



DLHowell

Civil Engineering & Land Planning
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July 12, 2019

Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317
Attn: Mr. Michael O'Brien

RE: **Smith Property**
Preliminary Land Development Plan

Dear Mr. O'Brien,

Attached, please find revised plans for your review. The plans have been revised in accordance with the AECOM, Inc review letter dated June 5, 2019. The following explains how each comment has been addressed.

ZONING ORDINANCE

1. §240-702.F
 - A. §240-702.F.7.(d)
 - a. The Site Design and Layout Plan (C02.1) was revised to show the eastern and western entrance and the associated site distances.
 - B. §240-702.F.7.(c)
 1. §240-702.F.13.(c).(8)
 - a. §240-1706
Information regarding the ownership of the open space has been added to Open Space Management Plan.
 - b. §240-1707.A
An open space management plan has been added.
2. §240-1802.B
A note was added to plans C03.1-C03.4 indicating that all steep slopes are to be manmade, which indicates that no variance is needed
3. §240-1802.C.(2).(a)
A wetland delineation report has already been completed by Rettew Engineers and is attached to this letter.
4. §240-1802.C.(1).(b)
There are no disturbed wetlands on the site, the areas in question are artificial impound basins for operations.
5. §240-1803
The Engineering Site Analysis plan now shows all base plan information including all data within 100 feet of the tract boundary.

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6. §240-2013

A lighting plan has been created and included in the plan on sheet and will be submitted under separate cover

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. §206-403.B.(1)(a)[7]

The name and signature of the person who prepared the plan has been added to the Cover Sheet (C01.1).

2. §206-403.B.(1)(b)

The location map has been updated where necessary to show all watercourses, Flood Hazard District, wetlands as shown on the National Wetland Inventory Maps, any rare, threatened or endangered species known to exist based on information from the PNDI and any woodlands.

3. §206-403.B.(2)(a)

- A. The owners of the 3 adjacent properties to the south have been indicated on the Title Plan (C02.1).
- B. The boundaries for all three tax parcels (62-4-216, 62-4-216.1 & 62-4-216.3) are shown on the Title Plan (C02.1).
- C. The Title Plan was revised to show the parcel addressed by both deeds (Deed Book W54 Page 411 and W54 Page 408).

4. §206-403.B.(2)

A. §206-403.B.(2)(b)

The plan has been updated to show topography contours within 100 feet of the entire tract boundary.

B. §206-403.B.(2)(e)

The date of floodplain mapping has been updated to September 29, 2017 on the Title Plan (C02.1).

C. §206-403.B.(2)(f)

All existing principal and accessory structures and facilities within 100 feet of the tract boundary have been shown on all necessary sheets.

5. §206-403.C

A. §206-403.C.(1)(c)

Sidewalk easement is shown on all appropriate sheets and the sidewalk easement data is shown on the Site Design and Layout Plan (C0.2.1).

B. §206-403.B.(2)(a)

This legend is unnecessary because all steep slopes are man made.

C. §206-403.B.(2)(c)

Any wetlands within 100 feet of the tract boundary have been shown on sheet all necessary sheets.

D. §206-403.B.(2)(d)

All geologic formations have been indicated on sheet C03.3 Natural & Cultural Resources Site Analysis Plan.

6. §206-403.D

A. §206-403.D.(2)(g)

Offsite wetland margins have been delineated on sheets C03.1-C03.4 the Engineering Analysis Plans.

B. §206-403.D.(2)(i)

The Kennett township woodland and riparian corridors have been shown on the plan on sheets C03.1-C03.4 the Engineering Analysis Plans.

7. §206-403.E

All base plan information within 100 feet of the tract boundary and the west side of the property which includes visually significant landscapes have been added to the plan on all applicable sheets.

8. §206-403.F

The title of sheet C02.1 has been changed to Site Design and Layout Plan.

9. §206-403.G

The title of sheet C04.1 has been changed to Improvement Construction Plan

A. §206-403.G.(1)

A statement describing the proposed public improvements has been added to sheet C04.1.

B. §206-403.G.(2)

The applicant is meeting with the Township about this issue.

C. §206-403.G.(3)

The water line location and connection has been added to the revised plans

D. §206-403.G.(4)

1. Road centerline bearings, distances, curve data, and stations have been added to sheet C02.1 Site Design and Layout Plan
2. Curb lines with radii at intersections have been added to sheet C02.3 Geometry Plan.
3. Tie-ins by courses and distances to the intersections of all public roads with their names and widths have been added to C02.3 Geometry Plan.
4. The location and size of all drainage facilities, sidewalks, public utilities, fire hydrants, lighting standards and street name signs have been added to sheet C02.3 Geometry Plan.

10. §206-403.H

The Natural Resource Plan has been renamed to Natural Resource Protection Plan.

11. §206-403.M
 - A. §206-405.B
A regional traffic impact study has been completed and is attached to this document.
 - B. §206-405.C
A local traffic impact study has been completed and is attached to this document.
 - C. §206-405.D
A Water, sewage and stormwater system analysis have been completed and is attached to this document.
 - D. §206-405.F
Public Services and Facilities Impact study have been completed and is attached to this document.
 - E. §206-405.G
Police, Fire and Rescue impact study have been completed and is attached to this document
 - F. §206-405.H
A recreation impact study has been completed and has been attached to this document.
 - G. §206-405.I
A Cost- Revenue Analysis has been completed and has been attached to this document.
12. §206-502.A.(6)
Notes have been provided dedicating the right-of-way to the township. Bearings, distances and area have been provided.
13. §206-502.A.(10)
This comment has been acknowledged
14. §206-505.D
A driveway detail has been added to sheet C08.1 Construction Details.
15. §206-512
Stop signs and stop bars have been added to sheet C02.1 Site Design and Layout Plan.
16. §206-513
An open space management plan as well as a long term management plan have been created and added to sheet C02.2 Open Space Area-Pedestrian Amenity Plan.
17. §206-518.B.(12)
A waiver will be requested to allow curb to serve as wheel stops since there are no adjacent sidewalks. A waiver requested note has been added to the Site Design and Layout Plan (C02.1).

STORMWATER MANAGEMENT ORDINANCE

1. §199-302
The wetlands disturbance will be associated with the proposed stream crossings for which a General Permit will be obtained. Notes have been added to the cover sheet regarding the need for this permit.
2. §199-303
 - A. The areas to be protected have been marked with orange construction fencing. In addition, tree protection has been shown on sheet C05.1 Erosion Control Plan.
 - B. Sheet C05.5
 1. The culvert dimensions have been changed to show 48".
 2. Additional information about each culvert has been added, which includes the location and a detail located on sheet C05.5 Erosion Control Details. Additionally the inverts, pipe sizes, and pipe materials have been noted.
 - C. Silt fence has been added around the stream and wetlands area. This is shown on sheet C05.1 Erosion Control Plan.
 - D. Sheet C05.2
 1. The soil stockpile slopes have been updated from 2:1 to 3:1 and has been shown on sheet C05.4.
 2. An E & S standard construction detail has been added to sheet C05.2 Erosion Control.
 3. Phase 1 of building construction has been removed from the plan.
3. §199-306.E
Locations of the infiltration tests have been added to sheet C04.1 Improvement Construction Plan.
4. §199-306.G.(2)
Subsurface Infiltration Beds 1 & 3 have been moved to meet the minimum distance requirement and minimum dimensions have been added and are shown on sheet C04.1 Improvement Construction Plan.
5. §199-306.G.(4)
The minimum dimension between Infiltration Bed 2 and the property line has been added and is shown on sheet C04.1 Improvement Construction Plan.
6. §199-306.J & §199-306.K
A geotechnical engineer has been contacted and will be performing a geologic investigation to determine the extent of geological features.
7. §199-306.M

The downspout detail indicates the need for appropriate measures to prevent clogging.
8. §199-311.A.(1)(b)

A geologic study is being performed by a qualified geotechnical engineer. The results of this investigation will be forwarded upon completion.

9. §199-311.B.(7)
Additional information for the culvert crossing under internal drives A and B have been shown such as, inverts and pipe material for both existing and proposed culverts. Also calculations have been performed to ensure that culverts have been properly sized.
10. §199-402.E
 - A. The infiltration bed size for Infiltration Basin 1 has been changed to meet the maximum loading ratio guidelines.
 - B. A waiver has been requested to expand the basin and remove units.
 - C. A construction sequence has been revised to indicated that the stormtanks are to be installed and sealed until conversion of sediment basins or traps.
 - D. The provided detail on sheet C06.5 PCSM Details has been changed to show 18" of cover.
11. §199-402.E
 - A. A waiver has been requested to increase the loading ratios, this is only requested because each BMP is slightly over their loading ratios.
 - B. The one foot of available cover has been determined to be adequate.
12. §199-402
 - A. §199-402.B.(2)
The tax parcel numbers, name, address and phone number of the owner and applicant have been provided on the SWM Plan.
 - B. §199-402.B.(7)
The property boundary bearings and distances have been provided on sheet C02.1 Site Design and Layout Plan.
 - C. §199-402.B.(2).(d)
The names of all watercourses have been provided and the unnamed tributary has been labeled on sheet C03.1-C03.4 the Engineering Site Analysis Plans.
 - D. §199-402.B.(8).(j)
All steep slope areas have been shown on the SWM Plan.
 - E. §199-402.B.(8).(l)
Areas with underlying carbonate geologic units or other karst features have been shown on the SWM Plan.
 - F. §199-402.B.(18)
A note on sheet C02.2 Open Space Area-Pedestrian Amenity Plan listing the person responsible for ongoing inspections, operations, repair and maintenance as well as an easement per the requirements of Article VII.
 - G. §199-402.B.(18).(b)
A drainage area plan is already in the plan set on sheet C06.4 Drainage Area to BMP's.
13. §199-402.F
Operation and Management notes for the storm tank facilities have been added to sheet C06.5 PCSM Details.

SEWAGE FACILITIES

1. An easement plan has been created which will include all existing and proposed easements along with the associated meets and bounds and the easement agreement which will be submitted for review by the Township Solicitor.
2. The applicant has acknowledged this comment and is going to meet with the township.
3. C04.1 Grading and Utilities Plan
 - A. Stationing of the proposed sewer stationing has been added to the plan on sheet C04.1 Improvements and Construction Plan.
 - B. All sewer and water laterals are shown with the required DEP 10' separation from water mains on sheet C04.1 Improvements and Construction Plan
 - C. Cleanouts have been added at the easement line on the sewer laterals on sheet C04.1 Improvements and Construction Plan.
 - D. The location of the proposed fire hydrants has been added to sheet C04.1 Improvement Construction Plan.
 - E. The sewer line between manholes S14 and S15 has been shifted east to the center of the travel lane. Manhole S15 has been shifted 25' too the south. Manhole S13 has been shifted to avoid conflict with the nearby inlet. All changes have been applied to the plan and is shown on sheet C04.1 Improvement Construction Plan.
 - F. Manhole S3 has been shifted to meet the required 10' separation between water and sewer and has been shown on sheet C04.1 Improvement Construction Plan.
 - G. The sewer line between manhole S6 and manhole S9 has been shifted to meet the required 10' minimum distance between water and sewer.
 - H. A manhole has been added in front of lot 13 and is shown on sheet C04.1 Improvement Construction Plan.
 - I. MHS18 is labeled as a drop manhole and is shown on sheet C04.1 Improvement Construction Plan.
 - J. Notes 3,4 and 5 have been deleted from the Inspection Notes section.
4. Placeholder
 - A. Inverts at manholes MHS7 and MHS13 have been lowered in order to remove the drop manholes.
5. Placeholder
 - A. The Sanitary Lateral Connection Detail has been deleted and replaced the attached Lateral Connection at Main Detail shown on sheet C08.2 Construction Details.
 - B. The Lateral Layout Detail has been deleted and has been replaced with the attached updated version shown on sheet C08.2 Construction Details.
 - C. The Sewer Pipe Bedding and Trench Restoration details have been deleted.
 - D. The attached Standard Manhole detail and Standard Drop Manhole detail has been added to sheet C08.2 Construction Details.

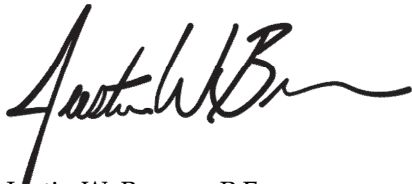
GENERAL

1. The Offer of Dedication note on the cover sheet has been removed.
2. A sidewalk and a crosswalk has been provided to serve the bus stop and a sidewalk has been added to access the crosswalk. All revisions have been added to sheet C04.1 Improvement Construction Plan.
3. Asphalt trails have been removed to the plan. Also details for a Brick Paver Walkway and Natural Wood Chip Walkway have been provided on sheet C08.2 Construction Details.
4. All steps and decks are inset into the footprint of each dwelling unit.
5. C08.1 Construction Details
 - a. The retaining wall on the eastern side of Internal Drive B has been shifted away from the adjacent property line and is shown on sheet C04.1 Improvement Construction Plan.
 - b. The walls that are located near the property line on the eastern side of the property have been shifted as to not encroach on the adjacent property.
 - c. The safety concerns regarding the 11 foot high retaining wall topped with a post and rail fence have been reviewed.
6. Fire Hydrants have been highlighted on sheet C04.1 Improvement Construction Plan for approval by the Fire Marshall.
7. The unnecessary lines on sheet C04.1 have been removed.
8. Updated PNDI information has been added to sheet C03.2 Engineering Site Analysis Plan.

We trust that the above information and the attached revised plans satisfactorily address the concerns as stated in the review letter. If you have any questions, or require additional information, please contact me directly in our West Chester office at 610-918-9002.

Sincerely,

D.L. HOWELL & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Justin W. Brewer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Justin W. Brewer, P.E.