EAST FALLOWFIELD TOWNSHIP

2264 Strasburg Road
East Fallowfield, PA 19320-4437
Phone (610) 384-7144 • Fax (610) 384-7143

BOARD OF SUPERVISORS
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Mr. Chris Amentas, Vice Chairman
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TOWNSHIP SECRETARY
Denise Miller

May 17, 2012

Dewey Homes
435 Devon Park Drive
Bldg 600 Suite 613
Wayne, PA 19087

Dear Mr. Dewey:

You are in default of your agreement with the Township for failing to construct Lot 104 of Manchester Farms and surrounding stormwater control features in accordance with the approved plans. Our township engineer, Chris DellaPenna, has identified the work required to rectify these deficiencies in the attached letter. As you know, the problems with these residents have been ongoing for an inordinate amount of time. Please advise us within ten (10) days as to exactly when you will perform the required repairs. If we do not hear from you, we will undertake whatever measures are necessary to ensure that this long-standing matter is finally resolved.

Thank you for your attention to this matter, and we look forward to hearing from you.

Sincerely,

Chris Amentas

Vice Chairman, Board of Supervisors
East Fallowfield Township

COPY

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

RECEIVED
APR 17 2012
By

MEMO

To: Dewey Homes, Attn: Ken Dewey

Cc: Board of Supervisors
Vince Pompo, Esq.
Denis Branca & Megan Kile

From: Chris Della Penna, P.E.

Date: April 16, 2012

Subject: Manchester Farms
Lot 104 (119 Cyprus Lane) – Drainage Remediation Plan

As noted on my Phase 2 dedication punch list of April 4, 2012, the ongoing drainage issues on the above referenced lot must be addressed. The grading of this 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.

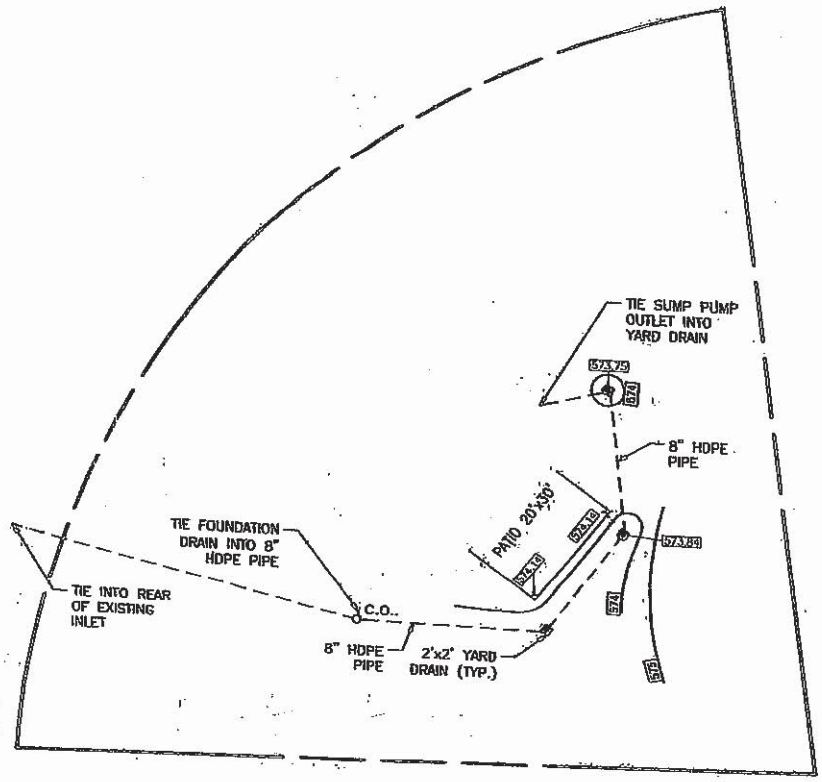
To date a total of four (4) proposed grading remediation plans have been submitted as possible solutions to the drainage problems. Each of those plans proposed yard re-grading, swales, yard drains or a combination of the above. After reviewing each of the submitted plans, it is my opinion that the Grading Permit Plan prepared by DL Howell dated 1-3-11 will provide the most viable solution to the problems that exist at the lot. Minor comments have been conveyed to the design engineer, which should be incorporated into the design.

Therefore it is recommended that the repairs depicted on that plan be implemented as soon as possible while the weather is still favorable for establishing vegetation for stabilization.

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

242	PROP. CONTOUR
x 123.00	NEW SPOT ELEV.
	PROP. STORM SEWER LINE
	PROP. STORM INLET
	PROP. STORM SEWER LINE

PROGRESS PRINT

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

DLHowell
CIVIL Engineering & Land Planning
123 Gordon Drive
Lionville, PA 19353
610-363-8010
Fax: 610-363-7611
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