



**DEVELOPER'S ACTIVITY REPORT
WEST GOSHEN SEWER AUTHORITY**

July 6, 2018

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369 East Park Drive
Harrisburg, PA 17111
(717) 564-1121
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The following summarizes recent activities performed on behalf of the West Goshen Sewer Authority (WGSA) for developer activities within the sanitary sewer service area:

Jerrehian Estate-Large Tract-Woodlands at Graystone-#126

Last Activity-July 2018

We continue to review and respond to construction submittals for Pump Stations A and B. We are working through some minor revisions to add a fall arrest system to the pump stations per the Township's standards.

A progress meeting was not held this month as it fell on July 4. The next progress meeting is scheduled for August 1, 2018.

Construction and Design, Inc. /Goshen Leisure Development-#181

Last Activity-November 2015

Plans are for six (6) office/warehouse type buildings. The development is located off North Hagerty Boulevard on a 21-acre tract. The sanitary sewer right of way was recorded by Ross eighty nine (89) months ago.

Two buildings are currently under construction. The video inspection crew has televised these lines so the as-builts can now be completed.

Arbours Square-#DD188A

Last Activity June 2016

This is for independent living units with a skilled nursing care component adjacent to the Arbours development near the airport. This involves tying into an existing sanitary sewer line installed for Terramics which was never built. There were no major issues with the proposed sewer plans. The developer's engineer sent revised plans seven months ago and a review letter was generated on November 30th. It has a distinct developer from Westrum Development but Westrum will build the facility. The accounts will be kept separate.

Wexford Mews-#200

Last Activity-September 2015

This is located off Wexford Drive near Kirkland Avenue. One of the seven new homes was constructed in West Whiteland Township. There are a few minor items to be addressed construction wise on the sanitary sewer system. Glace received as-built plans. They are almost complete. They have asked for dedication of their sewage facilities they installed. Nothing new this month.

Zarelli Subdivision 825 Goshen Road-#205-02/03/16

Last Activity-October 2017

After review and discussion of the financial security with the Developer, we recommended approval of the financial security in the amount of \$58,314.30 for the sanitary sewer facilities.

Kirkland Woods-#218

Last Activity-March 2010

This is a new proposed seven (7)-lot single family residential subdivision on a 4.3 acre lot at the southwest intersection of Kirkland Avenue and Ashbridge Road. A single house currently on the property is to be torn down and seven (7) new houses constructed. There are no major concerns with the proposed sanitary sewer system to service the development. The homes will be served by gravity sewer and flow to the Northeast Interceptor. The sanitary sewer main needs extended but no rights of way are involved. A developer's agreement will need to be entered into between the Authority and developer. The plan received approval from the Township and they have contacted Ross and our office to establish a construction escrow account. Glace reviewed and approved the construction escrow account.

Jerrehian-3 Lot Subdivision

Last Activity-July 2011

For the proposed three (3) lot subdivision which was an existing home and two (2) new lots, there were a few minor comments. Horizon Engineers called and discussed both reviews and agreed to make the requested changes five years ago. The WCASD has signed an agreement to dedicate the gravity lines and rights of way to the existing small pumping station at the athletic fields to the Authority.

Pica's Restaurant #233

Last Activity- December 2015

This is for a restaurant on Route 3 on a previously constructed site. New plans were provided to our office twenty four (24) months ago. Glace are discussing extending the sewer main across the rear of their property. Discussed with Ross and developer's engineer. The owner is considering not installing the sewer main at this time through his property.

Summit Realty-#235

Last Activity-April 2015

This was for a proposed WAWA, CVS Pharmacy and bank at the southwest intersection of Five Points Road and Route 3, east of the Borough. It was the former site of James Chevrolet. A second review letter was done twenty five (25) months ago and the sanitary sewer design was approved by our office. Glace reviewed and approved their sanitary sewer escrow account. Site work is continuing and is almost complete. A WSFS bank branch is proposed to be constructed on the last building pad. A review letter for the WSFS Bank branch was sent out four months ago to the developer and township. A single tapping fee was submitted to WGSA in May for the bank building.

West Chester University-#241

Last Activity-October 2015

This is for the demolition of several buildings on Rosedale Avenue and constructing a new 10,800 sf three story office building for the University.



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Ice Line/Howell #242

This is an upgrade to the Ice Line property which was received by the Township four months ago. A review letter was sent out four months ago. There are no major issues with the proposed sanitary sewer design for the sewer lateral.

Reserve at West Goshen-1210 West Chester Pike #244

Last Activity March 2017

A Performance Security Reduction was requested for work completed. We recommended that the Authority release \$44,297.39 for Security Reduction No. 1 and \$13,991.16 for Security Reduction No. 2 in April 2017, leaving a security amount of \$50,750.00. Testing of manholes, testing of laterals, and provision of as-built drawings are remaining to be completed.

Islamic Society- #245

Last Activity January 2018

The Developer's Engineer requested Authority Details for incorporation into their next submission.

Smoothie King - #246 1011 West Chester Pike

Last Activity July 2016

This land development plan includes the demolition of an existing single story structure and construction of a new Smoothie King with drive-thru at 1011 West Chester Pike. The Land Development Plans dated May 5, 2016 were reviewed and comments provided to the Wastewater Superintendent for review and comment.

WG Chester County Hospital Expansion - #247 701 E. Marshall Street

Last Activity July 2017

All comments have been addressed and financial security amount recommended for approval.

The Sewage Planning Module was recommended, authorizing 9,600 gallons per day capacity in Taylor Run.

Bush Automotive Collision - SLD13-2016 966 South Matlack Street

Last Activity February 2017

We have completed the initial review of the Bush Automotive Collision Preliminary/Final Land Development Plans for the renovation and expansion of existing buildings at the Bush Automotive Collision commercial site at 966 South Matlack Street. The plans are dated October 7, 2016 as prepared by DL Howell. Relative to the sanitary sewer system, only minor comments were provided in the February 10, 2017 response.

West Chester Kia - #251 328 Westtown Road

Last Activity February 2017

We have completed our review of the West Chester Kia Preliminary/Final Land Development Plans at 328 Westtown Road. The plans are dated October 12, 2016. Relative to the sanitary sewer system, only minor comments were provided in the February 10, 2017 response.

Iacovella - #253 208 Long Lane

Last Activity October 2017

We have completed our review of the Subdivision and Land Development Plans for 208 Long Lane and provided comments to the Township on October 12, 2017. We have provided the Authority's details for the Developer's inclusion on their plans.

Glenn White - #254 901 Shiloh Road

Last Activity June 2018

901 Little Shiloh Road is a 13 unit subdivision located between Little Shiloh Road and Five Points Road in which they are proposing two separate low pressure force main extensions to serve the proposed units.

We have reviewed the WQM Part II Permit Application resubmission and recommended that Mr. Moffa execute the documents on behalf of the Authority.

Please feel free to contact me if you have any questions regarding this report or other items.

Respectfully submitted,
Herbert, Rowland & Grubic, Inc.



Joshua T. Fox, P.E.
Regional Service Group Manager

JTF/

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c: West Goshen Sewer Authority
Dave Woodward, Public Works Director
Mike Moffa, Wastewater Superintendent
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