

**LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS  
MONDAY, JANUARY 4, 2021  
425 PRINCE STREET, LOWER PAXTON, PA  
ANNUAL REORGANIZATION MEETING  
REORGANIZATION AGENDA**

CALL TO ORDER - CHAIRMAN HENRY

PLEDGE OF ALLEGIANCE

ELECTION OF CHAIRMAN OF THE BOARD - *Chairman Pro Tem*

ELECTION OF THE VICE-CHAIRPERSON OF THE BOARD -*Chairman*

ELECTION OF THE TOWNSHIP SECRETARY - *Chairman*

ELECTION OF THE TREASURER - *Chairman*

ELECTION OF THE ASSISTANT SECRETARY/TREASURER - *Chairman*

APPOINTMENT OF THE VACANCY BOARD CHAIRMAN - *Chairman*

APPOINTMENT OF THE TOWNSHIP MANAGER - *Chairman*

APPOINTMENT OF THE TOWNSHIP SOLICITOR - *Chairman*

APPOINTMENT OF THE TOWNSHIP ENGINEER - *Chairman*

APPOINTMENT OF A REPRESENTATIVE AND ALTERNATE TO THE CAPITAL REGION  
COUNCIL OF GOVERNMENTS - *Chairman*

APPOINTMENT OF A VOTING DELEGATE & ALTERNATE TO THE PSATS STATE  
CONVENTION - *Chairman*

APPOINTMENT OF A REPRESENTATIVE & ALTERNATE TO THE DAUPHIN COUNTY TAX  
COLLECTION COMMITTEE - *Chairman*

APPOINTMENTS TO VARIOUS TOWNSHIP BOARDS, COMMISSIONS, & COMMITTEES -  
*Chairman*

ARTS COUNCIL; 1-YEAR TERM; 5-MEMBER COMMITTEE

AUDIT COMMITTEE; 1-YEAR TERM; 3-MEMBER COMMITTEE

COMMUNITY ENGAGEMENT COMMITTEE; 1-YEAR TERM; 7-MEMBER  
COMMITTEE

GREENWAY COMMITTEE; 1-YEAR TERM; 7-MEMBER COMMITTEE

HISTORICAL COMMISSION; 1-YEAR TERM; 7-MEMBER COMMISSION

LOWER PAXTON TOWNSHIP AUTHORITY; 7-MEMBER BOARD; STAGGERED  
TERMS

PLANNING COMMISSION; 4-YEAR TERM; 7-MEMBER COMMISSION; 1  
ALTERNATE

PUBLIC SAFETY COMMITTEE; 1-YEAR TERM; APPOINTED BY POSITION  
SHADE TREE COMMISSION; 5-YEAR TERM; 5-MEMBER COMMISSION  
ZONING HEARING BOARD; 5-YEAR TERM; 5-MEMBER BOARD; 2 ALTERNATES

ESTABLISHMENT OF TREASURER'S BOND - *Chairman*

DESIGNATION OF TOWNSHIP DEPOSITORY - *Chairman*

ESTABLISHMENT OF THE SUPERVISORS' MEETING SCHEDULE - *Chairman*

AUTHORIZATION TO THE SECRETARY OR TREASURER TO PAY ALL FIXED EXPENSES WHICH RESULT FROM PRIOR BOARD ACTION (PAYROLL, UTILITIES, DISCOUNTED EXPENSES, ETC.) - *Chairman*

### **BUSINESS AGENDA**

APPROVAL OF MINUTES

PUBLIC COMMENT

CHAIRMAN & BOARD MEMBERS' COMMENTS

MANAGER'S REPORT

OLD BUSINESS

NEW BUSINESS

ACTION TO RATIFY DECLARATION 20-02 AUTHORIZING THE TOWNSHIP  
MANAGER TO DECLARE A LOCAL DISASTER EMERGENCY - **Mr. Gotshall**

ACTION ON RESOLUTION 21-01 APPOINTING A CERTIFIED PUBLIC ACCOUNTANT  
TO AUDIT FUNDS FOR LOWER PAXTON TOWNSHIP FOR THE 2020 FISCAL  
YEARIT - **Mr. Gotshall**

MID ATLANTIC AUTOMOTIVE RECOVERY SERVICES JUNKYARD LICENSE  
RENEWAL

SUBDIVISION AND LAND DEVELOPMENT

ACTION ON A PRELIMINARY/FINAL SUBDIVISION PLAN FOR AUTUMN OAKS,  
PHASE IV (PLAN #2020-19)

IMPROVEMENT GUARANTEES

PAYMENT OF BILLS - LOWER PAXTON TOWNSHIP & LOWER PAXTON TOWNSHIP  
AUTHORITY

ANNOUNCEMENTS

ADJOURN

**NEXT BOARD MEETING (Workshop Meeting), TUESDAY, JANUARY 12, 2021;  
7:00 P.M.**

**LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS**

**RESOLUTION 21-01**

**A RESOLUTION APPOINTING A CERTIFIED PUBLIC ACCOUNTANT TO AUDIT THE FUNDS AND ACCOUNTS FOR LOWER PAXTON TOWNSHIP FOR THE 2020 FISCAL YEAR.**

**WHEREAS**, Section 917 (b) of the Pennsylvania Second Class Township Code, P.L. 103, No. 69 of 1933, as reenacted and amended by P.L. 350, No. 60 of 1995, authorizes townships of the Second Class, at their annual reorganization meeting, to appoint a firm of certified public accountants to audit the funds and accounts for the previous fiscal year; and

**WHEREAS**, Lower Paxton Township is incorporated as a Pennsylvania Township of the Second Class; and

**WHEREAS**, the Board of Supervisors of Lower Paxton Township has received a proposal in the amount of \$41,200.00 from Brown Schultz Sheridan & Fritz, to audit the accounts of the Township, including the Friendship Center and the Lower Paxton Township Authority, for the 2020 fiscal year: and

**WHEREAS**, there are certain accounting standards that require the funds and accounts of the Authority to be included in the audit of the Township given the duality of membership on the Board of Supervisors and the Authority; and

**WHEREAS**, there are certain economies of scale gained from Lower Paxton Township and its Authority employing the same firm to audit their funds and accounts.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of Lower Paxton Township, Dauphin County, Pennsylvania that Brown Schultz Sheridan & Fritz is hereby appointed to audit the funds and accounts of Lower Paxton Township, including the Friendship Center and the Lower Paxton Township Authority, for the 2020 fiscal year.

**ADOPTED** this 4th day of January 2021.

**ATTEST:**

**BOARD OF SUPERVISORS  
LOWER PAXTON TOWNSHIP**

\_\_\_\_\_  
Chris Judd, Secretary

\_\_\_\_\_  
Lowman S. Henry, Chairman

(SEAL)

**LOWER PAXTON TOWNSHIP  
DECLARATION OF (SNOW) DISASTER EMERGENCY**

**DECLARATION 20-02**

**WHEREAS**, on December 16, 2020, snow and other severe weather conditions are expected to continue to persist in Lower Paxton Township and may reach such proportions that they threaten life and property. Weather forecasts indicate conditions may continue to worsen overnight.

**WHEREAS**, Emergency management measures are required to reduce the severity of this disaster to protect the health, safety, and welfare of affected residents and business in Lower Paxton Township.

**WHEREAS**, the Board of Supervisors of Lower Paxton Township has, by Chapter 23, Section 6, paragraph 17, of the Codified Ordinance of Lower Paxton Township, authorized the Township Manager to declare a local disaster emergency.

**NOW, THEREFORE**, I, the undersigned Manager of Lower Paxton Township, pursuant to the provisions of the Pennsylvania Emergency Services Code and the Codified Ordinances of the Township, hereby declare a Snow Disaster Emergency in Lower Paxton. As part of this emergency, the Township requests that residents limit the parking of vehicles on and along the roadways of the Township, and that citizens limit their travel to only essential or emergency trips.

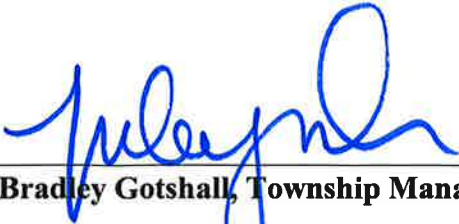
**FURTHER**, I direct the Lower Paxton Township Police Department to aid in the dissemination of this Declaration and the request to have members of the motoring public limit travel to only essential or emergency trips.

**FURTHER**, I direct Administrative Staff and officials of the Township of Lower Paxton to act as necessary to meet the current exigencies of this emergency, namely Lower Paxton Township Departments may implement emergency assignments without regard to time-consuming procedures and formalities prescribed by law, exempting mandatory constitutional requirements, pertaining to the performance of public work, entering into contracts, the incurring of obligations, the employment of temporary workers, the rental of equipment, the purchase of supplies and materials, the levying of taxes, and the appropriation and expenditure of public funds as such actions are necessary to mitigate this emergency.

**FURTHER**, I hereby suspend the provisions of any regulatory ordinance prescribing procedures for the conduct of Lower Paxton Township business, or the orders, rules, and regulations of any Lower Paxton Township Department, if strict compliance therewith would in any way prevent, hinder, or delay necessary actions in coping with this emergency.

This Declaration shall take effect immediately.

**LOWER PAXTON TOWNSHIP**



**Bradley Gotshall, Township Manager**

12/16/2020

**Date**

Commonwealth of Pennsylvania  
County of Dauphin



## LOWER PAXTON TOWNSHIP

Department of Community Development  
Amanda P. Zerbe, *Manager*

BRADLEY N. GOTSHALL,  
*Township Manager*

LOWMAN S. HENRY, *Chairperson*  
ROBIN L. LINDSEY, *Vice-Chairperson*  
CHRIS JUDD  
NORMAN C. ZOUMAS  
PAUL W. NAVARRO

MEMO TO: Bradley N. Gotshall, Manager  
FROM: Shirley Hepschmidt, Community Development Secretary  
DATE: December 11, 2020  
SUBJECT: Mid Atlantic Automotive Recovery Services LLC, Salvage License Renewal

Robert Berger has submitted the attached application for the renewal of their Junkyard License for their business at 6861 Blue Ridge Avenue. Upon inspection of the site, by Code Enforcement Officer Nick Gehret, the operation was found to be in full compliance with the Township Code governing Junkyards (Article 327).

The 2021 License has been attached for your signature if the Board of Supervisors approves the application at its January 4, 2021 meeting.

If you should have any questions relative to this matter, please contact me at your convenience.

425 PRINCE STREET, HARRISBURG, PA 17109  
717-657-5600 / FAX 717-724-8311  
[www.lowerpaxton-pa.gov](http://www.lowerpaxton-pa.gov)

**LOWER PAXTON TOWNSHIP**  
**Application for Salvage Yard Permit**

Renewal Application No. 2021-01

Date: December 1, 2020

The undersigned hereby makes application for a license under Ordinance No. 9-67 of Lower Paxton Township, Dauphin County, Pennsylvania, for the period of January 1, 2007 to December 31, 2007 (Adopted 8/21/67). (Amended 3/1/71).

Name Mid Atlantic Automotive Recovery Services LLC

Address 6861 Blue Ridge Avenue, Harrisburg, PA 17112

Location of premises to be licensed: Parcel 35-019-25, 6861 Blue Ridge Avenue, Harrisburg, PA 17112

Area of Tract: 6.271 Zoned: BC, Business Campus

Area of Tract to be licensed, excluding setback area: 3.87 acres.

Is the Applicant the owner of the Tract? Yes

If not, name and address of owner \_\_\_\_\_

Does applicant intend to carry on business as a junk dealer? Yes

State location of premises where license will be posted: Northeast Corner

Will gasoline be stored underground on premises: No

If so, state where and type of storage \_\_\_\_\_

The application is accompanied by a plot plan of the premises to be licensed, which sets forth the area to be licensed, setback area in conformance with the Ordinance, the names of adjoining property owners, and the location of any underground gasoline storage.

I certify that if granted a permit, I will comply with all rules and regulations as stipulated in Ordinance No. 9-67 and its amendment.

Fee: \$200.00

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Signature of Applicant

**LOWER PAXTON TOWNSHIP  
LICENSE TO OPERATE**

**This certifies that**

**Mid Atlantic Automotive Recovery Services LLC  
Robert Berger**

**Of**

**6861 Blue Ridge Avenue**

has paid the required fee and has been granted a license to operate a junkyard for the period of January 1, 2021 through December 31, 2021, subject to the terms and conditions of the Township Ordinances (Article 327).

**Permit 2021-01**

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**Bradley N. Gotshall  
Township Manager**





# LOWER PAXTON TOWNSHIP

BRADLEY N. GOTSHALL,  
*Township Manager*

Department of Community Development  
Amanda P. Zerbe, *Manager*

LOWMAN S. HENRY, *Chairperson*  
ROBIN L. LINDSEY, *Vice-Chairperson*  
CHRIS JUDD  
NORMAN C. ZOUMAS  
PAUL W. NAVARRO

**MEMO TO: Board of Supervisors**

**FROM: Amanda Zerbe, Community Development Manager  
Nick Gehret, Zoning Officer**

**DATE: December 30, 2020**

**SUBJECT: Final Subdivision Plan for Autumn Oaks Phase IV  
Plan#20-19  
Time Extension: January 11, 2021**

**Plan Summary:**

The Final Subdivision plan for Autumn Oaks Phase 4 involves a total area of 7.7 acres to be developed in accordance with the plan. Autumn Oaks Phase 4 will consist of 16 new single-family lots, and the creation of a property line to separate Open Space Lot 4 from Open Space Lot 7.

The site is located in the (R-C) Residential Cluster zoning district and will be served by public sewer and water supply.

**Waiver Requests:**

1. [SLDO: 180-503.F.3] The applicant is requesting a waiver of the requirement that the maximum length of a cul-de-sac shall be no more than 600 feet.

We support this waiver request.

**Administrative Comments:**

1. A Zoning Permit shall be required for the plan. [ZO: 103.A.2]
2. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308. [SLDO: 180-404.E.16]
3. The applicant shall pay all required fees prior to recording the plan. [SLDO: 180-1105]
4. The applicant shall pay a fee in-lieu of recreational land dedication. [SLDO: 180-522.C]

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[www.lowerpaxton-pa.gov](http://www.lowerpaxton-pa.gov)

**General Comments:**

1. Plan approval shall be subject to addressing all comments of Lower Paxton Township Authority.
2. Plan approval shall be subject to addressing all comments of Andrew Bomberger, TCRPC.
3. Plan approval shall be subject to addressing all 20 comments as stated in the memo dated December 23, 2020 from Jason Hinz, HRG.
4. The plan has been reviewed by the Traffic Safety Unit, Township Fire Marshall, SCEMS, and the Public Safety Director. Comments by the Traffic Safety Unit Must be addressed.

After all conditions of the plan are met, the applicant will be responsible for recording the plan with the Dauphin County Recorder of Deeds, and provide the Township with two recorded copies.

2020-019



Herbert, Rowland & Grubic, Inc.  
Engineering & Related Services

**FINAL SUBDIVISION PLAN  
REVIEW REPORT #2**

**TO: Amanda Zerbe, Zoning Officer  
Lower Paxton Township**

**DATE: December 23, 2020**

**RE: Final Subdivision Plan  
Autumn Oaks Phase IV**

We have completed our review of the following information for the above-referenced project:

| <b>Submission:</b>     | <b>Dated:</b>   | <b>Last Revised:</b> |
|------------------------|-----------------|----------------------|
| Plan Sheets 1-11 of 11 | October 7, 2020 | December 11, 2020    |
| PCSM Report            | October 7, 2020 | ---                  |

The Applicant has requested the following modifications, waivers, and deferrals:

|   | <b>Requested Waivers:</b>  | <b>Ordinance Section:</b> |
|---|--|---------------------------|
| 1 | Maximum cul-de-sac length<br>We support this waiver request as the extended length of the cul-de-sac is necessary to lay out streets to best avoid wetland areas delineated on the property. | Chapter 180-503.F.3       |

We offer the following comments:

**Subdivision and Land Development (Chapter 180):**

1. Add a revision date on all sheets that have been updated (180-404.A.7)
2. Provide a scale or note stating "Not to Scale" for the Master Development Plan on Sheet 2 (180-404.C.2).
3. On Lot 186, the driveway area is within 40 ft. of the intersection of Scarlet Court and White Oak Drive, please reconcile (180-503.I.1).
4. Add the locations of all utilities serving the development to the plan (i.e. gas, electric, communications) (180-404.C.5).
5. The provided "Sidewalk Curb Ramp Detail" on Sheet 8 appears to be missing a label between the 481.02 and 481.12 elevation call-outs. Please Reconcile (180-503.J.8).

**Stormwater Management, Drainage and Erosion Control (Chapter 170):**

1. Provide a profile through the proposed basin on the plan (170-602.B.1.o).

**Administrative Items to be Addressed Prior to/Upon Plan Approval**

1. Provide a statement that the applicant shall provide, at the completion of construction, a complete set of as-built plans (180-404.D.8).
2. Since the plan proposes an extension of the sewer service in the project from existing sewerage facilities owned and maintained by the Lower Paxton Township Authority, a report from the Authority indicating that the proposed design has been reviewed and is sufficient is required (180-404.E.11).
3. The applicant shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility since water is provided by means other than private wells (180-404.E.12).
4. Provide evidence that either a DEP Planning Sewage Facilities Planning Module or similar documentation has been granted by DEP or that such approval is not required (180-404.E.5).
5. Provide an improvement guarantee estimate in accordance with this section (180-305).
6. A Zoning Permit shall be required for the plan (203-103.A.2).
7. A Certificate of Occupancy shall be required for the plan (203-103.A.3).
8. Prior to the erection of any signs, a sign plan shall be submitted to the Township for review and approval (203-701).
9. Provide all signatures prior to final approval of the plan (180-404.E.1).
10. Provide an executed security agreement and financial security in a form prescribed in this Ordinance and in amount approved by the Township Engineer (180-404.E.13).
11. The developer shall provide an As-Built plan meeting all requirements of this Section (180-808).
12. A signed and executed Operations and Maintenance Agreement shall be provided (170-602.C.1)
13. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308 (180-404.E.16).
14. The applicant shall pay all required fees prior to recording the plan (180-1105).
15. The applicant shall schedule all required inspections a minimum of two (2) days prior to beginning the construction of any improvement under an approved plan. (170-901).

*This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.*

*Jason R. Hinz*

**Jason R. Hinz, P.E.  
Herbert, Rowland & Grubic, Inc.**

ILU/JRH/LB

**R000184.0002 (Phase 4701)**

P:\0001\000184\_0002\Admin\4701 - Autumn Oaks PH IV - F SDA - PLAN REVIEW\PR#1.docx

c: Shirley Hepschmidt (SHepschmidt@lowerpaxton-pa.gov)  
Nick Gehret (ngehret@lowerpaxton-pa.gov)  
Tim Mellott (mellotteng@comcast.net)

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Lower Paxton Township Surveyor Biscon Land Surveyors Engineer/RLA Mellott Consulting

Plat Title Autumn Oaks Phase IV

Zoning District RC Residential Cluster Proposed Land Use Medical/Residential

Plat Status: Preliminary Plat Type: X Subdivision Regulations: County
X Final Land Development X Municipal
P/F Combined X Zoning
Minor S&LD

Existing # of Lots 1 Proposed # of Lots 16 Proposed # of New DUs 16 Acreage of New Lots 7.7 Total Acres 7.7

Date Received 10/19/20 Staff Review 10/27/20 Official County Review 10/27/20

Reviewed by AWB Checked by Parcel ID: 35-004-003

- When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.
Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.
When applicable, zoning compliance to be verified by Municipal Zoning Officer.
Appropriate sewage module component should be processed prior to final plat approval.
Final plats must be recorded within 90 days of approval.

Review comment with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

Purpose: To subdivide 16 single family dwelling lots and associated improvements

Comments:

- All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval. (Section 180-404.E)
2. Location map is not to required scale and does not identify any streets or intersections. (Section 180-
3. Show primary control point. (Section 180-404.C.3)
4. Show legal description (metes and bounds) for all easements on plan. (Section 180-404.C.12.a)
5. Show proposed paved width of all streets and sidewalks. (Section 180-404.C.15)
6. Address landscaping requirements, including table showing each requirement and how it is being satisfied on the plan.

**Plan No. 20-106**

| <b>Plat Specifications</b>  | <b>Yes</b> | <b>No</b> | <b>N/A</b> |
|---|------------|-----------|------------|
| 1. Name of proposed subdivision/land development shown                                  | ✓          |           |            |
| 2. Owner/developer name, address & telephone number shown                               | ✓          |           |            |
| 3. Municipality name shown  | ✓          |           |            |
| 4. Tax parcel number/Deed reference shown/Instrument #                                  | ✓          |           |            |
| 5. North point shown  | ✓          |           |            |
| 6. Map scale shown (written/graphic)  | ✓          |           |            |
| 7. Date of plan preparation shown   | ✓          |           |            |
| 8. Certification of surveyor/engineer/landscape architect shown <i>(need seal/sign)</i> | ✓          |           |            |
| 9. Location map shown   |            | ✓         |            |
| 10. Total property map (bearings, distances, area, primary control point) shown         |            | ✓         |            |
| 11. Names of adjacent landowners/subdivision shown                                      | ✓          |           |            |
| 12. Lot numbers shown   | ✓          |           |            |
| 13. Lot dimensions shown <i>(as surveyed)</i>   | ✓          |           |            |
| 14. Lot areas shown   | ✓          |           |            |
| 15. Permanent monuments and markers shown   | ✓          |           |            |
| 16. Building setbacks shown   | ✓          |           |            |
| 17. Existing natural features shown -   |            |           |            |
| Wetlands  | ✓          |           |            |
| Floodplains   | ✓          |           |            |
| Woodlands, streams, etc.  | ✓          |           |            |
| 18. Contours at required interval shown   | ✓          |           |            |
| 19. Easements shown and identified  | ✓          |           |            |
| 20. Existing man-made features shown -  |            |           |            |
| Building (s)  | ✓          |           |            |
| Storm drainage facilities   | ✓          |           |            |
| Sewer mains   | ✓          |           |            |
| Water mains   | ✓          |           |            |
| 21. Proposed man-made features shown –  |            |           |            |
| Building (s)  | ✓          |           |            |
| Storm drainage facilities   | ✓          |           |            |
| Sewer disposal – public(✓) on-lot ( )   | ✓          |           |            |
| Water supply – public (✓) well ( )  | ✓          |           |            |
| 22. Existing streets shown -  |            |           |            |
| Name  | ✓          |           |            |
| R/W width   | ✓          |           |            |
| Paving width  | ✓          |           |            |
| Dedicated R/W width   | ✓          |           |            |
| 23. Proposed streets shown -  |            |           |            |
| Name  | ✓          |           |            |
| R/W width   | ✓          |           |            |
| Paving width  |            | ✓         |            |
| Profiles  | ✓          |           |            |
| 24. Curbs shown   | ✓          |           |            |
| 25. Sidewalks shown   | ✓          |           |            |
| 26. Existing and proposed coverage shown  | ✓          |           |            |
| 27. Parking schedule provided shown   |            |           | ✓          |
| 28. Traffic study completed   |            |           | ✓          |
| 29. Recreation area shown/fee in-lieu-of provided                                       | ✓          |           |            |
| 30. Erosion and sedimentation control plan shown  | ✓          |           |            |
| 31. Statement of ownership, signature and notarization shown <i>(need sign/notar.)</i>  | ✓          |           |            |
| 32. Dedicatory statement shown  | ✓          |           |            |
| 33. Approval blocks shown   | ✓          |           |            |
| 34. PADOT Highway Occupancy Permit statement shown                                      |            |           | ✓          |
| 35. Consistency with Future Land Use plans -  |            |           |            |
| County plans  | ✓          |           |            |
| Municipal plans   | ✓          |           |            |



October 27, 2020

Reference No. 11208032.03

Mr. Timothy L. Mellott, P.E.  
Mellott Engineering, Inc.  
7500 Devonshire Heights Road  
Hummelstown, PA 17036

Dear Mr. Mellott:

**Re: Lower Paxton Township Authority  
Developer Installed Sewer Extension  
11208032.03 – Autumn Oaks Phase IV – 1st Construction Drawing Review**

On behalf of the Lower Paxton Township Authority (LPTA), GHD has reviewed the first submission of the Autumn Oaks Phase IV Developer Installed Sewer Extension. These drawings have been reviewed for their conformance with the Lower Paxton Township Authority's standards for wastewater collection system extensions. All comments are based on the materials presented in the 11-sheet plan set that was prepared by Mellott Engineering, Inc., dated October 6, 2020. GHD has NOT reviewed them for conformance to any Zoning, Subdivision, or Land Development Ordinances, including building setbacks, street and side walk layouts, storm water runoff, water main installation, property surveys, erosion and sedimentation control or topography.

This project consists of constructing approximately 770 linear feet of 8" sanitary sewer to serve 15 single-family homes (1 additional home within Phase IV was provided a lateral in a previous phase). The sewer is all located within a future public street, therefore, no sanitary sewer easements are required. The Autumn Oaks development is located off Patton Road in mini-basin PC-1F. The new sanitary sewer will be connected at existing manhole 2792.15.

The plans are acceptable as submitted. Please submit three (3) signed and sealed copies of the final construction drawings and a PDF to our office. The plans will be distributed to the Authority (2) and Contractor (1) at the pre-construction meeting.

Prior to any sanitary sewer construction, the Authority requires the execution of both Sewer Extension and Financial Security Agreements between the Developer and the Authority. In order to complete the agreements and related items, the following information is required:

1. The name and address of the Contractor that will be performing the work.
2. The projected starting date of the sanitary sewer construction.
3. The projected duration of the sanitary sewer construction period.
4. A construction estimate from the Contractor that will be performing the work.
5. The Developer's desired form of financial security for the project (Letter of Credit, Performance Bond, or Escrow). The Authority's standard format must be used when preparing the financial





security. Please contact this office with the Developer's desired form of financial security, and the Authority's standard format will be forwarded to you.

6. The name of the Developer's financial institution that will be providing the financial security described in item no. 5 above.
7. Electronic copies of the shop drawings of sewer pipe, manhole bases, risers, frames and covers, and other necessary construction materials to be approved by the Authority.

Once the above information is provided, Sewer Extension and Financial Security Agreements will be prepared and forwarded to the Developer for execution.

If you have any questions or comments, please feel free to contact us.

Sincerely,

GHD

A handwritten signature in blue ink that reads "Melissa Tomich Smith".

Melissa Tomich Smith, P.E.

Project Engineer

cc: William R. Weaver, LPTA  
Amanda Zerbe, LPT  
Nick Gehret, LPTA

Plan Overview Sheet

Name of Plan

Autumn Oaks - Phase 4

Location of Plan

Patton Road

Developer/Owner

The McNaughton Company

Planning and Development

Date Assigned: 10-9-20

Zoning Officer Signature:

*[Signature]*

Date Due: 10-29-20

Traffic Safety Unit

Recommendations:

Ref. page 7. Erect no parking signs to restrict parking along the Cul-de-Sac around the center island. This is to provide room for larger vehicles, including fire apparatus to move around the center island. In order to do so, place No parking sign and arrow at entrance/exit to Cul-de-Sac. Use nearby Box elder Ct. Cul-de-Sac as an example. See back.

Signature:

*[Signature]* (48)

Date: 10/23/20

Patrol Division Commander

Signature:

Date:

Approved  Disapproved

Codes Enforcement/Fire Official

Recommendations:

No Comment

Signature:

*[Signature]*

Date:

10/26/20

Approved  Disapproved

Chief of Police/Public Safety Director

Recommendations:

No Comment

Signature:

*[Signature]*

Date:

10/27/20

Approved  Disapproved

## Traffic Safety unit

~~There will be~~ There will be no need to restrict parking specifically at the snow embankment if entire cul-de-sac is restricted.