

RN-5 RESIDENTIAL NEIGHBORHOOD DISTRICT

MIN LOT AREA	REQUIRED
MIN LOT AREA TWIN	1,800 SF
BUILDING WIDTH	3,600 SF
BUILDING COVERAGE	18 FT
BUILDING HEIGHT	40%
MIN FRONT YARD	40 FT
MAX FRONT YARD	10 FT
REAR YARD	18 FT
	30 FT

Mullin Engineering
Civil Engineer
 412 Monteray Lane West Chester, PA 19380
 Tel: (610) 430-3408
 Cell: (610) 420-5309

SKETCH PLAN
 FOR
MURPHY HOMES
 CITY OF COATESVILLE- CHESTER COUNTY - PA

PROJECT NO.
11127
 F.B.

UPI: 16-4-14

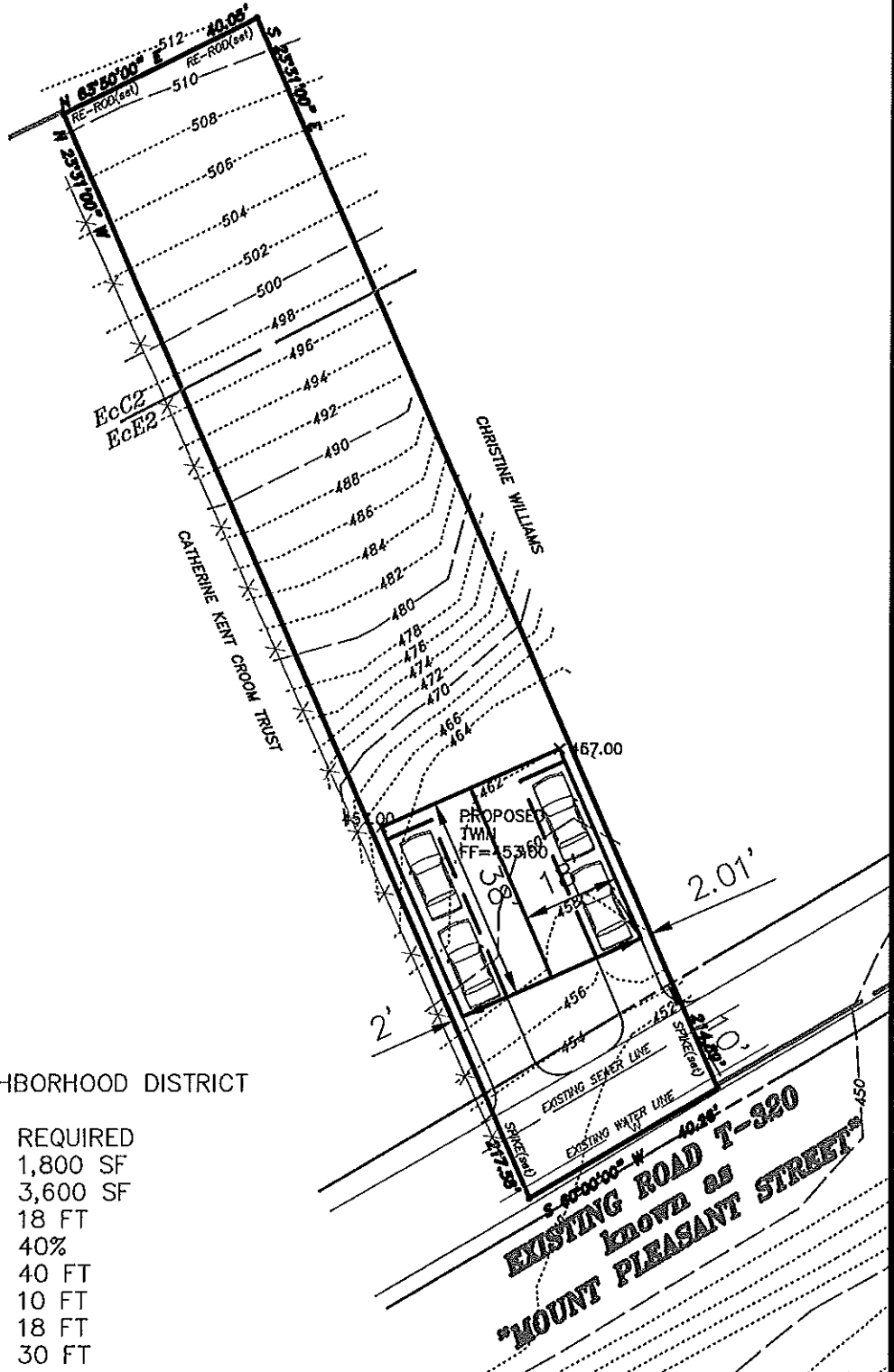
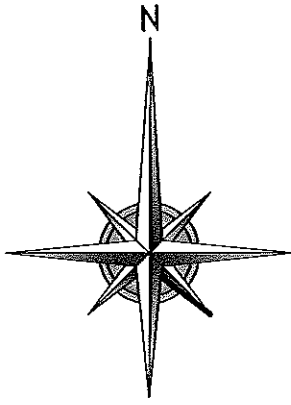
SCALE
 1"=30'

DATE
 06/16/2011

DRAWN BY
 JJM

CHECKED BY
 JJM

DRAWING



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SKETCH PLAN
FOR
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CITY OF COATESVILLE- CHESTER COUNTY - PA

PROJECT NO.

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UPI: 16-4-3

SCALE
1"=30'

DATE
06/16/2011

DRAWN BY
JJM

CHECKED BY
JJM

DRAWING

CONSTRUCTION SEQUENCE

1. PREPARE CONSTRUCTION SCHEDULE AND SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
2. OBTAIN NECESSARY PERMITS FROM THE CITY ENGINEER AND THE STATE DEPARTMENT OF TRANSPORTATION.
3. CONSTRUCT DRIVEWAY AND SIDEWALKS.
4. CONSTRUCT DRIVEWAY CURB AND SIDEWALKS.
5. CONSTRUCT DRIVEWAY AND SIDEWALKS.
6. CONSTRUCT DRIVEWAY AND SIDEWALKS.
7. CONSTRUCT DRIVEWAY AND SIDEWALKS.
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GENERAL EROSION AND SEDIMENTATION CONTROL

THE FOLLOWING MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE:

- 1. EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY EXCAVATION OR EARTHWORK BEGINS.
- 2. SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY EXCAVATION OR EARTHWORK BEGINS.
- 3. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 4. SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

STABILIZATION AND REPAIRING SPECIFICATIONS

STABILIZATION AND REPAIRING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- 1. STABILIZATION SHALL BE DONE WITH A 10% OVERLAY OF PORTLAND CEMENT AND 10% OVERLAY OF SAND.
- 2. REPAIRING SHALL BE DONE WITH A 10% OVERLAY OF PORTLAND CEMENT AND 10% OVERLAY OF SAND.
- 3. STABILIZATION AND REPAIRING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS.

DETAILED EROSION AND SEDIMENTATION CONTROL

THE FOLLOWING MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE:

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DETAILED EROSION AND SEDIMENTATION CONTROL

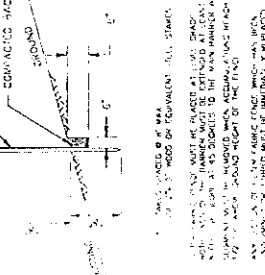
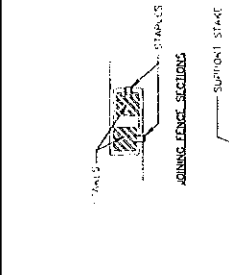
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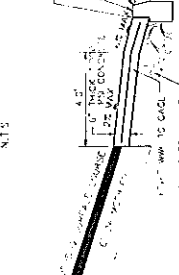
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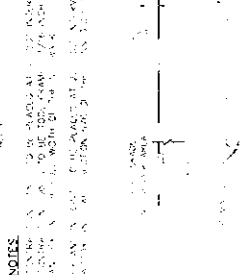
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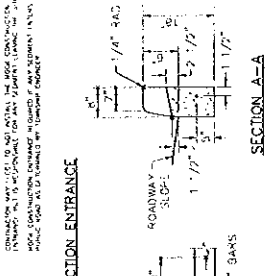
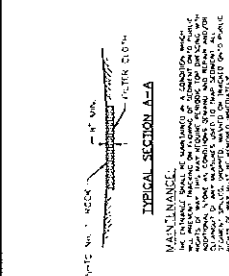
STANDARD FIBER FABRIC FENCE



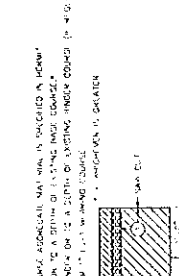
DRIVEWAY ENTRANCE DETAIL



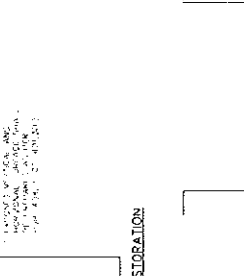
LATERAL CONNECTION DETAIL



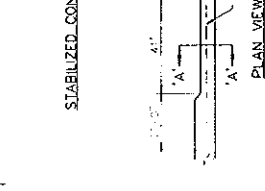
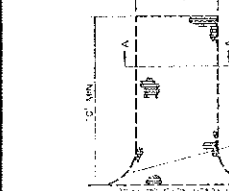
STABILIZED CONSTRUCTION ENTRANCE



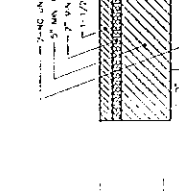
DEPRESSIONED CURB FOR DRIVES



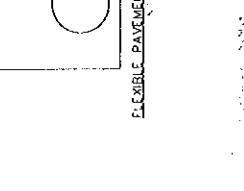
FLEXIBLE PAVEMENT RESTORATION



SECTION A-A



DRIVEWAY ENTRANCE DETAIL



LATERAL CONNECTION DETAIL

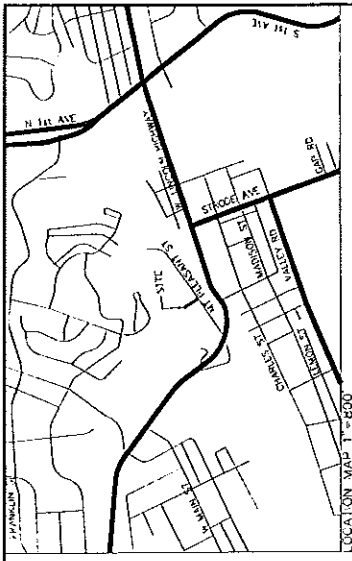


CITY OF COVINGTON, MISSISSIPPI	
442 MOUNT PLEASANT STREET	
Mullin Engineering	
Civil Engineer	
11127	
DATE	NOV 19 1988
SCALE	AS SHOWN
PROJECT NO.	11127
CLIENT	CITY OF COVINGTON
DESIGNED BY	MULLIN ENGINEERING
CHECKED BY	MULLIN ENGINEERING
APPROVED BY	MULLIN ENGINEERING

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SHALLOW HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SE WAGE	RYTIC
EE2	CEDEMENT CHANNELRY LOAM	8-15%	5'	3'-5'	UNOBTAINABLE	NO
EE2	EDGEMONT CHANNELRY LOAM	25-35%	5'	3'-5'	UNOBTAINABLE	NO

- LEGEND**
- PROPOSED CURB/WALL
 - EXISTING CURB
 - EXISTING FENCE LINE
 - EXISTING PROPERTY LINE
 - PROPOSED FENCE LINE
 - BUILDING SETBACK LINE
 - PROPOSED BUILDING SETBACK LINE
 - PROPOSED DRIVEWAY
 - PROPOSED SEWER LATERAL
 - PROPOSED WATER SERVICE LATERAL
 - EXISTING 3" CONTOUR
 - EXISTING 5" CONTOUR
 - PROPOSED 2" CONTOUR
 - PROPOSED 3" CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONCRET

1:5% - 2% SLOPES
3:5% SLOPES



GENERAL NOTES

1. PARCEL INFORMATION: T-600-03
2. APPLICANT: MULLIN DEVELOPMENT, LLC
442 MOUNT PLEASANT STREET
CONOVERVILLE, PA 17008
MULLIN ENGINEERING, LLC
442 MOUNT PLEASANT STREET
CONOVERVILLE, PA 17008
3. PERMITS AND TOPOGRAPHIC INFORMATION SHOWN PER PLAN PREPARED BY REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR: MULLIN ENGINEERING, LLC, DATE: DECEMBER 10, 2007. DATUM = NAUTIC CONTOUR
4. SUBJECT OF THIS DECISION: 6027, PAGE 1284
5. TOTAL CROSS AREA: 6581 SF
6. ACCORDING TO FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, MAP NUMBER 4002020101, REVISED 8-2006, THERE ARE NO AREAS OF 100 YEAR FLOODPLAIN LOCATED ON THIS SITE. NO FLOODING IS ANTICIPATED AS A RESULT OF THIS PROJECT. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF ALL CONTRACTS, ORDINANCES, AND REGULATIONS IN EFFECT ON THE DATE OF THIS DECISION.
7. THE SITE OWNER HAS BEEN ADVISED THAT THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF ALL CONTRACTS, ORDINANCES, AND REGULATIONS IN EFFECT ON THE DATE OF THIS DECISION.
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ZONING SCHEDULE

710000 RESIDENTIAL MEDIUM-DENSITY DISTRICT

MINIMUM REQUIREMENTS

MINIMUM LOT AREA	MINIMUM SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM FRONT SETBACK	MINIMUM REAR SETBACK	MINIMUM SIDE SETBACK	MINIMUM FRONT SETBACK	MINIMUM REAR SETBACK	MINIMUM SIDE SETBACK
1,496 SF	10 FT	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT	5 FT

GRADING PLAN

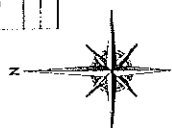
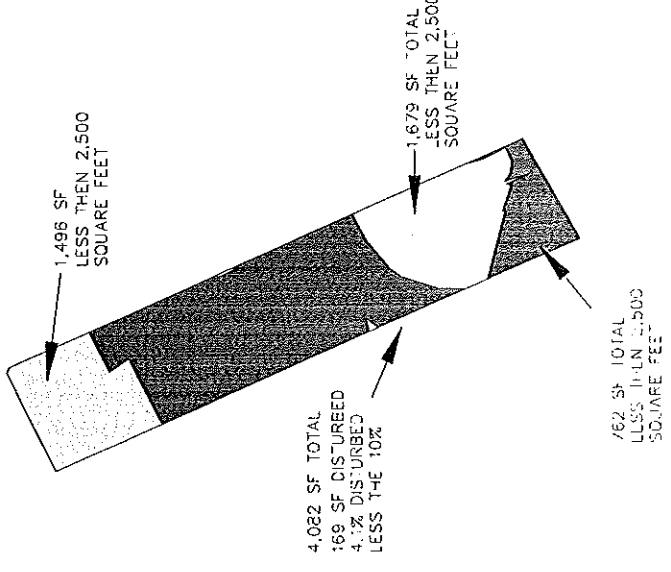
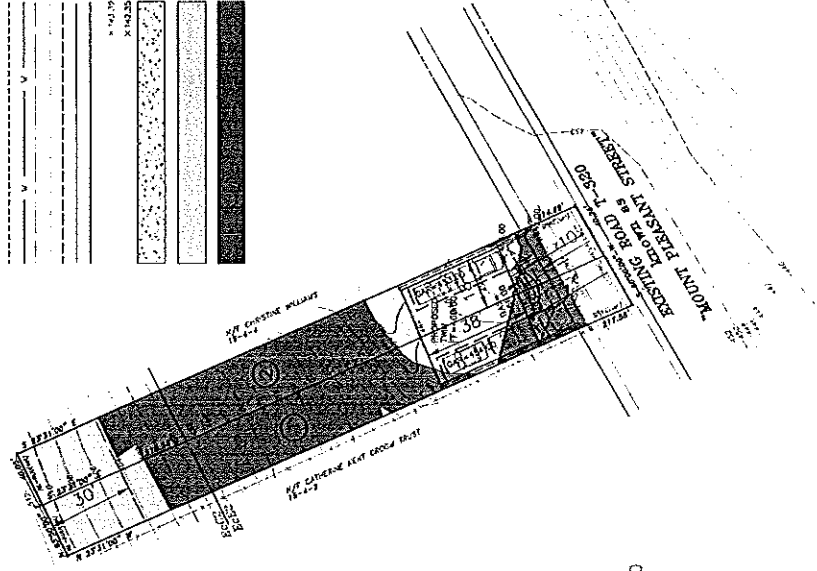
442 MOUNT PLEASANT STREET

CITY OF CONOVERVILLE, CHESTER COUNTY, PA

Mullin Engineering
Civil Engineer

11127

442 Mount Pleasant Street
Conoverville, PA 17008
Tel: (717) 446-8888
Fax: (717) 446-8889
www.mullineng.com





February 6, 2012

Damaller Molina, Director of Urban Planning and Codes
City of Coatesville
One City Hall Place
Coatesville, PA 19320
(via email; dmolina@coatesville.org)

**RE: Murphy Development, LLC, , 442 Mount Pleasant Street
Preliminary Subdivision and Land Development Review
442 Mount Pleasant Street, Parcel 16-4-3
Project No: T&M-12-009/COAT-R0040**

Dear Mr. Molina,

CEDARVILLE Engineering Group, LLC, on behalf of T&M Associates, has reviewed the materials provided by Mullin Engineering LLC., application for Preliminary Plan requirements for the Murphy Development, LLC. project on Mount Pleasant Street.

The following information was provided by the City Planning And Code Department, and was received by our office January 26, 2012 for review:

- 4 Sheet Plan set, dated August 03, 2011, last revised January 13, 2012.
- Memorandum from Thomas Comitza Associates, Inc., dated October 12, 2011.
- Response Letter from Murphy Development, LLC, dated January 13, 2012.

One parcel is considered in this application: 16-04-03 which is located in the RN-5 Residential District. The applicant has proposed a residential subdivision consisting of two lots, with each lot containing a Single-Family Semidetached (Twin) structure.

Cedarville Engineering Group, LLC has reviewed the plans for compliance with the City Code and standard practice of design. Prior to signature by the City Council, all owner signatures must be completed with appropriate notarization, and all professional certifications are required.

We offer the following comments for your consideration:

Zoning Review:

1. *In accordance with Z.O. Section §224-12 E.(2)(i); Minimum open space. The Minimum open space for any development in the RN-5 District shall be 1/3 (33 1/3 %) of the total tract area.*

Please designate open space on plans and in notes, as per §224-54 Open Space.

2. *In accordance with Z.O. Section §224-12 E.(3)(a)(1); The proposed use shall not adversely affect neighboring properties relative to the vehicular traffic, stormwater runoff, sedimentation, soil erosion, noise, dust, vibration or lighting.*



The proposed grading plan indicates the directing of stormwater runoff from the rear hillside to the adjacent properties which is not permissible. The construction details on the site plan indicate there is an infiltration pit that is not shown in plan view.

3. *In accordance with Z.O. Section §224-12 E.(3)(a)(2); Existing perimeter trees and vegetation shall be preserved, except for necessary streets and access ways which provide ingress or egress to the site. At least 25 feet of the existing vegetation along the perimeter of a property shall be preserved.*

Applicant must seek a variance for less than 25 feet of the existing vegetation along the perimeter of the property to be preserved. Current aerial photography indicates approximately 80% of the site has tree and vegetation coverage.

4. *In accordance with Z.O. Section §224-12 E.(3)(a)(13); No More than 20% of all dwellings shall be accessed from driveways which have a curb cut along the frontage street, in which case all garages shall be located in the side yard or in the rear yard. Whenever the garage is located in the side yard, it shall be set back at least 18 feet from the facade of the building toward the rear yard. At least 80% of the total number of dwellings shall be accessed from the rear alleys.*

Applicant must seek a variance to access homes via driveways along the frontage street. Plans must comply with the garage being set back at least 18 feet from the facade of the building toward the rear yard.

5. *In accordance with Z.O. Section §224-12 E.(3)(b)(1); It shall be the applicant's burden to persuade City Council by plans, documents and other submissions that the proposed use, when located on the property at issue, having all the characteristics as proposed and when considering the present (or proposed) development and use of neighboring lands and the particular characteristics of the supporting public infrastructure, will not cause negative impacts of a type or to a degree greater than that which could result from other uses permitted in the district.*

For Health and Safety concerns of proposed properties and adjacent lands, we recommend the minimum side yard be increased from proposed two (2) feet to a minimum of five (5) feet. Building Code and Emergency Services Requirements for separation and access should also be verified by applicant for future reference.

Subdivision and Land Development Review:

1. *In accordance with S.L.D.O. §197-09 E. Plans shall be accepted for review only when the application contains all plan requirements: a fully completed application form, a completed checklist (refer to the Appendix) and payment of fees in accordance with the fee schedule adopted by resolution by the City Council. The submission shall be reviewed by the City Manager or his or her representative to determine whether the submission is complete. If the submission is incomplete, the submission shall be returned to the applicant.*

City should verify the completed checklist.

2. *In accordance with S.L.D.O. §197-09 K. All plan submissions must be accompanied by the following;*



Plan Approval Phase

<i>Required Plans/ Reports/Papers</i>	<i>Preliminary</i>
<i>Title plan</i>	<i>Optional</i>
<i>Conservation plan</i>	<i>Required</i>
<i>Improvements construction plan and profile(s) plan</i>	<i>Required</i>
<i>Construction detail plan</i>	<i>Required</i>
<i>Stormwater management report</i>	<i>Required (feasibility demonstrated)</i>
<i>Impact assessment report</i>	<i>Required</i>

The City should verify the Conservation plan, Improvements construction plan & profile(s) plan, Stormwater management report, and Impact assessment report have been submitted for review. One those documents listed on page one (1) of this letter have not been submitted to our office for review and comment.

- In accordance with S.L.D.O. §197-12 A.; The applicant shall complete and sign the application form provided by the city and shall accompany such application form with the type and number of plans, preliminary plan checklist, documents and other submissions required and the appropriate filing fee(s). The applicant must identify the name, address and telephone number of the record holder of legal title to the land involved (if different from the applicant), the nature of the applicant's interest in the land (whether holder of legal or equitable title or otherwise) and the name, address and telephone number of the agent, if any. No application shall be deemed filed unless all requirements have been met and all fees therefor paid in full.*

City should verify the completed application form and the nature of the applicant's interest in the land (whether holder of legal or equitable title or otherwise) and the name, address and telephone number of the agent, if any.

- In accordance with S.L.D.O. §197-14 Subdivision and land development agreement.*

A Subdivision and Land Development Agreement, written to the satisfaction of the City Solicitor, will be required for the required improvements including, but not necessarily limited to the sidewalk, driveway within the City right-of-way, stormwater management and erosion control facilities, and street tree.

- In accordance with S.L.D.O. §197-23 B; The preliminary plan shall include all of the information required in § 197-20 for a sketch plan...*

- In accordance with S.L.D.O. §197-20 A.(10) ; Names of the abutting owners, adjoining lot lines and structures on abutting lots within 100 feet of the property.*

The plans must be revised to show adjoining lot lines and structures within 100 feet of the property.



- b. In accordance with S.L.D.O. §197-20 A.(18) ; Natural features map. The following information shall be clearly and legibly depicted on a natural features map, which shall be a separate sheet of the sketch plan submission:
1. Contour lines measured at vertical intervals of not less than 10 feet, including the date and source of the contours. Topographic data derived from the United States Geological Survey quadrangle maps may be used for the sketch plan submission.
 2. Steep slopes as specified in Article VIII.
 3. Floodway and floodway-fringe areas as related to the Floodplain Conservation Overlay District Map.
 4. Wetlands derived from sources, such as the National Wetland Inventory Maps. Sources for any wetlands plotted shall be indicated.
 5. PNDI sites based on the Pennsylvania Natural Diversity Index and addressed in § 197-51.
 6. Other significant natural features within the lot, such as watercourses, soils and tree masses, and any proposed changes in these features and the approximate location of such features within 50 feet of the lot. (This includes properties across streets.)

A separate Natural Features Plan with all applicable information is required.

6. In accordance with S.L.D.O. §197-23 B.(10); Zoning on and adjacent to the property, including notes regarding the relevant area and bulk regulations for each zoning district that pertains to the property, with an indication of conformance to the same, such as the percent of any lot area covered by impervious surfaces and the percent of any lot covered by buildings.

Applicant must provide zoning on adjacent properties.

7. In accordance with S.L.D.O. §197-23 C.(1); A copy of the deed for the subject tract.

The City should verify a copy of the deed was provided with the application.

8. In accordance with S.L.D.O. §197-23 C.(5); When connection to public water and/or public sewer facilities is proposed, assurance of the availability of such service. This assurance shall be in the form of a letter signed by an officer of the company or authority concerned, indicating its ability and willingness to make such service available within the phasing schedule cited under § 197-31C(3).

Applicant must provide letters of serviceability from Pennsylvania American for potable water and sewer connections.

9. In accordance with S.L.D.O. §197-23 C.(14); A list of all permits, agreements, approvals, clearances and the like required to be obtained in connection with the proposed subdivision and/or land development and the federal, state, county or other agencies, authorities and companies from which same are to be obtained.

A list of required permits and approvals should be included on the Cover Sheet 1 of 4.



10. *In accordance with S.L.D.O. §197-23 C.(15); A note indicating ownership of the subject tract or proof that the applicant is an authorized agent of the owner.*

City should verify applicant has provided proof that the applicant is an authorized agent of the owner.

11. *In accordance with S.L.D.O. §197-25 Stormwater Management Plan;*

The City should verify applicant has provided a Stormwater Management Plan. Current plans show a swale without any reference on the Construction Detail Plan, an Infiltration Bed without any clear indication of where it will be located, and changes in the existing drainage patterns that will impact adjacent properties.

12. *In accordance with S.L.D.O. §197-42 Sidewalks and Crosswalks;*

We recommend that the applicant is required to install sidewalks, as per this section.

13. *In accordance with S.L.D.O. §197-43 D.; A minimum grade of 1% shall be provided on all driveways. A maximum grade of any driveway within the right-of-way of any street shall be 4%. Within the property line exclusive of the right-of-way, the maximum grade of a driveway shall be not greater than 15%. Grades adjacent to garages shall not exceed 6%.*

Applicant shows a 6% grade at the curb which exceeds the maximum grade of any driveway within the right-of-way of any street shall be 4%. Applicant must revised the grading within the right-of-way to meet the maximum grade requirement. Grading for the complete length of the driveway must be provided for review and approval.

14. *In accordance with S.L.D.O. §197-43 L; The width of that portion of a lot on which a driveway is located shall be a minimum of 50 feet.*

If the applicant is unable to meet this requirement, a request for a waiver should be listed on the plans.

15. *In accordance with S.L.D.O. §197-49 ; Street Trees and Shade Trees*

According to this section is the applicant is required to provide a minimum of one (1) shade tree as part of this application. A waiver has been requested by the applicant, which is not supported by our office at this time.

General Note:

16. *S.L.D.O §197-10 A.(1); The determination of which subdivisions and/or land developments are major or minor shall be made in accordance with the following criteria: Major Subdivision and/or Land Development- Any project involving a special exception, variance or conditional use approval.*

The project was reviewed as a Minor Subdivision and/or Land Development. However any request for a variance will reclassify the project to a Major Subdivision and/or Land Development, please see Zoning Comments.

442 MOUNT PLEASANT STREET
File No. T&M-12-009
February 6, 2012



As always, please do not hesitate to contact me with any questions.

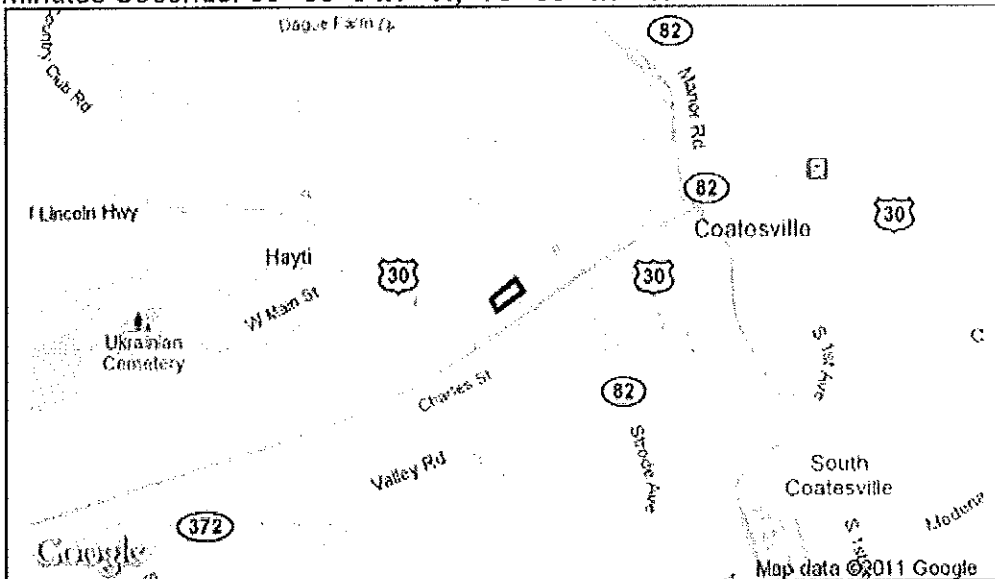
Very truly yours,
CEDARVILLE Engineering Group, LLC

April M. Barkasi, P.E.
City Engineer

c: Gary Rawlings, City Manager (by email)
John Carnes, City Solicitor (by email)
Tom Comitta, City Planner
Michael Kerr, Owner
Murphy Development, LLC

1. PROJECT INFORMATION

Project Name: **Mt Pleasant Street**
 Date of review: **8/9/2011 4:32:58 PM**
 Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**
 Project Area: **1.6 acres**
 County: **Chester Township/Municipality: Coatesville**
 Quadrangle Name: **COATESVILLE ~ ZIP Code: 19320**
 Decimal Degrees: **39.981855 N, -75.834631 W**
 Degrees Minutes Seconds: **39° 58' 54.7" N, -75° 50' 4.7" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	Conservation Measure	No Further Review Required, See Agency Comments
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate that while threatened and endangered and/or special concern species and resources are in the project vicinity, no adverse impacts are anticipated. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. However, the jurisdictional agency/agencies recommend the project proponent/applicant follow the Conservation Measures indicated in their entirety. If a DEP permit is required for this project, DEP has the discretion to incorporate one or more Conservation Measures into its permit. This response does not reflect potential agency concerns regarding potential impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

RESPONSE TO QUESTION(S) ASKED

Q1: "Will the entire project area (including any discharge), plus a 300 feet buffer around the project area, all occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, railroad bed, maintained (periodically mown) lawn, crop agriculture field or maintained orchard?"

Your answer is: **1. Yes**

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for one year** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: Conservation Measure: Please avoid the introduction of invasive species in order to protect the integrity of nearby plant species of special concern. Voluntary cleaning of equipment/vehicles, using clean fill and mulch, and avoiding planting invasive species (<http://www.dcnr.state.pa.us/forestry/invasivetutorial/index.htm>) will help to conserve sensitive plant habitats.

DCNR Species: (Note: The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below. After desktop review, if a botanical survey is required by DCNR, we recommend the DCNR Botanical Survey Protocols, available here: http://www.gis.dcnr.state.pa.us/hgis-er/PNDI_DCNR.aspx.)

Scientific Name: *Lyonia mariana*

Common Name: Stagger-bush

Current Status: Endangered

Proposed Status: Endangered

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to federally listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt, a completed PNDI form and a USGS 7.5 minute quadrangle map with the project boundaries delineated on the map. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552, Harrisburg, PA.
17105-8552
Fax:(717) 772-0271

U.S. Fish and Wildlife Service
Endangered Species Section
315 South Allen Street, Suite 322, State College, PA.
16801-4851
NO Faxes Please.

PA Fish and Boat Commission
Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
NO Faxes Please

PA Game Commission
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: _____
Company/Business Name: _____
Address: _____
City, State, Zip: _____
Phone:(_____) _____ Fax:(_____) _____
Email: _____

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

_____ date
applicant/project proponent signature

Post Construction Stormwater Management Plan
For

Murphy Homes LLC
442 Mount Pleasant Street
(UPI-16-4-3)
City of Coatesville
Chester County, Pennsylvania

Project No. 11127

Issue Date: 08/12/2011

Prepared by:

MULLIN ENGINEERING LLC.
Consulting Civil Engineer
412 Monteray Lane
West Chester, Pennsylvania 19380
Tel: (610) 420-5309

PROJECT NARRATIVE

The project site consists of 8,651 square feet in the Rn-5 Residential Neighborhood Zoning District on the north side of Mount Pleasant Street in the City of Coatesville, Chester County, Pennsylvania. A twin residential dwelling is proposed for the site.

Stormwater runoff will be controlled using an underground seepage bed. The seepage bed has been sized to hold the entire volume of the 100 year storm from the contributing drainage area. By eliminating the runoff from the area flowing into the drywell, the volume of runoff from the entire site has been reduced to less than the existing condition. The total additional proposed impervious coverage is 1,761 square feet and captured impervious coverage from the existing house, is 1,368 square feet. Stormwater calculations are based on the rational method.

EXISTING DRAINAGE AREA 442 MT PLEASANT ST

RATIONAL METHOD

C - VALUES

C = 0.25 GRASS
C = 0.95 IMPERVIOUS AREA

TIME OF CONCENTRATION

5 MINUTE TIME OF CONCENTRATION

DRAINAGE AREA

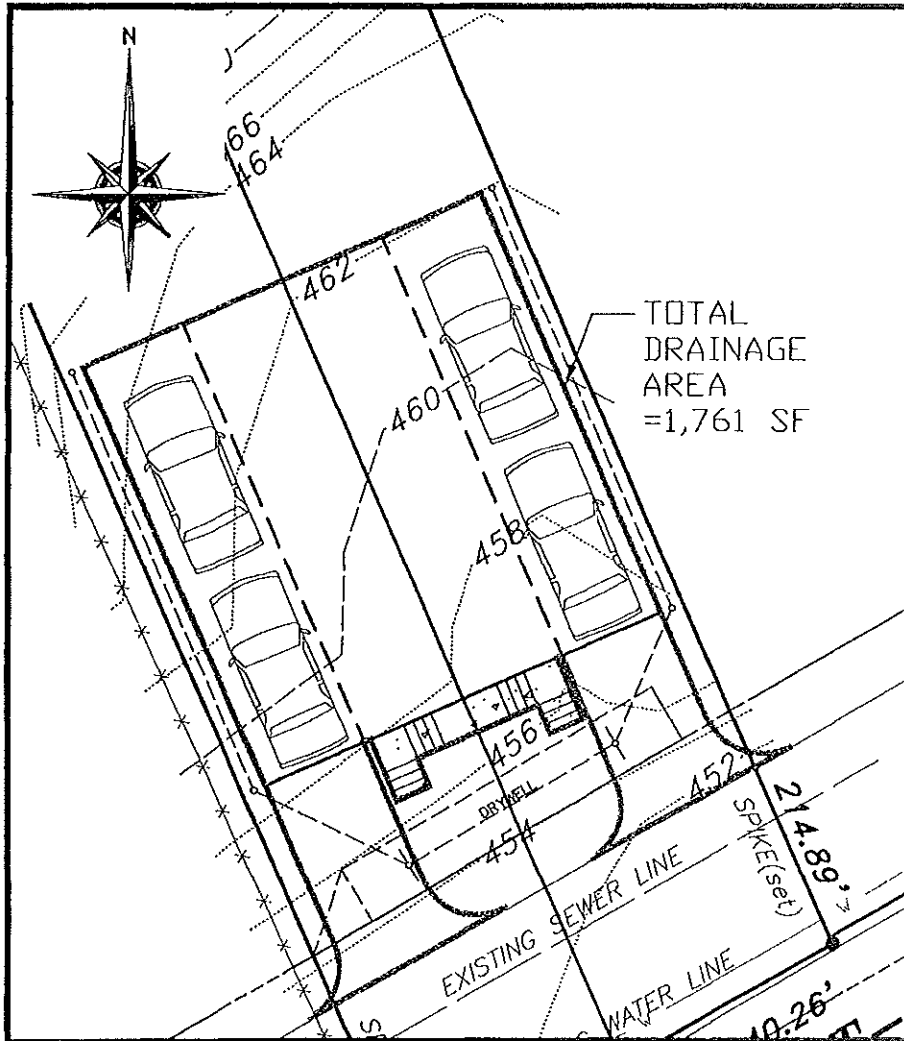
1761 S.F. = 0.0404 ACRES TOTAL
1761 S.F. = 0.0404 ACRES GRASS
0 S.F. = 0.0000 ACRES IMPERVIOUS

$$C = (0.040 \times 0.25 + 0.000 \times 0.95) / 0.040$$

C = 0.25

EXISTING PEAK RUNOFF

YEAR	C	I	A	Q
2	0.25	4.6	0.0404	0.05
5	0.25	5.4	0.0404	0.05
10	0.25	6.0	0.0404	0.06
25	0.25	6.8	0.0404	0.07
50	0.25	7.6	0.0404	0.08
100	0.25	8.2	0.0404	0.08



Mullin Engineering Civil Engineer 412 Monterey Lane Tel: (810) 430-3408 West Chester, PA 19380 Cell: (810) 420-5309	TOTAL DRAINAGE AREA FOR 442 MT PLEASANT ST			PROJECT NO. 11127
	CITY OF COATESVILLE - CHESTER COUNTY - PA			F.R.
UPI 16-4-3	SCALE 1"=10'	DATE 8/12/11	DRAWN BY JJM	CHECKED BY JJM
				DRAWING

CONTROLLED DRAINAGE AREA 442 MT PLEASANT ST

RATIONAL METHOD

C - VALUES

C = 0.25 GRASS

C = 0.95 IMPERVIOUS AREA

TIME OF CONCENTRATION

5 MINUTE TIME OF CONCENTRATION

DRAINAGE AREA

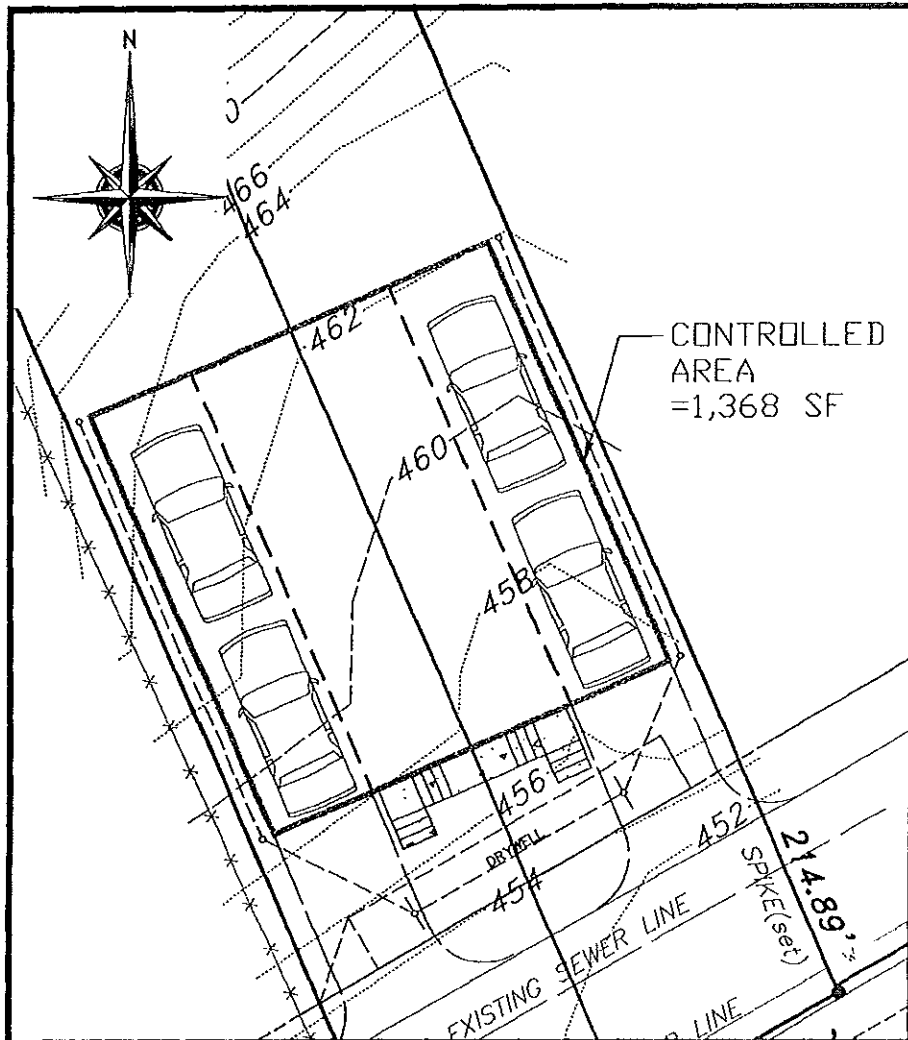
1368 S.F. = 0.0314 ACRES TOTAL
0 S.F. = 0.0000 ACRES GRASS
1368 S.F. = 0.0314 ACRES IMPERVIOUS

$$C = (0.000 \times 0.25 + 0.031 \times 0.95) / 0.031$$

C = 0.95

EXISTING PEAK RUNOFF

YEAR	C	I	A	Q
2	0.95	4.6	0.0314	0.14
5	0.95	5.4	0.0314	0.16
10	0.95	6.0	0.0314	0.18
25	0.95	6.8	0.0314	0.20
50	0.95	7.6	0.0314	0.23
100	0.95	8.2	0.0314	0.24



Mullin Engineering Civil Engineer 412 Monterey Lane Tel: (810) 430-3408 West Chester, PA 10380 Cell: (810) 420-5309	CONTROLLED DRAINAGE AREA FOR 442 MT PLEASANT ST		PROJECT NO. 11127
	CITY OF COATESVILLE - CHESTER COUNTY - PA		F.R.
UPI 16-4-3	SCALE 1"=10'	DATE 8/12/11	DRAWING DRAWN BY JJM CHECKED BY JJM

UNCONTROLLED DRAINAGE AREA 442 MT PLEASANT ST

RATIONAL METHOD

C - VALUES

C = 0.25 GRASS

C = 0.95 IMPERVIOUS AREA

TIME OF CONCENTRATION

6 MINUTE TIME OF CONCENTRATION

DRAINAGE AREA

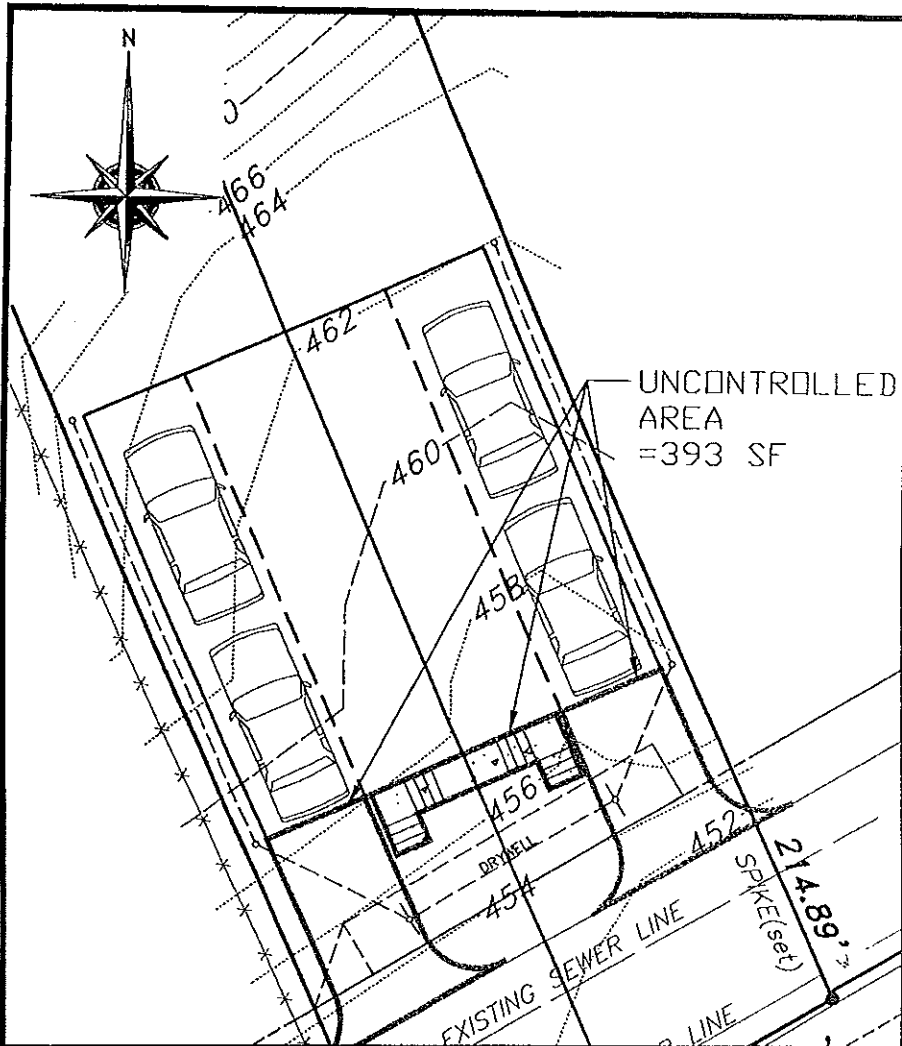
393 S.F. = 0.009 ACRES TOTAL
0 S.F. = 0.000 ACRES GRASS
393 S.F. = 0.009 ACRES IMPERVIOUS

$$C = (0.00 \times 0.25 + 0.01 \times 0.95) / 0.01$$

C = 0.95

EXISTING PEAK RUNOFF

YEAR	C	I	A	Q
2	0.95	4.6	0.0090	0.04
5	0.95	5.4	0.009	0.05
10	0.95	6.0	0.009	0.05
25	0.95	6.8	0.009	0.06
50	0.95	7.6	0.009	0.07
100	0.95	8.2	0.009	0.07



Mullin Engineering Civil Engineer 412 Monterey Lane Tel: (610) 430-3408 West Chester, PA 19380 Cell: (610) 420-5309		UNCONTROLLED DRAINAGE AREA FOR 442 MT PLEASANT ST		PROJECT NO. 11127	
		CITY OF COATESVILLE - CHESTER COUNTY - PA		F.B.	
UPI 16-4-3	SCALE 1"=10'	DATE 8/12/11	DRAWN BY JJM	CHECKED BY JJM	DRAWING

DRYWELL VOLUME CALCULATIONS - RATIONAL METHOD
100 year

442 MT PLEASANT ST
CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA

DURATION	C	I (in/hr)	A (acres)	Q (c.f.s.)	VOLUME (cf)	OUTFLOW (c.f.s.)	REQ VOL (cf)
5 min	0.95	8.2	0.0314	0.245	73	0.0057	72
10 min	0.95	7	0.0314	0.209	125	0.0057	122
15 min	0.95	6	0.0314	0.179	161	0.0057	156
20 min	0.95	5.4	0.0314	0.161	193	0.0057	187
30 min	0.95	4.5	0.0314	0.134	242	0.0057	231
1 hour	0.95	3	0.0314	0.090	322	0.0057	302
2 hours	0.95	1.9	0.0314	0.057	408	0.0057	387
3 hours	0.95	1.5	0.0314	0.045	483	0.0057	422
4 hours	0.95	1.22	0.0314	0.036	524	0.0057	442
5 hours	0.95	1.04	0.0314	0.031	559	0.0057	456
6 hours	0.95	0.9	0.0314	0.027	580	0.0057	457
12 hours	0.95	0.55	0.0314	0.016	709	0.0057	464
24 hours	0.95	0.35	0.0314	0.010	902	0.0057	412

AREA = 1388 SF
MAXIMUM VOLUME = 464 CF
VOID RATIO = 0.40

PERK RATE in/hr	LENGTH ft	WIDTH ft	DEPTH ft	OUTFLOW (c.f.s.)
1	35	7	4.7	0.0057

DEWATERING TIME

VOLUME OF BED = LENGTH x WIDTH x DEPTH x 0.4 =

VOLUME OF BED = 464 CF

DEWATERING TIME IN HOURS = VOLUME OF BED (CF) / OUTFLOW (CFS) / 3600 SEC/HR

DEWATERING TIME IN HOURS = 22.7 HOURS LESS THEN 48 HOURS

