**Della Penna Engineering, Inc.**
**21 Whitetail Lane**
**Parkesburg, PA 19365**

**Phone: 610-857-0045** **Fax: 610-857-0046**

# MEMO

RECEIVED
APR 06 2012
By Denise Miller

To: Board of Supervisors

Cc: Vince Pompo, Esq.

From: Chris Della Penna, P.E.

Date: April 6, 2012

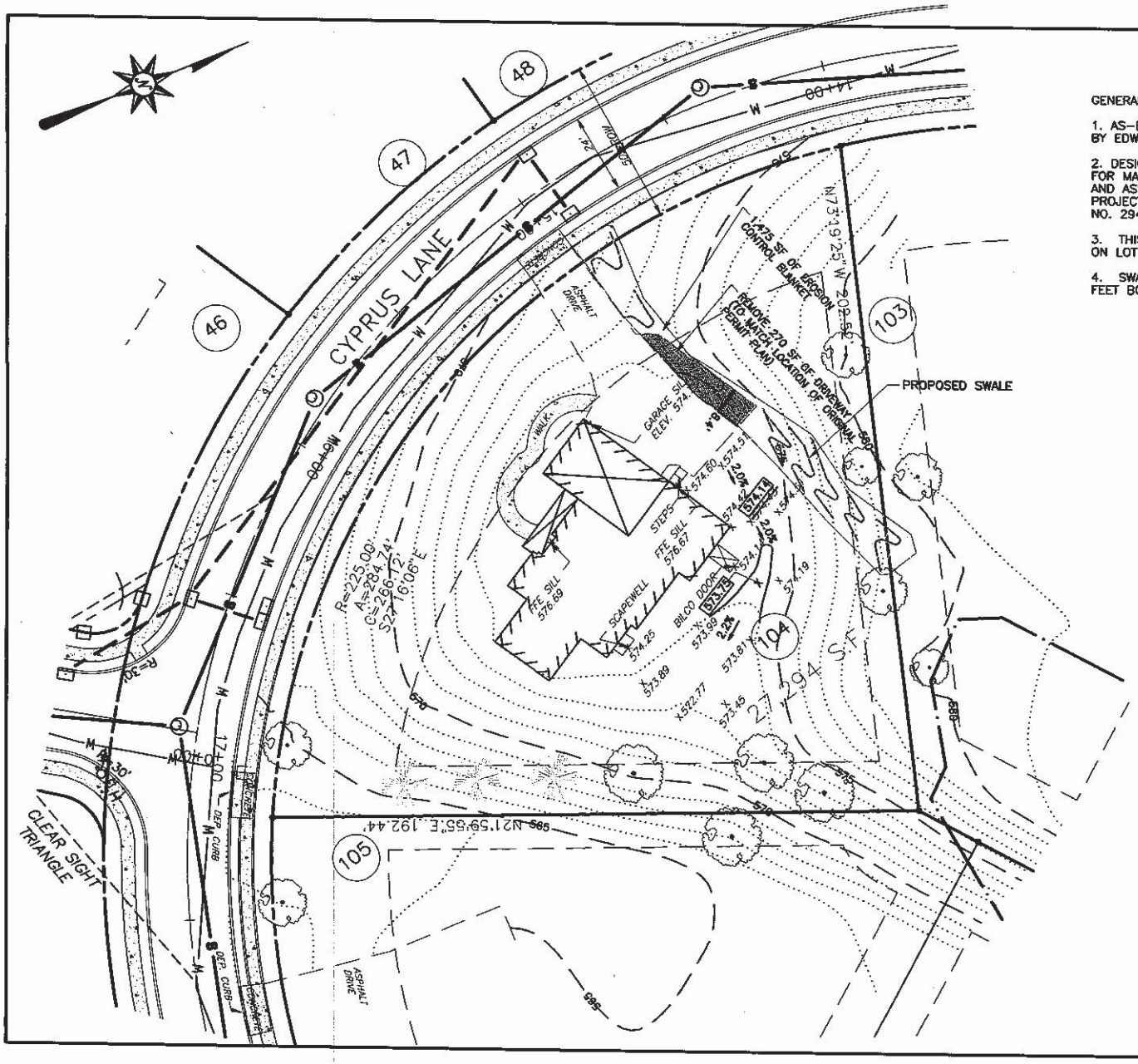
Subject: Manchester Farms
Lot 104 – Drainage Correction Update

As you are aware, the grading of the above referenced lot was not completed in accordance with the approved permit plan. An As-Built survey was performed and the plan was reviewed by this office. The deviations from the approved plan are noted in my review letter of December 9, 2009.

To date a total of four (4) proposed grading remediation plans have been submitted as possible solutions to the drainage problems. Each of the submitted plans proposed yard re-grading, swales, yard drains or a combination of the above. The plans have been reviewed by myself and the homeowners and comments were provided however a final design addressing outstanding concerns was never submitted. I recommend that a plan be prepared addressing the outstanding issues to the satisfaction of the Township and the homeowners. The plan should show revised grading in accordance with appropriate codes to direct water away from the dwelling and alleviate any standing water. Further, since there is a common swale being directed from adjoining uphill lots across this lot, the plan should include appropriate swales, yard drains and piping to continue this drainage pattern towards the road without negatively impacting Lot 104.

I have included copies of the As-Built Survey plan along with the previous versions of the revised grading remediation plans and the review letters pertaining to them for reference. As mentioned in previous discussions, a new plan should be prepared, reviewed and implemented as soon as possible to take advantage of the favorable weather for stabilization.

Please feel free to call if you have any questions or wish to discuss this further.




GENERAL NOTES:

1. AS-BUILT INFORMATION SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC. IN JULY 2009.

2. DESIGN INFORMATION IS FROM A SET OF PLANS TITLED "BUILDING PERMIT PLAN FOR MANCHESTER FARMS SUBDIVISION - LOT 104" PREPARED BY EDWARD B. WALSH AND ASSOCIATES, INC. EXTON, PA, DATED FEB. 06 2007, LAST REVISED FEB. 16 2007, PROJECT NO. 2948.

3. THIS PLAN REPRESENTS THE REVISED GRADING TO CORRECT A DRAINAGE ISSUE ON LOT 104.

4. SWALE SHALL BE A MINIMUM OF TWELVE (12) INCHES IN DEPTH AND THREE (3) FEET BOTTOM WIDTH.

LOT 104 - MANCHESTER FARMS
119 CYPRUS LANE
TUNBRIDGE MODEL
FARMHOUSE ELEVATION

APPLICANT
DEWEY HOMES
435 DEVON PARK DRIVE
SUITE 613
WAYNE, PA 19087

30 0 30 60
GRAPHIC SCALE

1. 10-29-2010 REVISED SWALE CONFIG PER DEWEY HOMES REQUEST.

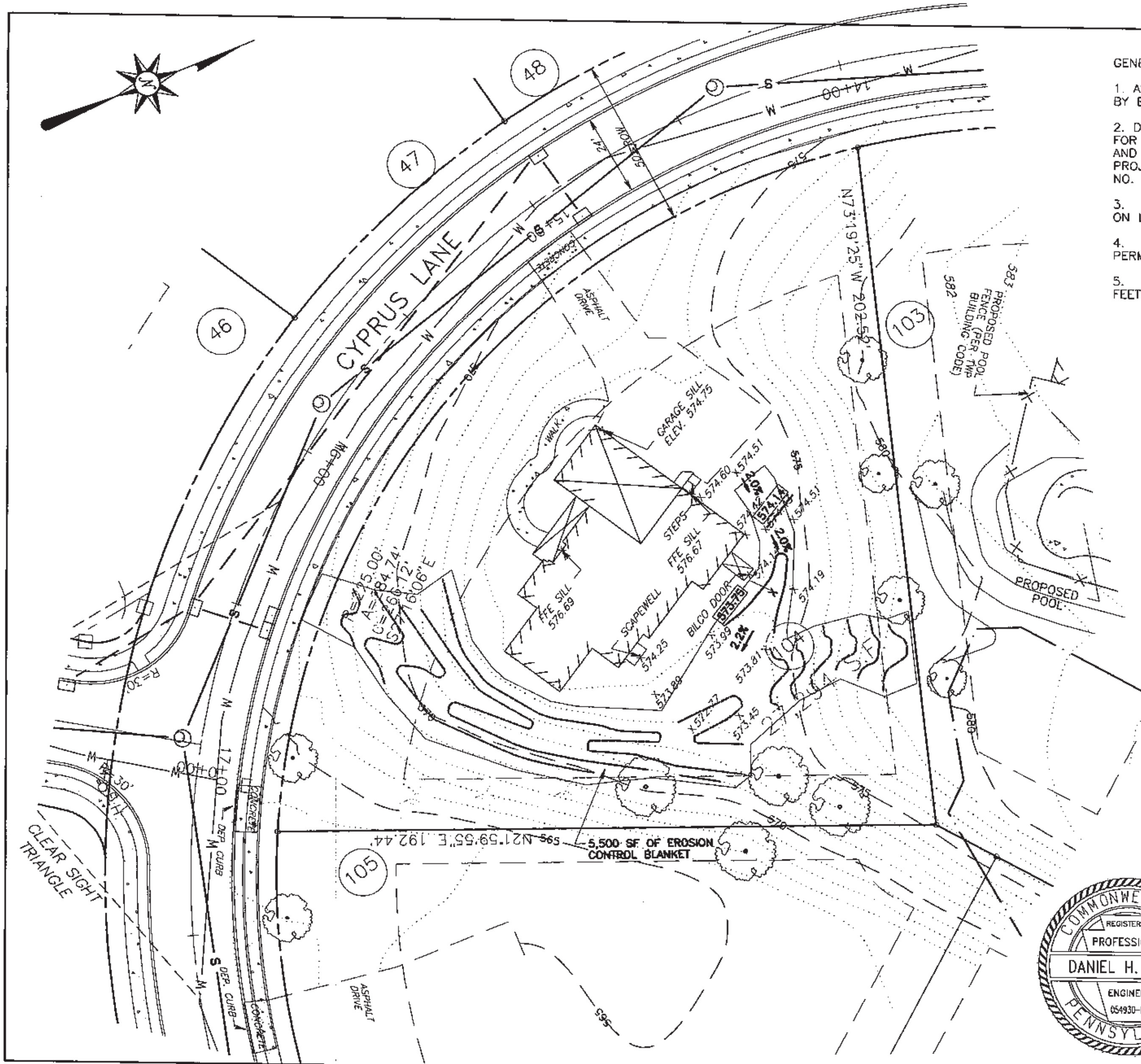
REVISED GRADING PLAN
FOR
# MANCHESTER FARMS SUBDIVISION
## LOT 104

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
*Lionville Professional Center*
*125 Dowlin Forge Road*
*Exton, PA 19341*
*Phone (610) 903-0060*
*Fax (610) 903-0080*
*www.ebwalshinc.com*

| | |
|---|---|
| Project- | 2948 |
| Date- | 10-23-09 |
| Scale- | 1" = 30' |
| Drawn- | MSB |
| Checked- | DHD |
| Sheet- | 1 OF 1 |

Plotted: Fri Oct 29, 2010 — File: F:\JB\2948\2948-B3.pro




GENERAL NOTES:

1. AS-BUILT INFORMATION SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC. IN JULY 2009.

2. DESIGN INFORMATION IS FROM A SET OF PLANS TITLED "BUILDING PERMIT PLAN FOR MANCHESTER FARMS SUBDIVISION – LOT 104" PREPARED BY EDWARD B. WALSH AND ASSOCIATES, INC. EXTON, PA, DATED FEB. 06 2007, LAST REVISED FEB. 16 2007, PROJECT NO. 2948.

3. THIS PLAN REPRESENTS THE REVISED GRADING TO CORRECT A DRAINAGE ISSUE ON LOT 104.

4. SWALE REGRADING MUST BE COORDINATED WITH THE WORK ON LOT 103 (POOL PERMIT) SUBMITTED UNDER SEPARATE APPLICATION.

5. SWALE SHALL BE A MINIMUM OF TWELVE (12) INCHES IN DEPTH AND THREE (3) FEET BOTTOM WIDTH.

**DRAFT**

LOT 104 – MANCHESTER FARMS
119 CYPRUS LANE
TUNBRIDGE MODEL
FARMHOUSE ELEVATION

APPLICANT
DEWEY HOMES
435 DEVON PARK DRIVE
SAFEGUARD CAMPUS
BUILDING 200
WAYNE, PA 19087

30 0 30 60
GRAPHIC SCALE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
DANIEL H. DALEY
054930-E

REVISED GRADING PLAN
FOR
MANCHESTER FARMS SUBDIVISION

**DRAFT**

EAST FALLOWFIELD TOWNSHIP — CHESTER COUNTY, PA.

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EBW

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|---|---|
| Project– | 2948 |
| Date– | 10-23-09 |
| Scale– | 1" = 30' |
| Drawn– | MSB |
| Checked– | DHD |
| Sheet– | 1 OF 1 |

Plotted: Fri Oct 23, 2009 — File: F:\JB\2948\2948-B3.pro

***Della Penna Engineering, Inc.***
***21 Whitetail Lane***
***Parkesburg, PA 19365***
***Phone: 610-857-0045 Fax: 610-857-0046***

# MEMO

**VIA FACSIMILE**

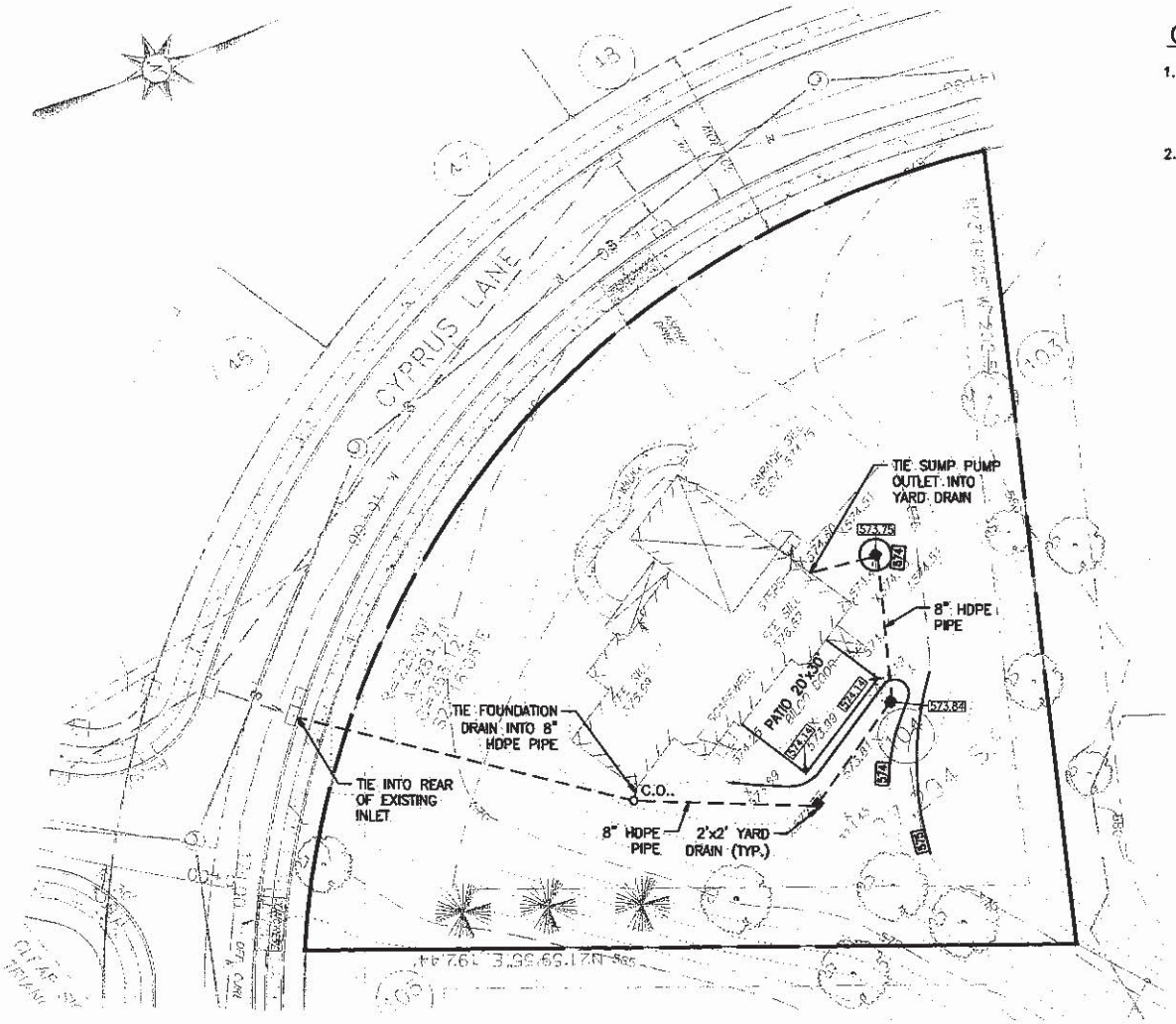
To: Board of Supervisors
Cc: Joe Sciandra, Dewey Homes
Dan Daley, P.E., E.B. Walsh & Associates, Inc.
Denis Branca & Megan Kile
From: Chris Della Penna, P.E.
Date: December 3, 2009
Subject: Manchester Farms
Lot 104 As-Built Plan Review

An As-Built Plan for the above-referenced lot has been submitted for review. The plan was prepared by E. B. Walsh & Assoc., Inc. dated 8/4/09. As requested, I have reviewed this plan for consistency with the approved Building Permit Plan for this same lot that was approved on February 19, 2007. The following was noted:

1. The approved swale along the north side of the house to convey runoff from the uphill lots was not installed.
2. The driveway parking area was constructed wider and the embankment north of the driveway was not graded back as far as depicted on the approved plan. This therefore limits the ability to install the above noted swale shown on the approved plan.
3. The area behind the house between the Bilco door and the driveway is too flat and cannot drain properly as originally designed.
4. The Bilco door was installed where a deck was proposed on the approved plan. The elevation of the lip of this door also appears to be lower than the surrounding ground, which could result in water entering the basement through the door.
5. It does not appear as if all the street trees and shrubbery in the rear yard have been planted.
6. The as-built first floor elevation of the house is approximately 1.68 +/- feet higher than that proposed on the approved plan.

As noted above, there are several points of concern regarding the as-built conditions of this lot, which would contribute to the drainage problems currently being experienced by the homeowners. The builder should within 30 days submit a plan of redesign depicting how these issues will be addressed. The plan must be reviewed and approved by the Township and the homeowners before any corrective measures are implemented.

Please feel free to call if you have any questions or wish to discuss this further.




## GENERAL NOTES:

1. AS-BUILT DATA WAS TAKEN FROM PLAN TITLED "AS-BUILT PLAN FOR MANCHESTER FARMS SUBDIVISION – LOT 104" PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., PLAN NUMBER 2948, DATED AND LAST REVISED 08-04-09.
2. DESIGN DATA WAS TAKEN FROM PLANS TITLED "BUILDING PERMIT PLAN FOR MANCHESTER FARMS SUBDIVISION" PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., PLAN NUMBER 2948, DATED, 02-06-07, LAST REVISED 02-16-07.

# GRADING PERMIT PLAN

**SCALE: 1"=30'**

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

## LEGEND

| | | | |
|---|---|---|---|
| | EX. PROPERTY LINE | | EX. CONC. CURB |
| | EX. RIGHT-OF-WAY | | EX. STORM SEWER LINE |
| | EX. IRON PIPE | | PROP. STORM SEWER LINE |
| 242 | EXISTING CONTOUR | | EX. STORM INLET |
| 242 | PROP. CONTOUR | | PROP. STORM INLET |
| x 123.00 | EXISTING SPOT ELEV. | | PROP. STORM SEWER LINE |
| x 123.00 | NEW SPOT ELEV. | S | EX. SANITARY SEWER LINE |
| | | W | EX. WATER LINE |

PROGRESS PRINT

DATE: 01/03/11 SCALE: 1"=30' PROJECT NO.: 2313
DRAWN: JTE CHECKED: DJS

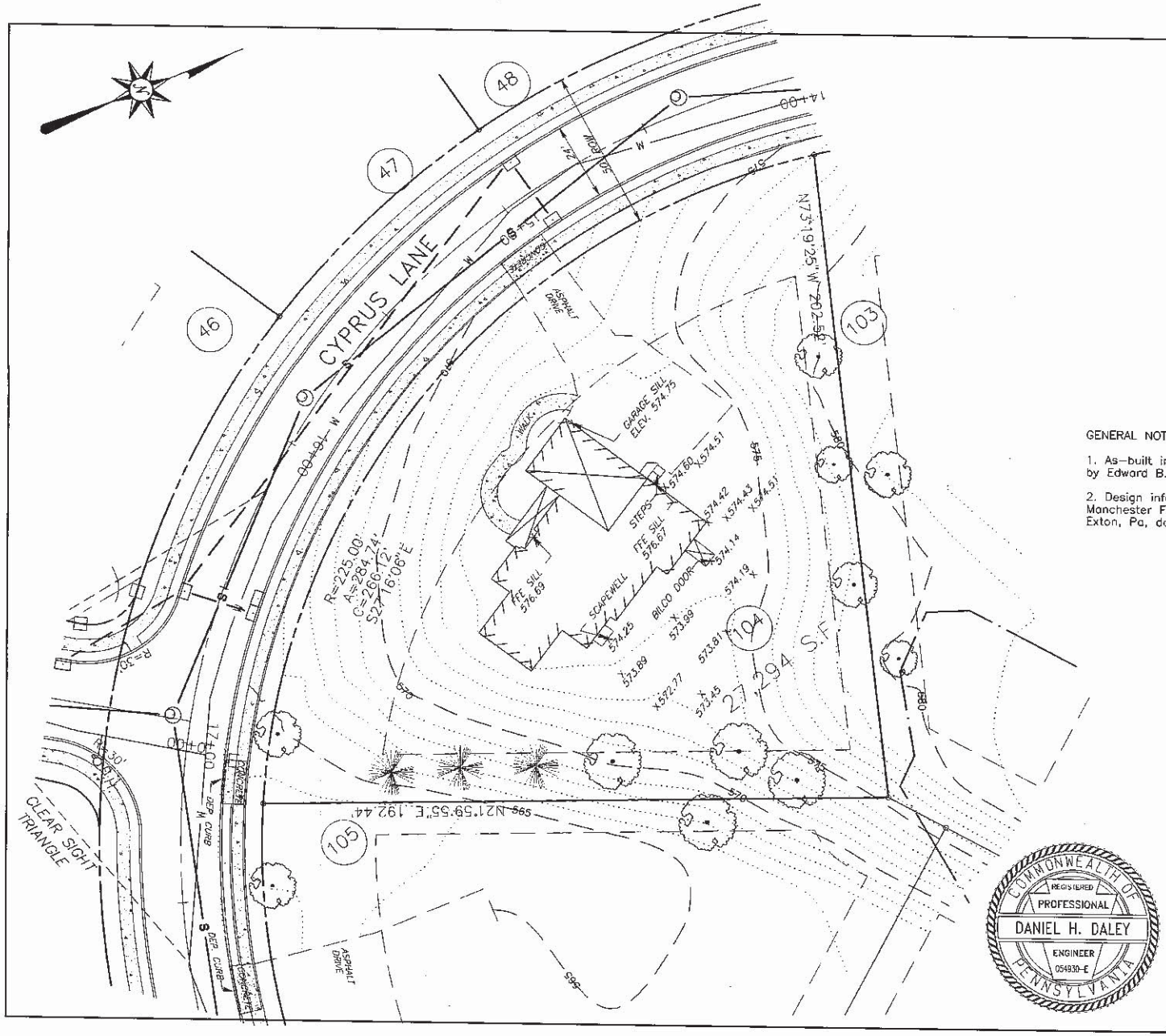
DLHowell
Civil Engineering & Land Planning
1500 Virginia Lane
Lansdowne, PA 19050
Phone (610) 626-3300
Fax (610) 626-3301
319 West State Street
Suite 3
Kennett Square, PA 19348
Phone (610) 444-0304
Fax (610) 444-0307
www.DLHowell.com

REVISIONS:

GRADING PERMIT PLAN

CLIENT: DENIS BRANCA
PROJECT: 119 CYPRUS LANE
COATESVILLE, PA 19320
LOCATION: EAST FALLOWFIELD TOWNSHIP

CAD FILE: 2313 Pr
PLOTTED ON: 01/03/11
DRAWING NO.: 1 of 1




GENERAL NOTES:

1. As-built information shown hereon are from a field survey performed by Edward B. Walsh & Associates, Inc. in July 2009.

2. Design information is from a set of plans titled "Building Permit Plan for Manchester Farms Subdivision" prepared by Edward B. Walsh and Associates, Inc. Exton, Pa, dated Feb. 06 2007, last revised Feb. 16 2007, Project No. 2948.

LOT 104 – MANCHESTER FARMS
119 CYPRUS LANE
TUNBRIDGE MODEL
FARMHOUSE ELEVATION

APPLICANT
DEWEY HOMES
435 DEVON PARK DRIVE
SAFEGUARD CAMPUS
BUILDING 200
WAYNE, PA 19087

30 0 30 60
GRAPHIC SCALE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DANIEL H. DALEY
ENGINEER
054930-E

AS-BUILT PLAN
FOR
MANCHESTER FARMS SUBDIVISION
LOT 104

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| Drawn- | CE |
| Checked- | DHD |
| Sheet- | 1 OF 1 |

Plotted: Tue Aug 4, 2009 File: F:\JB\2948\2948-B3.pro