



August 18, 2016

Joan McVaugh  
Franklin Township  
20 Municipal Lane  
Kemblesville, PA 19347

RE: Gourmet's Delight Mushroom

Dear Ms. McVaugh:

Enclosed are revised plan sets and the unchanged reports for the above referenced project. The enclosed plans respond to the Township Engineer's review letter dated May 26, 2016. Following are responses to the comments in the review letter. The comments from the letter are listed in normal text. The responses to each comment are indicated in ***bold italic text***.

1. One of the existing residential structures is to be converted into an office use. The plan must list more details about the proposed office use. If the office were directly related to the Gourmet's Delight agricultural operation, it would be considered accessory to the principal use on the lot and allowed by right.

***This notation was in error. The residential dwelling will remain as such.***

2. In regard to Chapter 27, Part 14, Steep Slopes, the plan must address the issue of steep slopes, as same are present and impacted.

***Per Section #10 of the ACRE amendment, all "Natural Resources", including steep slopes, are covered by other state regulations.***

3. In regard to Chapter 27, Part 17, Supplemental Standards, the plan needs to address the following:
  - a. Per §27-1720.B.1, Parking requirements are established for uses in a Normal Agricultural Operation. The plan must indicate the number of employees anticipated and the corresponding number of required parking spaces that are being provided.

***Sheet #1 identifies this information. It is estimated that at full build out, there will be 10 employees at this site. The LD provides for 10 parking stalls.***

- b. Per §27-1720.B.2, The plan needs to indicate all lighting proposed, such as wall packs on the building, etc;

*Architectural drawings are not available at this time. A typical layout for the lighting is provided on Sheet #3 and a detail of the lighting fixture is provided on Sheet #9 that includes notes stating that the lighting fixtures will comply with the design requirements of Sections 27-1607.1.A, 27-1607.1.B and 27-1720.B.2.*

- c. Per §27-1720.B.4, The plan needs to indicate lot coverage;

*Lot coverage has been added to Sheet #1.*

- d. Per §1720.B.6, The Township may require an applicant to make improvements associated with a proposed access to a property at the applicant's expense, including the construction of deceleration lanes, traffic controls and increased driveway width in order to accommodate the safe ingress and egress of emergency vehicles and other types of vehicles proposed to access the property as part of the use. The Township and applicant should discuss this item.

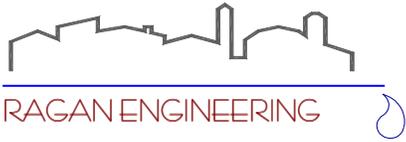
*The radii of the proposed access drive have been moved back from the existing edge of Auburn Road four (4) feet. Turning templates have been provided on Sheet #12 of the plans demonstrating the ability of the design to accommodate the proposed vehicular traffic.*

4. In regard to Chapter 27, Part 25, Natural Resource Protection Standards, §2501.C (2), within the goals and objectives for agriculture, we note that preservation of highly productive soils is encouraged.

*Per Section #10 of the ACRE amendment, all "Natural Resources", including soils, are covered by other state regulations.*

5. In regard to Chapter 27, Part 25, Natural Resource Protection Standards, §2502.6, the Township has not received an approved MFEMP to date, for this specific layout.

*The Applicant has received approval of the revised MFEMP that was updated to be consistent with this land development plan. A copy of the PADEP approval letter dated 21 July 2016 is attached.*



We trust that the revised plans/reports and this letter adequately address your engineer's comments. However, should you need any additional information, please do not hesitate to contact me.

Very truly yours,

RAGAN ENGINEERING Associates, Inc.

A handwritten signature in black ink, appearing to read "Ronald I. Ragan".

Ronald I. Ragan, PE  
Project Engineer

Attachment

Cc: G. Valentino, Gourmet's Delight Mushrooms