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RECEIVED
JUL 27 2012
By Denise Miller

July 27, 2012

East Fallowfield Township
Board of Supervisors
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Providence Hill
305 - 315 Providence Hill Road Rear Yard Swale
Review of Proposed Repair Work

Dear Board Members:

The following documents pertaining to the above project have been submitted for review:

- Proposed Scope of Work prepared by Rouse Chamberlin Homes, dated 7/2/12.
- Topographic Survey for Tonya Richardson, 315 Providence Hill Road (Lot 53), prepared by Howell Kline, dated 7/13/12.
- Building Permit Plan, Lot 53, prepared by Bursich, dated 8/17/09.
- Topographic Survey for Karen Cassidy, 311 Providence Hill Road (Lot 55), prepared by Howell Kline, dated 6/19/12.
- Building Permit Plan, Lot 55, Prepared by Bursich, Dated 1/23/09.

The common swale behind 305 to 315 Providence Hill Road was listed on my final punch list of items to be addressed for dedication. The swale had been repaired twice previously however the homeowners have still raised concerns regarding the flow of water, erosion and ponding water in several locations. As a result, several site meetings have taken place with the homeowners, builders and various representatives of the Township. Two of the homeowners have retained an independent surveyor to prepare as-built plans of their properties to compare with the approved building permit plans. Copies of these documents are included for your review.

The following comments are offered for your consideration:

1. I have reviewed the Proposed Scope of Work submitted by Rouse Chamberlin Homes. The scope details specific work to be performed on each lot and generally involves regrading areas of erosion or puddling, fill against house foundations, installation of yard

drains and piping, redirecting roof downspouts and stabilization of all disturbed areas. After reviewing the proposed work, it is my opinion that these repairs should correct the problems associated with the flow and erosion in the swale. Although the plan does not specify a yard drain size, I recommend that a minimum size of 18" x 18" should be used and at least 8" diameter pipe should be installed to connect the yard drains to the inlets.

2. The proposed yard drains will collect a large amount of water and pipe it directly to the street thereby diverting it away from the rear yard swale. This should significantly reduce the runoff being conveyed in the lower portions of the swale. The design plans show a portion of the rear yard runoff being directed to the street in front of the lots. The proposed regrading, redirected downspouts and yard drains should help to accomplish this as well.

3. The connections to the existing inlets in Providence Hill Road should be done in a clean and neat manner without damage to the inlet and the joint should be grouted after the connection is made. No disturbance to the paving of Providence Hill Road shall be permitted. Any sections of curb or sidewalk that are damaged shall be replaced as well.

4. The Topographic Survey plans ("as-built plans") prepared by Howell Kline for lots 53 & 55 show some minor deviations from the Building Permit Plans. Specifically the as-built plan for 315 Providence Hill Road (Lot 53) shows low areas off the rear corners of the house which allows water to collect. This is proposed to be rectified by the builder's Scope of Work. The house on Lot 53 was also raised 0.63' higher than proposed on the permit plan to improve grading around the house. However the grading of these lots, in my opinion, is generally in conformance with the referenced building permit plans.

5. I spoke yesterday with Andrew DiFonzo, P.E., an engineer with DL Howell who assisted with the as-built plan preparation. Mr. DiFonzo stated that the as-built contours on Lot 55 do not match perfectly with the approved contours but are skewed slightly. He also stated that in his opinion the grading of the lots is in general conformance with the approved plans and the deviations are within acceptable construction tolerances.

6. The Topographic Survey plan for 315 Providence Hill Road notes that the site bench is the 558' contour at the bottom face of curb as scaled from the building permit plan. Since this is just a scaled reference point it may not coincide with the datum benchmark elevation used on the design permit plans. This could account for some of the minor deviations between the two plans.

7. There were discussions about possible future construction on some lots such as sheds, decks, patios or pools. The construction of any proposed impervious improvements as such will need to be approved by the HOA and may require building permits from the Township. Furthermore, any such additional impervious surfaces will result in increased runoff onto downhill properties. Therefore it may be beneficial to have additional stormwater management controls installed when these improvements are built.

8. Copies of the Proposed Scope of Work, Topographic Survey plans and Building Permit Plans are enclosed for reference as well.

Please feel free to call if you have any questions concerning this issue.

Very Truly Yours,

Christopher R. Della Penna, P.E.
Township Engineer

Cc: Vince Pompo, Esq. (w/ enclosures)
Rouse / Chamberlin, Ltd. (w/ enclosures)