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review as a 'Preliminary Plan' review, with potential regulatory agency changes shaping the Final Plan, which the final site plan shall be recorded in the County Recorder's Office.

6. The Commission is aware that certain Assurances are implicit in this development proposal, and it is assumed that these Assurances will be privately maintained (i.e.: roads, parking areas, storm drainage devices, etc.) by either the (future) ownership of the development, or through some instrument of agreement between the ownership and the Economic Progress Alliance. In any event, the Township shall ensure that under Section 602 ("Assurance for Completion and Maintenance of Improvements") all road networks, parking areas, drainage, etc. be built both to the standards required by the Township (see Post-Construction Stormwater Management Plan & Drawings, Stormwater Management Plan, and Stormwater Facilities Maintenance Plan) referred to in the SALDO and more specifically as found in the Greenwood Township Storm Water Management Ordinance in Article II ("Storm Water Management Requirements") and especially Section 205 ("Maintenance of Storm Water Management Controls") and Section 205(B) ("Maintenance Agreement for Privately Owned Storm Water Facilities"). The Commission would note that Article III ("Storm Water Management Plan Process Requirements") appears to be met, but all of the above shall be reviewed by the Municipal Engineer for his concurrence that all Assurances, such as they are, are met or exceeded under Article VI (602).

The Commission would point out that there are other considerations that the Township should investigate as they relate to Assurances. For example, the plan calls for a significant addition of rails sidings for to provide rail access to the Tire Processing Building. As understood, there are a total of five stand-by sidings in conjunction with two active sidings – the southernmost having internal building access. The Commission is aware that the design and maintenance of these sidings, indeed tie-in and access to the existing Norfolk Southern rail line, carry with them stipulations and criteria outside the jurisdiction of this review. Notwithstanding, under applicable laws of ground commerce as they relate to rail agreements and the like, these should made be available to the Township for their review and understanding, and as well for the municipal solicitor to review in the event that these rails sidings are to be privately maintained and kept in functional order as these as well relate to specific assurances that the proposed infrastructure supporting this development proposal meets the minimum industry standards over the foreseeable life of the project.

7. Under Design Standards for Land Developments, the Ordinance is mute on parking requirements for large-scale industrial developments. The Commission would note a total of eighty-one combined parking spaces for both handicap access as well as general employee/visitor parking. Given the scope of this proposal, the Commission cannot gauge whether or not this is an adequate parking plan. To that end, the Commission would urge the development team to outline the intent of this plan and how the parking layout