Kurowski & Wilson, LLC
213 Granite Run Drive
Lancaster, PA 17601
P: 717-735-9531 F: 717-735-9532

LETTER OF TRANSMITTAL

RECEIVED
AUG 26 2010
BY:

TO: East Fallowfield Township
Attn: Jim Reagan, Fire Marshall
2264 Strasburg Road
East Fallowfield, PA 19320

FROM: Brian S. Bingeman, RLA
PROJECT NAME: CASD, S Brandywine MS
K&W PROJECT NO: 2041.004.001
RE: Land Development Plan
DATE: August 20, 2010

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:

COPIES	DATE	NO.	DESCRIPTION
1	8-20-2010	SD-1 through SD-27	Land Development Plans
			emailed Jim & Tony 8/30/10 pm

These Are Transmitted as Checked Below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☒ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Enclosed please find the revised Land Development Plans for South Brandywine Middle School for your review.

Please call with any questions.

CC: Chris Della Penna - Della Penna Engineering
Bill Androwick - CASD
Ken Johnson – Gilbert Architects

Signed: B. S. B.
Brian S. Bingeman, RLA

If enclosures are not as noted, kindly notify us at once.

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Lancaster, PA 17601
P: 717-735-9531 F: 717-735-9532

LETTER OF TRANSMITTAL

TO: East Fallowfield Township
2264 Strasburg Road
Coatesville, PA 19320

FROM: Karen E. Giffin, P.E.
PROJECT NAME: CASD, S Brandywine MS
K&W PROJECT NO: 2041.004.001
RE: Land Development Plan
DATE: August 25, 2010

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:

COPIES	DATE	NO.	DESCRIPTION
1 set	8/24/10	-	Land Development Plans
1	8/24/10	-	Land Development Comment Response Letter
1	8/24/10	-	Stormwater Management Comment Response Letter
1	8/19/10		PADEP Sewage Planning Module Mailer

These Are Transmitted as Checked Below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Please call with any questions. A set of plans has been sent directly to Chris Della Penna.

RAIN
AUG 26 2010
BY: Denise Meller

Signed: _____
Karen E. Giffin, P.E.

Cc:

If enclosures are not as noted, kindly notify us at once.

K&W
ENGINEERS • CONSULTANTS

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Lancaster, PA 17601
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August 24, 2010

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

RAID
AUG 26 2010
BY: ...

Re: Coatesville Area School District – South Brandywine Middle School
K&W Project No. 2041.004

Dear Board Members:

We are in receipt of Della Penna Engineering, Inc.'s review letter dated July 12, 2010 for the above-referenced project. Accordingly, we have made the necessary revisions to address the comments contained therein and, on behalf of the Coatesville Area School District (CASD), offer responses to said comments below (original comments are in bold).

Zoning Ordinance

1.1 Section 27-1402.3.B.(1) – The plan now notes that approximately 5,066 SF of Moderately Steep Slopes (15% - 25% grades) and 3,976 SF of Very Steep Slopes (greater than 25% grades) will be disturbed as part of the construction. While these proposed disturbance figures exceed the amounts permitted for each of the two slope categories, it is the applicant's argument that these are manmade slopes and their disturbance is unavoidable. Although it is apparent that the slopes are indeed man-made as a result of the prior construction of the existing track, the requirements of this section specifically state that both natural and man-made slopes are regulated. The applicant's attorney has submitted a Request for Interpretation on this issue to the Zoning Officer. After reviewing the situation and given the fact that these are very small isolated areas of man-made slope which, in my opinion, do not represent environmentally sensitive areas I have no objection to the applicant's request however the Zoning Officer should make an official interpretation. Several requests have been forwarded to the Zoning Officer for his review.
Response: No response required.

1.2 Section 27-1804.6 – The plan proposes to modify one of the two existing entrances onto Doe Run Road as well as construction a new entrance onto Strasburg Road. The southernmost entrance on Doe Run Road will be eliminated. Approvals will be required from PennDOT for the proposed entrance work since both roads are PennDOT owned and maintained. The response letter states that plans are currently under a second review by PennDOT and a copy of the permit will be provided when issued.
Response: No response required.

1.3 Section 27-1808 – A preliminary landscape plan is included with the plan set. The plan was reviewed by the Township Landscape Consultant, Ray Ott & Associates and a copy of his June 29, 2010 review letter is attached.

Response: Comments from Ray Ott & Associates are addressed under separate cover and include with this resubmission.

1.4 **Section 27-1809 – The lighting plans have been revised as requested. The revised lighting fixture locations should be shown on the landscape plans and the proposed tree locations may need to be adjusted accordingly so as to not interfere with the lighting scheme.**
Response: The lighting fixtures are now shown on the landscape plans. Please see Sheets SD-15 through SD-18.

1.5 **Section 2400 – A property listed Historic Resources are within close proximity to the site and therefore the requirements of this section would be applicable. The response letter states that the applicant had met with the Historical Commission in June 2010 and had addressed their concerns. The Historical Commission would like to review the revisions.**
Response: A copy of the revised land development plan has been sent to the Historical Commission for their review.

Subdivision Ordinance

2.1 **Section 22-502.A – The applicant is requesting a waiver from this requirement that the plan be drawn at a scale of fifty (50) feet or one hundred (100) feet to the inch. Since the plan is drawn at a larger scale of forty (40) feet to the inch, which shows the required information more clearly, I have no objection to this waiver request.**
Response: No response required.

2.2 **Section 22-502.B.(21) – The response letter states that the comments contained in the Fire Marshal's review letter of March 26, 2010 have been addressed. As stated in his letter the Fire Marshal would like to see the revised plan once his recommendations are included.**
Response: A copy of the revised land development plan has been provided to the Fire Marshall for his review

2.3 **Section 22-502.B.(24) – The applicant should obtain verification from the Chester County Health Department and/or PA DEP regarding the suitability of the existing sewage disposal system for the proposed new school. The comments in the June 29, 2010 letter from the Chester County Health Department and the July 1, 2010 letter from James MacCombie, P.E. should be addressed.**
Response: We have discussed the site's sewer issues with the above noted parties and DEP. The site is now proposed to utilize public sewer. The planning module forms are included for Township information. As discussed with DEP, we are submitting directly to them for their processing.

2.4 **Section 22-620.2 – Planning Modules, or documentation that they are not required, should be provided from PA DEP and submitted. As noted above, the comments in the Chester County Health Department letter and Mr. MacCombie's letter should be addressed.**
Response: Please see response to 2.3 above.

2.5 **Section 22-621.3 – The applicant is proposing to service the new school with public water. The plan shows a main being extended from the intersection of Strasburg Road and Doe Run Road. The nearest location of public water is a main that crosses Doe Run Road at Crossing Boulevard to service the Brook Crossing Development. As noted in the July 16, 2009 letter from the Township Solicitor, the property is located outside the PA American Water Company**

certified service area and will therefore require Township approval and a filing for an extension to the Pennsylvania PUC. The procedure outlined in the Solicitor's letter will need to be followed.
Response: No response required. We will assist the process as needed.

2.6 Section 22-622 – The general stormwater management concept has been reviewed appears reasonable. Some general questions pertaining to the preliminary review of the stormwater management design will be discussed directly with the designer however a more complex review of the design will be performed during the final plan stage.
Response: Noted. Responses to these comments have been addressed under separate cover and included for your review.

2.7 Appendix 22-I, Section V.B.2 requires storm sewer piping to have a minimum diameter of 15 inches and be constructed of reinforced concrete (RCP). The applicant is proposing to use high-density polyethylene (HPDE) pipe throughout. Since the project involves all privately owned piping, I have no objection to this waiver request.
Response: No response required.

General Comments

3.1 A few minor technical discrepancies were noted on the plans during this review. These will be conveyed directly to the designer.
Response: We are committed to satisfying all concerns.

3.2 Copies of all permits or approvals including but not limited to PennDOT, Chester County Health Department, PA DEP, should be provided to the Township when received.
Response: All copies of permits will be submitted upon receipt.

For your information, PennDOT is requiring discharge easements for the drainage improvements associated with the project that will be located at the northeast corner of Strasburg Road and Doe Run Road. The Township is the owner of this property. We are currently working on preparing easement documents that will be presented to the Township for review and approval.

If you should have any questions or require any additional information regarding this submission, please do not hesitate to contact me. We look forward to discussing these plans with you in further detail. Thank you.

Sincerely,

Kurowski & Wilson, LLC

for

Brian S. Bingeman, RLA
Project Manager

Enclosures

cc: Mr. William Androwick – CASD
Mr. Kenneth R. Johnson – Gilbert Architects
Della Penna Engineering, Inc.