hatfield Township
1950 School Road
Hatfield, PA 19440

Attention: Aaron J. Bibro, Township Manager

Reference: Manheim Auto Auction Expansion
3212 Bergey Road
Land Development
(Hatfield Township Project #P21-15)

Dear Mr. Bibro:

CKS Engineers, Inc. has completed our review of the above-referenced land development plan. The applicant proposes to construct a vehicle storage lot containing approximately 795 vehicles on compacted stone with associated landscaping and lighting in the LI-Light Industrial zoning district on portions of three parcels (Parcel No. 1: 35-00-00364-00-6 fronting on Bethlehem Pike (S.R. 4027), Parcel No. 2: 35-00-00367-00-3 fronting on Township Line Road and Parcel No. 3: 35-00-00310-00-6 fronting on Bergey Road), having a combined area of 50.887 gross acres (37.516 net). The project will be served by a single stormwater management facility. With the exception of an underground water storage tank to be connected to an existing well, there are no proposed water or sanitary services shown in the development area nor any new buildings. Access to the storage lot will be via a 20-foot-wide easement across parcel 35-00-00376-00-3, which fronts on Bethlehem Pike, through to Parcel No.3 and terminating at the southeasterly property line of Parcel No. 2.

The submission consists of a twenty-one (21) sheet set of plans titled "Preliminary/Final Land Development Plans for Manheim Auto Auction Expansion" dated November 12, 2021, last revised February 11, 2022, a Stormwater Management Report dated November 12, 2021, last revised February 11, 2022; and a Site Access Easement Exhibit dated October 29, 2021, with no revisions, all prepared by Kimley-Horn and Associates, Inc. Also included is a Geotechnical Evaluation report, dated January 18, 2022, with no revisions, prepared by Duffield Associates. We previously received a single sheet preliminary boundary and topographic survey, dated August 13, 2021, with no revisions, prepared by Valley Land Services, LLC.

We have reviewed the plans and documents for compliance with applicable Zoning, Subdivision and Land Development, and Stormwater Management Ordinance requirements, and have the following comments:

1. On September 30, 2021, the Zoning Hearing Board granted three variances relative to the subject project under docket number Z-21-18 as follows:

- a. From Section 282-145, to permit the applicant to utilize the property as a storage lot.
- b. From Section 282-151.D, to allow for the outdoor storage of vehicles to be located within the property's building setback
- c. From 282-150.B, to permit the storage of vehicles closer than ten feet to the property line.

Conditions of the approval were as follows, and are noted on the cover sheet of the plan set:

- i. That the development and use of the subject property shall be in substantial conformance with the testimony and exhibits presented on behalf of the applicant at the public hearing (the "hearing") on this matter, including (without limitation) the attached "plan".
 - ii. That the use of the subject property shall be limited to the storage of vehicles connected and related to the auction operations occurring on the adjacent parcel (the "Manheim parcel") as described and identified by the applicant at the hearing.
 - iii. That use of the subject property shall not be modified and/or expanded in any manner from and/or beyond the scope approved hereby.
 - iv. That the applicant shall obtain and record a perpetual easement, in form satisfactory to the township solicitor, permitting vehicular and pedestrian access across the Manheim parcel to and from the subject property and the Manheim parcel's frontage along Bethlehem Pike.
 - v. That there shall be no vehicular access point established and/or permitted at any point along the subject property's Bethlehem Pike, Bergey Road, and/or Township Line Road frontages.
 - vi. That the applicant shall proceed through and obtain land development approval from the township Board of Commissioners to permit the improvements depicted on the plan.
2. As a condition of the variances that were granted, the applicant will need to prepare an easement permitting vehicular and pedestrian access across the Manheim parcel (TPN 35-00-00376-00-3) satisfactory to the Township Solicitor. The submitted Site Access Easement Exhibit prepared by Kimley Horn, dated October 29, 2021, should be reviewed by the Township Solicitor.

We note that courses L5 through L7 appear to extend into the cartway of Bethlehem Pike; we do not believe the easement would need to extend beyond the legal right-of-way line. Once finalized, the metes and bounds of the proposed easement should be added to the Record Plan. (250-39.C.6)

3. The applicant has requested waivers from the following sections of the Hatfield Township Subdivision and Land Development and Stormwater Ordinances in a letter dated February 14, 2022. The waivers should also be noted on the Record Plan.:

- a. Section 250-9, requiring the submission of a separate preliminary plan conforming to the requirements of Section 250-67. The applicant seeks to have the submission reviewed as a combined preliminary / final plan. We take no exception to this request.
 - b. Section 250-10, requiring the submission of a separate final plan conforming to the requirements of Section 250-68. The applicant seeks to have the submission reviewed as a combined preliminary / final plan. We take no exception to this request.
 - c. Section 250-64.A.2.b requiring ten percent (10%) of the land in a nonresidential land development to be offered for dedication for park and recreation areas. The applicant proposes a fee-in-lieu to be discussed with the Board of Commissioners.
 - d. Section 242-18.B.8.s requiring a minimum top of basin berm width to be ten feet with a cutoff trench to be a minimum of eight feet wide. The applicant proposes an eight-foot top of berm width. Given the small size of the basin and height of the berm we take no exception to this request.
 - e. Section 242-19.A.4 requiring all grading activity to be a minimum of five feet from all property lines. The applicant is proposing grading within five feet of property lines and intends to obtain a temporary construction easement for areas illustrated on the plans. The easement documents should be provided to the Township for review by the Solicitor prior to recording. It is our understanding that the adjacent property owner has no object to the proposed grading.
 - f. Section 250-38.E, requiring any tree having a diameter eight inches or more which is to be removed as a result of development to be replaced in like kind with a tree having a diameter of 1-1/2 inches. Four hundred ninety-five (495) replacement trees are required; the plan and correspondence indicate 72 replacement trees. However, some of the 72 trees are also shown to be credited for basin perimeter plantings, which is not permitted. We take no exception to the waiver request; however, it must be revised relative to other adjustments and revisions as noted below.
4. As requested, a note (Note 13 on Sheet C-110) has been added to the plan regarding public access to the vehicle storage area. The note is acceptable as written; however, it should be on a plan that is to be recorded. We recommend that sheet C-110 be recorded as well as the other sheets as indicated on Sheet C-000, as there are a few notes on C-110 that also should be on a plan to be recorded.
 5. We have the following comments regarding the landscaping requirements. We defer to the Township Landscape Architect regarding spacing, species, etc. however there are some technical items that should be addressed:
 - a. The net land area calculation in the tabulation Sheet L-100 should be revised to indicate how the area 391,821 SF was determined. The square footage indicated is approximately 9 acres, however the full site area is in excess of 35 acres. The applicant's consultants should coordinate this total and interpretation with the Township staff.

- b. Similarly, the quantity of deciduous trees proposed/provided must be confirmed. The tabulation suggests that 100 are proposed but they do not appear to be shown on the plan. (250-38.C.2)
 - c. Basin perimeter planting quantities appear sufficient for flowering trees, evergreens and shrubs, but the 14 required perimeter shade trees cannot be counted as replacement shade trees required by section 250-38.E. (250-38.C.3)
 - d. We note that multiple evergreen trees at the southwest end of the vehicle storage lot are shown outside of the Limit of Disturbance. All plantings should occur within the Limit of Disturbance, or the boundary line must be adjusted to increase the disturbance area. The Montgomery County Conservation District also noted this concern in item 7.c of their January 3, 2022, letter of administrative incompleteness.
 - e. The landscaping plan must be signed and sealed by a registered Pennsylvania landscape architect. We note that the plan is signed and sealed by a professional engineer licensed in the Commonwealth of Pennsylvania but no waiver for this requirement was requested by the applicant. (250-67.E.7)
 - f. The proposed plantings/trees in the MRC basin do not appear to account for underdrain pipe network within the MRC basin. While planting within the basin is not explicitly prohibited, some trees are less than ten feet from perforated pipes. We recommend the tree locations be revised to ensure that they are not directly on top of the pipes, and a note stating the same be added to the landscaping plan. (250-38.J)
 - g. It appears that there are plantings proposed to count toward multiple requirements. This is not permitted. The plan should be revised to indicate the required number of plantings for the respective requirements and a list of the plantings proposed to meet those requirements. Should there be deficiencies due to lack of available area, etc., waiver(s) should be requested. The tabulation should ultimately indicate required, proposed and deficiencies. (250-38.C.4 and 250-38.K)
6. The plans have been revised to include additional information for the proposed site lighting. However, only color corrected types of illumination shall be used. Sheet L-200 should be revised to include a lighting standard detail as well as a detail for the proposed poles. The schedule must specify shielding/screening. We acknowledge that the plan contains a lighting schedule, however the respective fixture numbers/model names by themselves do not confirm the above requirements, i.e. color correction, shielding. We recommend that notes be added near the lighting schedule clearly stating the intentions, so that there will be no confusion when ordering, installing, and inspecting the respective fixtures. (282-151.G)
 7. The Township Traffic Engineer should confirm that no Traffic Impact Fee or Traffic Study will be required. We note that the February 2, 2022, McMahon Associates Inc. review requests traffic count information. The concerns as identified should be addressed prior to final approval. (250-87)
 8. We recommend the record plans be sent to the Township Solicitor for review of the signature certifications.

9. We have the following comments regarding stormwater management:
- a. The applicant proposes a Managed Release Concept Bio-Retention facility to address the increase in runoff. Volume control and water quality requirements are to be met with the MRC basin and amended soils.
 - b. The Volume Reduction Summary provided in Table 5-1 of the Stormwater Management Report is not consistent with values reported in the PADEP Worksheets in Appendix A. Compliance is achieved, but the information provided must be consistent.
 - c. The data tabulation for MRC Bioretention Basin Detail 1 on Sheet C-551 indicates an underdrain invert elevation of 386.75 and basin bottom elevation of 388.25. The section detail properly calls for two feet of soil media above the underdrain invert, but the noted elevations would result in 18 inches. This discrepancy should be resolved.
 - d. The "Inflow Area = 233,961 SF, 0.00% impervious in the "Summary for Pond Bio-1 on page 100 of the report should be clarified. As noted, it implies that the inflow watershed has no impervious surface. The report should confirm that the inflow hydrographs utilized the respective runoff coefficients and times of concentration as applicable.
 - e. The Stormwater Management Report Non-Structural BMP Credits worksheet found on page 9 indicates that 11 deciduous trees will be protected during construction. The plans must be consistent with the report, and the trees to be counted toward volume control credits must be clearly identified on all applicable plans as to be protected.
 - f. Detail 2 on Sheet C-551 lacks an invert and size of weir (columns D and E) for the proposed outlet structure. Per the stormwater report, the weir has two elevations; an elevation drawing depicting its shape and dimensions should be provided, in addition to a notation regarding the material of the weir. Additionally, Detail 1 for the MRC Bioretention Basin on the same sheet references an underdrain connection detail which could not be found. All orifices and connections to the outlet structure should be clearly noted and illustrated on Detail 2.
 - g. We have concerns regarding the ease of maintenance within the outlet control structure due to the spacing of the weir and ladder rungs. Reconfiguration should be considered to allow personnel entry.
 - h. Invert elevations in the Stormwater Management Report's pipe sizing calculations are inconsistent with the plans for nodes B1 through B4. Additionally, pipe sizing calculations were not supplied for nodes C3 through C0. Finally, the calculations should indicate the 38 x 24" pipe as such, rather than as a 30-inch pipe. (242-18.B(2))
 - i. The stormwater calculations use a 5-minute time of concentration for the predevelopment watershed condition per page 12 of the Stormwater Management Report. This value is not consistent with the more appropriate time of concentration of 18.3 minutes as indicated on page 20 of the report. We recommend the 18.3 minutes be utilized for the hydrograph generation. The information on page 12 should be revised to be consistent or removed from the report.


- j. One foot of freeboard, both in the basin and in the spillway should be provided in accordance with the ordinance. We note that the spillway calculation on page 17 indicates a value of 16.78 CFS, which is not correct. The spillway must be designed based on the basin inflow, which is approximately 57 CFS. The requirement to provide one foot of freeboard between the one-hundred-year routed water surface elevation and the invert of the spillway is also not met based on a water surface elevation of 391.17. The applicant's engineer should contact our office regarding these concerns. (242-18.B(8)(t))
 - k. Basin side slopes may not be steeper than 4H:1V. A waiver will be needed to permit the proposed 3H:1V side slope. For a basin of this size and minimal depth, we do not have an objection to the slope proposed if the waiver is requested. (242-19.A.2, 242-19.A.3)
 - l. Due to the extent of the above comments, as well as comments from the MCCD, additional comments may follow, upon review of the revised plans.
10. Approval is required from the Montgomery County Conservation District, as well as PA DEP, for the proposed construction activities. (242-19.B.1)
11. We note that an Operations and Maintenance Agreement for the stormwater management facilities is required. The agreement should include any plantings that are utilized for volume control. (242-31)
12. A construction cost estimate will be needed for review and inclusion with the Development Agreement, upon approval of the plans.
13. We have the following engineering and drafting comments:
- a. The plan has been revised to include a 10,000-gallon underground water storage tank proposed within Parcel No. 3: 35-00-00310-00-6. Water service piping must be illustrated as applicable. Approvals, as needed, from outside agencies such as PADEP or the Montgomery County Health Department for the connection to the existing on-site well should be provided prior to construction.
 - b. The height of proposed chain link fencing was reduced to six feet in Detail 1 on Sheet C-150, however the subtitle still reads "8' high and 10' high fence". The detail and any other references to the fence should be consistent. We remind the applicant that fencing exceeding six feet in height would need Zoning Approval. (282-201)
 - c. The plans define the legal right-of-way widths at the respective road frontages coincident with the title line, but the noted widths seem to be for the ultimate right-of-way. The plan should include a note confirming/clarifying whether the legal and ultimate rights of way are the same. In addition, these rights-of-way should be shown with metes and bounds descriptions. Site area and bulk requirements should be revised as necessary. (250-67.D.2, 250-68.D.2 & 250-72.C.2)

- d. The cross-section detail provided on Sheet C-150 for the proposed compacted gravel does not indicate the depth and material type(s). The detail should be revised.
 - e. The "Truck Turn Plan", Sheet C-120 should be included in the Sheet Index on Sheet C-000.
 - f. The top of grate elevation for Inlet "C1" should be indicated on Grading Plan Sheet C-200. Adjustment to the grate elevation listed in the Storm C drainage profile on Sheet C-310 may also be necessary to ensure adequate pipe cover.
 - g. Pipe Sections B1 to B0 and A1 to A0 have been updated to be 38 x 24-inch HERCP per profiles on Sheet C-310. The pipe size and material must be accurately noted on Sheet C-200 as well.
 - h. The label for the 3.94 acre proposed drainage area on Erosion and Sediment Control Plan – Stage 2 Sheet C-410 should be revised to indicate flow "to the MRC Bio-Retention Facility #1".
 - i. Top of berm, spillway crest, and the 100-year storm elevations in the chart supplementing Emergency Spillway Detail 4 on Sheet C-551 should be revised to be consistent with those appearing elsewhere on the plan and in the Stormwater Management Report.
 - j. Invert information for node A5 is omitted from the drainage profiles on Sheet C-310.
 - k. Drainage Details Sheet C-350 and inlet box notes below Detail 8 on should be revised as follows:
 - i. All storm sewer manholes and inlet tops shall be the environmental type.
 - ii. All inlets must be the environmental type, i.e. A general note or detail should be added to the plan stating: All inlets and headwalls shall be stenciled by the developer to indicate that "No Dumping Allowed — This inlet flows to Neshaminy Creek".
 - l. General Note 13 on Sheet C-100 references the "Borough of Conshohocken" and should be revised accordingly.
 - m. It appears there is a drafting error on the bottom of Sheet L-100, with incomplete ESC LOD and SWM LOD areas in boxed notations.
14. The plans should be submitted to the following entities for review and comment:
- a. Montgomery County Conservation District
 - b. Montgomery County Planning Commission
 - c. Hatfield Township Fire Marshal

- d. Hatfield Township Landscape Architect
- e. Hatfield Township Traffic Engineer

We recommend the plan be revised and resubmitted. Should you have any questions, please feel free to contact me.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers

A handwritten signature in blue ink that reads "Bryan McAdam". To the right of the signature, there is a small handwritten note that says "pf -".

Bryan McAdam, P.E.

BMc/paf

cc: Kenneth Amey, Building/Zoning Official
Catherine Basilio, Administrative Asst., Code Enforcement Dept.
Christen Pionzio, Esq., Township Solicitor
Anton Kuhner, PE, McMahon Associates, Inc.
Kim Flanders, RLA, McCloskey & Faber, P.C.
Joshua Gross, CKS Engineers
George DiPersio, CKS Engineers
Montgomery Properties, LLC, Owner
Manheim Remarketing, Inc., Applicant
Anthony Caponigro, P.E., Kimley-Horn and Associates, Inc.
File