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CALL FOR APPOINTMENT

September 26, 2016

Franklin Township Board of Supervisors
Franklin Township Planning Commission
20 Municipal Lane
Kemblesville, PA 19347

Re: **Gourmet's Delight Mushrooms**
Preliminary Land Development Plan
3rd LTL SALDO Review

Dear Supervisors and Commission Members:

Per your instructions, LTL Consultants, Ltd., has reviewed the Preliminary Plan for the above referenced project. The project involves a 32.38 acre parcel, recently created, that is located within the AR Agriculture Zoning District. The owner is Gourmet's Delight Mushrooms, LP, PO Box 160, Avondale PA 19311.

The plans were prepared by Ragan Engineering Associates, Inc. and Crossan Raimato, Inc. The plan set consists of the following sheets:

<u>Sheet</u>	<u>Title</u>	<u>Dated</u>	<u>Revised</u>
1	Title Sheet	4/25/16	8/30/16
2	Existing Conditions Plan	4/25/16	8/30/16
3	Preliminary Land Development Plan	4/25/16	8/30/16
4	Erosion & Sediment Control Plan	4/25/16	8/30/16
5	Erosion & Sediment Control Details	4/25/16	8/30/16
6	Erosion & Sediment Control Details	4/25/16	8/30/16
7	Post Construction Stormwater Plan	4/25/16	8/30/16
8	Post Construction Stormwater Details	4/25/16	8/30/16
9	Construction Details	4/25/16	8/30/16
10	Storm Sewer Profiles	4/25/16	8/30/16
11	Storm Sewer Profiles	4/25/16	8/30/16
12	Turning Template	4/25/16	8/30/16

The plans were also accompanied by the following information:

- Post Construction Stormwater Report, dated April 2016, revised September 2016, prepared by Ragan Engineering

- E&S Control Plan Report, dated April 2016, revised September 2016, prepared by Ragan Engineering
- Response letter, from Ron Ragan, dated 8/31/16

The following comments are based upon Chapter 19 [Stormwater Management], Chapter 22 [Subdivision and Land Development], and Chapter 25 [Transportation Impact] contained within the Codified Ordinance manual, adopted 12/18/2013, as amended, and the responses provided. The plans and related information have been reviewed as a Preliminary Plan.

We note the following items:

- For zoning related comments, see letter dated 8/25/16 from Robin Royer.
- A Land Development plan for this same property was submitted in mid 2014 and reviewed by the Township in late 2014.
- The Note 1 on Sheet 1 indicates that this submission is a **separate** submission from the 2014 Land Development Plans. Ultimately the 2014 Plan would need to be formally withdrawn prior to approval of this submission.

I. CONFORMANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 22

1. Section 22-410. Refer to the specific section in this review for comments related to Stormwater Management.
2. Section 22-722. Sewage. See separate review from the Township’s sewage consultant.

II. TRAFFIC, SITE ACCESS AND INTERNAL CIRCULATION REVIEW – CHAPTERS 22 AND 25

1. Prior comments have been addressed.

III. STORMWATER MANAGEMENT REVIEW – CHAPTER 19

1. Section 19-302.A-E. All regulated activities shall have approvals from the applicable agencies prior to, or as a condition of, plan approval. These approvals need to be obtained.
2. Section 19-303.1-3. No regulated activity within the Municipality shall commence until approvals have been issued by PADEP and the Chester County Conservation District. These approvals need to be obtained.
3. Section 19-312.3.J. When deemed necessary by the Municipality, stormwater basin facilities shall be enclosed with a fence of a type, size, location and character acceptable to the Municipality. The applicant should discuss this with the Township. We are not aware of fencing being required on privately owned facilities in the past.

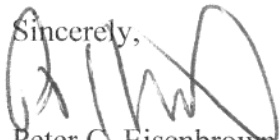
4. Section 313.1.E. & 312.1.F. Easements shall be provided for all basins and all conveyance and collection systems that are not located within street rights-of-way and shall be a minimum of 20 feet in width. Easements shall meet the applicable requirements in §19-704. A blanket easement is proposed for the stormwater facilities, according to Note 20 on Sheet 1. The Township Solicitor should review the language and determine the proper vehicle to establish this easement.
5. Section 19-402.1.A. Note on the maps shall refer to the associated computations and erosion and sediment control plan by title and date. The added note #15 on Sheet 7 will need to be updated to reflect the appropriate dates.
6. Section 19-402.2.A.(3). The required signature block has been added and shall be signed, prior to plan recording.
7. Section 19-402.2.A.(4).(a). The required signature block shall be signed and sealed, prior to plan recording.
8. Section 19-402.2.B.(14). Based upon the new mapping that was provided the various drainage areas and features within same have been clarified. It appears that the time of concentration does not include the area associated with the hay storage area in the pre-development condition. In addition, the cover selected for the proposed hay storage area [meadow] does not appear to be realistic as the hay is likely covered with a tarp. We also note that the time of concentration for area 2 draining to the basin that was utilized is conservative at a time of 5 minutes. While it is likely that there would not be a measurable change in flow [as a result of modifications to the cover condition being offset by an expected longer of concentration] revised calculations are needed to verify same.
9. Sections 19-402.2.F.(1)-(4) & 19-703. An Operations & Maintenance (O&M) Plan and Agreement will need to be executed.
10. Section 19-402.2.G. The plan needs approval from the Chester County Conservation District and/or PaDEP for an NPDES permit.
11. Based upon the new information provided regarding the cross section of the conveyance system entering the waste lagoon, it appears that several storm pipes will be submerged during normal conditions. For this case, a tailwater condition will need to be modeled to ensure the pipes can function as intended.
12. While the additional information was provided for the routing, we would like to see a sheet added that starts the routing for the wet basin at elevation 389, as this will confirm that the volume of the wet pond [volume below 389] is not being considered as part of the basin routing.
13. The following is a list of waivers required per the presented plan set:
 - Section 312.1.A.(2). Basins shall be 50 ft from any property line. The Wet Pond is located less than 50 ft. from the property line to the north [other lands of Gourmet's Delight Mushrooms, LP, located in the adjoining Township].

- Section 19-313.3.B. All pipes shall be reinforced concrete Class III or better, meeting PennDOT's 100-year life criteria. HDPE Pipe is being proposed.
 - Section 19-313.3.E. The minimum cover of stormwater pipe shall be 24 inches.
 - Section 19-313.4.N. Inlets in paved areas shall be equipped with bicycle safe grates.
 - Section 19-313.4.S. Adjustment rings shall only be made of a single pre-cast concrete structure, a maximum of 6 inches in height.
14. On the outlet structure, we suggest that the 12" orifice be revised to match the 15" x 24" orifice that is located within the interior wall of the outlet structure. This will ensure that the routing will function as intended, as the 12" orifice may restrict flow and cause the water levels in the basin to rise faster than calculated and exit thru the principal spillway.
 15. The Wet Pond Level Spreader information on Sheet 9 contains some overlapping text that should be corrected for legibility.

IV. GENERAL COMMENTS

1. We recommend Input from the local fire department be obtained.
2. The applicant should be in contact with the Township Building Code Official to review and discuss various zoning and building code aspects that are applicable to this project such as a zoning permit, an electrical service permit, and permits for retaining walls.
3. As the plan moves forward, the applicant should be aware that financial security will be required to be posted for the stormwater related aspects of the project, including, inlets, piping, basins, E&S controls, etc.
4. This plan should reflect all the underlying items from the related minor subdivision plan.

In the event there are any questions regarding the above, please feel free to contact me.

Sincerely,

 Peter C. Eisenbrown, P.E.
 LTL Consultants, Ltd.
 Township Engineer

cc: Joan McVaugh, Township Manager/Treasurer [via email only]
 Jeff Eastburn, Assistant Township Manager [via email only]
 Mark Thompson, Esq., Township Solicitor [via email only]
 Ron Ragan, PE, Ragan Engineering [via email only]
 Ken Crossan, PLS [via email only]
 Gabe Valentine, Gourmet's Delight Mushrooms [via email only]
 File: W:\franklin\Engineer\2016\Gourmet Prelim second revised LDP 092616.doc
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