



UNION TOWNSHIP

3904 FINLEYVILLE ELRAMA ROAD
FINLEYVILLE, PA 15332

Heather L. Daerr, Chairperson
Charles E. Trax, Jr., Vice Chair
Richard L. Lawson, Supervisor/Treasurer
Harold D. Breinig, Supervisor
David A. Esken, Supervisor

Roberta J. Singer, Secretary
Terri Gladus, Twp. Administrator
Karen Brown, Adm. Assistant
Sweat Law Offices, Solicitors
Harshman CE Group, Engineers
Palermo/Kissinger & Assoc., CPA

AGENDA BOARD OF SUPERVISORS PUBLIC MEETING AUGUST 25, 2021 5:00 p.m.

- A. Opening of Meeting:
 - Call Meeting to Order
 - Pledge of Allegiance
 - Roll Call
 - Proof of Publication
 - Moment of Prayer
- B. Public Comment (Agenda Items)
- C. Solicitor's Report
- D. Chairman's Report
- E. Unfinished Business:
 - 1. Vacancies – None
- F. Executive Sessions:
 - 1. August 11, 2021 (Personnel & Litigation)
 - 2. August 12, 2021 (Personnel & Litigation)
 - 3. August 18, 2021 (Personnel & Litigation)
 - 4. August 19, 2021 (Personnel & Litigation)
 - 5. August 25, 2021 (Personnel & Litigation)

G. Action Items:

1. Approve / Deny Minutes from July 14, 2021 Public Meeting.
2. Approve / Deny Minutes from July 21, 2021 Special Meeting.
3. Approve / Deny Minutes from July 28, 2021 Public Meeting.
4. Approve / Deny the Amended Lot 502R Tuscan Estates Phase Five Subdivision Plan, subject to satisfying Harshman CE Group comments per their August 6, 2021, review letter.
5. Approve / Deny the Amended Lot 503R Tuscan Estates Phase Five Subdivision Plan, subject to satisfying Harshman CE Group comments per their August 6, 2021, review letter.
6. Approve / Deny Tuscan Estates using our Board Room for their HOA Meetings. Dates are: September 28, 2021; October 5, 2021; October 12, 2021; October 26, 2021; and November 16, 2021.
7. Approve / Deny settlement with Shaun McQuillan for Grievance Nos. 20538 and 20539 and global settlement of all outstanding matters, including severance pay.
8. Approve / Deny dates of Fall Leaf Cleanup (Monday, October 24, 2021; Monday, November 1, 2021; Monday, November 8, 2021.)
9. Approve / Deny dates of Budget Workshop dates. (Wednesday, October 6, 2021 @ 5:00 p.m.; Wednesday, November 3, 2021 @ 5:00 p.m.; Wednesday, November 17, 2021 @ 5:00 p.m.). Union Township staff to do advertising.
10. Approve / Deny Sewage Workshop date for Monday, October 4, 2021 @ 6:00 p.m. and having Harshman CE Group, LLC do advertising.
11. Approve / Deny payment of Invoice 6044 to Slusarczyk Excavating, LLC in the amount of \$5,175.00 for the installation of the holding tank at 4042 Finleyville Elrama Road. This price includes withholding ten percent (10%) payment (\$575.00) until the grass reaches 70% cover over the disturbed area.
12. Approve / Deny payment of Invoice 6045 to Slusarczyk Excavating, LLC in the amount of \$4,900.00 for the driveway repair and work performed in the area of the unknown 30" diameter pipe in order to collect the flow to the holding tank at 4042 Finleyville Elrama Road.
13. Approve / Deny Conditional Use Decision with Finding of Facts and Conclusions of Law for the Q & A Rezoning Hearing, held on August 10, 2021.
14. Approve / Deny opening Cardox Road to complete the road project by installing cautionary and safety signs where the road narrows and for Sweet Law Offices to draft a Resolution stating the Board of Supervisors' position.
15. Approve / Deny payment of Invoice 21-0166 to Geo Energy Tech Services, LLC in the amount of \$1,485.60 for the Gun Club Road (T-709) Signing and Delineation Safety Improvements Project.
16. Approve / Deny final Planned Residential Development (PRD) approval for the Mineral Beach Planned Residential Development.
17. Approve / Deny Harshman CE Group to proceed with the drainage design near 6916 Spruce Street to alleviate ponding and coordination with Sweet Law Offices to prepare and obtain required easements for the associated outlet pipe.
18. Approve / Deny dates for Halloween (Trick or Treat) which will be scheduled for Sunday, October 31, 2021, from 6:00 p.m. until 8:00 p.m.

19. Approve / Deny Initiating the work for the Finleyville Elrama Road Sewage Project using the \$200,000 LSA Grant, obtained in 2021, in combination with a portion of the funds received from the American Rescue Plan Act and a portion of the General Fund, if needed. The total project estimate is \$438,121.20 with \$46,550.00 being the cost of 19 PCSA Tap Fees; the costs of the Tap Fees will be collected from properties connected with sewer by this project.

H. Discussion Items:

1. Discuss Bond on Tuscany Road situation
2. Discuss Mingo area sewage funding
3. Discuss tabled items of pay per call for fire department
4. Discuss Pennsylvania Crime Stoppers Organization and Tip-Line

I. Payment Approval:

1. Approve / Deny Payroll dated August 20, 2021, in the amount of \$9,087.80 for 1 Administrative, 1 Intern, 2 Road Crew and 1 Roadmaster.
2. Approve / Deny Bill Pay List for the General Account in the amount of \$95,004.82.
3. Approve / Deny Bill Pay List for the Elrama Sewage Account in the amount of \$6,388.92.

J. Correspondence

K. Public Comment

L. Remarks and/or Comments by Supervisors and/or Staff

M. Adjourn Meeting at _____ a.m. / p.m.

1:40 PM

08/24/21

Cash Basis

Union Township
Transactions by Account
As of August 24, 2021

Type	Date	Num	Name	Memo	Class	Cir	Split	Original Amount	Paid Amount	Balance
100 - CASH IN BANK - UNRESTRICTED										
104.000 - BRENTWOOD BANK CHECKING										
Bill Pmt -Check	0 /20/2021	4668	ADVENT COMMU...	Inv. 143734			200.000 · Pay...	-865.45	-865.45	2,139,086.69
Bill Pmt -Check	0 /20/2021	4669	Albert Banahasky	Work Boots			200.000 · Pay...	-175.00	-175.00	2,138,911.69
Bill Pmt -Check	0 /20/2021	4670	Bujanowski Towing...	Inv. 17262			200.000 · Pay...	-600.00	-600.00	2,138,311.69
Bill Pmt -Check	0 /20/2021	4671	Camden Supply C...	Inv #24522			200.000 · Pay...	-45.00	-45.00	2,137,866.69
Bill Pmt -Check	0 /20/2021	4672	Evey True Value	3912			200.000 · Pay...	-37.49	-37.49	2,137,533.75
Bill Pmt -Check	0 /20/2021	4673	Fayette NAPA - Mo...	3289636270			200.000 · Pay...	-175.45	-175.45	2,137,188.30
Bill Pmt -Check	0 /20/2021	4674	HAPCHUK Inc.	INVOICE A...			200.000 · Pay...	-550.00	-550.00	2,136,638.30
Bill Pmt -Check	0 /20/2021	4675	Harshman CE Gro...	July 2021			200.000 · Pay...	-53,399.85	-53,399.85	2,083,238.45
Bill Pmt -Check	0 /20/2021	4676	Heather Dougherty	Parks & Rec ...			200.000 · Pay...	-100.00	-100.00	2,083,138.45
Bill Pmt -Check	0 /20/2021	4677	Jessica Raco	Parks & Rec ...			200.000 · Pay...	-20.83	-20.83	2,083,117.62
Bill Pmt -Check	0 /20/2021	4678	M & G Enterprises...	8/16/21 Purn...			200.000 · Pay...	-225.00	-225.00	2,082,892.62
Bill Pmt -Check	0 /20/2021	4679	Model Uniforms				200.000 · Pay...	-62.96	-62.96	2,082,729.66
Bill Pmt -Check	0 /20/2021	4680	PA DEP	Invoice 1215...			200.000 · Pay...	-50.00	-50.00	2,082,779.66
Bill Pmt -Check	0 /20/2021	4681	Palermo/Kissinge...	July/August ...			200.000 · Pay...	-112.80	-112.80	2,082,666.86
Bill Pmt -Check	0 /20/2021	4682	PAWC	1024-210030...			200.000 · Pay...	-52.69	-52.69	2,082,614.17
Bill Pmt -Check	0 /20/2021	4683	Personnel Staffers...				200.000 · Pay...	-2,217.28	-2,217.28	2,080,396.89
Bill Pmt -Check	0 /20/2021	4684	Southwest Region...	July 2021 Fi...			200.000 · Pay...	-43.67	-43.67	2,080,353.22
Bill Pmt -Check	0 /20/2021	4685	UPMC Health Plan	EB00005096...			200.000 · Pay...	-802.64	-802.64	2,079,550.58
Bill Pmt -Check	0 /20/2021	4686	W.B. Mason Co., I...				200.000 · Pay...	-280.76	-280.76	2,079,269.82
Bill Pmt -Check	0 /20/2021	4687	Washington Count...	Malfunction ...			200.000 · Pay...	-130.00	-130.00	2,079,139.82
Bill Pmt -Check	0 /20/2021	4688	Waste Water Syst...	1765			200.000 · Pay...	-500.00	-500.00	2,078,639.82
Bill Pmt -Check	0 /20/2021	4689	ADVENT COMMU...	143735			200.000 · Pay...	-120.00	-120.00	2,078,519.82
Bill Pmt -Check	0 /20/2021	4690	HAPCHUK Inc.	INVOICE A...			200.000 · Pay...	-625.00	-625.00	2,077,894.82
Bill Pmt -Check	0 /20/2021	4691	Thomas Fastening ...	11167635			200.000 · Pay...	-9.09	-9.09	2,077,885.73
Bill Pmt -Check	0 /20/2021	4692	HAPCHUK Inc.	INVOICE A...			200.000 · Pay...	-625.00	-625.00	2,077,260.73
Bill Pmt -Check	0 /20/2021	4693	SLUSARCZYK EX...	INVOICE 6045			200.000 · Pay...	-4,900.00	-4,900.00	2,072,360.73
Bill Pmt -Check	0 /20/2021	4694	SLUSARCZYK EX...	INVOICE 6044			200.000 · Pay...	-5,750.00	-5,750.00	2,066,610.73
Bill Pmt -Check	0 /20/2021	4695	City of Monongahel...	July 2021 Fi...			200.000 · Pay...	-756.14	-756.14	2,065,854.59
Bill Pmt -Check	0 /20/2021	4696	ComcastPark	8993 21 295 ...			200.000 · Pay...	-89.51	-89.51	2,065,765.08
Bill Pmt -Check	0 /20/2021	4697	Geo Energy Tech ...	21-0166			200.000 · Pay...	-1,485.00	-1,485.00	2,064,280.08
Bill Pmt -Check	0 /20/2021	4698	Fayette NAPA - Mo...	33289638937			200.000 · Pay...	-20.47	-20.47	2,064,259.61
Bill Pmt -Check	0 /20/2021	4699	Gallagher Giancola...	Inv. No. 30			200.000 · Pay...	-112.50	-112.50	2,064,147.11
Bill Pmt -Check	0 /20/2021	4700	Gallagher Giancola...	Inv. No. 1 / U...			200.000 · Pay...	-12,931.87	-12,931.87	2,051,215.24
Bill Pmt -Check	0 /20/2021	4701	M & G Enterprises...	8/18 and 8/19			200.000 · Pay...	-450.00	-450.00	2,050,765.24
Bill Pmt -Check	0 /20/2021	4702	Palermo/Kissinge...	2nd Qtr - 2021			200.000 · Pay...	-6,071.00	-6,071.00	2,044,694.24
Bill Pmt -Check	0 /20/2021	4703	PAWC	1024-210035...			200.000 · Pay...	-38.72	-38.72	2,044,655.52
Bill Pmt -Check	0 /20/2021	4704	Thomas Fastening ...	11167736			200.000 · Pay...	-7.73	-7.73	2,044,647.79
Bill Pmt -Check	0 /20/2021	4705	W.B. Mason Co., I...	222538724			200.000 · Pay...	-117.97	-117.97	2,044,529.82
Bill Pmt -Check	0 /20/2021	4706	Palermo/Kissinge...	2nd Qtr Pvr...			200.000 · Pay...	-260.00	-260.00	2,044,269.82
Bill Pmt -Check	0 /20/2021	4707	Davies Ford, Inc. o...	135777 / 201...			200.000 · Pay...	-187.95	-187.95	2,044,081.87
Total 104.000 - BRENTWOOD BANK CHECKING										2,044,081.87
Total 100 - CASH IN BANK - UNRESTRICTED										2,044,081.87
TOTAL										2,044,081.87

DATES AND AMOUNTS FOR PUMPING
4042 FINLEYVILLE ELRAMA RD (BARNA PROPERTY)

8/11/2021	Hapchuk	550.00	
8/12/2021	Hapchuk	625.00	
8/13/2021	Hapchuk	625.00	
			1,800.00
8/16/2021	M&G	225.00	
8/17/2021	M&G	225.00	
8/18/2021	M&G	225.00	
8/19/2021	M&G	225.00	
8/20/2021	M&G	225.00	
8/22/2021	M&G	225.00	
			1,350.00
			3,150.00



August 06, 2021

Union Township
3904 Finleyville-Elrama Road
Finleyville, PA 15332

Attn: Planning Department

Re: Amended Lot 502 and 503 Subdivision Plans
Tuscany Estates Phase Five
Union Township, Washington County, PA

Planning Department,

We have reviewed the major subdivision plans for the proposed Tuscany Estates Phase Five Subdivisions, both dated July 14, 2021. The applicant is proposing the subdivision of an existing 0.407-acre property into three parcels, Lots 502R-A, 502R-B, and 502R-C as well as an existing 0.385-acre property into three parcels, Lots 503R-A, 503R-B, and 503R-C. The development is located in an approved PRD zoning district. Hard copies of the Subdivision Plan were received at the end of July 2021 for review.

Harshman CE Group received the following documents as part of this submission:

1. Union Township Subdivision Application and Payments
2. Two Separate Subdivision Plans, both dated July 14, 2021

This application has been reviewed for preliminary and final approval of the major subdivision plans. The following are our comments regarding the application and plans submitted for review:

General

1. Please provide sewer tap confirmations for all proposed lots.
2. Please provide Washington County Planning Commission review letter.
3. The Plan Area chart on the Amended Lot 503R subdivision plan incorrectly references lot 502 three times where it should be lot 503.
4. Both plans reference the Union Township Planning Commission in the signatory clauses. This should be amended to Union Township Planning Department.

Due to only minor comments remaining, Harshman recommend the Planning Department conditionally approve this subdivision, subject to this letter.

Our review is based upon information submitted by the Applicant and their professionals, which we assume to be accurate. The Township and its consultants reserve the right to make additional comments upon review of the additionally requested information and plan revisions.

If you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,



Sean O'Dell, PE

CC: File 15.044.230 & 15.044.231
Union Township Planning Department
Union Township Supervisors
Sweat Law Offices



Secretary

From: Sean O'Dell <so@harshmanllc.com>
Sent: Tuesday, August 17, 2021 12:10 PM
To: Secretary
Subject: FW: Tuscany Estates Subdivisions (Lots 502 and 503)
Attachments: 15.044.230 & 231 Tuscany Estates Phase 5 Lot 502 & 503 Subdivision Plan Review_000021.pdf



harshman CE GROUP, LLC

Sean O'Dell, PE

www.HarshmanLLC.com

Office: 724-503-4125 x30

Cell: 724-747-3796

From: Sean O'Dell <so@harshmanllc.com>
Sent: Friday, August 6, 2021 10:23 AM
To: 'Heather Daerr' <hdaerr@unionswp.com>; 'Charles Trax' <ctrax@unionswp.com>; 'igq0@cdc.gov' <igq0@cdc.gov>
Cc: Jamie Harshman <jh@harshmanllc.com>; 'Nicole Dooley (secretary@unionswp.com)' <secretary@unionswp.com>; 'bos@unionswp.com' <bos@unionswp.com>; 'Gary Sweat' <gsweat@sweatlaw.com>; 'Michael Cruny' <mcruny@sweatlaw.com>; 'Sarah Scott' <sscott@sweatlaw.com>
Subject: Tuscany Estates Subdivisions (Lots 502 and 503)

Planning Department,

Attached is our review of two subdivision plans submitted by Liadis Engineering & Surveying on behalf of Maronda Homes, LLC.

Lots 502 and 503 were previously subdivided but are being revised to align correctly with the party walls.

We recommend approval of the subdivision plans subject to satisfying Harshman CE Groups comments per their August 06, 2021 review letter.

Thanks,
Sean



harshman CE GROUP, LLC

Sean O'Dell, PE

www.HarshmanLLC.com

Office: 724-503-4125 x30

Cell: 724-747-3796



UNION TOWNSHIP

3904 Finleyville-Elrama Road, Finleyville PA 15332
Phone: 724-348-4250 / Fax: 724-348-8234 / www.uniontwp.com

August 11, 2021

Dates needing to have the Officer on Duty to open the Township Doors (front) at 6:00 p.m. and then lock the building down at 9:00 p.m.

Tuscany Estates Board of Directors use our meeting room for their Association meetings.

Tuesday September 28, 2021

Tuesday October 5, 2021

Tuesday October 12, 2021

Tuesday October 26, 2021

Tuesday November 16, 2021

Approved by the Union Township Board of Supervisors on



August 18, 2021

Union Township
3904 Finleyville-Elrama Road
Finleyville, PA 15332

Attention: Board of Supervisors

Subject: Barna Sewage Complaint (4042 Finleyville Elrama Road)
Slusarczyk Excavating, LLC - Invoice #6045

Supervisors,

We have reviewed Invoice #6045 from Slusarczyk for the work completed at and near the Barna Property, 4042 Finleyville Elrama Road; specifically, the driveway installation and additional work required to uncover the 30" pipe and reconnect unknown conflicting drains. This invoice was reviewed against Harshman's field reports. This pay app is for \$4,900.00. Harshman recommends approving the full payment of \$4,900.

If you have any questions, please do not hesitate to reach out.

Sincerely,

Sean O'Dell, PE

Enclosure(s)

CC: File 15.044.229
Union Township Supervisors
Union Township Secretary
Sweat Law Offices

Slusarczyk Excavating, LLC

1 Sam Road
West Brownsville, PA 15417

Invoice

Date	Invoice #
8.10.2021	6045

01110
Union Township 3904 Finleyville-Elrama Road Finleyville, PA, 15332

P.O. No.	Terms	Project
4042	Due on receipt	4042 Finleyville-Elrama Road

Quantity	Description	Rate	Amount
30	Installation of asphalt for driveway repair including 9' x 30' x 4" dug out, install 3" stone, 3" base, 1.5" top, equipment, labor and materials. Per square yard	140.00	4,200.00
1	Extra fittings for unmarked and unknown lines on the initial estimate and over excavation to locate existing 30" pipe.	700.00	700.00
A 1.5% fee could be added for balance not paid within 15 days.		Total	\$4,900.00

UNION TOWNSHIP

Elrama Pump Station Data

Year	Month	Gen Hours	P1 Gal/Min	P2 Gal/Min	Flow - Totalizer	GPD	Alarms	Notes
2021	July				7350971			
		503.2	62.0	80.5	7384948			
		503.4	64.5	80.5	7388348			
		503.5	66.8	80.6	7399597			
		503.5	70.5	80.3	7408195			
		503.8	75.7	80.5	7403901			
		507.2	80.3	82.8	7412644			
		507.5	91.8	80.3	7430080			
		507.5	96.5	80.5	7438419			
		507.9	102.5	80.5	7448165			
		507.9	104.5	80.5	7452128			



harshman CE GROUP, LLC



August 20, 2021

Union Township
3904 Finleyville-Elrama Road
Finleyville, PA 15332

Attention: Board of Supervisors

Subject: Gun Club Road (T-709) Signing and Delineation Safety Improvements
Pay Application – Geo Energy Tech Services

Dear Supervisors,

We have reviewed Invoice #21-0166 from Geo Energy Tech Services, LLC for the work completed on the Gun Club Road (T-709) Signing and Delineation Safety Improvements Project. This Invoice was reviewed against the work performed and the initial bid received. The total work completed and invoiced in this pay app amounts to \$1,485.60, 100% of the contracted total. Harshman recommends approving the payment of \$1,485.60.

If you have any questions, please do not hesitate to reach out.

Sincerely,

Sean O'Dell, PE

CC: File 15.044.208
Union Township Planning Department
Sweat Law Offices

Engineering & Surveying
100 Courson Hill Road
Washington, PA 15301
T: 724-503-4125

www.HarshmanLLC.com

Codes & Zoning
2455 Park Ave
Washington, PA 15301
T: 724-503-4505

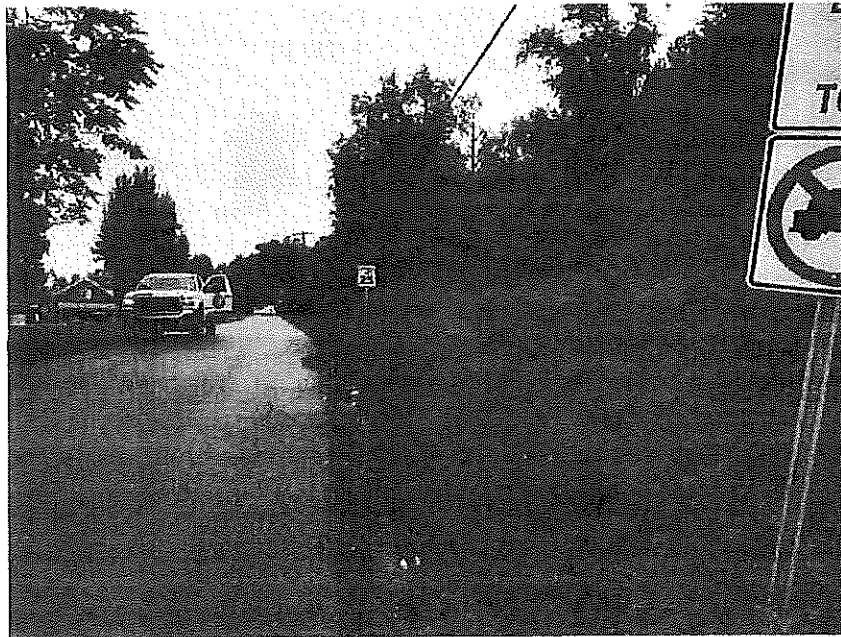
Office@HarshmanLLC.com

Page 1 of 5

Permits@HarshmanLLC.com

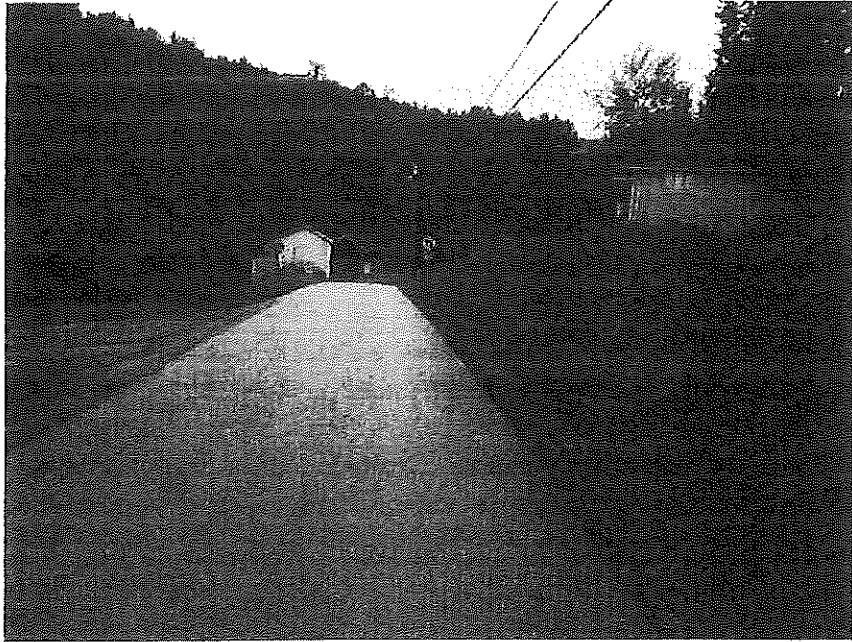


Replaced Speed Limit 25 Sign with New Sign
(Near Finleyville Elrama Road – Heading South)



Replaced Speed Limit 25 Sign with New Sign
(Near SR 837 – Heading North)



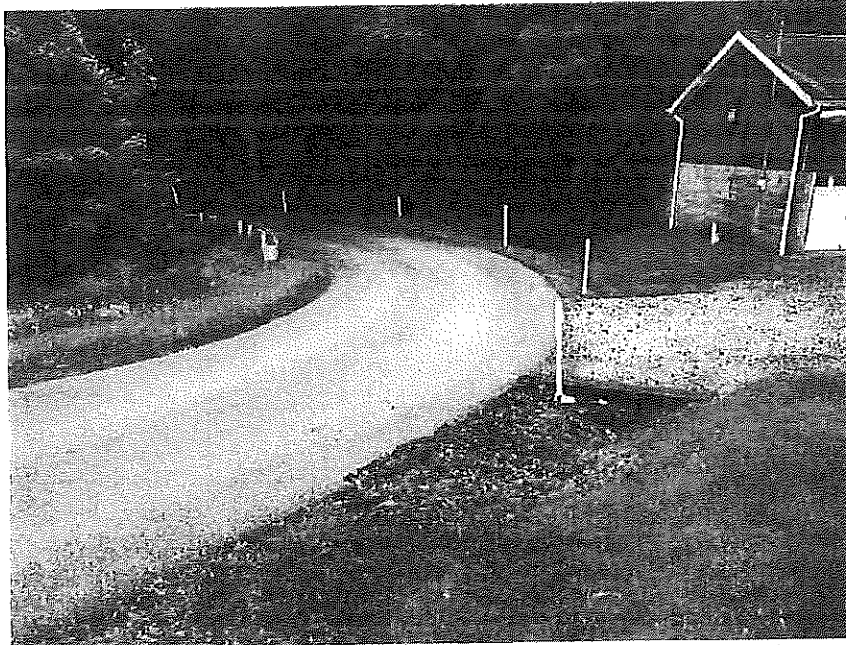


New Left Turn Sign with Advisory Speed
(Heading South)

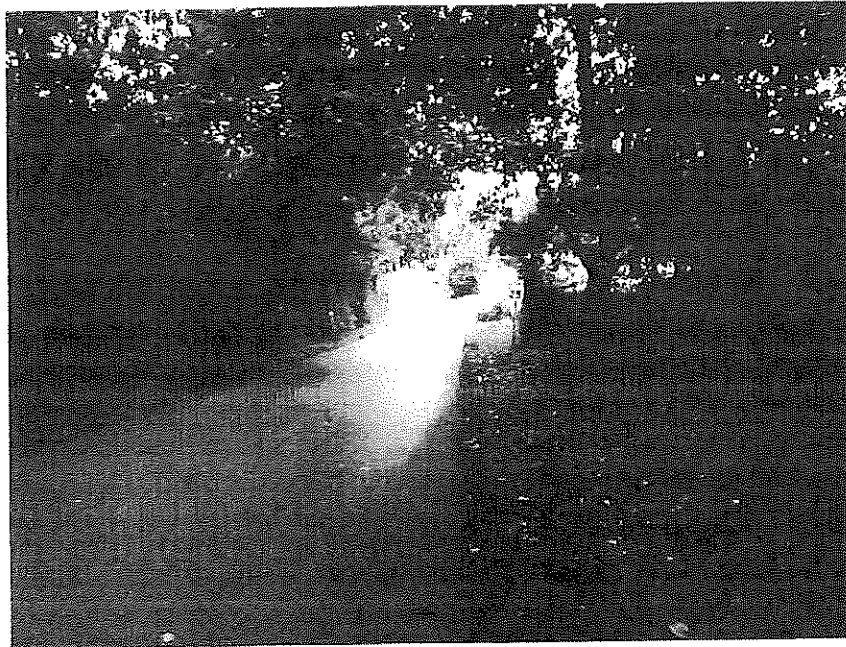


New Right Turn Sign with Advisory Speed
(Heading North)





New Flexible, Reflective Delineators (6 Total) Around Bend.



New Speed Limit Sign
(Heading South)





New Speed Limit Sign
(Heading North)



Geo Energy Tech Services, LLC.

Invoice

240 Oak Spring Road
Washington, PA 15301

Date	Invoice #
8/16/2021	21-0166

Bill To
Union Township 3904 Finleyville-Ehrama Road Finleyville, PA 15332

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
15.044.208			8/16/2021			
Quantity	Item Code	Description			Price Each	Amount
		Gun Club Road (T-709) Signing and Delineation Safety Improvements				
40	Construction Materi...	Signage Post Mount Type-B			31.59	1,263.60
6	Construction Materi...	Flexible Delineator Post, Ground Mount Type GM-2, White Post with White/White Sheeting			37.00	222.00
		Out-of-state sale, exempt from sales tax			0.00%	0.00
					Total	\$1,485.60

Secretary

From: Sean O'Dell <so@harshmanllc.com>
Sent: Friday, August 20, 2021 12:54 PM
To: Heather Daerr; Charles Trax; Richard Lawson; David Esken;
hdbreinig@hotmail.com
Cc: Secretary; Gary Sweat; mcruny; 'Sarah Scott'; JH
Subject: Gun Club Road Safety Improvements - Payment Recommendations
Attachments: 15.044.208.Invoice.review.08-20-21.pdf

Board,

Please find the attached payment recommendations for work performed by Geo Energy Tech Services, LLC for the Gun Club Road (T-709) Signing and Delineation Safety Improvements.

Bobbi – Please add the following agenda item:

Approve / Deny Payment of Invoice 21-0166 to Geo Energy Tech Services, LLC in the amount of \$1,485.60 for the Gun Club Road (T-709) Signing and Delineation Safety Improvements Project.

Sean



harshman CE GROUP, LLC

Sean O'Dell, PE

www.HarshmanLLC.com

Office: 724-503-4125 x30

Cell: 724-747-3796



INSPECTION REPORT

Date: August 12, 2021 Time: _____
Project #: 15.044.233
Project Name: Spruce Street Drainage

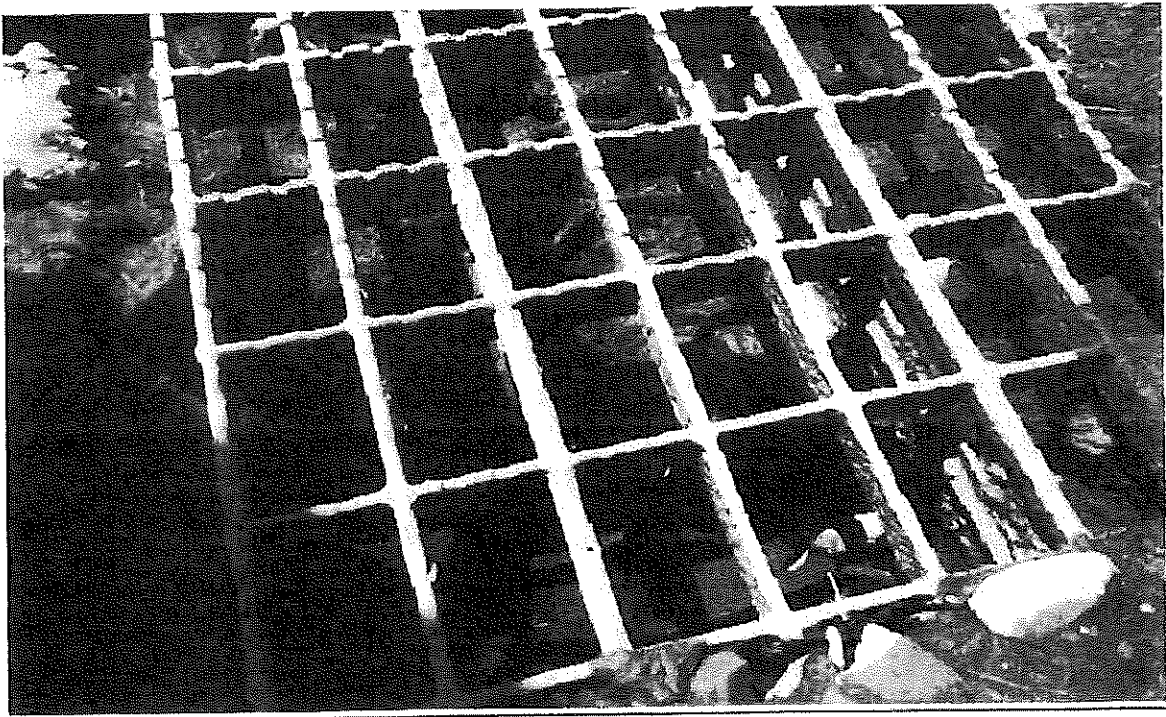
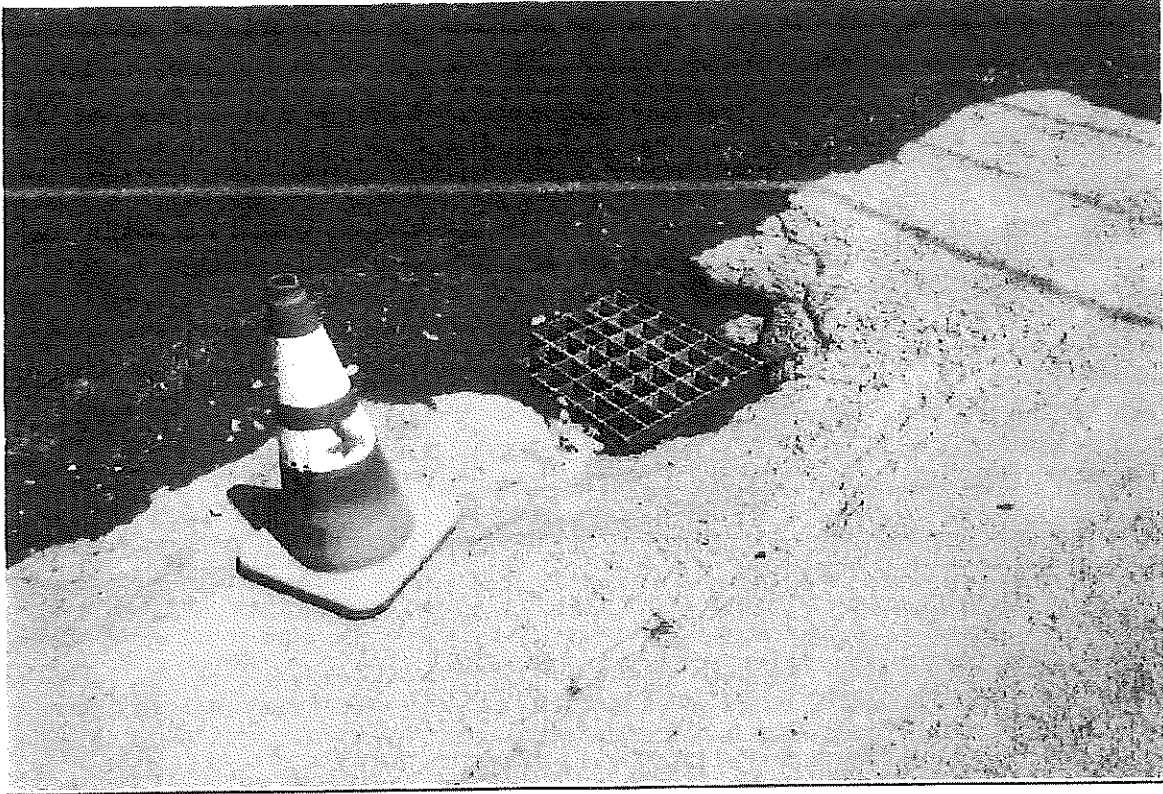
Activity/Job Description: Review existing drainage conditions at 6917 Spruce Street

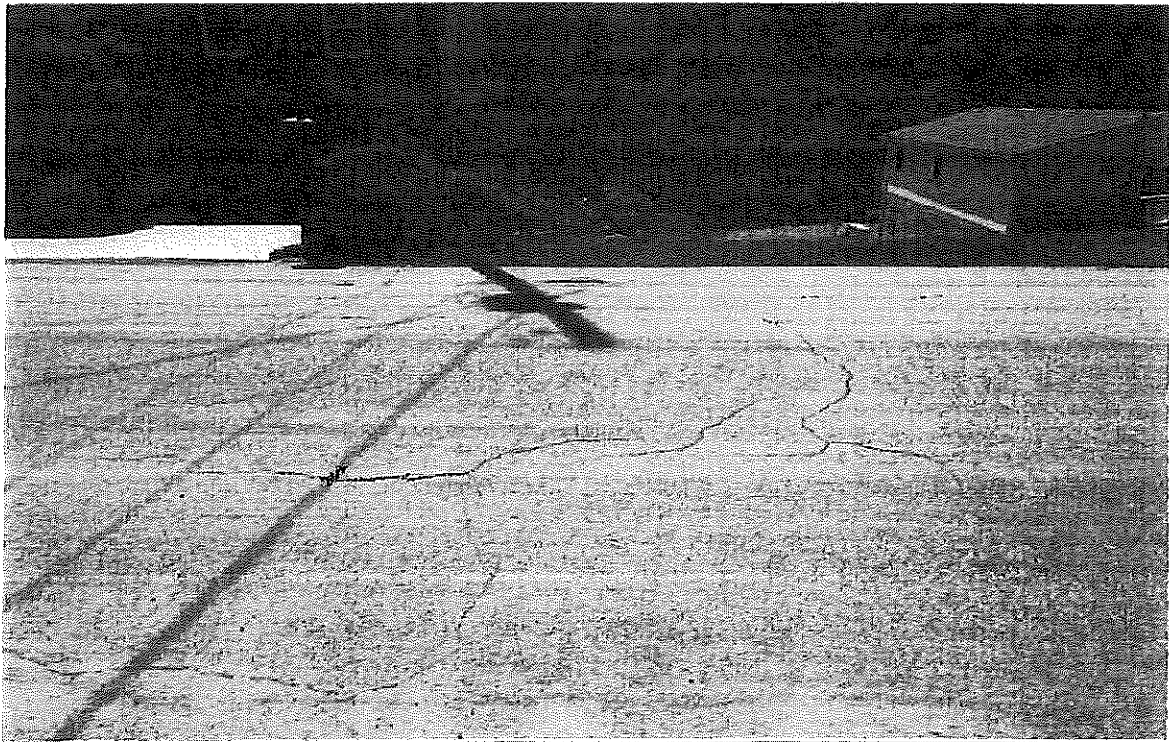
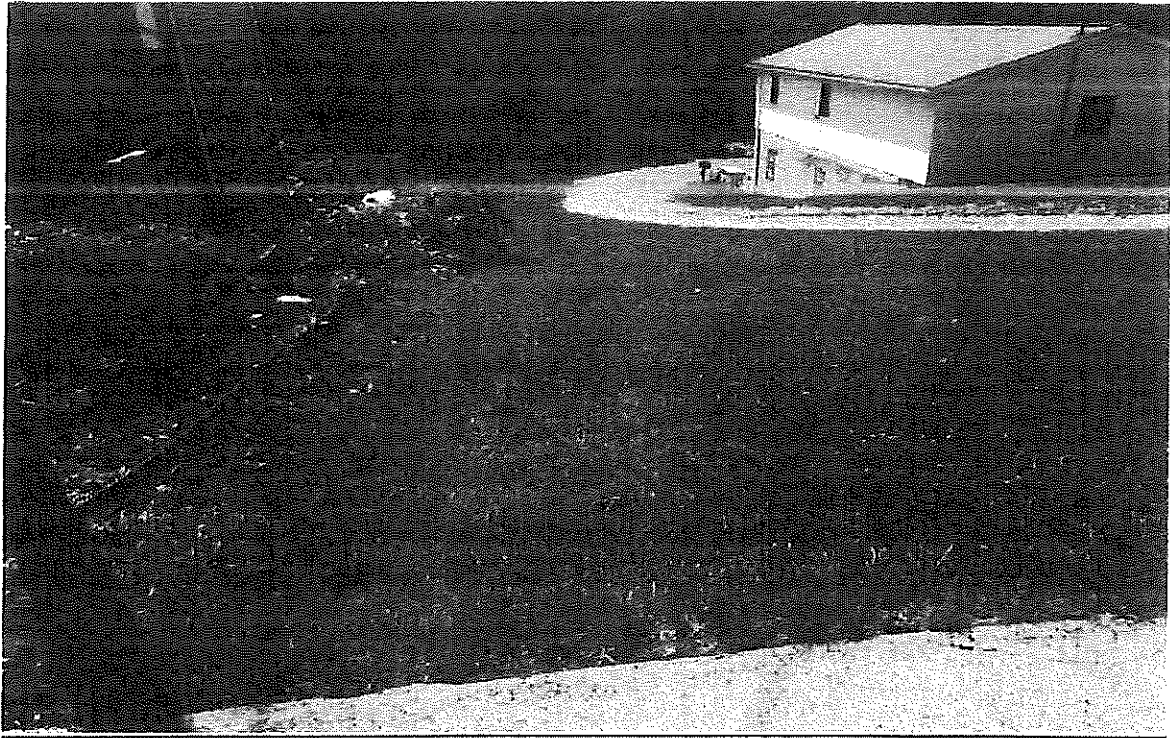
Contractor: N/A

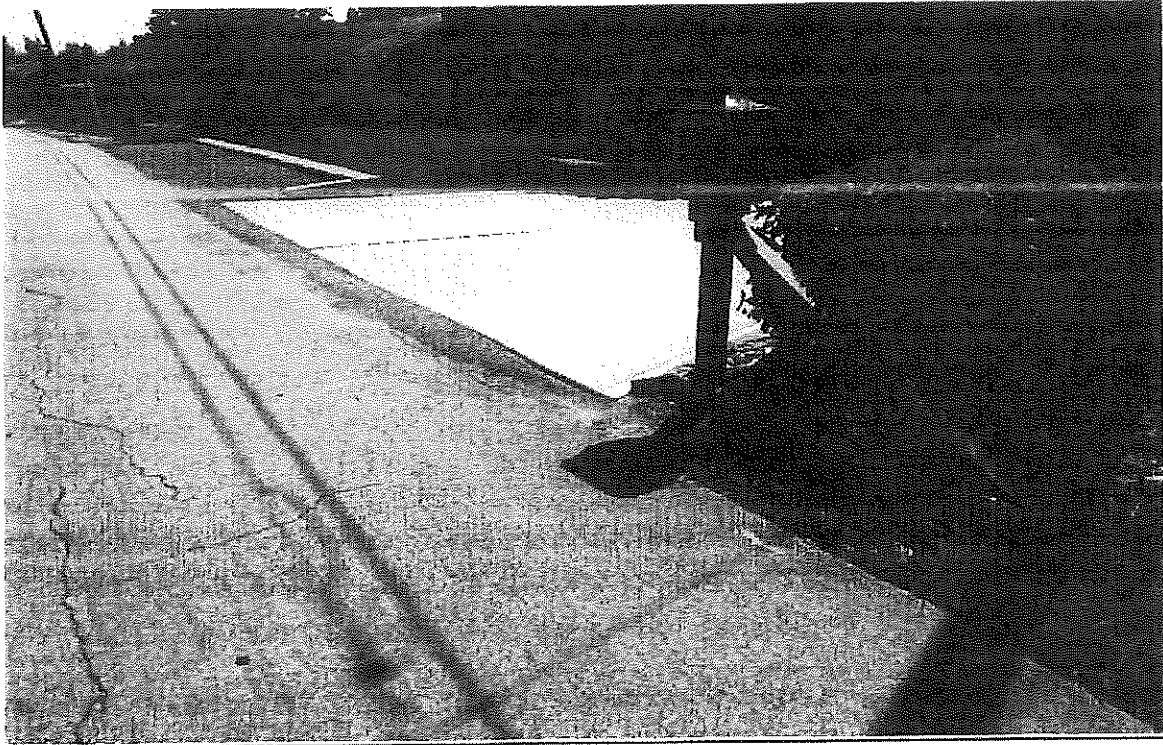
Observations: Completed review of drainage conditions of the roadway and driveway area at 6917 Spruce Street. The resident contacted the Township regarding the existing drainage conditions during moderate to heavy rains. According to the resident, who has lived at the address for over 45 years, indicated that the existing pipe is a clay pipe under the roadway, which used to daylight alongside their driveway and draining down to the stream in the rear of the properties. In 2011 the adjacent property owner, at 6921 Spruce extended, the drainage pipe on his own property to about 120' down to the rear of the property, day-lighting near the shed on 6917 Spruce. Over time, the capacity of the drainage appears to have been impacted, decreasing the effectiveness of the system. Currently, the grate on the drainage pipe appears to be loose and soil around the pipe is slowly getting washed out, creating conditions for a possible sinkhole. During moderate to heavy rains, the drainage pipe is unable to handle the flow, creating ponding over the pipe and eventually overflowing across the roadway, draining toward the driveway at 6917 Spruce Street and the lawn area at 6921 Spruce. A shallow curb was installed along the property line of 6917 Spruce, across the top of the driveway, ending at the property line. Part of the curb has been depressed, allowing water to flow onto the driveway and into the garage during heavy rain events, overloading the existing driveway drain. The pipe from the driveway drains toward the property line and toward the rear of the property. The roof-drain adjacent to the driveway drain also drains toward the property line and rear of the property. We reviewed the drainage area in the rear of the property to determine drainage paths and found an intermittent stream, which drains toward a tributary of Peters Creek. All roof-drains at 6917 Spruce drain toward the rear of the property.

Recommendations: The recommendation would be to install new inlets, repair the curb in front of 6917 Spruce Street and extend the drainage pipe to the intermittent stream.

Inspector: Thomas Heblkamp, P.E.







Google Maps



Google

Secretary

From: Sean O'Dell <so@harshmanllc.com>
Sent: Monday, August 23, 2021 11:37 AM
To: Secretary
Cc: JH; Heather Daerr
Subject: Agenda
Attachments: Existing Conditions Report 8.12.21.pdf; 6917 Spruce Street Drainage Plan.pdf

Bobbi,

Please add the following to the agenda:

Approve / Deny Harshman CE Group to proceed with the drainage design near 6917 Spruce Street to alleviate ponding and coordination with Sweet Law Office to prepare and obtain the required easements for the associated outlet pipe.

Thanks,
Sean



harshman CE GROUP, LLC

Sean O'Dell, PE

www.HarshmanLLC.com

Office: 724-503-4125 x30

Cell: 724-747-3796

HALLOWEEN DATE AND TIMES FOR SURROUNDING AREAS

Peters Township	Jefferson Hills	South Park Twp	Nottingham Twp	Elizabeth Twp	Rostraver Township
10/31/2021	10/31/2021	10/31/2021	10/31/2021	10/23/2021	10/30/20; 1
6-8 pm	6-8 pm	6-8 pm	6-8 pm	10:30-??	5-7 pm
	Mayor will decide			they also have	same day N. Belle
	closer to date			trunk or treat	Vernon does there
	but usually 6-8			hot dogs so not sure	parade which should
				on when will end	be 10-30-21

Beth Park	
10/31/2021	
6-8 pm	

Secretary

From: Sean O'Dell <so@harshmanllc.com>
Sent: Tuesday, August 24, 2021 6:06 PM
To: 'chris.hamm kdhengineers.com'
Cc: 'Ryan Klousnitzter'; 'Ben Mollard'; JH; Thomas Helmkamp; Secretary
Subject: RE: Mineral Beach Final PRD Review
Attachments: 15.094.104 (Mineral Beach Final PRD Response Review)_0824.11.pdf

Chris,

Please find our attached review of the Mineral Beach Final PRD application.

At this time we are recommending that the Board table the plan until the comments are satisfactorily addressed.

We invite you and/or your team to sit down and discuss the plan in further detail at our office. Please reach out to Thomas (th@harshmanllc.com) if you would like to set something up.

Sincerely,
Sean



harshman CE GROUP, LLC

Sean O'Dell, PE
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Cell: 724-747-3796

From: Sean O'Dell <so@harshmanllc.com>
Sent: Friday, August 6, 2021 1:29 PM
To: 'chris.hamm kdhengineers.com' <chris.hamm@kdhengineers.com>
Cc: 'Ryan Klousnitzter' <rklousni@nvrinc.com>; 'Ben Mollard' <ben.mollard@kdhengineers.com>; Jamie Harshman <jh@harshmanllc.com>; Thomas Helmkamp <th@harshmanllc.com>; 'Nicole Dooley (secretary@uniontwp.com)' <secretary@uniontwp.com>
Subject: Mineral Beach Final PRD Review

Chris,

Please find our attached review of the Mineral Beach Final PRD application.

At this time we find the submittal incomplete and it is our hope these comments can assist in a quick turn around for consideration in September.

Thanks,
Sean

Secretary

From: Sean O'Dell <so@harshmanllc.com>
Sent: Tuesday, August 24, 2021 6:01 PM
To: Heather Daerc; Richard Lawson; hdbreinig@hotmail.com; David Esken; Charles Trax
Cc: JJ; Thomas Helinkamp; Secretary; Gary Sweat; mcruny; 'Sarah Scott'
Subject: Mineral Beach PRD Review
Attachments: 15.044.132 Mineral Beach PRD Response Review_082421.pdf

Board,

Attached is our review of the Mineral Beach PRD. Our recommendation is to table this plan until all comments are satisfactorily addressed.

The Township received this plan on August 18, 2021. I believe there is a 45 day time-limit to make a decision unless the applicant waives it.

Thanks,
Sean



Harshman CE GROUP, LLC

Sean O'Dell, PE
www.HarshmanLLC.com
Office: 724-503-4125 x30
Cell: 724-747-3796



August 21, 2021

Union Township
3904 Finleyville-Elrama Road
Finleyville, PA 15332

Attention: Board of Supervisors

Subject: Mineral Beach Planned Residential Development
Review of KDH Consulting Engineers, Inc. Revised PRD Plan, revised 8/17/2021
Union Township, Washington County, PA

Dear Supervisors,

We have reviewed the revised PRD plans and response letter provided by KDH Consulting Engineers, Inc. (KDH), revised date August 17, 2021 (received by the Township on August 18, 2021), in response to Harshman's August 4, 2021 review letter. The information submitted by KDH consisted of an updated PRD plan, a new alignment plan for Walter Long Road, a revised SWM addendum and a copy of the General Permits plan. The response letter, which referenced comments from our August 4, 2021 letter, was reviewed for compliance with the Ordinance standards. Comments regarding the revised plans will be divided into remaining comments from letters prior to HCEG's August 4, 2021 letter, responses to plan revisions and additional comments regarding the submitted plans:

Comments remaining as reminders:

1. The Walter Long Road Layout Plan should be included within the PRD Plan Set and Phase 1 Plan Set, the Developers Agreement and Infrastructure and Maintenance Bonds that must be established should be included with the Phase 1 Developers Agreement and Bonding.

KDH: Comment Acknowledged.

2. Rezoning was conditionally approved but needs finalized prior to Final PRD Approval, which cannot occur until the Joseph & Debra Lisanti and Shea Dev LLC -- Subdivision Plan No. 1 has been recorded -- Subdivision comments remain outstanding at this time.

KDH: Comment Acknowledged. It is our understanding that the Planning Module is the only outstanding item.

Sewage Planning is outstanding. Additionally, a plan showing Sanitary Sewer in an easement area, a sealed Engineer's Estimate for the Sewer in this area were requested for review. This section of sewer must be bonded along with a required agreement being executed. Additionally, once these items have been addressed, the plan will need to be resubmitted for approval, so the dates are within the 90-day period required by the County for recording. Please review our May 24th, 2021 letter (comment #2 no longer applies).

3. As a condition of Final PRD Approval the Developers Agreement, Stormwater Agreement, and all required bonding must be in place.

KDH: Comment Acknowledged.



4. The Post Construction Stormwater Management – Addendum Report – states, “...Only the calculations found herein were completed by KDH Consulting Engineers. All other calculations in the CEC Report were assumed to be adequate as submitted.” This is not acceptable. Either a new comprehensive report needs to be created or the previous report needs to be certified and reviewed by the current Engineer.

KDH: Comment Acknowledged. The note has been removed from the report.

The report(s) need sealed prior further review.

5. The approved NPDES permit is inconsistent with the current plans. The current plan drawings and designs need to be permitted or the existing permit must be amended. Any phased design should be permitted as such.

KDH: Upon Township approval, the plan shall be forwarded to the Conservation District for their review and input if a modification is needed.

This comment remains outstanding.

6. The Phase 1 Plan drawings have not been reviewed at this time as comments pertaining to the PRD Plans will need to be reflected on the Phase 1 Plan Drawings: when the Phase 1 Plan drawings are resubmitted, a subdivision plan should be included with them.

KDH: Comment Acknowledged.

Chapter 280 Zoning

Article XV. Planned Residential Development

1. KDH indicated they are working on preparing a HOP for modification of the connection of Walter Long Road to State Route 88 and will provide permit information as they receive it. A note shall be placed on the final plans stating the permit number and approval date.
16. Common open space in a planned residential development shall be protected by adequate covenants running with the land or by conveyances or dedications. A PRD shall be approved subject to the submission of a legal instrument or instruments setting forth a plan for the permanent care and maintenance of such common open space, recreational areas and other facilities owned in common. (§280-98.B.)

KDH: Acknowledged. The necessary documentation will be provided, including but not limited to: Developers Agreement, HOA Documentation, and Subdivision Plan for Recording.

HCEG: This comment remains outstanding.





Chapter 225 Stormwater Management

Article V. Approval Procedure for Land Developments

- 27. A detailed proposal, including covenants, agreements, or other specific documents, showing the ownership and method of assuring perpetual maintenance to be applied to those areas which are to be used for recreational or other common purposes. (§242-39.C.(29))

KDH: Acknowledged, this information will be part of the Home Owners Association documents which the developer will submit to the Township and its Solicitor for review and approval.

HCEG: This comment remains outstanding.

- 34. Please provide evidence of require permits from applicable federal, state and county agencies, including by note limited to HOP, NPDES, Ch. 105, etc. (§242-42.D(11)).

KDH: KDH is currently working to obtain the HOPs for Water Long and Beach Road and will provide them upon approval. All other permits have been obtained.

HCEG: Acknowledged, approved permits must be amended so that they conform to the current plan drawings.

- 35. Please provide certification of service from, and contact information for, Comcast and Verizon. (§242-42.D(12)).

KDH: Initial coordination has been made and is ongoing. Certification will be provided upon receipt.

HCEG: This comment remains outstanding.

Revised Plan Review Comments:

Chapter 225 Stormwater Management

- 76. The Structure labels for storm structures 19.1, 19.2, 19.3 and 22.1 are missing from sheets C402 and C403.

KDH: Structure labels 19.1, 19.2, 19.3 and 22.1 have been added to Sheets C402 and C403.

HCEG: The labels for structures 11 and 411, pipe segments 11/10, 411/11, 12.2/411, 19.3/19.2, 19.2/19.1, 19.1/19, and permanent channel P3 are missing from plan sheets C401 to C403. Also, a duplicate label for structure 19.1 is shown on sheet C403.

KDH: The structure and pipe network segments are now shown on the plans. The duplicate label has also been removed from sheet C403.





HCEG: The pipe labels for segments 17 and 17/17 are missing on sheet C300 and C302, and the labels for structures 19, 19.1, 19.3 and pipe segment 19.1/19 are duplicates on sheet C402.

August 4, 2021 Review Comment Responses:

General Comments

1. The plan set submitted by KDH dated 02-26-2021, revised 7-7-2021, is missing graphic scales on most plan sheets and the line types in the legends are incomplete and cannot be matched to lines shown on the plan sheets. The plan sheets shall be revised to show the respective graphic scales and matching line types for all lines shown on each sheet and legend.

KDH: The plan has been revised to show the respective graphic scale and correct legend.

HCEG: The graphic scale is still missing from the E&S plan sets, sheets C900A to C904B. The line types in the plan legends still appear to be missing annotations to match line types from the legend to the plan sheets, with multiple utilities having the same line spacing.

3. Sheet C103 shows easement lines but does not indicate what the easement lines are for. Annotation for all easements should be added to the plan sheets indicating the proposed easement width and purpose (i.e., gas, water, storm sewer, etc.).

KDH: The easement lines have been labelled on the existing conditions plan.

HCEG: The existing utility easements along the western side of the plan on sheets C103 and C104 are still missing from the plan sheets.

5. The proposed grading in the rear of Lot 34 appears to cut off the existing access road to the radio tower, proposed to remain. The access road layout should be revised or an alternate access road shown on the plan.

KDH: Please see the proposed 15' tower access road. The proposed access road shall be finalized after coordination with the property owner.

HCEG: Provide evidence that the existing easement has been terminated. Provide evidence that a new easement has been recorded.

6. Existing and proposed easements must be shown on all plan sheets, including Grading Plan, PCSM Plan, Utility Plan and E&S Plan.

KDH: Easement are now shown on the proposed and existing sheets.

HCEG: Proposed easements are missing from the grading and PCSM plan sheets.

8. The shading in the rear of lots 87 through 90 should be clarified or removed from all plan sheets.

KDH: The hatched green color between lots 87-90 is the 100-yr floodplain. This floodplain hatch can be found in the legend as shown on the plans.





HCEG: The original comment refers to the hatching crossing the building pads and rear yard areas of said lots, which is a slanted hatch in black ink on the existing conditions plan, layout plan and grading plan.

14. The rip-rap areas for proposed outfalls 200 and 300 is shown in the stream channel area on sheets C401 and C404 respectively. The endwall positioning and rip-rap areas should be reviewed to verify the existing stream will not be impacted by the proposed improvements.

KDH: The rip-rap aprons shall be constructed to meet existing grade. The existing streams will be impacted by the proposed development.

HCEG: Accurately depict rip-rap aprons.

30. Detail 906, sheet C907, shows calculations for 10 rip-rap aprons, however, only 5 rip-rap aprons are shown on the plan. The table should be revised to match the information shown on the plans.

KDH: A column has been provided on the details which show the sheet number to find the rip-rap apron. The rip-rap aprons are shown both Phase 1 and Phase 2 E&S plans.

HCEG: The table shows an 84" pipe for Outlet 6 and a 72" pipe for Outlet 7, but these pipes do not appear on the plan sheets. Are these actual pipes or open trenches tied into the sediment ponds?

Additional Comments:

1. Several areas on the grading plan should be reviewed to round off and smooth out the proposed grading to ensure a minimum 2H:1V grading (lots 62, 74, 75, 82) and constructability of adjoining slopes (open space near lots 80, 96 and 104).
2. The linetype for the side and rear setback lines appears to be different from the front setback line but is not shown in the legend. Either the legend or front setback linetype should be revised to show matching plan and legend information.
3. Storm sewer pipe segment 15.2/15.1 is shown as a 24" diameter pipe on the plan, Sheet C402, and profile, sheet C405, with less than 2' of cover of some section of the pipe. However, it does not show any other pipe connections into inlet 15.2 or any drainage channel connections. Please review the segment for possible reduction in pipe size to achieve desired cover depth.
4. The stormwater and sanitary sewer profiles should be reviewed to verify structure annotation does not overlap with profile footers and other network annotations.
5. Stormwater profile Inlet 12 to Yard Drain 12.4 appear to be missing a section of proposed surface near structure 12.2.
6. The top of storm pipe segment 31/30 appears to be out of the ground, as shown on profile Endwall 30 to Inlet 34, on sheet C406.





7. The proposed sanitary sewer laterals for lots 30, 59 and 60 appear to be crossing adjacent property lines before connecting to the main sewer line. The connections should be reviewed for possible relocation on or near the served property, or easements will be required for the proposed property line crossings onto adjoining properties.
8. Detail 222, sheet C804, shows reference to Sections C and D, but the sections are not shown in the detail. The sections should be added to the plan, or the references removed from the detail.
9. The proposed 84" temporary pipe segment between the end of Temporary Channel No. 1F and Rip-Rap Apron No. 6 appears to be missing from plan sheet C900A.
10. The graphic scale is missing from all E&S plan sheets and sheet C901A shows CF Sock and sections of earth moving limits outside the Limit of Disturbance line.
11. Sheets C903A and C903B show proposed filter sock F with a 12" diameter, but the Filter Sock Table on sheet C906 shows it as 32" diameter filter sock. Also, proposed filter sock G is missing from the Filter Sock Table.
12. The proposed E&S plans do not show any proposed topsoil stockpile locations.
13. The curb detail on the Walter Long Road plan, sheet C800.1, should be revised to match the roadway cross-section.
14. Drawings should be sealed and reviewed prior to resubmission; submit sealed documents for all plans, reports, etc. Unsealed work cannot be recommended for approval.

Harshman CE Group recommends that the Board of Supervisors table this plan until all comments are satisfactorily addressed. Harshman CE Group extends an invitation to the plan preparer to sit down and discuss the plans in further detail.

Our review is based on information submitted by the Applicant and their Professional Surveyor/Engineer, which we assume to be accurate. The Township and its consultants reserve the right to make additional comments upon review of the additional plans and reports to be submitted. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Sean O'Dell, PE

cc: Union Township Board of Supervisors
Sweat Law Offices
File 15.044.132



Secretary

From: Sean O'Dell <so@harshmanllc.com>
Sent: Wednesday, August 25, 2021 3:50 PM
To: Heather Daerr; Charles Trax; Richard Lawson; hdbreinig@hotmail.com; David Esken
Cc: JH; Secretary; Gary Sweat; mcruny; 'Sarah Scott'
Subject: Cardox Road Reopening - Recommendations
Attachments: 15.044.175 Cardox Safety Improvements_082521.pdf

Board,

Please find out attached letter concerning the reopening of Cardox.

Thanks,
Sean



harshman CE GROUP, LLC

Sean O'Dell, PE

www.HarshmanLLC.com

Office: 724-503-4125 x30

Cell: 724-747-3796



August 25, 2021

Union Township
3904 Finleyville-Elrama Road
Finleyville, PA 15332

Attn: Board of Supervisors

Re: Cardox Road Reopening
Safety Improvements
Union Township, Washington County, PA

Supervisors,

We inspected Cardox Road on August 19th and 20th regarding the current road and its safety. Below you will find our concerns, recommendations, and thoughts.

1. Guiderail in front of 14 Cardox – We are currently still investigating this guiderail. We have concerns regarding the Township's liability as it is currently installed. Our office is coordinating a meeting with the installer of the guiderail to go over the installation and we will provide more information as soon as we have it. At a minimum, delineators (reflective posts) should be added to this guiderail.
2. There are currently four blinking signs on the road. Two of the blinking signs have a symbol that means Bridge Narrows. These signs should be removed. The other two blinking signs are Road Narrows signs. These Road Narrows Signs should be relocated to the position where the blinking Bridge Narrows signs are at.
3. We checked to see if there were enough speed limit signs and weight limit signs. These signs have no issues that we saw. See Comment 4.
4. Most of the existing signs would benefit from being moved further from the edge of the road. Signs should ideally be 5 feet from the edge of the cartway (beginning of curb). This is not a critical item, but we would recommend all signs that could be relocated to a 5 foot distance are relocated.
5. Lastly, we looked at whether the road should have lines painted on it. Line Painting/Striping is recommended on road with 6,000 or greater Average Daily Traffic. Currently, the Speed Radar sign is collecting data on approximately 300 vehicles a day. This should be reevaluated when the road is officially opened, but at this time we would not recommend striping the road.

Engineering & Surveying
100 Courson Hill Road
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T: 724-503-4125

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Codes & Zoning
2455 Park Ave
Washington, PA 15301
T: 724-993-4505

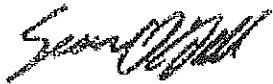
Office@HarshmanLLC.com

Page 1 of 2

Remis@HarshmanLLC.com

If you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,



Sean O'Dell, PE

CC: File 15.044.175
Union Township Secretary
Sweat Law Offices

