Della Penna Engineering, Inc.
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April 4, 2012

RECEIVED
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By

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

Re: Manchester Farms – **Phase 2**
MPC Section 510 Inspection Report

Dear Board Members:

Based upon my field observations conducted in March and April 2012 it is my opinion that the roads and site improvements for Phase 2 of the above project are not complete. The following is a list of items that still needs to be addressed:

1. The houses on lots 24, 31, 34 & 52 are still under construction. There are improvements required on these lots, such as the seepage beds, sidewalks and landscaping that are not yet complete.
2. Clean all stormwater inlets and pipes of debris and patch any holes or cracked parge coating in inlet boxes or hood joints with grout. Some inlets still need the bottoms poured.
3. Install all missing landscape plantings and replace any dead plants. A tree and shrub count is being conducted and will be coordinated with the builder. Any trees or shrubs that need to be planted or replaced should be planted when the weather is favorable.
4. BioLogs need to be installed as noted on approved site plans.
5. The required on-lot infiltration berm appears to be missing from Lot 8.
6. Final wearing course paving and all final pavement markings must be installed. Damaged and deteriorated areas and areas requiring base repair must be repaired first. These areas are in the process of being marked.
7. Complete all curb and sidewalk repairs. Areas of repair will be marked at site.
8. All inlets to have Township approved MS-4 emblem installed.
9. Verify that the required wildflower seed mix has been installed in the open space areas and basins in accordance with the Open Space Management Plan.
10. Basin 5 must be converted to its final configuration. Chester County Conservation District approval is required prior to conversion.

11. The berm areas for Basins 3, 4 & 5 must be mowed and maintained.

12. Clean up and remove any old silt fence, construction fence and other trash from site.

13. Replace or add additional riprap at the endwalls discharging into Basins 3 & 5 and endwalls discharging from Basin 4 & 5. Severe erosion and gullying is also occurring beyond where the existing Basin 4 discharge riprap ends, which should be repaired.

14. Repair the erosion ditches through berm of forebays in Basins 3 & 4.

15. Child protection grates must be installed over Basins 3, 4 & 5 outlet structure openings and all pipe openings 12" or larger as required by ordinance.

16. Remove pile of soil dumped on Basin 3 emergency spillway.

17. Remove fabric from top of stone infiltration trenches in bottom of Basins 3 & 4 after drainage areas are fully stabilized.

18. Pour concrete in bottoms of all basin outlet structures as noted on basin detail.

19. Repair two (2) erosion ditches on eastern slope into Basin 5.

20. Replace missing street sign at corner of Bridle Path Lane and S. Caln Road.

21. Replace damaged grate in inlet #7 in front of 105 Bridle Path Lane.

22. Replace missing sidewalk sections in front of 107 Bridle Path Lane.

23. Repair non-functioning street lights.

24. Address any outstanding Homeowners Association concerns including but not limited to the following:
    a. Possible broken or clogged pipe leading from downspouts to seepage at 109 Cyprus Lane.
    b. Correct ongoing drainage problems and house flooding at 119 Cyprus Lane.
    c. Poor drainage and standing water in rear and side of 121 Cyprus Lane.
    d. Standing water to top of seepage bed yard drain at 162 Bridle Path Lane.
    e. Backfill along sidewalk and drive apron corners at 111 Cyprus Lane where concrete was replaced.

25. Straighten or replace any bent or leaning sign posts.

26. Replace missing "No Outlet" sign at 300 Cyprus Lane.

27. Water accumulates on the sidewalks at 121 Cyprus Lane and 105 Bridle Path Lane due to the grass strip between the sidewalk and curb being much higher that than the sidewalk. This creates a ponding and icing problem and should be corrected.

28. All iron pins and concrete monuments at property corners to be installed and certified by the surveyor.

29. As-built plans must be submitted for review. Legal descriptions for each easement and road right-of-way area to be offered for dedication must also be provided for review. Comments will be provided in separate letter once these are received.

30. In conjunction with the dedication, the developer is required to post a maintenance bond to guarantee the structural integrity and functioning of the improvements. The guarantee shall be in a form acceptable to the Township Solicitor and be for a term of eighteen (18) months and equal in amount to fifteen (15) percent of the actual cost of the installed improvements. The total amount escrowed for the improvements, not including the 10% contingency or township inspections, was $1,598,288.90 and 15% of that amount is $239,743.34. In addition, I would recommend including $11,987.17 for future inspections which represents 15% of the $79,914.45 in inspection fees escrowed for Phase 2 of the project. The maintenance bond should therefore be in the amount of $251,730.51.

31. The deeds of dedication and any other required supporting documentation should be reviewed and approved by the Township Solicitor.

Please feel free to call if you have any questions concerning this letter or the site improvements.

Very Truly Yours,

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

Cc: Vince Pompo, Esq. (via email)
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