

**RESOLUTION NO. 22-14**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF  
WEST BRADFORD TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA  
PRELIMINARY/FINAL  
SUBDIVISION AND LAND DEVELOPMENT APPLICATION  
OF EMBREEVILLE REDEVELOPMENT LP  
FOR ENCLAVE AT TATTERSALL**

RE: Embreeville Redevelopment, LP  
Enclave at Tattersall  
Chester County Tax Parcel Number: 50-8-9.4  
Final Land Development Plan Application

The Board of Supervisors of West Bradford Township (the "Board") renders this Resolution granting conditional approval of the Final Subdivision and Land Development Application of Embreeville Redevelopment, LP (the "Applicant"), subject to certain conditions more fully set forth below.

**FINDINGS OF FACT/DISCUSSION**

Applicant is the owner of the property at 1750 West Strasburg Road in West Bradford Township, Chester County, further identified as Tax Parcel No. 52-8-9.4 (the "Property"). The Property consists of 19.994 gross acres and is located in the I/M Institution/Mixed Use Zoning District. Applicant seeks to build thirty-three (33) single-family detached dwellings with on-lot parking and other improvements (the "Development") all in accordance with and as more fully depicted on the Subdivision and Land Development Plans entitled "Plan of Subdivision and Land Development for the Enclave at Tattersall" prepared by DL Howell & Associates, Inc, dated April 6, 2021, last revised October 4, 2022, consisting of 26 sheets (the "Plans").

West Bradford Township (the "Township"), the Zoning Hearing Board of West Bradford Township (the "Zoning Hearing Board"), and Applicant are parties to that certain Settlement Agreement effective as of December 19, 2019, and approved by the Court of Common Pleas of Chester County (the "Court") pursuant to the Order of the Court dated February 10, 2020 (the "Settlement Agreement").

Pursuant to the Settlement Agreement, the Township, the Zoning Hearing Board, and Applicant settled and resolved that certain appeal captioned in the Court as *Embreeville Redevelopment LP, Appellant v. Zoning Hearing Board of West Bradford Township, Appellee and West Bradford Township, Appellee-Intervenor* at Docket No. 2018-04374-ZB.

The standards applicable to, and procedure for, approval of the Plans by the Board is as set forth at Section 3.C. of the Settlement Agreement.

## **DECISION**

AND NOW, this 11<sup>th</sup> day of October, 2022, and pursuant to the Settlement Agreement, the Board hereby GRANTS conditional final subdivision and land development approval of the Development as specifically and expressly depicted on the Plans and the most recent versions of any reports and studies regarding the Development submitted to the Township by or on behalf of Applicant, subject in all instances to Applicant's compliance with all of the notes and conditions therein contained and all of the following conditions (each, a "Condition of Approval" and, collectively, the "Conditions of Approval"), all to the satisfaction of the Township in accordance with applicable law:

1. Except to the extent as expressly waived or varied pursuant to the Settlement Agreement and/or this Decision (and, then, only to such extent), the Development shall comply with all applicable provisions set forth in the Township Zoning Ordinance, the Township Subdivision and Land Development Ordinance (SALDO), the Township Stormwater Management Ordinance, and all other applicable federal, state, or local regulations, and the Settlement Agreement. In the event of any conflict between the foregoing ordinances or regulations and the Plans, the language of the ordinances or regulations shall govern.
2. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall address all of the comments in the Township Engineer Review Letter dated August 20, 2022, as attached hereto as **Exhibit A**.
3. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall address and resolve with the Township all of the comments in the Township Sanitary Sewer Consultant Review Letter dated October 7, 2022, as attached hereto as **Exhibit B**.
4. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall revise General Note No. 22 to include both the Township and USPS as parties to be consulted regarding (and who must approve) final locations of mailboxes.
5. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall revise the final sentence of General Note No. 28 on Sheet No. 1 of the Plans to read "[t]he Township and Applicant may hereafter further amend the Settlement Agreement to provide for a utility easement over the Acquisition

Parcel (as that term is defined in the Settlement Agreement) (in a location to be determined by the Township) in the event that the foregoing connection cannot be made for reasons beyond Applicant's or its successors' or assigns' control."

6. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall revise General Note No. 29 on Sheet No. 1 of the Plans to include specific reference to the "Shagbark Drive 22' Wide Landscape Screen Area" (as that term and area are more fully described and depicted on Sheet No. 26 of the Plans).
7. By not later than May 1, 2023, Applicant shall complete planting of all landscaping within the "Shagbark Drive 22' Wide Landscape Screen Area" (as that term and area are more fully described and depicted on Sheet No. 26 of the Plans). To the extent that this Condition of Approval is contrary any sequence of construction or other landscaping-related timeline set forth on the Plans, Applicant shall, prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, revise the Plans to remove such inconsistency.
8. Pursuant to the terms of the Settlement Agreement, the seven (7) Deviations from the SALDO, provided for in Section 3.C.iv of the Settlement Agreement and identified on Exhibit "D" thereof and listed as "APPROVED DEVIATIONS" on the Title Sheet of the Plans, are hereby approved. The seven (7) "ADDITIONAL DEVIATIONS," identified as such on the Title Sheet of the Plans, which Applicant requested pursuant to Section 3.C.iv of the Settlement Agreement, are hereby approved.
9. Pursuant to the Order of the Court dated September 13, 2022, the following further Additional Deviations are hereby approved:
  - (i) Deviation from Section 450-60.D.2.(f) - Riparian Buffer width reduction, for grading and improvements on Lots 18, 19 and 25 and within the open space area at the rear of Lots 24 and 25, as depicted on the Plans; and
  - (ii) Deviation from Section 450-65.E.(2) - Retaining wall setback from property lines on Lots 12, 13, 17, and 18, as depicted on the Plans.
10. Pursuant to Section 3.C.i of the Settlement Agreement, the Township has reserved thirty-three (33) sanitary sewer Equivalent Dwelling Units (EDU's) to permit the conveyance to, and treatment and disposal at, the Strasburg Corridor Wastewater Treatment Plant of sanitary sewage generated from

the dwellings to be constructed at the Enclave at Tattersall. Note #23 on the Title Plan shall apply to all such sewer piping to facilitate such conveyance.

11. Applicant has secured the Pennsylvania Department of Environmental Protection ("DEP") Planning Module approval. Sewage facilities planning was approved by DEP for this 33-lot subdivision under DEP Code No. 1-15959 on December 22, 2021 (the "33-Lot Sewer Planning Approval"). Pursuant to DEP's April 14, 2022 letter addressed to Applicant's Sewer Consultant, Spencer Andress, Government Specialists, Inc., no further sewage facilities planning is required for the Development. Notwithstanding Section 3.C.ii. of the Settlement Agreement, the 33-Lot Sewer Planning Approval is not applicable to the Remainder Property (as that term is defined in the Settlement Agreement). Any use or development of the Remainder Property by Applicant, or otherwise, shall require further sewage facilities planning.
12. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall provide to the Township a copy of a Highway Occupancy Permit issued by the Pennsylvania Department of Transportation for all work within the right-of-way of Strasburg Road as contemplated pursuant to the Plans.
13. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall remit to the Township the fee in lieu of dedication or reservation in the amount of Eighty-Two Thousand Five Hundred and 00/100 Dollars (\$82,500.00) as required pursuant to Section 365-68.D. of the SALDO and Township Resolution No. 22-02 (Fee Schedule) (the "Recreation Fee-in-Lieu"). One-third of the Recreation Fee-in-Lieu (Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$27,500.00)) shall be deposited into a separate escrow account to be held by the Township for purposes of funding off-site landscaping improvements on properties on the east side of Shagbark Drive provided, however, that any such funds which are not actually expended for that purpose by the date which shall be agreed upon by the Township Manager and the Applicant shall be released to the Township and administered pursuant to Section 365-68.D. of the SALDO and the Pennsylvania Municipalities Planning Code (the "MPC"). The foregoing escrow account shall be the subject of a separate agreement in form and substance acceptable to the Township Solicitor. The remainder of the Recreation Fee-in-Lieu Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) shall be apportioned and allocated in such manner as may be set forth in a further amendment of the Settlement Agreement which the Township and Applicant may hereafter execute provided, however, that in the absence of such further amendment regarding apportionment and allocation of the remainder of the Recreation Fee-in-Lieu, the same shall be

administered in accordance with Section 365-68.D. of the SALDO and the MPC.

14. Prior to the Township's issuance of each building permit for each residential building to be constructed on each of the lots in the Development which are being created pursuant to the Plans, Applicant or builder, as the case may be, shall remit to the Township the traffic impact fee for that lot in the amount of Five Thousand Sixty-Five and 00/100 Dollars (\$5,065.00) per peak PM trip as required pursuant to Chapter 227 of the Township Code and Township Resolution No. 22-02 (Fee Schedule). The total and aggregate traffic impact fee applicable to the Development is One Hundred Sixty-Seven Thousand One Hundred Forty-Five and 00/100 Dollars (\$167,145.00). Nothing set forth in this Condition of Approval is intended to be, or shall be construed as, a deviation from the timing of payments as set forth in Chapter 227 of the Township Code and the MPC.
15. Applicant shall remit to the Township payment of all other fees required pursuant to applicable Township Ordinances at such time as required pursuant to such Ordinances.
16. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall revise the Declaration of Covenants, Conditions, and Restrictions for the Enclave at Tattersall, a Planned Community, to the satisfaction of the Township Solicitor and shall deliver to the Township Solicitor a final and executed version thereof in form suitable for recordation in the Office of the Recorder of Deeds. The Township shall coordinate the recordation of the Declaration of Covenants, Conditions, and Restrictions for the Enclave at Tattersall, a Planned Community, at Applicant's sole cost and expense simultaneously with recordation of the Plans.
17. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall revise to the satisfaction of the Township Solicitor any and all easement documents and/or Easement Agreements required to implement the Development and shall deliver to the Township Solicitor final and executed versions thereof in form suitable for recordation in the Office of the Recorder of Deeds. The Township shall coordinate the recordation of such easement documents and/or Easement Agreements at Applicant's sole cost and expense simultaneously with recordation of the Plans.
18. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall (A) execute and deliver to the Township Solicitor a Development Agreement and a Financial Security Agreement and (B) post financial security in an amount approved by the Township Engineer based on the Plans for all

public and quasi-public improvements contemplated pursuant to the Plans (including, without limitation, those improvements enumerated at Section 509 of the MPC) regardless of whether those improvements were constructed or installed prior to the date of this Resolution or are constructed or installed hereafter (unless agreed otherwise by the Township). All of the foregoing shall be in form and substance compliant with the SALDO and the MPC and subject to review and approval of the Board, the Township Engineer, and the Township Solicitor.

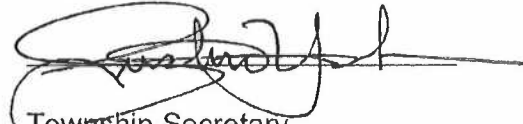
19. Applicant shall execute the Township's standard form Stormwater Best Management Practices (BMPs) and Conveyances Operation and Maintenance Agreement contemporaneously with submission of the Financial Security Agreement required pursuant to Condition of Approval No. 18. Such agreement shall be recorded with the Plans.
20. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall reimburse the Township for all reasonable legal, engineering, administrative, and other review fees and costs associated with the Township's review of the Development. If Applicant disputes any of the review fees, the parties shall adhere to the procedures in Section 503 of the MPC. If the Township incurs engineering, administrative, and other consultant fees associated with the inspection of the improvements associated with the Development ("Inspection Fees"), Applicant shall, within thirty (30) days of receipt of any subsequent invoices from the Township, remit payment to the Township for all reasonable Inspection Fees. Should Applicant wish to dispute any of the Inspection Fees, the parties shall adhere to the procedures in Section 510(g) of the MPC. Any balance not paid within such thirty (30) day period shall bear interest at the rate of one and one-half percent (1-1/2%) per month.
21. In order to construct a road opening between the Property and Shagbark Drive, Applicant heretofore removed Belgian block curbing which was located along the west side (and within the right-of-way) of Shagbark Drive. Prior to execution of the Plans by the Board and release of the Plans for recordation in the Office of the Recorder of Deeds, Applicant shall revise the Plans to reflect that Applicant shall replace such Belgian block curbing within the west side of the right-of-way of Shagbark Drive (excepting the area of the actual road opening) and shall install Belgian block curbing along the radii of the two sides of such opening to points in line with the first catch basins located on either side of the road identified on the Plans as Dixon Court.
22. Applicant shall provide the Township with a digital file of the Plans as specified in the Township Code.

23. The Township shall record every sheet in the Plans with the Office of the Recorder of Deeds at Applicant's sole cost and expense. Five (5) copies of the recorded Plans shall be retained by the Township with a minimum of two (2) sets containing original signatures and recordation stamps.
24. This Decision and the Conditions of Approval are binding on Applicant, its successors and assigns, for the benefit of the Township in general and the ultimate users/property owners of the Property. Applicant and, as applicable, its successors and assigns shall comply with this Decision and the Conditions of Approval in full. The Township may enforce this Decision and/or the Conditions of Approval, and seek redress for any violation(s) thereof, as provided by law.
25. Nothing set forth in this Decision is intended to be, or shall be construed as, an amendment of the Settlement Agreement in any manner or form whatsoever. This Decision only applies to the Development and does not impact in any manner or form Applicant's duties and obligations as otherwise set forth in the Settlement Agreement.

This Decision shall be accepted in writing by Applicant within fifteen (15) days of receipt thereof, failing which the application shall be deemed denied by the Board of Supervisors as failing to comply with the provisions of the Township's SALDO referenced and described hereinabove.

RESOLVED AND ADOPTED at the public meeting of the Board on this 11<sup>th</sup> day of October, 2022 by Supervisor LAURIE WABELE, seconded by Supervisor JACK M. HINES, JR. and carried by a vote of the entire Board.

ATTESTED BY:

  
Township Secretary

By counter-signature below, Applicant, for itself and its successors and assigns, agrees to and accepts each of the conditions to the conditional grant of its application for final land development approval set forth above.

Date: 10-25-2022

By: Embreeville Redevelopment LP

  
Authorized Agent for Applicant

Brian L. Nagle  
Printed Name Attorney-in-Fact



EXHIBIT "A"



**EDWARD B. WALSH & ASSOCIATES, INC.**  
*Complete Civil Engineering Design / Consultation Services*  
Whiteland Business Park  
855 Springdale Drive, Suite 202  
Exton, PA 19341

August 20, 2022

Mr. Justin Yaich, Township Manager  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Re: **W. Strasburg Road Development**  
**Enclave at Tattersall**  
**Subdivision and Land Development Plan Review #6**  
**EBWA Project # 2800-305**

Dear Mr. Yaich,

As requested by you, EBWA has reviewed the plan, titled "Preliminary/Final Subdivision & Land Development Plan of W. Strasburg Road Development" for Embreeville Redevelopment, L.P., for compliance with the West Bradford Township Zoning, Subdivision/Land Development and Stormwater Management Ordinances. The following plans and documents were submitted for review:

- Preliminary/Final Subdivision & Land Development Plan of Enclave at Tattersall, dated April 6, 2021, last revised August 2, 2022 prepared for Embreeville Redevelopment, L.P., and prepared by D.L. Howell & Assoc., Inc., including 26 plan sheets.
- Post Construction Stormwater Management Report, dated April 6, 2021, last revised January 7, 2022.
- D. L. Howell letter dated August 2, 2022.

Embreeville Redevelopment, L.P. is proposing to subdivide and construct a 33-lot residential subdivision, located on the southwest corner of the intersection between Strasburg Road and Shagbark Drive. The 19.994-acre site is being developed as part of a settlement agreement between Embreeville Redevelopment, L.P. and West Bradford Township. The proposal includes the construction of two roads with one (1) connection to Shagbark Drive. The site will be served by public water and sewer facilities. The proposal is to be developed in accordance with the I/M -Institutional / Mixed Use Zoning Regulations.

The following comments and recommendation from my July 8, 2022 remain to be addressed prior to final plan approval (new comments in **bold**):

**REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS**  
Pennsylvania, New Jersey, Delaware & Maryland  
610-903-0060 FAX 610-903-0080  
[www.ebwalshinc.com](http://www.ebwalshinc.com)  
Established 1985



August 20, 2022  
Mr. Justin Yaich, Township Manager  
West Bradford Township  
Re: W. Strasburg Road Development  
Enclave at Tattersall  
Subdivision and Land Development Plan Review  
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1. Deviations.

- a. Per the settlement agreement, the various deviations were approved and procedures were set up for additional deviations to be approved. I recommend the following items be reviewed with the Township prior to final approval:
  - i. Additional Deviation #2 and #8 are deviations from the Zoning Ordinance (not the SALDO). The applicant should review this with the Township Solicitor to determine if the settlement agreement permits deviations from the Zoning Ordinance (as opposed to Zoning Variances).
    - 1. Deviation #2 – ZO Section 450-60.2.D.2.F – Riparian Buffer width reduction.
    - 2. Deviation #8 – ZO Section 450-65.E.2 – Retaining wall setback from property lines.
- d. All deviations should be reviewed with the Township.

**EBWA defers to the Township Solicitor regarding the amended settlement agreement and approval of the final deviations.**

2. Easements. The following easement revisions should be addressed:

- f. Wall easements. The maintenance of any wall which rests on more than one lot must be maintained by the HOA and have the appropriate easements depicted on the plan that allow for the maintenance, repair and replacement of the wall. If access to any wall (for instance Lot 17 /18) is needed from the Acquisition Parcel (Township), easements should be coordinated with the Township.

**EBWA defers to the Township Solicitor regarding the wall maintenance requirements for the HOA. Note 29 on plan sheet 1 details the responsibility requirements. Metes and bounds easements are not noted on the plan so it is unclear of the HOA will have a blanket easement for access and work area. The applicant must coordinate with the Township Solicitor regarding access from the future Township property (Acquisition Parcel).**

3. Sanitary Sewer.

- a. The applicant should consider the installation of a capped sanitary sewer pipe run within the Lot 24 / 25 and open space easement area to accommodate the future sewage flow from the Remainder Parcel. The installation will be significantly easier to construct at this time prior to the house construction.
- b. I recommend documentation be provided to verify that the internal piping within the Enclave at Tattersall development has sufficient capacity to accommodate the future flow from the Remainder Parcel, or an explanation why it is not physically feasible such that the Township should be required to allow for the flow through the Acquisition Parcel.

August 20, 2022  
Mr. Justin Yaich, Township Manager  
West Bradford Township  
Re: W. Strasburg Road Development  
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**EBWA defers to the Township sewer engineer and Township Solicitor regarding this matter. No capped sewer is proposed to be constructed at this time.**

- c. I recommend a note be added to the plan that indicates approval of this project (Enclave at Tattersall) does not constitute approval of any future sewer flows from the Remainder Parcel.

**Note 28 on plan sheet 1 must be reviewed with the Township Solicitor regarding the future sewer flows and connections. The note includes language regarding the future EDUs for the Remainder Parcel and future connections methods to the Township sewer system.**

5. Landscaping.

- a. The final landscape buffer design should be reviewed with the Township Board of Supervisors.

**The final buffer review with the Board of Supervisors is pending.**

- b. The final landscape plan must include the necessary notes regarding restrictions for fencing and tree removal / maintenance along the Shagbark buffer. The notes must be consistent with the HOA documents and the deed restrictions as deemed necessary by the Township / Solicitor. Recommended restrictions that have been discussed include fence, sheds, and play equipment.

**General Note 1 on the landscape plan details the maintenance responsibilities and restrictions for the Shagbark buffer. The applicant must review the language with the Township Solicitor and incorporate the requirements into the HOA documents. The Solicitor and applicant should evaluate if the restrictions must be incorporated into the deeds for the individual lots.**

- c. The *landscape screen preservation area* along Shagbark Drive must be depicted on the plan and should be designated as the 22-foot wide yard setback along Shagbark Drive.

**A landscape screen preservation area is "labeled" on the landscape plan (22' width). The applicant should review the delineation with the Township Solicitor to determine if this preservation area needs to be depicted on the title plans and / or defined with metes and bounds.**

- e. The landscape plan is color coded to depict HOA maintenance areas. The Recorder of Deeds do not scan plans in color therefore the plan must be revised to depict the difference in black and white.

August 20, 2022  
Mr. Justin Yaich, Township Manager  
West Bradford Township  
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**Planting Notes 38 and 39 on the landscape plan reference color coded trees and must be revised. In addition, the landscape plan must be updated to show the revised mailbox cluster location.**

6. SALDO Section 385.22 H (21) - Homeowners' Association documents must be submitted to the Township for review. The final plans must reference the HOA documents and include any specific notes details that are important to the Township (ie. landscape maintenance notes, retaining wall maintenance notes....).

**EBWA defers to the Township Solicitor regarding the HOA documents.**

7. Stormwater Management Ordinance - Prior to Final Plan Approval, an O&M Agreement shall be submitted to the Township for review. The agreement shall be substantially similar to the O&M Agreement in Appendix E.

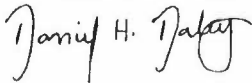
**The stormwater O&M Agreement submission is pending.**

8. The applicant is proposing grading within the Strasburg Road right-of-way. Approval from PennDOT must be obtained for this work. Copies of the approval must be supplied to the Township.

**The PennDOT approval is pending and must be submitted to the Township upon receipt.**

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

Very truly yours,  
EDWARD B. WALSH & ASSOCIATES, INC.  
West Bradford Township Engineers



Daniel H. Daley, P.E.

cc: Michael Gill, Esq. / Kristin Camp, Esq. Township Solicitor

EXHIBIT "B"



AECOM  
Sabre Building, Suite 300  
4051 Ogletown Road  
Newark, DE 19713  
302.781.5900 tel  
302.781.5901 fax

October 7, 2022

Mr. Justin V. Yaich, Manager  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

**Re: Preliminary/Final Subdivision & Land Development Plan  
Enclave at Tattersall (formerly West Strasburg Road Development)**

Dear Mr. Yaich:

We are in receipt of the following documents for the above-referenced project:

- Plan entitled Preliminary/Final Subdivision & Land Development Plan of Enclave at Tattersall, consisting of twenty-six plan sheets prepared by D.L. Howell & Assoc., Inc., dated April 6, 2021 with a most recent revision date of October 4, 2022 (26 sheets).
- September 1, 2022 letter from D.L. Howell providing responses to AECOM's July 14, 2022 letter.
- Legal Description for 20' wide sanitary sewer easement over lots 28 through 33 and Open Space, prepared by Howell Kline Surveying and dated October 5, 2022.
- Legal Description for 20' wide sanitary sewer easement over UPI #50-8-10, prepared by Howell Kline Surveying and dated October 5, 2022.

This documentation was received by AECOM on September 6, 2022 and October 6, 2022.

The Project proposes thirty-three (33) single family lots on existing UPI No. 50-8-9.4, located on the east side of Shagbark Drive. Gravity sewer is proposed for twenty eight (28) lots and five (5) are proposed to utilize individual grinder pumps to convey flow through a low pressure force main to the gravity collection system within the subdivision. The proposed flow from this development will be treated at the Strasburg Corridor Wastewater Treatment Plant. Public water service is proposed.

Open comments from our July 14, 2022 letter follow, with prior comment dates inserted parenthetically and new or modified AECOM comments in bold italic font. Comments which were resolved as of our July 14, 2022 letter have been deleted but prior numbering retained for tracking purposes.

**Subdivision and Land Development Ordinance**

1. §385-21.F.(13)(b) and §385-22.G.(13) require easements for preliminary and final plans respectively. A 20 foot wide easement should be provided for the gravity sewer traversing Lots 28, 29, 30, 31, 32 and 33 and for the proposed sewer between the Lot 33 property line and the Shagbark Drive right-of-way (5/18/21). Metes and bounds for all easements should be provided, along with easement agreement(s). These documents should be provided to the Township Solicitor for review (8/25/21).

A 20-foot-wide easement has been added to Sheet 3 for the gravity sewer traversing Lots 28, 29, 30, 31, 32 and 33. Provide easement descriptions for review. 10-foot-wide easements have been added to lots 22, 23, 24, 25 and 26 for the grinder pumps [7/14/22]. ***Legal descriptions have been provided for the 20-foot wide sewer easement. This portion of the comment is resolved. As***

previously noted, easement agreements should also be provided for review and approval by the Township Solicitor.

**General (All previous comments are "New Comments" per July 14, 2022 AECOM letter)**

3. Delete detail of service lateral connection to existing main from Sheet 23 [7/14/22].

***We inadvertently asked that detail S-2 be deleted from sheet 23 but did not clarify that the detail should be moved to sheet 24. It appears that the detail will not fit on sheet 24, so please return it to sheet 23.***

4. It is our understanding that the Township is requesting a capped force main be installed between Lots 24 and 25 to accommodate future development. This force main should be shown on the plans running parallel to the proposed low-pressure force main beginning at MH S4 and extending to the rear property line in the open space behind lots 24 and 25. A profile of the force main should also be provided. The force main size should be labeled, and the flows provided to determine downstream impacts. This force main should have a separate, gasketed connection to MHS4 [7/14/22].

***The September 1, 2022 DL Howell response letter states the Applicant has not determined the sewer pipe size necessary to accommodate the future sewage flow from the Remainder Parcel, but the Applicant will retain the right to install the necessary line at this and other applicable locations, including within the presumed future township right of way. We acknowledge the difficulty in force main sizing until future sewage flows are determined but recommend showing an 8" PVC pipe between MH S4 and the rear property line between Lots 24 and 25. This conduit could be used in the future to avoid cutting and patching the paving and disruption to Lots 24 and 25 in the event this conveyance alternative is utilized in the future.***

**Design Report Low Pressure Sewer System Comments:**

5. Delete the "Assembly for connection to SDR 21 PVC force main low pressure sewer system" and replace with the attached E-One stainless steel lateral kit detail [7/14/22]. ***The replacement detail has been added to Sheet 23, but the prior details remain on Sheet 25 and should be deleted.***
6. Note on plan and profile the force main material and size as 1 1/4" HDPE SDR 11 [7/14/22]. ***The referenced note has been added to Sheet 10 and Sheet 21 addressing plan and profile views respectively. This AECOM comment is resolved, but we note the road profiles on Sheet 21 are labelled Road A and Road B, whereas the plan otherwise labels the roads as Dixon Court and Fletcher Terrace. We recommend profile labels be revised to be consistent and will defer to E.B. Walsh for any follow-up.***
7. On "Typical Simplex Grinder Pump Station Low Pressure Sewer System" detail change "Ford Curb Stop" note to "E-One Stainless Steel Lateral Kit" [7/14/22]. ***The referenced change has been made on the detail on Sheet 25 and this comment is resolved.***

Please feel free to contact our office should you have any questions.



Sincerely,

**AECOM**

A handwritten signature in black ink, appearing to read "Ed Strauss".

Ed Strauss, PE  
Project Manager

cc: Scott Andress, West Bradford Township Public Works Director  
Embreeville Redevelopment, LP, Applicant/Equitable Owner  
Amanda Schneider, P.E., D.L. Howell & Assoc., Inc.  
Dan Daley, P.E., E.B. Walsh