

Christina Casey

From: Ed Latshaw <elatshaw@ltlconsultants.com>
Sent: Monday, March 27, 2023 10:29 AM
To: 'Spellman, Matt'; John Granger; 'Mark Thompson'
Cc: Kathryn Shillenn; Christina Casey; Tracey Franey; Jason Barron
Subject: RE: [External] Honeybrook Properties Amended Land Development Plan - 670 Birchrun Road

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Matt:

Thanks for the update. Very helpful.

Edgar R. Latshaw, P.E.
Principal
LTL Consultants, Ltd.
610-987-9290
elatshaw@ltlconsultants.com

From: Spellman, Matt <matt.spellman@arroconsulting.com>
Sent: Monday, March 27, 2023 10:08 AM
To: Ed Latshaw <elatshaw@ltlconsultants.com>; 'John Granger' <jgranger@westvincenttwp.org>; 'Mark Thompson' <mthompson@lambmcerlane.com>
Cc: 'Kathryn Shillenn' <kshillenn@westvincenttwp.org>; 'Christina Casey' <ccasey@westvincenttwp.org>; 'Tracey Franey' <tfraney@cedarvilleeng.com>; 'Jason Barron' <jbarron@westvincenttwp.org>
Subject: RE: [External] Honeybrook Properties Amended Land Development Plan - 670 Birchrun Road

Ed and all included

1. Township Building Inspector – Does the interior sewage grinder pump comply with the Building Code? Was a building permit ever issued for it? I am not sure of these issues. Conversion of the Unauthorized 5th Barn Apartment Unit to a Storage Space and disconnection of utilities may require a building permit. The new roof and modifications to the historic corn crib accessory structure may require a building permit. The sewer connection has been disconnected Water closet removed, drain line cut and capped. Anything with 5th apartment was never permitted. That is why they received a Notice of Violation. And has since complied with disconnection and removal of appliances , making it an unlivable space. Yes there is a building permit for the Historic corn crib.
2. BCWSA – The Applicant must still obtain BCWSA approval for the interior sewage grinder pump installed in the farmhouse dwelling as well as the sewage force main location. A new easement is needed and an existing easement is to be extinguished for the sewer service line that crosses Pulte Home Property on the north side of Birchrun road. The easement must be recorded. Plans may still need to be revised if modifications are required to the grinder pump and force main. Grinder pump inside the farm house was never permitted, no drawing where submitted for review or approval .

Just for everyone's information I answered in red for clarity

Matthew J. Spellman | Resident Project Representative IV
ARRO Consulting, Inc.
O: 484.999.6341 | M: 484.880.3910

From: Ed Latshaw <elatshaw@ltlconsultants.com>

Sent: Wednesday, March 22, 2023 2:37 PM

To: 'John Granger' <jgranger@westvincenttp.org>; 'Mark Thompson' <mthompson@lambmcerlane.com>

Cc: 'Kathryn Shillenn' <kshillenn@westvincenttp.org>; 'Christina Casey' <ccasey@westvincenttp.org>; 'Tracey Franey' <tfraney@cedarvilleeng.com>; Spellman, Matt <matt.spellman@arroconsulting.com>; 'Jason Barron' <jbarron@westvincenttp.org>

Subject: [External] Honeybrook Properties Amended Land Development Plan - 670 Birchrun Road

John:

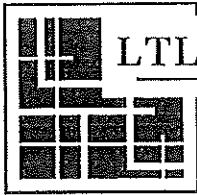
Attached is the review letter regarding the Amended Land Development Plan set last revised 2/17/23 and supporting documents. Please forward it to the Supervisors and Planning Commission members as you deem appropriate. The Applicant has made progress with addressing the issues. A summary of the issues is as follows.

1. BCWSA – The Applicant must still obtain BCWSA approval for the interior sewage grinder pump installed in the farmhouse dwelling as well as the sewage force main location. A new easement is needed and an existing easement is to be extinguished for the sewer service line that crosses Pulte Home Property on the north side of Birchrun road. The easement must be recorded. Plans may still need to be revised if modifications are required to the grinder pump and force main.
2. Township Building Inspector – Does the interior sewage grinder pump comply with the Building Code? Was a building permit ever issued for it? I am not sure of these issues. Conversion of the Unauthorized 5th Barn Apartment Unit to a Storage Space and disconnection of utilities may require a building permit. The new roof and modifications to the historic corn crib accessory structure may require a building permit.
3. Zoning Officer – Zoning permits may be needed for the above referenced uses.
4. Trail – The plan shall be revised to show metes and bounds for the Trail Easement as well as the trail location, width, materials and construction details and specs. Refer to the Trail Easement Agreement.
5. Corn Crib Modifications – The structure was modified. Township representatives should inspect it for conformance.
6. Greenway Land Conservation Easement – A Conservation Easement is required and was never prepared and recorded. Also, the Greenway Land easement corners are to have metal markers installed.
7. Approval Resolution – The Supervisors, when appropriate, should approve a new resolution approving the Amended Land Development Plan with conditions including the two new SALDO Waiver requests. LTL does not object to the Waivers.
8. Stormwater Agreement – The Applicant shall sign and record a new Agreement using the model Agreement in the Stormwater Ordinance. The Township Secretary provides the text to assist the Applicant.
9. Land Development & Financial Security Agreement – A new Agreement is recommended using the old Agreement as a starting point. It is my understanding Financial Security in the amount of \$90,522.28 still remains with the Township. It is likely this amount is sufficient to cover the work remaining to be completed (although the sewer grinder pump and trail could affect this). It is recommended a new spread sheet table be prepared to itemize the site improvement work remaining to be completed and included in the new Agreement.

10. Record Documents at the County – This includes the Amended Land Development Plan, Stormwater Agreement, Sewer Easement, and the Land Development & Financial Security Agreement.

Some of these issues may have been resolved already without my knowledge. Thanks.

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March 22, 2023

Mr. John Granger, Township Manager
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

RE: Amended Land Development Plan
Honeybrook Properties, LLC
670 Birchrun Road
3rd LTL Review Letter

Dear Mr. Granger:

As requested, LTL Consultants has reviewed revised plans and documents, dated 2/17/23, regarding the above referenced Amended Land Development Plan and compared them to the previously approved and recorded land development. The plan has also been reviewed for conformance with Township Ordinances and common engineering practice. The property is located at the intersection of Birchrun Road (state road) and Lexington Boulevard and was previously part of the Weatherstone and Bruner Land Developments. Previous review letters were submitted by LTL on 12/12/22, and Cedarville Engineering Group on 12/21/22.

A. SUMMARY OF LAND DEVELOPMENT PLAN REVISIONS

Various new sheets have been added to the plan set. Impervious Coverage areas have been revised as follows: Pre-Development was increased to 22,025 sf to account for the corn crib area originally missed; As-Built areas were increased to 24,340 sf to include the modular paver driveway areas not constructed as pervious pavers; and Final Conditions Impervious of 23,801 sf which includes deductions for removal of two parking lot areas and the removal a trash enclosure brick pad. The unauthorized fifth apartment unit will be converted to a Storage Space and appliances removed and water and sewer connections removed. Additional landscape plants are shown to be installed. Two new SALDO Waiver requests are listed. Parking lot restriping and signs are proposed. A roof will be installed over the Corn Crib front façade and an area inside the corn crib utilized for a trash enclosure and storage space. Plan notes have been updated. The BCWSA and Township Building Inspector are still reviewing the sewage grinder pump installed inside the existing farmhouse for compliance with various regulations as well as a new sewer easement area. A rain garden and two stormwater stone beds are proposed to control stormwater runoff.

B. BACKGROUND

The property is Tax Parcel UPI 25-7-5.1. The property gross acreage is 10.999 acres. At the time of the original subdivision and land development, there was an existing barn, farmhouse, accessory agricultural structures, two gravel drives, concrete pad and existing pond on the property. The existing residential structure is a non-conforming structure because of its

location within the front yard setback. The existing house was served by an on-site well and an on-site sewage system that could not be located. The ground cover was a mix of impervious, lawn, an existing pond and wetlands.

The Township Zoning Hearing Board granted a special exception to Scott Risbon on 4/22/19, to allow the historic barn to be converted into four residences. The Township Board of Supervisors passed Resolution No. 19-2019 on 12/19/19, approving with nine conditions and four SALDO Waivers, the Preliminary/Final Land Development.

Subsequently, the following documents were recorded at the County offices for the project:

- Subdivision and Land Development Plan Set, consisting of 7 sheets, dated 10/31/2019, prepared by Commonwealth Engineers, Inc., last revised 11/11/20.
- A Land Development and Financial Security Agreement, consisting of 34 pages, signed by the Township on 3/12/21 and the owner on 11/14/2020.
- A Voluntary Declaration of Restrictive Covenant, consisting of 7 pages, signed by the owner on 11/14/2020. This Covenant requires the Developer to obtain written Township approval before a CO is issued for the front building façade.
- A Trail Easement Agreement, consisting of 11 pages, signed by the Township on 3/12/21 and by the owner on 11/14/2020. This Agreement required the Developer to install the trail.

Since the land development plan approval and recording, the Township discovered that Mr. Risbon completed apartment construction and site improvement construction that did not conform to the approved Land Development Plans and therefore required Mr. Risbon to submit an Amended Land Development Plan and supporting documentation for review and approval.

The Amended Plan was initially submitted back in January of 2021, and reviewed by Township consultants, who concluded in review letters, the Amended Plans did not conform with Township Ordinances. Several months passed without action to conform by Mr. Risbon. The Township then issued a Notice of Violation/Enforcement Notice to Mr. Risbon and a Civil Complaint to the Magisterial District Court. These enforcement actions are still pending.

C. REVIEW BY LTL CONSULTANTS

1. New Information Submitted

The following information was provided to LTL for review:

- Engineering Response Letter from Commonwealth Engineers to the Township, dated 2/17/23
- Zoning Response Letter from Commonwealth Engineers to the Township, dated 2/17/23
- Amended Stormwater Report by Commonwealth Engineers, last revised 2/17/23

- BCWSA Engineers Certification Letter by Commonwealth Engineers, dated 2/17/23
- PennDOT HOP Completion Sign-off, dated 3/9/22
- WVT Historic Resource Impact Study for the Bruner Barn
- Amended Preliminary/Final Land Development Plan, last revised 2/17/23, prepared by Commonwealth Engineers, including eleven sheets as noted below:

Sheet 1	Original Resources and Site Analysis Plan
Sheet 2	Greenway Ownership and Management Plan
Sheet 3	Originally Approved Layout Plan
Sheet 4	As-Built Plan
Sheet 5	Zoning Compliance Plan
Sheet 6	Final Paving and Layout Plan
Sheet 7	As-Built Sanitary Sewer Plan
Sheet 8	Originally Approved Landscape Plan
Sheet 9	As-Built Landscape & Screening Plan
Sheet 10	Erosion Control Plan & Stormwater Management Site Plan
Sheet 11	Stormwater BMP O & M Plan & Erosion Control Detail Sheet

2. Review Consultants

The initial version of the Amended Land Development Plan was previously submitted to the Township for review back in January of 2022. That plan was last revised 1/10/22. Revised plans were submitted on 11/3/22. Township consultants produced the following review letters.

- Zoning Reviews – Letters from LTL Consultants, dated 3/15/22, and ARRO Consulting, dated 12/21/22.
- SALDO & Stormwater Reviews – Letters by ARRO Consulting, dated 3/9/22, and LTL Consultants, dated 12/12/22.

The current submittal is being reviewed by the following Township consultants:

- Zoning Review – Cedarville Engineering Group as the Zoning Officer
- SALDO & Stormwater Reviews – LTL Consultants as the Township Engineer

3. Original Approval Resolution Waivers and Conditions – 2019

Consistent with the previous amended plan review letters, we are listing some important components of Township Resolution No. 19-2019, including SALDO Waivers granted and conditions of approval.

a) SALDO Waivers Granted by Resolution No. 19-2019

- 1) A waiver from Section 403.F of the SALDO, to not document/follow the required five-step design process has been granted due to the limited scope of the project.

- 2) A waiver from Section 403.1.1 of the SALDO, to not provide a sewer and water feasibility report, has been granted due to the limited scope of the project, provided the Applicant complies with all applicable sewer and water requirements.
- 3) A waiver from Section 403.M of the SALDO to not provide a title report has been granted due to the limited scope of the Project.
- 4) A waiver from Section 404.H of the SALDO to not provide a Final Landscape Plan prepared by a landscape architect, and instead have the plan prepared by a professional engineer, has been granted due to the limited scope of the Project.

b) Preliminary/Final Land Development Plan Approval With Conditions

On December 16, 2019, the West Vincent Township Board of Supervisors, Chester County, approved the recorded plan via Resolution 19-2019 with the following conditions:

- 1) The Applicant must address to the satisfaction of the Township staff comments contained in the following letters:
 - i. ARRO Consulting, Inc.'s review letter (Dated 11/18/2019)
 - ii. Cedarville Engineering Group, LLC's review letter (Dated 11/20/2019)

The Applicant is in the process of addressing Township consultant review comments.

- 2) Before the Plans are recorded, the Applicant must obtain any necessary planning modules, permits, approvals, waivers, and/or reviews from all outside agencies, including, but not limited to, the Chester County Conservation District; Chester County Department of Health; Pennsylvania Department of Environmental Protection; Pennsylvania Department of Transportation; and US Army Corps of Engineers.

It is my understanding the remaining issue to be resolved by the Applicant is obtaining approval from the Township Building Inspector and the Bucks County Water and Sewer Authority for the sewage grinder pump installed inside the existing farmhouse dwelling as well as the grinder pump discharge location. A new sewer easement is also proposed on the north side of Birchrun Road on the Pulte Homes Property. The sewer service connection was constructed outside the original easement.

- 3) Any outstanding Township fees, fees for the Township Engineer, fees for the Township Solicitor, and any other third-party consultant fees associated with the review and approval of the application shall be paid in full prior to the recording of the Plan.

The Applicant shall comply with this condition.

- 4) The Applicant must complete all easements, dedication agreements, maintenance agreements, and sewer agreements associated with the Project, and provide all applicable necessary legal descriptions, in forms satisfactory to the Township Solicitor, prior to or contemporaneously with the recording of the Plans. Such agreements

include, but are not limited to, a Stormwater BMP and Conveyances Operation and Maintenance Agreement and to provide the 10 foot wide trail easement along the Birchrun Road property frontage.

The Applicant shall comply with this condition. The Applicant shall consult with the Township office to initiate the preparation of an updated Stormwater BMP and Conveyance Operation and Maintenance Agreement for the Amended Plan which will be prepared by the Township Staff and the Applicant for recordation once the Amended Land Development Plan is approved. The Applicant shall obtain written approval from the Township Building Inspector and the Bucks County Water and Sewer Authority for the sewage grinder pump installed inside the existing farmhouse dwelling as approval for the grinder pump discharge location. The location of a new sewage easement on the Pulte Homes property must be approved and the easement recorded. Revise the plan to provide the trail metes and bounds descriptions.

- 5) Prior to recording the Plans, Applicant shall execute an Improvements Agreement and a Financial Security Agreement to guarantee the installation of all public improvements on a form drafted by the Township Solicitor. If Applicant elects to utilize a bond for the required financial security for this Project, then the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. At a minimum, the bond shall be issued by an "A++".rated surety, or an equivalency, qualified to do business in Pennsylvania. Further, the bond shall contain language stating that the bond is to be payable upon demand, absolutely and unconditionally, and in the event that payment is not made, that the bonding company shall be responsible for all attorneys' fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve percent (12%), for so long as the bond remains unpaid. Additionally, the bond is required to automatically renew annually until the improvements detailed on the Plans are completed to the satisfaction of the Township Engineer and the final release is issued by the Township, subject to partial releases being permitted in accordance with §509(j) of the MPC, and shall include a 90-day Evergreen Clause that substantively provides:

"It is a condition of this Bond that it will be extended automatically, without amendment, for additional periods of one (1) year from the present of each future expiration date, unless at least ninety (90) days prior to the then current expiration date, West Vincent Township is notified in writing by overnight courier, at the Township municipal address, that there is an election not to renew this Bond for said additional period."

The Applicant shall comply with this condition. The Supervisors and Township Solicitor should determine if the existing Agreements are adequate, or shall be revised.

- 6) The Applicant shall comply with any Opinion and Order of the West Vincent Township Zoning Hearing Board resulting from the April 22, 2019, hearing pertaining to the special exception to permit the change in use.

The Applicant shall comply with this condition. A new “Unauthorized Fifth Unit Disposition” note was added to the plan. Inspection of removal of the Fifth Unit and the planned conversion to Storage Space should be conducted by the Township.

- 7) The Applicant shall comply with all applicable sections of the 2007 Weatherstone Settlement Agreement including, but not limited to, the requirement to obtain approval from the West Vincent Township Board of Supervisors for the exterior modifications of the barn on the Property prior to the issuance of a building permit for the Project. **The Applicant shall comply with this condition. The Corn Crib roof and trash enclosure modification listed on the plan should be inspected by the Township for compliance.**
- 8) The Applicant shall comply with the recommendation of the West Vincent Township Historical Commission to change the plantings along the road in front of the barn to deciduous shrubs and understory trees appropriate to native plant communities in the Township, as not to shield or obstruct the historic structure from public view.

The Original Plan complied with this condition and additional plantings are shown on the Amended Plan and will be installed to achieve compliance with the Original Plan.

- 9) The Applicant shall undergo and complete a Historic Impact Study for the Property prior to recording the Plans.

The study was completed and submitted.

4. Subdivision & Land Development Ordinance Review Comments by LTL (Plan last revised 2/17/23)
- a) Plan Set – The Amended Plans still need to be revised to include final approved location of the sewage grinder pump and force main, as well as the trail location, details and metes and bounds. The plan set now includes eleven (11) sheets. Four sheets contain originally approved information including Sheets 1, 2, 3, and 8. Seven (7) new sheets are provided containing as-built survey information, parking and driveway layout revisions, stormwater design, erosion controls, additional landscape plants, and sanitary sewer information.
- b) Plan Amendments – Section 315-32 – Major modification of the approved plan, as determined by the Township, shall be resubmitted and reprocessed in the same manner as the original plan. The Applicant is complying. All site disturbance activities shall cease and all site disturbance activity performed prior to such resubmission shall be established to the satisfaction of the Township pending approval of modified plans.
- c) Amended Final Plan Administrative Requirements –
- 1) Improvements Agreement – Section 315-25 – The existing Agreement should be modified or a new Agreement prepared and recorded to include all new project requirements.

- 2) Escrow Agreement – Section 315-26 – The original escrow amount was \$102,028.68, and the amount remaining is \$90,522.28. The remaining amount is sufficient in total but the escrow spread sheet does not include line items which accurately represent the work remaining to be completed. It is recommended a new table be prepared to reflect the work remaining to be completed as depicted on the Amended Land Development Plan.
 - 3) Approvals, Statements, & Signatures – Section 315-14.K – All plan statements and certifications shall be signed before plans are released for recording. Written approval of the Amended Plan shall be obtained for the interior grinder pump, force main and new easement for sewage facilities located along Birchrun Road from the Bucks County Sewer and Water Authority.
 - 4) Recording – Section 315-27 – All eleven (11) sheets should be recorded. Two copies of all recorded documents shall be returned to the Township. The Applicant shall provide the Township with a digital format copy of the plan.
 - 5) Commencement of Construction – Section 315-29 – Construction shall not start until documents are recorded and returned to the Township office.
- d) Land Development Design Standards –
- 1) Waivers – Section 315-70 – The originally approved plan included approval of four SALDO Waivers. The Applicant is requesting two additional Waivers as listed on Sheets 5 and 6. These new Waivers are from Stormwater Ordinance requirements and LTL Consultants does not object to them.
 - 2) Sewage Facilities – Section 315-39 – Sewage facility construction did not comply with the originally approved plan. A fifth apartment unit in the former barn was connected to the lateral with a pump system. Also, the farmhouse grinder pump was installed inside the structure and the force main connected to the apartment building sewer lateral. The Bucks County Sewer and Water Authority and the Township Building Inspector are reviewing these land development plan nonconformities. The Applicant shall obtain written approval of the Amended Plan from both the Authority and Building Inspector. The Amended Plan shall be revised and approved by the Authority. The amended plan shall note in detail all sewer facilities to be abandoned or removed as well as any new facilities to be constructed. The new sewer easement on the Pulte Homes Property shall be obtained and recorded.
 - 3) Water Supply – Section 315-40 – The fifth apartment to be abandoned is connected to the Aqua public water system. A new note “Notice of Water Supply Removal” has been added to the plan.
 - 4) Landscaping – Section 315-46 – The plan has been revised to show the locations where 16 additional shrubs will be planted to comply with the original landscape plan.
 - 5) Trails – Section 315-48 – The Township should review the recorded Trail Easement Agreement for this project. The Agreement required the Applicant to install a trail. Revise the Amended Plan to provide an update status note for trail construction. The

Applicant and Township staff shall define the location, material, width and other design details. Revise the plan to provide trail construction details. Revise the trail to have a “metes and bounds” description and provide a Trail Easement Agreement for review by the Solicitor and recording.

6) Greenway Lands – Sections 315-14.G and 315-53 – Two SALDO issues shall be addressed:

- Conservation Easement – Section 315-53.C(13) – A conservation easement is to be recorded from the Greenway Lands to preserve and guarantee management and maintenance. No evidence of a recorded easement document could be found. It is also not clear who the “easement holder” is on Sheet 2, Greenway Plan.
- Conservation Easement Corners – The plan should be revised to note each corner of the easement area with a metal marker. These corners shall be installed as part of the Amended Plan.

5. Stormwater Ordinance Comments – Chapter 302

We have reviewed the Amended Plan for conformance with this Ordinance with respect to stormwater management and erosion control measures. The amended stormwater and erosion control facilities are adequate. The originally approved plan did not include stormwater management structures because pervious paving was utilized to reduce the overall post-development impervious surface stormwater impacts. However, the construction and inspection were not coordinated by the Applicant and these areas of “modular block pavers” are not being considered “pervious” moving forward. These areas are being considered Impervious Surfaces.

The plan now includes the below listed three stormwater BMP facilities to control runoff.

- Infiltration Bed 1 – 12.5’ L x 8’ W x 3’ D
- Infiltration Bed 2 – 10’L x 10.5’ W x 3’ D
- Rain Garden

a) Waivers – Section 302-9 – Two waivers are being requested by the Applicant, as follows:

ORDINANCE REQUIREMENT		WAIVER REQUEST
SECTION 302-15A(1)(a)	No regulated activity within the Municipality shall commence until the Municipality receives documentation that the Applicant has received a letter of adequacy from the Conservation District.	Relief to allow Township Engineer review of the Erosion Control for the site due to the extremely limited nature of earth disturbance.
SECTION 302-18.1	A detailed Soils Evaluation of the site shall be conducted by a qualified professional, and, at a minimum, shall address soil permeability, depth to bedrock, and subgrade stability.	Relief to utilize permeability based on the USDA Soils Report.

I do not object to the two Waivers if the Applicant complies with all the below comments.

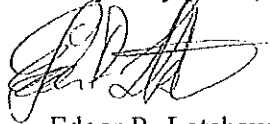
- b) Financial Security – Section 302-8 – Land Development projects require the posting of financial security for the timely installation and property construction of all stormwater facilities. The existing financial security does not include line items for the three proposed stormwater facilities, however, the \$90,522.28 amount remaining as financial security is adequate to guarantee construction of the remaining site improvements as long as all parties agree that a new escrow table is to be prepared to reflect the work remaining to be completed as depicted on the Amended Land Development Plan.

6. Zoning Ordinance Comments – Chapter 390

LTL Consultants defers to Zoning Officer, Tracey Franey, regarding the final disposition of all Zoning issues.

In summary, the above comments are based on the most recent information submitted by the Applicant. It is expected the plan will be revised by the Applicant to address the comments. Further review comments will be provided when a revised submission is made by the Applicant. Do not hesitate to contact me if needing further assistance with this matter.

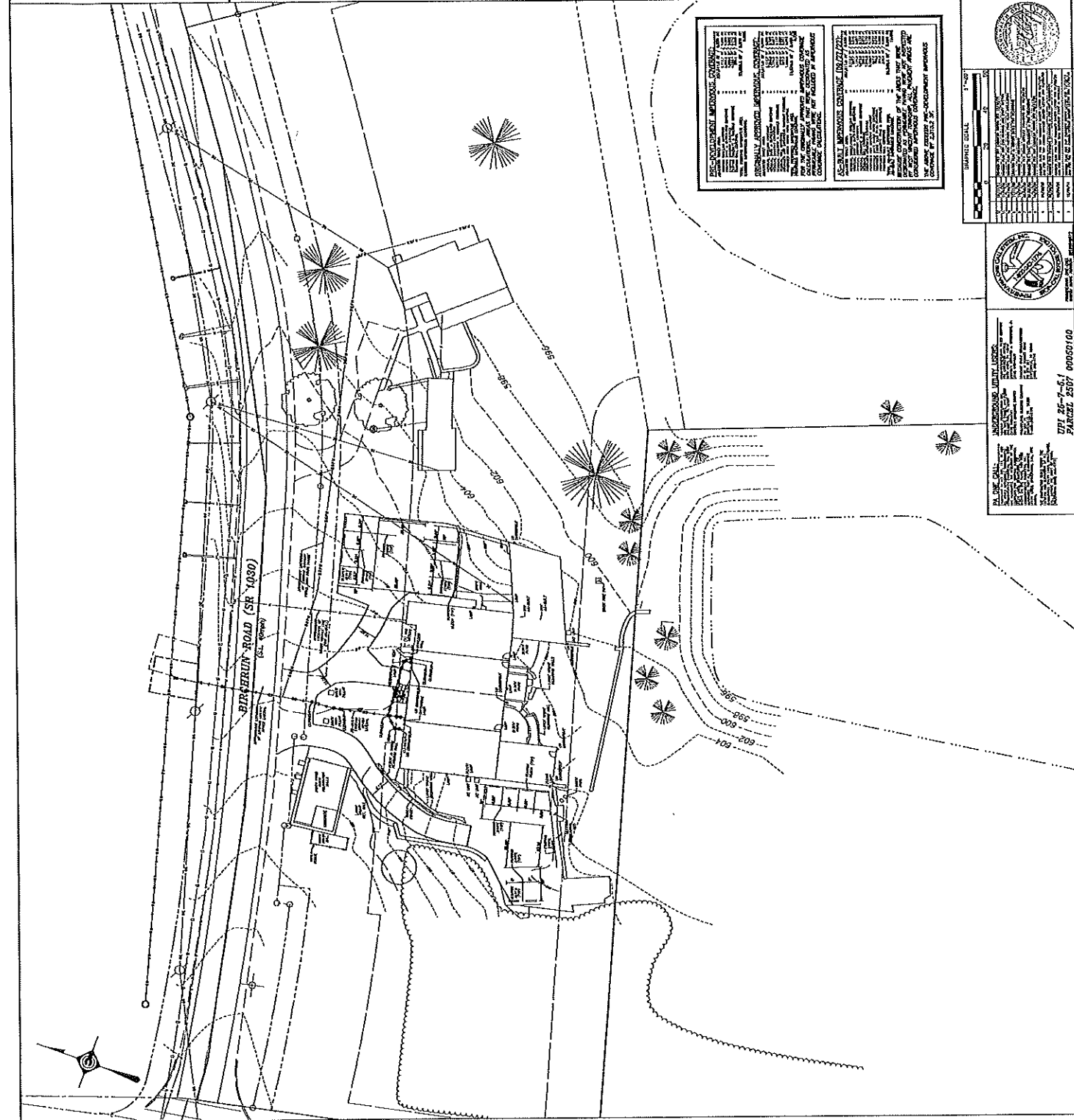
Very truly yours,



Edgar R. Latshaw, P.E.
LTL Consultants, Ltd.
Township Engineer

cc: Kathy Shillenn, Township Secretary (via email only)
Jacqui Guenther, Township Treasurer (via email only)
Christina Casey, Asst. Township Secretary (via email only)
Mark Thompson, Esquire, Township Solicitor (via email only)
Jason Barron, Township Permit Administrator (via email only)
Matt Spellman, Township Building Inspector (via email only)
Tracey Franey, Township Zoning Officer (via email only)
Allan Zimmerman, Commonwealth Engineers, Inc. (via email only)
Scott Risbon, Applicant (via email only)
Planning Commission Members (via email only)

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COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

AS-BUILT SANITARY SEWER PLAN
AMENDED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
HONEYBROOK PROPERTIES, LLC

COMMONWEALTH ENGINEERS, INC.
114 EAST WASHINGTON AVENUE, 3RD FLOOR
PHILADELPHIA, PA 19106
(215) 561-1234

DATE: 08/05/10
PROJECT NO: 08050100
SHEET NO: 7 OF 11

GENERAL NOTES:
1. THE SEWER SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION.

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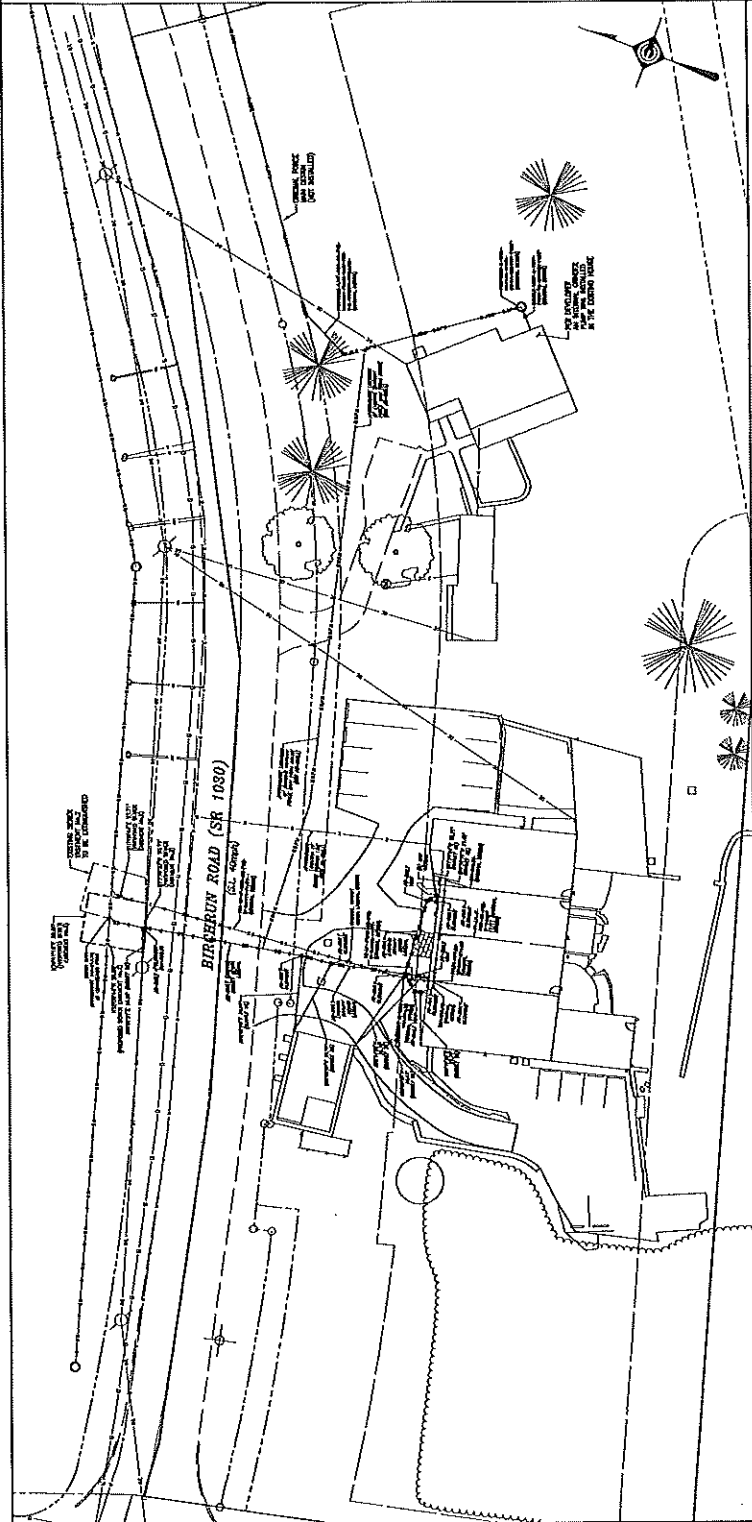
6. THE SEWER SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION.

7. THE SEWER SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION.

8. THE SEWER SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION.

9. THE SEWER SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION.

10. THE SEWER SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION.



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LEGEND:

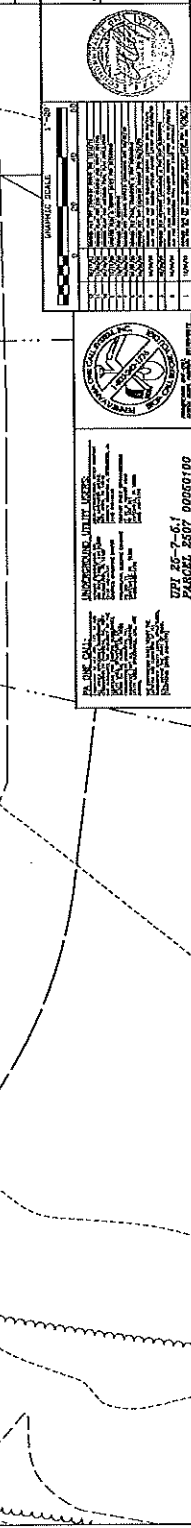
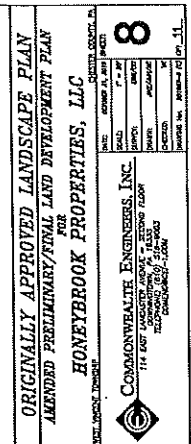
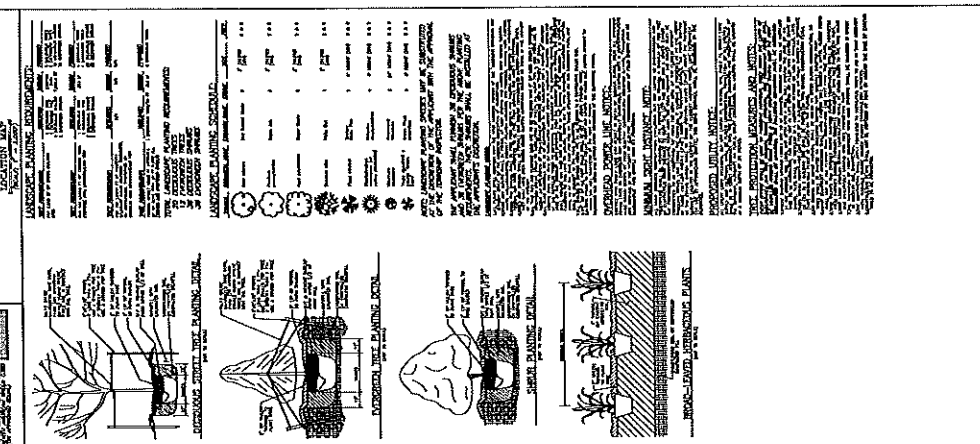
SYMBOL	DESCRIPTION
(Symbol)	SEWER LINE
(Symbol)	MANHOLE
(Symbol)	BUILDING FOOTPRINT
(Symbol)	ROAD
(Symbol)	PROPERTY LINE
(Symbol)	UTILITY LINE
(Symbol)	WATER LINE
(Symbol)	GAS LINE
(Symbol)	ELECTRIC LINE
(Symbol)	TELEPHONE LINE
(Symbol)	SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION, AND THE SEWERAGE AND WASTEWATER DESIGN MANUAL, 6TH EDITION.

SCALE: 1" = 40'

DATE: 08/05/10

PROJECT NO: 08050100

SHEET NO: 7 OF 11



[illegible]

▲ ORIGINAL LANDSCAPE DESIGN ▲
▼ AS-BUILT LANDSCAPE DESIGN ▼

[illegible]

AS-BUILT LANDSCAPE & SCREENING PLAN
AMENDED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

1001 WOODBINE SUITE 200 HONEYBROOK PROPERTIES, LLC 1001 WOODBINE SUITE 200 HONEYBROOK, PA 19033	DATE 09/27/2010	COUNTY BERK
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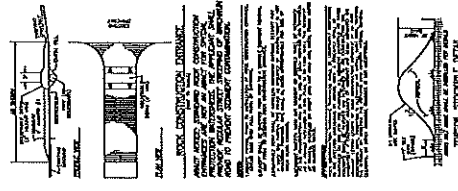
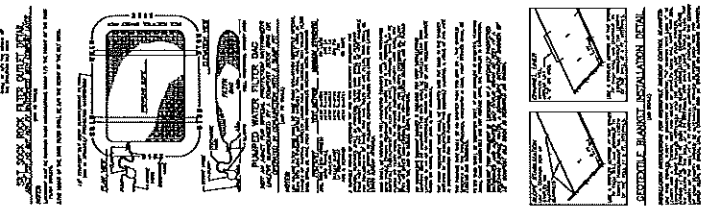
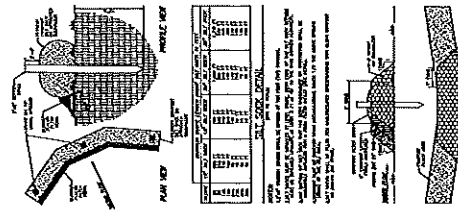
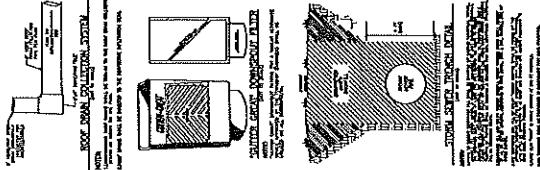
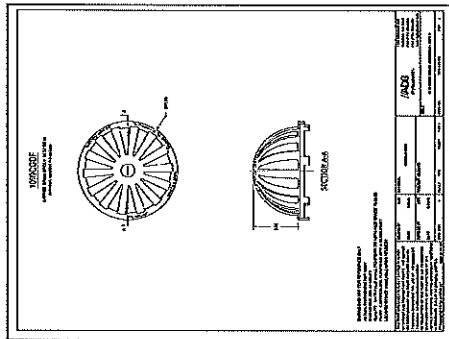
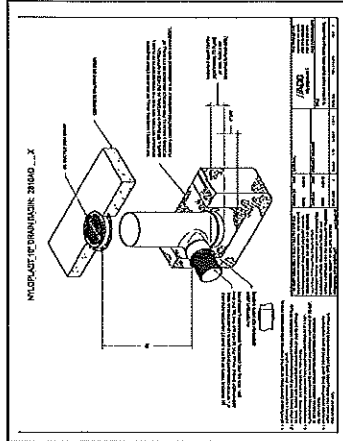
COMMONWEALTH ENGINEERS, INC.		114 EAST LANGSTON AVENUE, 2ND FLOOR		ATLANTA, GA 30303		TELEPHONE (404) 318-4003		CONFIDENTIAL	
NAME	LAST	FIRST	MIDDLE	INITIAL	LAST	INITIAL	LAST	INITIAL	LAST
DATE	MONTH	YEAR	DAY	MONTH	YEAR	DAY	MONTH	YEAR	DAY
TIME	MIN	SEC	MIN	SEC	MIN	SEC	MIN	SEC	MIN
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TIME	MIN	SEC	MIN	SEC	MIN	SEC	MIN	SEC	MIN
DATE	MONTH	YEAR	DAY						

[illegible]

FORM NO. 10-61
 PREPARED BY THE
 NATIONAL BUREAU OF INVESTIGATION
 U. S. DEPARTMENT OF JUSTICE

1. NAME OF THE INDIVIDUAL OR ORGANIZATION: INDIVIDUALS, UTILITY LOCATIONS
 2. ADDRESS: 1000 17th St. N.W.
Washington, D.C.
 3. CITY: Washington, D.C.
 4. STATE: D.C.
 5. ZIP: 20036
 6. DATE OF INFORMATION: 10/25/61
 7. NAME OF THE SOURCE: James Earl Ray
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 163. NAME

TPF 26-7-6.1
PARCEL 2507 00050100

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LOADING ZONE

STORMWATER BMP O&M PLAN & EROSION CONTROL DETAIL SHEET AMENDED PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR HONEYBROOK PROPERTIES, LLC		11	
COMMONWEALTH ENGINEERS, INC. 114 EAST UNIVERSITY AVENUE, 3RD FLOOR SUITE 300 CHICAGO, IL 60601-1304 TEL: 312.329.7000 FAX: 312.329.7001 WWW.COMENG.COM		SHEET NO. 11 OF 11	

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