

Memo

To: Smithfield Township Board of Supervisors
Julia Heilakka, Manager – Smithfield Township

From: Jon S. Tresslar, P.E., P.L.S.

Subject: Verizon, NEP Magick Cauldron Plan Revisions
Project No. 2032210R

Date: April 14, 2023

As requested, we have compared the following:

- NEP Magick Cauldron Land Development Plan prepared by Colliers Engineering & Design, dated January 20, 2023, revised February 7, 2023. This new plan was provided to the Township under cover letter dated February 13, 2023.
- NEP Magick Cauldron Final Land Development Plan prepared by Rettew, dated March 16, 2020, revised September 3, 2020. This plan received Conditional Use approval at the Board of Supervisors meeting held on November 10, 2020 and conditional Final Land Development approval at the Board of Supervisors meeting held on October 17, 2020.

Based upon our review of the above information we have found the following:

- The monopole tower location appears to be unchanged.
- The gated area around the monopole tower has been reduced in size from 50-feet by 50-feet to 45-feet by 50-feet. The 75-foot by 75-foot lease area remains unchanged.
- The proposed 12-foot wide access driveway is extended southwest 500-feet ± on the new plan. Utility poles are now proposed along this extended access driveway.
- Two (2) infiltration trenches were previously proposed and approved for stormwater management. The new plan proposes three (3) additional trenches for a total of five (5). Additional review of the stormwater management will need to occur.
- A propane tank and generator are proposed on the new plan. The previously approved plan utilized a diesel generator.
- The limit of disturbance has increased by approximately 13,000 square feet. The Conservation District reviewed and found the previous erosion and sedimentation control plan adequate. The new plan will need to be submitted to the Conservation District.

We have determined that the new plan should be considered a revised Final Land Development Plan and following our review should go before the Board of Supervisors. This plan does not need to be placed before the Planning Commission. A new application is not required, however the Applicant should re-establish an escrow account for review.

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