EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

RECEIVED
MAY 14 2010
BY: Denise Miller

April 23, 2010

Denise Miller, Township Secretary
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

RE: Subdivision Plan of Real Estate Finders, LLC (Abrahams)
EBWA File No. 3080

Dear Ms. Miller:

Enclosed are twelve (12) copies of final plans and three (3) copies of the revised stormwater report pertaining to the above-mentioned project. One (1) set of each the plans and stormwater report has been sent directly to the township engineer, Chris Della Penna, P.E. The plans have been revised in accordance with the February 23, 2010 review letter from Chris Della Penna, P.E. as follows:

Zoning Ordinance:

1.1 The limit of the wetlands margins have been revised in accordance with the ordinance. The Site Disturbance Calculations table has been revised as well. See Plan Sheets 1-3 of 17.

Subdivision and Land Development Ordinance:

2.1 The proposed street address numbers are now shown on the Title Plans. See Plan Sheets 1-3 of 17.

2.2 A certificate of dedication for the proposed road has been added to Plan Sheets 1-3 of 17.

2.3 A Highway Occupancy Permit has been obtained from PennDOT. A copy of the permit is included with this re-submittal.

2.4 Informational review comment regarding CCCD approval and an NPDES permit which have been obtained.

2.5 Informational review comment regarding the applicant providing a fee in lieu of dedicated park, open space and recreation land.

2.6 The understanding is that the township engineer review letter dated September 5, 2008 had been a comprehensive preliminary plan review. No parking signs have been added to the plans. See Plan Sheets 2-3 of 17.

2.7 The waiver list has been revised to reflect waivers that have been granted by the township Board of Supervisors and the date they were granted. See Plan Sheets 1-3 of 17.

2.8 The waiver list has been revised to reflect waivers that have been granted by the township Board of Supervisors and the date they were granted. See Plan Sheets 1-3 of 17.

2.9 The waiver list has been revised to reflect waivers that have been granted by the township Board of Supervisors and the date they were granted. See Plan Sheets 1-3 of 17.

2.10 The understanding is that the township engineer review letter dated September 5, 2008 had been a comprehensive preliminary plan review. Necessary street signs including no outlet, speed limit and no parking signs have been added to the plans. A street sign and stop sign were included in the previous submittal. See Plan Sheets 1-3 of 17.

2.11 The understanding is that the township engineer review letter dated September 5, 2008 had been a comprehensive preliminary plan review. The proposed driveway for Lot 2 has been moved to be located at least one hundred feet (100') from the intersection of Lily Rose Lane and Strasburg Road. See Plan Sheet 5 of 17.

2.12 The understanding is that the township engineer review letter dated September 5, 2008 had been a comprehensive preliminary plan review. The driveway grades for Lots 3 and 11 have been revised to adhere to the ordinance requirements within the road right-of-way.

2.13 The bank grading has been added to the plans. See Plan Sheets 5 of 17. The sight distance exiting from Lot 1 driveway is now acceptable based on PennDOT's requirements. The Historical Commission Comments regarding the January 13, 2010 site meeting have been addressed as follows:

1. Information only comment.

2. The evergreen tree that will be taken down during the bank grading has been proposed to be replaced. Additional plantings are proposed along the Lot 1 lot line and frontage to preserve the historic structures' views from the development. See Sheet 11 of 17.

3. Information only comment.

4. The wooden post and rail fencing is now proposed to be reset after bank grading is completed. See Sheet 5 of 17.

5. As PennDOT suggested during the January 13, 2010 site meeting, the bank slopes are proposed to be at a 2:1 slope to limit the area of disturbance near the historical dwelling.

6. The existing PECO pole is proposed to be reset after the final grading is complete. See Sheet 5 of 17.

7. The Historical Commission has reviewed the plans and submitted comments during the preliminary plan stage which have been addressed in 2008. The types of proposed plantings have not changed. The understanding is that there is a comprehensive review during the preliminary planning. Therefore, these comments are not to be addressed.

2.14 The waiver list has been revised to reflect waivers that have been granted by the township Board of Supervisors and the date they were granted. See Plan Sheets 1-3 of 17.

2.15 The waiver request for Section 617.G has been eliminated from the plan set. See Plan Sheets 1-3 of 17.

2.16 Stormwater Management Design

a. The waiver was discussed by the Board of Supervisors on October 28, 2008 and specified "metal pipes" as the material to be used. The three (3) underground storage systems propose CMP (corrugated metal) pipes. The plans are in compliance with the waiver granted. The date the waiver was granted is now shown on Plan Sheets 1-3 of 17. The stormwater management systems details are on Plan Sheets 14 of 17.

b. All of the individual lot beds are now analyzed as their own drainage areas. See Stormwater Report for calculations and narrative for discussion. Their drainage areas are shown on the Post Construction Stormwater Management Plans, Sheets 16-17 of 17.

c. The calculations have been revised. The invert of the 18" barrel is actually at 434.70, leading out of the Type 'M' Inlet. Weir A is the Type 'M' Inlet. The 37 foot spillway is used as an emergency spillway and is not part of the routing calculations. See Stormwater Report for calculations and Plan Sheet 14 of 17 for the SWM 1 detail.

d. The manholes proposed for SWM 3 are pre-cast concrete manholes. For a concrete storm manhole as such, their inside diameters are four feet (4'). See Storm Manhole detail on Sheet 15 of 17.

e. Soils testing was performed in area of SWM 3 and resulted in unfavorable conditions for storm water infiltration. Therefore, SWM 3 is proposed as an underground storage basin with its orifice at the bottom of the bed.

f. Inlets and manholes / risers have been revised to incorporate a one foot (1') sump at their bottoms to allow for debris to collect and be maintained before reaching the systems. See Plan Sheets 13-14 of 17.

g. As discussed with township engineer, the emergency spillway for SWM 1 is to remain in its current location where it has been approved in the preliminary plan application. Permanent N.A.G. P550 erosion control blanket is now proposed for the emergency spillway as discussed. The calculations for this blanket are given in the stormwater report.

h. The dimensions called out for SWM 1 infiltration bed have been revised to be accurate. See Plan Sheet 6 of 17.

i. Note #11 has been added to the Inlet detail on Sheet 14 of 17 to indicate the inlets to be set flush with the pavement prior to installation of the wearing course to facilitate stormwater into the inlets.

j. The individual on-lot beds detail on Sheet 14 of 17 has been revised to indicate a cleanout on each of the four (4) perforated pvc distribution pipes.

k. The Rock Energy Dissipator detail has been revised on Plan Sheet 14 of 17 so that Endwall "E-3" is not part of the detail.

l. Complied with. See SWM 1 detail on Sheet 14 of 17. The orifice plate has been proposed to be placed on the face of the headwall and a note indicating the installation of a trash rack over the orifice plate has been added to the detail.

m. This comment was further discussed with the township engineer. The distribution pipes within the bed are five feet (5') in diameter, which is large enough to walk in and maintain the pipes. The one (1) manhole has been determined as sufficient.

n. The details for Manhole SWM 3-1 have been revised to indicate a "pre-cast concrete storm manhole." See Plan Sheet 14 of 17. The baffle is proposed as six inches (6") thick of concrete with an orifice at the outlet invert.

2.17 A waiver was granted on November 25, 2008 by the Board of Supervisors to allow for a single light at the intersection of Lily Rose Lane and Strasburg Road. See Plan Sheets 1-3 of 17.

2.18 The grading behind the Lot 7 proposed house has been adjusted to minimize the disturbance of the woodland areas even further. The trees in this location are relatively

young growth and small in diameter. The location of the proposed septic area controls the house location. This layout has been approved on the preliminary plans.

Stormwater Management Ordinance:

3.1 General Note #35 has been added to Plan Sheets 1-3 of 17 indicating a blanket easement to be recorded on lots with individual on-lot facilities.

3.2 General Note #36 has been added to Plan Sheets 1-3 of 17 indicating that each lot containing a permanent BMP is to have executed and recorded a Stormwater Management Facilities Maintenance Agreement.

3.3 The Construction Sequence has been revised to contain the township notification as stated in the review comment. See Construction Sequence Notes #3, Plan Sheets 7-10 of 17.

General Comments:

4.1 General Notes #34 (Plan Sheets 1-3 of 17) and Construction Sequence #5 and Notes #2 (Plan Sheets 7-10 of 17) have been added to the plans addressing the AT&T construction requirements as per the AT&T review letter dated January 11, 2010. A copy of this review letter is attached to this re-submittal.

4.2 General Notes #37 on Plan Sheets 1-3 of 17 has been added to the plans indicating a deed restriction for Lots 2 and 11 to limit their access to Lily Rose Lane.

If you should have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,
EDWARD B. WALSH & ASSOC., INC.

Ashley S. Hickman

Ashley S. Hickman, EIT

Enclosure(s)

cc: Neil Abrahams, Chris Della Penna

AH.

Michael Baker Jr., Inc.
4301 Dutch Ridge Road
Beaver, PA 15009

724-495-7711
FAX 724-495-4017

RECEIVED
JAN 14 2010
By

January 11, 2010

Edward B. Walsh & Associates, Inc.
Lionville Professional center
125 Dowlin Forge Road
Exton, PA 19341-1550

Attention: Ashley S. Hickman

Subject: AT&T, Wayne-Harrisburg FT"A" F.O. Cable
Real Estate Finders, LLC – Abrahams Project
East Fallowfield Township, Chester County, Pennsylvania

Dear Mr. Hickman:

On behalf of AT&T Corp., I have reviewed the Plans for the above referenced project, as revised October 30, 2009. The existing fiber optic cable traversing the property is in a 3" PVC casing with a parallel spare 3" PVC casing. AT&T's policy is to encase cable and spare duct in steel casing beneath roadways for protection against addition loading on the cable and potential future excavations in the road right of way. We will need to do this by excavating the existing ducts and wrapping a 4" split steel casing around each of the ducts. The Plans also indicate a minor reduction of ground cover to accommodate road construction. At the time the split steel casing is installed, we will attempt to lower the cable one to two feet to maintain the required cover. In order to protect the cable, we will need to add three new AT&T Marker Poles. Due to the presence of the existing 3" PVC casing, I do not see any problems at this time with other developments in the AT&T Easement. Attached is an estimate for the cost to perform the work and a mark-up of the proposed work. Once the work is completed AT&T will issue you an encroachment permit for the roadway encroachment in the easement. Attached is a blank sample copy of the encroachment permit for you information.

If the above is agreeable to your clients, AT&T will require a prepayment check for the amount on the estimate and an executed Reimbursement Agreement (copy attached FYI). Do not execute this copy, I will complete the blanks and forward to AT&T for review and execution prior to your clients execution. If you have any questions, please call me at (724) 495-4038.

Sincerely,

MICHAEL BAKER JR., INC.

Dennis E. Morgan
Project Manager \ Engineer

Enclosures

cc: Lou Marello, AT&T OSP Engineer
Susan Knox, AT&T ROW Manager

M-945P (10-02)

COMMONWEALTH OF PENNSYLVANIA

921945

HIGHWAY OCCUPANCY PERMIT

PENNDOT

PERMIT NO.	06074143
ORGANIZATION	062
DATE ISSUED	031910
PERMIT FEES	90.00
ACCOUNT NO.	
COUNTY	15
TOWNSHIP/BORO	207

PERMITTEE: REAL ESTATE FINDERS, LLC

ADDRESS: 702 LENAPE ROAD

POST OFFICE: WEST CHESTER PA ZIP CODE: 19382-

COUNTY: CHESTER

TOWNSHIP/BORO: EAST FALLOWFIELD

BOND/AGREEMENT NUMBER:

ALL WORK UNDER THIS PERMIT MAY BE STARTED ON: 03/19/10

AND SHALL BE COMPLETED ON OR BEFORE: 03/19/11

Immediately upon completion of the work, Permittee shall notify the permit office where application was made. Subject to all the conditions, restrictions, and regulations prescribed by the Pennsylvania Department of Transportation, (see in particular 67 Pa. Code, Chapter 203, 441 and 459) and subject to the plans, special conditions, or restrictions herein set forth or attached hereto. This permit shall be located at the work site and shall be available for inspection by any police officer or department representative.

	1	2	3	4
DESCRIPTION	551			
STATE ROUTE NO.	3062			
SEGMENTS	0120 0120			
OFFSET TO OFFSET	2174 2174			
TOWNSHIP/BORO				

DESCRIPTION OF WORK

INSTALL LOCAL ROAD AT
SR 3062 SEG 0120 OFFSET 2174 TO SEG 0120 OFFSET 2174
CONSTRUCTION OF A LOCAL TOWNSHIP ROAD WITH 75'L PAVED TAPERS AND ASSOCIATED DRAINAGE FACILITIES. CONTACT COUNTY PERMIT INSPECTOR @ LEAST 3 WORK DAYS PRIOR TO START OF WORK @ 494-340-3220. DEPARTMENT MUST BE NOTIFIED IN WRITING 2 WKS.IN ADVANCE OF PRE-CONSTRUCTION MEETING. CONTRACTOR MUST NOTIFY THE PENNDOT PRESS OFC.@610-205-6797 A MINIMUM OF FOUR WORKING DAYS PRIOR TO THE CLOSING OF TRAVEL LANE(S) ONLY. NO LANES MAY BE RESTRICTED B/W THE HRS.O/6AM TO 9AM OR B/W THE HRS. OF 3PM TO 6PM.
RESTORATION SECURITY SHALL BE SUBMITTED TO THE DEPARTMENT AT LEAST 30 DAYS PRIOR TO START OF WORK. NO WORK MAY BE PERFORMED UNTIL SECURITY IS APPROVED.
AN INSPECTOR, WHEN AVAILABLE, WILL BE ASSIGNED ON MORE THAN A SPOT INSPECTION BASIS. PERMITTEE WILL BE CHARGED ALL INSPECTION COSTS INCURRED BY THE DEPARTMENT.
PERMITTEE IS RESPONSIBLE FOR ENSURING THAT MUD, SILT AND OTHER DEBRIS IS REMOVED FROM VEHICLES AND TIRES (BY POWER WASH, ETC.) BEFORE ENTERING ONTO THE HIGHWAY
CONDITIONS:1.THE PERMITTEE IS REQ'D TO PROVIDE THE CONTRACTOR WITH COPIES OF THE MOST CURRENT APPLICABLE RC DRAWINGS FROM PENNDOT PUBLICATION 72M. (CON'T)EGH

THIS PERMIT IS NOT VALID UNTIL SIGNED BY THE DISTRICT ENGINEER OR HIS AUTHORIZED REPRESENTATIVE

Acknowledgement of Completion

Permitted work has been completed.

Date _____ By _____

ALLEN D. BIEHLER, P.E.

Secretary of Transportation

LESTER TOASO, P.E. DE

District Engineer/Administrator

PERMITTEE

M-945-S (3-04)
CONTINUATION OF PERMIT #06074143, DTD.,3/19/10

PENNDOT

SUPPLEMENTAL
HIGHWAY OCCUPANCY *PERMIT*

ORIGINAL *PERMIT: 06074143*
SUPPLEMENTAL PERMIT NO.:

THE ORIGINAL *PERMIT*, BEARING NUMBER SHOWN ON THIS SUPPLEMENT, WAS ISSUED TO:

NAME:REAL ESTATE FINDERS, LLC
ADDRESS: 702 LENAPE ROAD
STATE/ZIP:WEST CHESTER, PA 19382

ORIGINAL PERMIT IS HEREBY AMENDED OR REVISED BY THIS SUPPLEMENTAL PERMIT AS FOLLOW:
(CON'T)
CONDITIONS:

2. IF THE PROPOSED IMPROVEMENTS REQUIRE THE RELOCATION OF PENNDOT FIBER OPTIC CABLE(S),THE PERMITTEE IS RESPONSIBLE FOR THE RELOCATION OF THE FIBER AND THE COSTS ASSOCIATED WITH THE RELOCATION.
3. AN EXECUTED CONDITION STATEMENT FOR THE TRANSFER OF THE DRIVEWAY PERMIT TO THE MUNICIPALITY UPON DEDICATION AND ACCEPTANCE AS A LOCAL ROAD OR STREET MUST BE PROVIDED PRIOR TO THE CLOSE OUT OF THIS PERMIT.

COMMONWEALTH OF PENNSYLVANIA

UNDER AND SUBJECT TO ALL THE MIMUM CONDITIONS, RESTRICTIONS AND REGULATIONS PRESCRIBED BY THE PA DEPARTMENT OF TRANSPORTATION (SEE IN PARTICULAR 67 PA CODE, CHAPTERS 441 AND 459) AND ON THE ORIGINAL *PERMIT*, FORM M-945P. THIS SUPPLEMENT IS NOT VALID UNTIL SIGNED BY THE DISTRICT PERMIT MANAGER.

For Secretary of Transportation
ALLEN D. BIEHLER, P.E.

By District Executive
LESTER TOASO, P.E. DE

ORGANIZATION: 062
ISSUE DATE: 3/19/10
SUPPLEMENT FEES: EXEMPT

Richard Avicolli
RICHARD AVICOLLI
DISTRICT PERMIT MANAGER

THIS SUPPLEMENTAL *PERMIT* IS VALID ONLY WHEN IT IS ATTACHED TO THE ORIGINAL *PERMIT*.

☒ PERMITTEE ☐ DISTRICT ☐ COUNTY ☐ OPTIONAL ☐ RECORDING ☐ INSPECTOR

M-945A (4-04)
PENNDOT

APPLICATION FOR HIGHWAY OCCUPANCY PERMIT

264685

INSTRUCTIONS ON REVERSE

ENGINEERING DISTRICT 6-0

Applicant/Owner	
REAL ESTATE FINDERS, LLC	
Address	
702 LENAPE ROAD	
Post Office	Zip Code
WEST CHESTER	19382
Phone	
610-431-4554	

	Application	Inspection 1	Inspection 2	Inspection 3
441/459 Ref. No.	(a)(I)(ii)	b2	c	
Unit Fee		20.00	20.00	
Number of Units	1	1	2	
Item Fee	30.00	20.00	40.00	

Permit Fee $ 90.00

Account No.

Check or Money Order No. 26027

County CHESTER 15

Township/~~Boro~~ EAST FALLOWFIELD 207

Date work is scheduled to begin 9/09

Approximate date when work will be completed 9/10

APPROVED

If utility: Opening over 36 ft² along and/or across highway _____ FT. (IN PAVEMENT) _____ FT. (IN SHOULDER) _____ FT. (OUTSIDE SHOULDER)

If utility: ❑ Installation ❑ Emergency Repair - E.P.C. No._____ Entry No._____ ❑ Repair ❑ Replace ❑ Service Connection or Disconnection ❑ Removal

If driveway: Anticipated average daily traffic: ADT cars 80 ADT trucks 4 ADT buses – TOTAL ADT 84

Is any portion of the property reserved for a person with a disability or a severely disabled veteran? ❑ Yes ☒ No

STATE ROUTE LOCATION 522 DESCRIPTION OF PROPOSED WORK 315-318-336-337-390

S.R 3062	CONSTRUCTION OF A LOW VOLUME DRIVEWAY W/
Segment 120	75' L PAVED TAPERS AND ASSOCIATED DRAINAGE
Offset(s) 2174.33	FACILITIES.
S.R.	~~(LOCAL TOWNSHIP ROAD)~~
Segment	
Offset(s)	
S.R.	
Segment	
Offset(s)	
S.R.	
Segment	06074143
Offset(s)	

DEPARTMENT USE ONLY

PRINT NAME OF APPLICANT'S CONSULTANT(S) EDWARD B. WALSH & ASSOC., INC. PHONE 610-903-0060

PRINT CONTACT PERSON'S NAME STEPHEN J. SAUSELEIN, P.E. PHONE: 610-903-0060

Under and subject to all the conditions, restrictions and regulations prescribed by the Pennsylvania Department of Transportation (see in particular 67 PA Code, Chapters 203/212, 441 and 459) and on the issued Permit, Form M-945P, and attachments thereto. The applicant certifies that this application, information and documentation therein or required by the Department is accurate, pursuant to 18 PA C.S. §4904 relating to false swearing to authorities, and that it has or will have all insurance and other security required by the Department prior to performing any work authorized by the Permit.

The Applicant is (an individual) (a partnership) (a corporation incorporated under the laws of PENNSYLVANIA)

DATE SIGNED: 3.5.09 PRINT APPLICANT'S NAME REAL ESTATE FINDERS, LLC c/o NEIL ABRAHAMS

WITNESS OR ATTEST Stephen J. Sauselein SIGNED BY Neil Abrahams

TITLE OF SIGNATORY PROJECT ENGINEER / EBWA TITLE OF SIGNATORY OWNER / REAL ESTATE FINDERS

Plans are Satisfactory? ❑ YES ❑ NO (Returned on _____)

Traffic Control Plan consistent with Chapter 203/212 ❑ YES ❑ NO (Returned on _____)

Driveway Classification(s) _____ MU _____ LV _____ MV _____ HV

M-930	❑ was	❑ was not	used.
Limited Access Highway	❑ is	❑ is not	involved.
Continuous Inspection	❑ is	❑ is not	planned.
Drainage Problem	❑ is	❑ is not	anticipated.
Permit	❑ will	❑ will not	be recorded.

On-Site Review by _____ (SIGNATURE) _____ (DATE)

DEPARTMENT USE ONLY

PERMITTEE