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November 30, 2023

Amanda Seibert, Borough Manager  
Lemoyne Borough  
510 Herman Avenue  
Lemoyne, PA 17043

RE: Riverton Woods  
**Financial Security – Reduction No. 2**  
RETTEW Project No. 088682024

Dear Ms. Seibert:

In accordance with your request, we have performed a site inspection and reviewed the documentation provided for Financial Security Reduction No. 2 for the Riverton Woods development site work. The developer is requesting a reduction of the financial security in the amount of \$321,873.42. This request was received by our office on November 8, 2023.

Our records indicate that the financial security status for this project is as follows:

Original Amount	\$ 505,857.18
Previous Reductions	\$ 133,398.04
Outstanding Balance (prior to this requested reduction)	<u>\$ 372,459.14</u>

The above amount does not include any increase that may have automatically occurred on the anniversary date of the financial security.

Based on our site visit on November 8, 2023, we have the following comments:

1. Remaining disturbed areas need to be stabilized.
2. Erosion at end of curb into the stormwater facility needs to be corrected.
3. Verify all inlet flow channels and pipe connections purged upon removal of inlet protection.
4. Upon approval from CCCD, remove all inlet protection.
5. Saw cut and seal crack in curb at ADA curb ramp.
6. Owner to register with PA 1-call system as noted on the plan for the private force main.
7. The pump station and enclosure need to be securely locked.
8. An as-built plan meeting the requirements of Section 460-31 of the Lemoyne Borough Stormwater Management Ordinance, along with routings that compare the as-built outflows to the design outflows (or certification from the design engineer that the project was constructed in accordance with the approved plan), needs to be provided prior to the final release of the financial security.
9. Upon approval from Cumberland County Conservation District (CCCD), the sediment basin needs converted to the permanent stormwater management facility.

10. An executed Notice-of-Termination for the NPDES permit, acceptable to CCCD, needs to be provided prior to the final release of the financial security. Verification by the licensed professional present during installation of the NPDES "Critical Stages of Construction" also needs to be provided.

Based on our site visit and a review of the documentation, we recommend that the financial security for this development be reduced by **\$306,755.33**, which will leave a new outstanding financial security balance of **\$65,703.81**. This amount is adequate to cover the costs of the remaining work listed above. The Municipalities Planning Code (MPC), Section 509 (j) states that the municipality may require the retention of ten percent of the original amount (\$50,585.72) prior to final release of the financial security. Therefore, until completion of all outstanding work to the satisfaction of the Borough, the financial security should not be reduced to an amount below \$50,585.72.

Should you have any questions or require additional information, please feel free to contact us at any time.

Sincerely,



Michael R. Knouse, PE  
Project Manager

Enclosure

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