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March 6, 2024

West Bradford Township
Attn. Mr. Justin V. Yaich
1385 Campus Drive
Downington, PA 19335

**Re: Chestnut Lane Pump Station Improvements
Community Utilities of Pennsylvania, Inc.
Final Land Development Plan – Review No. 3
JMR Project No. 1640-46**

Dear Mr. Yaich:

In accordance with West Bradford Township's request, I have reviewed the above-referenced Land Development Plan for the parcel located on the southwest corner of the intersection of Broad Run Road (T-383) and Chestnut Lane (T-381). The Applicant is proposing to enhance the property by replacing the existing pump station on tax UPI No. 50-4-60.1A at 1802 Chestnut Lane. The site is situated within the R-5 Residential Zoning District, as such, the application shall comply with the applicable sections of the Township Zoning, Subdivision & Land Development (SALDO), Driveway, and the Stormwater Management Ordinances. The project received relief from the Zoning Hearing Board on May 19, 2023 to allow for decreased front and side yard setbacks along with allowing proposed structures within the floodplain.

BACKGROUND:

Community Utilities of Pennsylvania, Inc. is proposing to reconstruct an existing pump station that dates back to at least the 1980s. The proposed improvements include the upgraded pump station with new technology, increased pump size, and a new driveway layout to more safely access Chestnut Lane. The Applicant is proposing to relocate a portion of its facilities outside of the floodplain by shifting all structures toward Chestnut Lane. The site is currently accessed via a driveway connection to Chestnut Lane that requires operators to back out onto the roadway. The updated layout will be a horseshoe shape with some asphalt paving which will allow operators to pull directly out onto Chestnut Lane. The site is located within the floodplain and floodway of Broad Run. Stormwater Management for the site will be handled by two (2) proposed infiltration trenches, to be located between the pump station area and Broad Run.

The following items were submitted for review:

- Preliminary / Final Land Development Plans titled Community Utilities of Pennsylvania, Inc., Chestnut Lane Pump Station Improvements, containing sixteen (16) sheets, dated February 27, 2024, prepared by GHD, Inc. of Bloomsburg, PA.
- Simplified Approach Worksheets for Community Utilities of Pennsylvania, dated November 7, 2023

REGISTERED PROFESSIONAL ENGINEERS

Pennsylvania & Delaware
www.JMRengineering.com

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- Soils Report for Utilities Inc. – Chestnut Lane Pump Station dated September 7, 2021
- Waiver Request Letter, prepared by GHD, Inc., dated February 28, 2024
- Response to Engineering Comments #2 Letter, prepared by GHD, Inc., dated February 28, 2024
- Stormwater Best Management Practices and Conveyances Operation and Maintenance Agreement with Infiltration Trench Easement Exhibit for Community Utilities of Pennsylvania, Inc., dated February 27, 2024
- Property Deed
- Cut / Fill Analysis for Chestnut Lane Pump Station Improvements for Community Utilities of Pennsylvania, Inc., dated November 28, 2022, prepared by GHD, Inc.
- Bog Turtle Phase 1 Habitat Survey for Chestnut Lane Pump Station Upgrade, dated February 15, 2023, prepared by GHD, Inc.
- Engineer's Cost Estimate – Site Work and Excavation, prepared by GHD, Inc., no date

Additional information relative to this plan application:

- Township Subdivision and Land Development Final application with appropriate fees
- Act 247 County Referral review application
- Act 537 Sewage Facilities Planning Letter from DEP dated August 15, 2022
- Adjourner Notification Letters
- Email from Chester County Conservation District regarding an NPDES permit dated July 31, 2023
- Email from PADEP regarding a Water Obstruction and Encroachment Permit dated January 31, 2023
- Township Stormwater Best Management Practice and Conveyances Operation and Maintenance Agreement for Small Projects (Simplified Approach)
- Township Improvements Agreement
- Township Application for Road Occupancy Permit dated August 28, 2023
- Township Permit Application
- PADEP Water Quality Management Permit dated December 5, 2022
- PNDI Receipt dated July 6, 2022

We offer the following comments for your consideration, numbering is consistent with previous review letter dated January 12, 2024:

ZONING ORDINANCE (CHAPTER 450):

16. §450-62.A(1)(c) – Where any proposed enlargement of any existing nonresidential use abuts an existing residential use or residential district, except where natural or physical man-made barriers exist. The existing nonresidential use abuts an existing residential use and requires vegetative screening as specified in §385-70.A of the West Bradford Township Subdivision and Land Development Ordinance.

A waiver from §385-70.A has been requested and the existing vegetation buffer was reviewed with the Planning Commission. The Planning Commission recommended approval of the requested waiver.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 385):

1. §385-16.A(3) – A copy of the plan must be submitted in either a .DXF or. DWG electronic format. The data must contain all layers shown on the paper plats.

Electronic files of the approved plan shall be submitted prior to plan recording.

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19. §385-22.A – The final plan shall be submitted on either black-and-white or blue-and-white prints, clearly identified as a "preliminary plan," and drawn to a scale of 50 feet to the inch. The sheet size shall be 22 inches by 24 inches (or ANSI D) or 34 inches by 44 inches (or ANSI E). The plans were submitted were 30" x 42" which is not an acceptable format.

A waiver from this requirement has been requested.

23. §385-38.A – Broad Run Road is considered a Minor Collector Road, with a required right-of-way width of 60' and required cartway width of 28'. Chestnut Lane is considered a Primary Local Distributor without curb, with a required right-of-way width of 50' and required cartway width of 22'. The Applicant shall discuss these requirements with the Township.

The design engineer has stated that the property configuration has been designed to mitigate safety concerns associated with the ingress and egress to the pump station. The plans currently have a 10' wide proposed trail easement shown along Broad Run Road but the required right-of-way shall be offered to the Township in lieu of the easement. A waiver has been requested to allow the cartway widths on Chestnut Lane and Broad Run Road to be less than the required width, and to allow the right-of-way on Chestnut Lane to be less than the required 50-foot width.

26. §385-47.A & §385-47.C – Sidewalks and/or trails shall be required in any subdivision or land development where it is desirable, in the opinion of the Board of Supervisors, to provide access to community facilities (schools, shopping areas, recreation areas, etc.) or to continue sidewalks or trails that are existing in adjacent developments or to ensure the safety of pedestrians in unusual or peculiar conditions with respect to prospective traffic or where proposed sidewalks and trails are shown on the Township's Official Map or Greenways, Trails and Gateways Plan. Sidewalks have not been proposed with this submission. The West Bradford Township Greenway, Trails and Gateways Plan shows this area to be a focus for potential sidewalks/trails. The Board of Supervisors should consider requiring sidewalks/trails and crossing improvements for this project.

A waiver has been requested from this requirement to provide a trail along the Chestnut Lane and Broad Run Road property frontage. Additional right-of-way shall be offered to the Township along Broad Run Road.

27. §385-49 – Property corners shall be placed along the boundary where they are missing, in accordance with this section.

Proposed monumentation shall be added to the plans prior to final plan recording. The applicant has indicated they will comply with this requirement.

30. §385-66 – The Applicant shall request a waiver of complying with the water supply requirements based on the existing and proposed use of the property.

A waiver from this requirement has been requested.

31. §385-70.A(1) – A completely planted visual barrier or landscape screen shall be provided and continually maintained where required by Article XII of the Zoning Ordinance. The Applicant shall discuss the existing and proposed vegetation with the Township. The proposed shrubs should be specified on the plans.

A waiver has been requested and the existing vegetation was reviewed with the Planning Commission. The Planning Commission recommended approval of the requested waiver.

32. §385-70.A(2) – Screening shall consist of a planted buffer, an existing mass of desirable vegetation, or a combination thereof, to the satisfaction of the Zoning Officer, or his/her designee, and consistent with the requirements detailed in this section and provided in Appendix E.2, West Bradford Township List of Approved Plants, of this chapter. The Applicant shall discuss the existing and proposed vegetation with the Township. There appears to be existing invasive species that should be removed to the greatest extent possible.

A waiver has been requested and the existing vegetation was reviewed with the Planning Commission. The Planning Commission recommended approval of the requested waiver.

33. §385-70.A(6)(a)[2] – Where a proposed nonresidential use adjoins a residential use, the requirements of Screen 3 (S-3) apply. The plans should indicate compliance with this requirement. The Applicant shall discuss the existing and proposed vegetation with the Township.

A waiver has been requested and the existing vegetation was reviewed with the Planning Commission. The Planning Commission recommended approval of the requested waiver.

34. §385-79 – Prior to final plan approval, the Supervisors shall require the applicant to install all improvements, both public and private, or to furnish the Township financial security to cover the costs and guarantee the installation of all improvements. Improvements shall be developed in conformance with the final plan and all applicable Township ordinances and regulations and in accordance with applicable state and federal laws. The applicant shall not be released from all or portions of the guarantee until all improvements or portions thereof are inspected and found to be properly installed and properly functioning in compliance with Township, state and federal laws and ordinances, as determined by the Township Engineer.

Pending, type of financial security to be coordinated with Township staff. The review of the submitted opinion of probable construction cost will be provided under separate cover.

DRIVEWAYS ORDINANCE (CHAPTER 166):

2. §166-7.J – Driveway entrances into all nonresidential single-use properties shall be no less than 20 feet in width and shall not exceed 36 feet in width at the street line.

A waiver from this requirement has been requested.

3. §166-7.K – The curbs of nonresidential driveway entrances at the street shall be rounded with a minimum radius of 20 feet where they intersect a street. The design shall be revised or a waiver requested.

A waiver from this requirement has been requested.

4. §166-7.O – Sight distances for nonresidential driveways shall adhere to the PennDOT standards for nonresidential driveways. No sight distance or specification of PennDOT standards is offered. The required sight distance looking left out of the western driveway appears to be deficient. Additional topography within Chestnut Lane shall be provided to confirm the assumed 2% roadway grade.

A waiver of this requirement has been requested.

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STORMWATER MANAGEMENT ORDINANCE (CHAPTER 373):

3. §373-36-40 – A Stormwater Operation and Maintenance (O&M) Plan and Agreement must be submitted to the Township for review and approval in accordance with the Ordinance. The O&M Plan shall be attached to, incorporated within, and recorded as a public record along with a fully executed O&M Agreement, all of which shall be recorded as a restrictive covenant that runs with the land and shall be binding upon the Landowner and any heirs, administrators, successors in interest or assigns of the Landowner. The plan shall be revised to include the following: Operations and maintenance procedures for the proposed infiltration trench need to be added to the plan and included within the O&M Agreement that are consistent with the PA BMP Manual.

Pending, agreement submitted and to be coordinated with Township upon final plan approval.

GENERAL COMMENTS:

2. Construction Access. Please note that a Road Opening Permit will be required for the construction entrance for the project. The property owner shall be responsible for any damages done to the road during construction activities. In addition, the project shall not contribute any dirt, mud, or sediment on the roadway.

Pending, to be coordinated with the Township prior to construction.

3. The plans shall be reviewed by the Township for fire and life safety issues.

Addressed, the applicant has added a Knox box as requested by the Township.

If you should have any questions or need additional information, please feel free to contact me.

Very truly yours,
JMR Engineering, LLC



Matthew S. Bush, P.E.

cc: Joe Antonelli, West Bradford Director of Planning & Zoning
Pam Henrichon, West Bradford Township Administrative Assistant
Chris Adamek, West Bradford Township Code Official/Assistant Zoning Officer
Kristin Camp, Township Solicitor, Buckley Brion
Emily Long, Applicant's Representative
Charles Amer, P.E., Applicant's Engineer, GHD