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

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April 29, 2011

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

RECEIVED
MAY 03 2011
BY: DM

Re: "Ridgecrest" Subdivision - Moser Builders, Inc.
72 lots – South east corner West Chester and S. Caln Roads
Revised Preliminary/Final Plan

Dear Board Members:

The following revised Preliminary/Final plans and supporting documentation prepared by Edward B. Walsh & Assoc., Inc. have been submitted for review:

| Sheet No. | Description | Latest Date |
|---|---|---|
| 1 of 21 | Overall Title Plan | 6/14/04 |
| 2,3 of 21 | Title Plan | 6/13/05 |
| 4 of 21 | Existing Features Plan | 6/13/05 |
| 5,6 of 21 | Grading & Utilities Plan | 6/13/05 |
| 7 of 21 | Offsite Sanitary Sewer Extension Plan | 6/13/05 |
| 8,9 of 21 | Erosion & Sedimentation Control Plan | 6/13/05 |
| 10 of 21 | Post Construction Stormwater Management Plan | 6/13/05 |
| 11-15 of 21 | Profile Plan | 6/13/05 |
| 16-18 of 21 | Landscape Plan | 6/13/05 |
| 19,20 of 21 | Detail Sheet | 6/13/05 |
| 21 of 21 | Open Space Plan | 6/13/05 |

- Stormwater Report dated 6/5/03 and last revised 3/24/11.
- Herbert E. MacCombie, Jr., P.E. review letter of 4/19/11.

The plan proposes 72 single family lots on a 119 acre tract of land located on the southeast corner of West Chester Road and S. Caln Road. The Board of Supervisors granted Conditional Use approval for development under the Open Space Design Option, in accordance with Article 1300 of the prior Zoning Ordinance, on January 5, 2004. The plans however have been revised to eliminate the eastern Road "D" cul-de-sac and relocate the 16 lots onto the other internal roads, which have not been changed. The total number of lots has not changed. The plan also now proposes a gravity sewer connection to Goosetown Road via a proposed easement through private properties across S. Caln Road. Since the project was originally submitted under a prior Zoning Ordinance, it will be reviewed based on that ordinance in effect at that time.

The following comments are offered for your consideration:

**Conditional Use Order**

1.1 Condition 4 – The proposed Declaration of Covenants and Restrictions should be approved by the Township Solicitor.

1.2 Condition 5 – The Applicant shall contribute $1,500.00 per approved dwelling lot to the Parks and Recreation Fund in lieu of constructing active recreation facilities and/or dedicating land. The contribution should be financially secured prior to the recording of the final plans and paid prior to the issuance of each building permit.

1.3 Condition 7 – The landscape plan should be modified to maintain existing viewsheds along West Chester Road by moving buffer and screening plantings behind proposed lots rather than along the roads.

1.4 Conditions 8 & 9 – The applicant has agreed to contribute a proportionate share towards the installation of signalization or other improvements at the intersection of West Chester Road and S. Caln Road upon final plan approval along with any additional right-of-way or grading easements as may be required. It is recommended that the applicant install an inlet on the southeast corner with a pipe across the intersection to convey the proposed discharges from the areas of the development draining to this location. The design of such drainage improvements should be coordinated with the intersection improvements.

1.5 Condition 9 – The revised sewer and water designs should be reviewed and approved by PA American Water. The comments in the Herbert E. MacCombie, Jr. review letter should also be addressed. The previous plans showed a low pressure force main stub extended to West Chester Road to service the existing residents on the north side of West Chester Road. The stub should be added to the plans and extended to the north side of West Chester Road with a cleanout installed at the terminus to eliminate the need for additional road openings in the future.

1.6 Condition 15 – The applicant should provide evidence of approval of the Sewage Facilities Planning Modules from the PA DEP prior to plan approval.

1.7 A copy of the Conditional Use order should be added to the plan set.

**Preliminary/Final Plan Approval Decision of July 15, 2004**

2.1 Condition 3 – The plan should show the 2" sanitary sewer force main stub extending across to the north side of West Chester Road to provide the availability of future sewer service to those existing homes.

2.2 Condition 4 – The applicant shall prepare and submit to the Township for review and approval prior to the signing of the final plans, an impact statement of the proposed developments on fire departments. The impact study shall also include a proposal to mitigate the impact of the proposed development in the fire departments. This may have been prepared at one time during the initial plan submission stages however it should be updated and resubmitted based on current conditions.

2.3 Condition 6 – The location, width and construction materials of the proposed trail along with any proposed recreation facilities should be reviewed by the Park and Recreation Commission. The trail should be shown connected to the sidewalk rather than stopping at the right-of-way. As recommended by the Planning Commission at their last meeting, the proposed trail to the Tot Lot should be looped back around to one of the cul-de-sac bulbs.

2.4 Condition 8 & 9 – The applicant should submit the required documents to the Township Solicitor for review and approval.

2.5 Condition 10 – Evidence of approvals from all third party agencies should be submitted including PA DEP, Chester County Conservation District / NPDES, PECO and PA American Water.

**Zoning Ordinance**

3.1 Section 1304.1 – The open space calculations on the plans should be clarified. The open space calculation on sheet 1 notes "See Tabulation Above" however no such tabulation was found. A tabulation was found on sheets 2 and 21 however the figures are not consistent with the open space calculation. The gross and net open space areas on sheets 1 and 21 should also be consistent. A legend should be provided on sheet 21 to identify the various cross-hatching and symbols.

3.2 Section 1304.2 – The note regarding the abandonment of the 200' wide PECO easement should be revised to clearly note that the easement area has been conveyed to the applicant and the easement has been extinguished.

3.3 Section 1304.5A.1 – The proposed houses on Lots 35 & 36 do not provide the minimum separation of 20 feet between them.

3.4 Section 1304.5.A.3 – The 20' front setback lines are incorrectly labeled as 25'. This should be revised.

3.5 Section 1305.1.B – Principal structures shall be located no less that 10 feet from any lot line. Several proposed houses do not appear to comply including lots 14, 18, 35, 36 & 46.

3.6 Section 1305.1.E – Since the applicant is now proposing a new house design, the requirements of this section pertaining to architectural design should be satisfied.

3.7 Section 1305.4E – The plan proposes several stormwater management facilities within the open space areas. According to this section, the area comprising these facilities cannot be counted towards the required minimum restricted open space except in the case of permanent ponds serving as retention basins. These areas should be depicted on the Open Space Plan and deducted from the open space area.

3.8 Section 1402.B.1.b – The plan proposes to construct a paved walking trail through an area of Very Steep Slopes. This is not a permitted use and should be removed.

3.9 Section 1403.1.D – The Natural Resource Disturbance Table on the plans should be revised to reflect the new site layout.

3.10 Section 1806.B – The Planning Commission recommended at their April 2011 meeting that additional common parking areas be provided along portions of the road fronting on open space. These should be shown on the plans.

3.11 Section 1808.E.1 – The Landscape Plans should contain a tabulation listing the required and provided plantings to verify compliance with each of the criteria of this section.

3.12 Section 1808.F – The landscape design should include additional plantings east of Lot 71 to screen the proposed development from views looking west along West Chester Road. Additional screening may be required along S. Caln Road as well. The requirements of this section should be satisfied.

3.13 Section 1808.H – A typical lot landscaping detail should be added to the plan to indicate how the requirements of this section will be satisfied.

3.14 Section 2400 – The two existing houses to be retained on Lots 71 & 72 may have historical significance. The applicant should discuss the proposed new plan with the Historical Commission.

**Subdivision Ordinance**

4.1 Section 502.B.26 – Five lines should be provided for Board of Supervisor signatures.

4.2 Section 608.C – The plans should show the existing intersection of Bridle Path Lane on the west side of S. Caln Road. The proposed entrance of Covewood Way should align with that intersection.

4.3 Section 608.D – The proposed Vinebury Lane entrance onto West Chester Road is located less than 1000 feet (approximately 650 feet) from the intersection of S. Caln Road. Although this section requires a 1000' separation, the proposed road has been located to provide optimum sight distance in both directions along West Chester Road. A waiver from this requirement was granted by the Board on 7/15/04. This should be noted on the plans.

4.4 Section 608.F – Proposed speed limit signs should be shown on the plans.

4.5 Section 612.C – The applicant should consider an alternate road base material consisting of 10" of 3A modified stone installed in two lifts instead of 8" of choked No. 4 stone. Another alternative would be 4" of 2A modified stone, 4" of BCBC, 1.5" of binder course and 1.5" of wearing course. This has a stronger rating than the Township standard paving section and has been found to be much more durable during construction resulting in much lower repair costs prior to road completion for dedication.

4.6 Section 617.F – House numbers as assigned by the Postmaster should be provided when received. Street names should also be approved for the proposed streets.

4.7 Section 617.G – No more than four (4) lots may have any frontage or driveways on the circumference of the turn-around or reverse radii of a cul-de-sac. The Covewood Way cul-de-sac proposes five (5) lots with frontage on the turn-around or reverse radii. A waiver from this requirement was granted by the Board on 7/15/04. This should be noted on the plans.

4.8 Section 620 – The water distribution system should be reviewed and approved by PAWC. The Township Fire Marshal should approve the location of the proposed fire hydrants (620.D).

4.9 Section 621.C.1 – Since the stormwater management design incorporates BMP's and appears to infiltrate the entire volume of runoff from the 2 year storm, the applicant has requested a waiver from the 10 year post-dev. to 2 year pre-dev. rate reduction requirement of this section. A waiver from this requirement was granted by the Board on 7/15/04. This should be noted on the plans.

**Stormwater Management Comments**

5.1 The Hydrological Study was reviewed and appears to be generally acceptable. A few items were noted that will be discussed directly with the design engineer for clarity.

5.2 The applicant is requesting a waiver of section V.B.2 of Appendix I to allow the use of plastic ADS pipe in recharge bed 1 and the level spreader berms. A waiver from this requirement was granted by the Board on 7/15/04. This should be noted on the plans.

5.3 Chester County Conservation District approval and an NPDES permit should be obtained prior to final plan approval.

5.4 Additional BioLogs should be installed below lots 12, 13, 34 & 35 to control the runoff from these lots that would otherwise bypass stormwater control BMP's. The plans could also include Filtrex Soxx as a possible alternative to BioLogs.

5.5 The bottoms of Basin 1 and the level spreader berms should be provided with soil amendments and wetland plantings.

5.6 A Stormwater Management Facilities Maintenance Agreement should be executed and recorded for the project. The standard Township form of agreement should be used.

General Comments

6.1 The project will require a number of permits and/or approvals from regulatory agencies, including PA DEP, Chester County Conservation District, PECO and Pennsylvania American Water Company for impact to woodlands, steep slopes, wetlands and streams as well as water and sewer permitting, which should be obtained prior to Final Plan approval.

6.2 Approval is required from PECO for the trail and the sanitary sewer line to cross the 75' wide easement along the southern tract boundary.

6.3 The plan should note that the existing utility poles and overhead wires along the east side of Lot 71 are to be removed.

6.4 The designer should consider relocating the Tot Lot out of the discharge swale below Level Spreader Berm #3.

6.5 The applicant is now proposing to build the project in two phases. The phase limits should be shown on all pertinent sheets to clearly delineate what is to be built in each phase.

6.6 A few other minor discrepancies were noted that will be conveyed directly to the design engineer.

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

Very Truly Yours,

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

Cc: Planning Commission
Jill Bukata, Township Manager
Vincent Pompo, Esquire (via email)
Adam Brower, P.E. (via email)