



106 Schubert Drive
Downington, PA 19335
Phone: (484) 880-7342
Email: admin@jmrengineering.com

January 9, 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. 2 - DRAFT
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 twelve (12) sheets, dated December 11, 2023, prepared by GHD, Inc. of Bloomsburg, PA.
- Simplified Approach Worksheets for Community Utilities of Pennsylvania, dated July 25, 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 December 8, 2023
- Response to Engineering Comments #1 Letter, prepared by GHD, Inc., dated December 6, 2023
- Infiltration Trench Easement Exhibit for Community Utilities of Pennsylvania, Inc., dated December 5, 2023
- Property Deed

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
- Adjoiner 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

We offer the following comments for your consideration, numbering is consistent with previous review letter dated September 29, 2023:

ZONING ORDINANCE (CHAPTER 450):

6. §450-59.B(4)(c)[3] – The Applicant shall provide the required information to the satisfaction of the floodplain administrator prior to a permit being issued for the proposed construction.

Pending.

7. §450-59.C(2)(a)[1] – Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge. The Applicant has received a variance to permit the development within the floodplain but shall provide appropriate documentation to address this requirement.

Pending.

10. §450-59.D(3)(c) – The Applicant shall provide documentation regarding the design of the new system is compliant with this section.

The Applicant shall confirm compliance with this section including but not limited to: "The design and construction provisions of the UCC and FEMA No. 348, "Protecting Building Utilities From Flood Damages" and "The International Private Sewage Disposal Code" shall be utilized."

14. §450-60.2.C – The West Bradford Township riparian buffer of 100' from the edge of the water body shall be delineated on the plan.

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The Applicant shall also note that in accordance with §450-60.2.D(3)(c), the use of fertilizers, pesticides, and/or other chemicals are expressly prohibited except under certain conditions. The design engineer shall add a note to the plan stating these ordinance requirements.

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.

The existing vegetation buffer shall be reviewed with the Planning Commission and a waiver from §385-70.A may be required.

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.

9. §385-21.F(6)(g) – Any portion of the tract identified as a Pennsylvania Natural Diversity Inventory (PNDI) site shall be added to the plans.

Pending.

13. §385-21.F(12) – The plans shall be updated to show any identified greenways, trails and/or parkland must be shown on the plan as indicated in the Township's Comprehensive Plan and its Open Space, Recreation and Environmental Protection and Greenways, Trails, Gateways component plans.

The “Stock Grange Loop Trail” callout shall be clarified. In addition, the plans shall be modified to show the Broad Run Core Trail along Broad Run Road.

18. §385-21.G(17) – All waiver requests shall be provided in a letter per this section.

Pending, all waiver requests shall also be added to the plans.

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.

21. §385-22.G(14) – The final plans shall be updated with clear sight triangles of 75 feet at all street intersections.

A clear sight triangle within the intersection of Chestnut Lane and Broad Run Road shall be provided.

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 right-of-way and cartway width requirements shall be discussed with the Township, waiver requests may be necessary.

24. §385-44 – Standards for driveway construction are included in §166-7, Standards, of the Code of the Township of West Bradford. Please see comments in this letter regarding the existing and proposed driveways.

Pending.

25. §385-46.D – Where a subdivision or land development is traversed by a watercourse, drainageway, channel or stream, there shall be provided a drainage easement, conforming substantially with the line of such watercourse, drainageway, channel or stream and of such width as will be adequate to preserve the unimpeded flow of natural drainage or for the purpose of widening, deepening, relocating, improving or protecting such drainage facilities or for the purpose of installing a stormwater sewer.

The Applicant will comply, an exhibit and legal description will need to be provided for review and approval prior to final plan recording.

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. This request shall be discussed with the Township. The "Stock Grange Loop Trail" callout shall be clarified.

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

Existing boundary monumentation shall be shown on the plans. If necessary, proposed monumentation shall be added as required.

29. §385-59.E(7) & (8) – A delineated drainage easement shall be provided around all existing and proposed stormwater management facilities. The easement shall include maintenance and access area.

A preliminary easement exhibit has been provided. Metes and bounds along with a legal description will be required to be provided for review and approval prior to final plan recording. As an alternative, the Township would accept a blanket easement provided on a recorded plan.

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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.

The existing vegetation shall be discussed with the Planning Commission, a waiver request may be necessary.

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.

The existing vegetation shall be discussed with the Planning Commission, a waiver request may be necessary.

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.

The existing vegetation shall be discussed with the Planning Commission, a waiver request may be necessary.

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.

DRIVEWAYS ORDINANCE (CHAPTER 166):

1. §166-7.C – The first 25' of a proposed driveway shall not exceed 5%. Additional proposed and existing spot elevations shall be added to the plan to confirm this requirement.

Not addressed, either existing spot elevations shall be added to the plan to confirm driveway slope or notes on the plan stating the slope requirements.

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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.

The sight distance for vehicles entering the western driveway shall be added to the plan. A waiver of this requirement has been requested, this request shall be reviewed with the Township and Township traffic consultant.

STORMWATER MANAGEMENT ORDINANCE (CHAPTER 373):

1. §373-6.D – Only Regulated Activities that involve between 1,000 square feet and up to 2,000 square feet of proposed Impervious Surfaces and between 5,000 square feet and up to 10,000 square feet of proposed Earth Disturbance may apply the modified requirements. The project appears to meet the definition of small projects since 1,773 square feet of impervious surfaces and an approximately 8,276 square feet of earth disturbance are being proposed; therefore, the Simplified Approach can be utilized. We have no technical objections with the use of the Simplified Approach, however, the following comments related to the stormwater management design should be addressed:

- a) The Applicant shall revise the Table 4 document for the disturbance from earth disturbance to the nearest surface water.

Pending.

- b) There appears to be a conflict with an existing stormwater pipe and outfall. The design engineer should clarify the location of this existing pipe and impact on the proposed design.

There appears to still be a conflict with the 60 LF trench drain.

- c) The drainage area to the proposed infiltration trenches shall be added to the plans with the areas noted.
Not addressed, the drainage area shall be added to the plan to confirm the watershed that will be tributary to the proposed stormwater facilities.

2. §373-17 – Erosion and Sediment Control Comments:

- a) The limit of disturbance shall be adjusted to include all grading and erosion and sedimentation controls.

The limit of disturbance appears to extend beyond the property line, the design engineer shall review and clarify.

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

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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.

6. §373-47 – A blanket easement shall be provided to the Township to inspect the implementation, condition, or operation and maintenance of all erosion and sediment controls and permanent stormwater BMPs, conveyances, or other stormwater management facilities both during and after completion of a regulated activity, or for compliance with any requirement of the Ordinance.

A preliminary easement exhibit has been provided. Metes and bounds along with a legal description will be required to be provided for review and approval prior to final plan recording. As an alternative, the Township would accept a blanket easement provided on a recorded plan.

GENERAL COMMENTS:

1. In accordance with the MPC, this subdivision and land development application will require review and approval of the Chester County Planning Commission (CCPC). The applicant shall review the letter provided by CCPC with the Township Planning Commission.

Pending.

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.

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

Pending.

5. A response letter should be provided with the resubmission detailing how each comment has been addressed.

Pending.

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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

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