

East Rockhill Township  
PLANNING COMMISSION MINUTES

August 12, 2021

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on August 12, 2021 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson  
Joe Chellew, Vice-Chairperson  
David Nyman, Secretary  
Blake Eisenhart, Member  
Aaron Teel, Member  
Colin Monahan, Member  
Steve Baluh, P.E., Township Engineer  
Marianne Morano, Township Manager

Members of the public were present.

The meeting was called to order at 7:01pm by Mrs. Fenley.

**Approval of June 10, 2021 Minutes:** On motion by Mr. Eisenhart, seconded by Mr. Teel, to approve the meeting minutes from the June 10, 2021 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

**Subdivision Plan Review Status Memo Dated July 7, 2021:** On motion by Mr. Nyman, seconded by Mr. Teel, to acknowledge receipt of Weidner Tract subdivision extension request to November 12, 2021.

**New Business:**

**First Baptist Church, 2,793 Square Feet Addition, 1600 N. 5<sup>th</sup> Street:** Mr. Scott Mease, PE, PLS was present to review a revised land development request to amend 2019 approval for additional parking and two (modulars). The parking lot was constructed, however the modular classrooms totaling 3,600 square feet were not. The revised land development request is for a 2,793 square feet building addition to the existing sanctuary. The Church will not be proceeding with the two modular classrooms and future land development as proposed in 2019.

Mr. Nyman stated as a result of a mailing the Township sent to all adjoining property owners, his neighbor questioned the project and asked if site conditions changed on the house owned by the Church that could impact his property getting additional runoff water. Mr. Mease did not know of any changes but will review.

**On motion** by Mr. Monahan, seconded by Mr. Teel, to recommend the request to the Board of Supervisors as presented. With no additional discussion, all present voted in favor.

**Old Business:**

**Weidner Tract, 4-lots in East Rockhill, 1622 Seven Corner Road:** Mr. Woodrow, PE, was present. Review of the plan set latest revision date June 22, 2021 indicates proposed 21 lot subdivision is located within both Hilltown Township and East Rockhill Township, containing a total of 28.61 acres in area (net). 2.54 acres (net) are located within East Rockhill Township along Seven Corner Road. An

approximate 1,650 feet long cul-de-sac street is proposed for access to 18 single family dwelling lots (2 within East Rockhill Township). An additional two single family dwelling lots are proposed with access to Seven Corner Road. One additional lot with existing dwelling takes access from South Perkasia Road. The site entrance and four building lots are located within East Rockhill Township. Lots in East Rockhill Township are 22,000+ square feet in area (50,000+ square feet in Hilltown Township). Site is located within the Suburban (S) Zoning District in East Rockhill Township. Lots are proposed to be served by public water and sanitary sewer disposal facilities.

The current plan submission contains more design details than the prior submission; however, some items such as utility design is not fully addressed on the plan. Additionally, full extent of Subdivision Ordinance waivers to be requested, street length/configuration, and street ownership/maintenance remain to be resolved/coordinated with Hilltown Township and the developer.

1. The 1,650 feet long cul-de-sac street and number of lots serviced by the cul-de-sac street is in noncompliance with Section 22-507 of the Subdivision Ordinance. East Rockhill Township regulations limit cul-de-sac streets to a maximum of 500 feet in length, and to serve access to no more than 12 dwelling units. Hilltown Township Subdivision Regulations are consistent with these limitations for a permanent cul-de-sac street. "Reserved R- O-W" is proposed between lots 15 and 16 for possible future access to an adjoining parcel. Comment should be received from Perkasia Fire Company and Pennridge School District with respect to emergency services access and school bus service. **Applicant to review with Hilltown Township Planning Commission.**
2. Proposed street crosses the Township boundary which requires approval by both Townships pursuant to Section 22-505.13 of the Subdivision Ordinance. Street maintenance responsibilities must be resolved between the applicant and Townships if the proposed street is permitted. Pursuant to review by Township staff, it was recommended that East Rockhill Township only enter into an agreement to provide winter maintenance for the portion of the street in Hilltown Township if the total Cul-de-sac length does not exceed 500 LF (consistent with Township regulations). Township staff does not recommend ownership and full maintenance responsibilities of the Hilltown Township portion of the street. Pursuant to plan notes, no waivers are requested from East Rockhill Township. However, as indicated above, at a minimum, a waiver to permit street to cross Township boundary is required. **Applicant to review with Hilltown Township Planning Commission. Mr. Nyman suggested a homeowner association for the development to maintain the roadway and basins.**
3. Within East Rockhill Township portion of the site, the proposed street width has been revised to 36 feet, within a 60 feet wide right-of-way, as previously requested by the Planning Commission. The remainder of the street in Hilltown Township is proposed to be 32 feet wide, within a 56 feet wide right-of-way. Curb and sidewalk are proposed on both sides for the full length of the street. Plans should clarify/detail the proposed street transition. If East Rockhill Township agrees to maintain the entire street, this office recommends that the entire street be 36 feet wide. (SLDO Section 22-506) **Applicant to review with Hilltown Township Planning Commission.**

4. Site capacity calculations have been included on the plan and indicate that 4 dwelling units

are permitted in East Rockhill Township. Proposed configuration of lots 21 and 22 have been revised to eliminate lot area crossover into Hilltown Township. Lot lines will follow the Township boundary as required by Section 22-502.3 of the Subdivision Ordinance.

The reconfigured lots are shown to take driveway access to Seven Corner Road. Pursuant to Section 22-511.1.B of the Subdivision Ordinance, the driveway for lot 21 should be revised to take access to the proposed street.

**Will comply. Lots comply with the East Rockhill Township Zoning Ordinance.**

5. Improvements are proposed along site frontage with Seven Corner Road including, drainage improvements, widening, curb, and sidewalk. Full width cartway reconstruction/overlay paving is also required. Drainage improvements/storm sewer is proposed to extend southwest into Dublin Way and northeast along two adjoining properties to address existing drainage issues discussed during a site meeting with the neighboring property owners. While these improvements are shown in plan view, enlarged plan and profile drawings have not been included in the plan set. More detailed plans are required to determine the full impact of proposed improvements on grading, tree removal, utilities, and transitions to existing conditions. Additional comments will be generated upon receipt of complete design plans. (SLDO Sections 22-403.10, 505.16, and 506.4) **Will comply.**
6. Intersection of proposed street with Seven Corner Road is located within 250 feet of a sharp bend in Seven Corner Road at its intersection with Dublin Way. Sight distance information (required and available) should be submitted to determine if the proposed access location is satisfactory with respect to safe traffic flow/turning movements. As indicated in the comment above, additional/enlarged detail plans should be submitted for review. All improvements proposed along Seven Corner Road should be designed with consideration of driveway for Nyce property, Dublin Way intersection, existing driveway access to TMP 15-11-102 (Wimmer), and existing drainage facilities. (SLDO Section 22-510) **Will comply.**
7. Plan details include both concrete and belgian block curb. Plans should clarify type/location of each curb type. Use of Belgian block curb requires Township approval. (SLDO Section 22-512) **Will comply.**
8. Post Construction Stormwater Management Report, dated June 2021, prepared by Woodrow & Associates, Inc. was submitted with the plan. A proposed stormwater management basin is located to the rear of lot 19 within Hilltown Township. The basin is proposed to discharge thru a pipe extension to Seven Corner Road via an easement between the adjoining Noll and Eberhardt properties. The basin is designed to compensate for stormwater runoff from the East Rockhill Township portion of the site which bypasses the basin. Copies of easement documents should be provided to the Township to determine if access to, and construction of, the proposed basin discharge improvements are consistent with easement provisions. If necessary, appropriate approval/easement modifications should be obtained by the applicant from adjoining property owner(s) who will be impacted by offsite stormwater discharge. Stormwater management calculations should also verify that downstream conveyance facilities are adequate for proposed flows. Finally, proposed grading over the storm pipe extension must also accommodate surface runoff which flows thru this area.

The proposed basin is located in Hilltown Township. Hilltown Township design and construction standards are similar to East Rockhill Township. Comments regarding stormwater basin design/construction as contained within the Wynn Associates review correspondence dated July 22, 2021, for Hilltown Township should be addressed.

A portion of the site drains to the northwest, toward existing storm sewer along Dublin Way. While there are no stormwater management basins proposed for this watershed, the post development flow in this direction has been reduced by redirection of a portion of the drainage shed to the basin on lot 19. Additionally, storm sewer is proposed to be installed to the culvert in Dublin Way to improve existing conditions. Note that additional stormwater management comments may be generated upon receipt of revised plans/report addressing the above comments and detailed plans for improvements along Seven Corner Road as discussed in other comments in this correspondence. (Township Stormwater Management Ordinance, Code Chap. 26, Part 3)

**Will comply.**

9. East Rockhill Township sanitary sewer facilities exist within Seven Corner Road. Design to extend sanitary sewer to serve proposed lots within East Rockhill and Hilltown Townships is shown in plan view. However, detail design information and profile drawings are not included in the plan set. Required design/plan information should be submitted for review. (SLDO Section 22-403.10 & 11 and 520.8)

Applicant should also address proposed sanitary sewer service to the Hilltown Township portion of the property with Hilltown Township Water and Sewer Authority (HTWSA). Interconnection of the HTWSA system with East Rockhill Township sewer system for conveyance and treatment requires approval of an agreement between East Rockhill Township and HTWSA. It should be noted that limited treatment capacity is available at the East Rockhill Township sewage treatment plant. Purchase of sanitary sewer EDUs from the appropriate Township/Authority should be resolved by the applicant. (SLDO Section 22-520)

Sewage facilities planning modules should be prepared by the applicant and require approval by East Rockhill Township, Hilltown Township, and PADEP. (SLDO Section 22-407)

**Will comply. Mr. Baluh stated a Township cannot serve outside its municipal boundary however an agreement could allow the flow to be conveyed through East Rockhill's system.**

10. Plans indicate that Perkasio Regional Authority (PRA) public water facilities are proposed to be extended, from near the intersection of Firethorn Drive and Seven Corner Road, to the site to serve all lots. Site is located in the PRA service area within East Rockhill Township. The portion of the site within Hilltown Township is located within Hilltown Township Water and Sewer Authority service area. Applicant should provide confirmation that HTWSA will allow PRA facilities to be extended into their service area. Documentation of willingness to serve the project should be received from the applicable Authority. (SLDO Section 22-519)

Offsite extension of public water facilities may require additional restoration of Township roads. Complete waterline construction details and profile drawings should be included in the plan set for review. (SLDO Section 22-403.10 & 11)

**Will comply.**

11. Recreation land in the amount of 1,500 sf per dwelling unit is required to be dedicated in accordance with Section 22-525.C(1) of the Subdivision Ordinance. In the alternate, the Township may accept a fee in-lieu-of land dedication pursuant to Township fee schedule. Correspondence from design engineer indicates that the applicant will offer a contribution in-lieu-of dedication. Township should determine if a contribution is satisfactory. **Will comply.**
12. A streetlight detail is included on plan sheet 15. However, location of lights does not appear to be indicated on the Landscape & Lighting Plan sheets 12, 13, and 14. Street/intersection lighting should be addressed on the plan in accordance with Section 22-526 of the Subdivision Ordinance. Proposed lighting should be consistent in both Townships. **Will comply.**
13. Preliminary plan should address reforestation/afforestation requirements of Section 22-515.8 of the Subdivision Ordinance. Correspondence from the design engineer indicates that the developer intends to offer a fee in-lieu-of this requirement. Analysis of tree requirement should be prepared by the design engineer for a basis of consideration by the Township.

Other landscape plantings (street trees) are shown on plan sheet 12. Street trees are proposed to be located behind the sidewalk. In accordance with Section 22-504.L of the Subdivision Ordinance, two additional trees are required to be planted in the “energy conservation zone” of each lot.

Additionally, at February 11, 2021 Planning Commission meeting, Mr. Wimmer, adjoining owner, requested additional planting to enhance screening along common property line. Additional plantings have not been proposed in this area.

Finally, replacement trees may be required for the clearing of existing trees which appears necessary for storm sewer construction through adjoining properties of Eberhardt and Noll, pursuant to Section 22-515.7 of the Subdivision Ordinance. A comprehensive landscape plan should be submitted to address all planting requirements. (SLDO Section 22-515)

**Will comply. An analysis will be required to quantify the number of trees.**

14. Street name should be proposed and is subject to approval by East Rockhill Township, Hilltown Township, and servicing post office (SLDO Sec 22-505.12) **Will comply.**
15. Legal descriptions for all easements/rights-of-way proposed on the plan should be prepared by a registered land surveyor and be submitted for review and agreement preparation. (SLDO Sec 22-527) **Will comply.**
16. Development/Financial Security Agreement must be executed between the Township and applicant to guarantee installation of public improvements including but not limited to, street improvements, landscaping, stormwater management facilities, sanitary sewer facilities, and erosion/sediment control facilities located within the Township. An “Opinion of Cost” should be prepared by the design engineer and submitted for review. (SLDO Section 606) **Will comply.**
17. Outboundary property monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply.**

18. Plans should be revised to address/include all preliminary plan and submission requirements as specified in Sections 22-305, 403, 406 and 407 of the Subdivision Ordinance. As discussed above, plans as submitted are incomplete. Additional comments will be generated based on submission of complete preliminary plans addressing the above comments. **Will comply.**
19. Any request(s) for waiver of Subdivision Ordinance requirements should be submitted in separate correspondence and include the Ordinance section(s) involved, minimum modification necessary, and basis for the request, at the time of preliminary plan submission. (SLDO Section 27-308) **Will comply.**
20. Comments should be received from Hilltown Township and HTSWA regarding the proposed development; particularly, street design, ownership, and maintenance; utility service and design; and stormwater management. Proposed subdivision layout and improvement design should be consistent and coordinated with the requirements of both Townships where possible. **Will comply.**
21. Attached to this correspondence is a review of engineering/drafting details included on the plan submission. All comments should be addressed on revised plans. **Will comply.**

Mr. Chellew questioned if 20 homes could support a Homeowners Association. Mr. Monahan had concern with the financial impact to homeowners due to smaller lot configuration in East Rockhill and noted they have limited or no access to the cul-de-sac.

Lots 20 and 21 exit onto Seven Corner Road. Lot 21 will be revised to have the driveway onto the new road (cul-de-sac). Mrs. Fenley is opposed to four lots in East Rockhill and would prefer two. Applicant reiterated the proposed lots conform to current zoning.

Mrs. Morano will send the plan to Pennridge School District for comments on bus route.

- Mike White, 112 Dublin Way, reinforced water run off currently impacts his property.

McClennen Tract, 198-lots, 1731 Old Bethlehem Pike: Mr. Brian Grant, Select Properties and Mr. Kirk Clauss, PE, were present.

Review of the plan set latest revision date July 16, 2021 indicates proposed 198 dwelling units are proposed on the 66.17 acres tract located between Old Bethlehem Pike and Hill Road, north of Three Mile Run. Plan is proposed as a Performance Standard subdivision (Use B-3) which includes 103 single family dwelling lots (100 village house Lots, 2 existing dwellings & 1 proposed single-family dwelling/McClennen) and 95 townhouse units. The site is subject to a previously approved six lot subdivision which consolidated/reconfigured the existing parcels comprising this application. All parcels were acquired by entities related to the applicant, with the condition that lot 197 will be transferred back to McClennen as a single-family building lot. The subdivision is also subject to a prior Conditional Use (CU) approval (CU adjudication dated July 29, 2011) and subsequent Stipulated Settlement Agreement dated August 27, 2013. Project is located within the Suburban Zoning District and is proposed to be served by public sewer via East Rockhill Township facilities and public water via Perkasio Regional Authority facilities.

As discussed with the prior plan submission, the above referenced CU approval/agreement set/modified many subdivision ordinance design standards and established maximum number of units, street/access layout, and open space areas. The submitted plan is generally consistent with CU plan

layout. Any inconsistencies are noted in the following comments, as well as other design issues which remain to be resolved.

1. Recording of the associated six lot subdivision plan must be completed prior to, or coordinated with recordation of the current subdivision plan, when approved, to ensure the proper ownership and transfer of all parcels. Reference to six lot plan and recording information should be included on record plan sheet(s) for the current plan set. **In process of compliance.**
2. All current owners/equitable owners of the parcels involved in this subdivision should be clearly indicated on the plan and appropriate owner/notary certifications included on the record plan sheet(s). Appropriate certification should be used (individual, corporate, etc.) and each signature line should include printed name, title, and tax parcel number underneath. **Will comply. It was noted Mr. McClennen no longer owns the parcels.**
3. Dwelling unit mix has been modified slightly from the CU plan as discussed during the prior plan review. The plan maintains a total of 198 units. Modification to the agreement relative to dwelling mix requires approval by the Township and Select Properties, Inc. **Proposed are 103 singles and 95 townhouses whereby the Conditional Use Agreement required 99 of each. Will comply.**
4. Townhouse units are not proposed to be sold with a standard 1800 square feet (minimum lot area) fee simple lot. It is our understanding that the applicant is proposing to convey the units with only that lot area within the footprint of the dwelling unit. This is often referred to as “zero lot line” or “footprint” lots. The plan does identify an “equivalent 1800 SF lot area” around each unit for the purpose of site capacity/open space calculations. Township Solicitor should determine if the proposed zero lot line or footprint lots are permitted pursuant to the Conditional Use plan or require relief from the Township Zoning Hearing Board for inconsistencies with Use B-3 zoning dimensional requirements. Application of lot area and building setback requirements should be resolved for these lots. Additional information may be required from the applicant regarding intended configuration/conveyance of these lots to permit a full evaluation of compliance with the Conditional Use plan and Zoning Ordinance. (ZO Section 27-304.B3) **Township Solicitor has no zoning concerns with ownership from walls of units in and will review documents as submitted by applicant.**

The following additional conditions requiring further review were established by the CU approval/agreement for townhouse units:

- A. No outdoor storage buildings or structures shall be permitted except for decks and/or patios, unless modified during the land development approval process. Typical Townhouse Detail on plan sheet 65 depicts an “optional elevated deck” on townhouse units. Developer should clarify if ground level patios will be permitted under the elevated decks, if clearance permits. **Three floors are proposed with the main living area on the 2<sup>nd</sup> floor with a deck and a patio below.**
- B. Architectural features shall be incorporated into the design of each townhouse unit during the land development approval process. Sample architectural elevations of the proposed units should be submitted for consideration (ZO Section 27-304.B3.j)

**Will comply.**

5. Village house units are proposed on traditional building lots with lot areas ranging from 6,229 SF to 10,016 SF (minimum 6200 SF required). The sample dwelling footprint shown encompass almost all of the buildable area on most lots. The ability for homeowners to construct additions, decks, patios and accessory structures will be limited.

CU approval/agreement generally waived the architectural requirements of Section 27-304B.3.c of the Zoning Ordinance village house requirements. However, the developer is required to offer an option to include an unenclosed porch running across at least three-quarters of the dwelling front and be at least seven feet in width, on all single-family models offered. Typical House and Lot Detail on plan sheet 65 depicts an “optional patio” and “optional porch (7’x20’)”. It should be noted that as depicted, the typical house is 40 feet wide with a front entry double garage occupying 20 feet of the house front. Township should determine if the proposed porch layout is satisfactory. Sample architectural elevations of the proposed units should be submitted for consideration.

**Will comply. Plans assumed everyone would like porch in the stormwater calculations.**

6. In accordance with CU approval/agreement, proposed Roads A & B are designed with 36 feet wide cartway within a 60 feet wide right-of way (except at the boulevard style entrance at Old Bethlehem Pike. Curb and sidewalk are proposed along the entire length of both streets. These streets are intended to be dedicated to East Rockhill Township. As requested by the Township, the Landscape Plan sheets have been revised to propose installation of street trees along the back of the sidewalk (on lots) in-lieu-of between curb and sidewalk. A waiver of Subdivision Ordinance Appendix A construction standards is required for this modification.

Additionally, raised crosswalks are required to be installed at all intersections, subject to review during land development approval process. This office was advised by the design engineer that when investigating design of raised crosswalks at intersections, it was noted that proper drainage along the curblineline could not be maintained. In the alternate, the design engineer has proposed installation of raised speed tables as traffic calming measures along Roads A and B. However, due to the small lot frontages and numerous driveways, there are only limited areas where speed tables may be located. Two locations are identified along Road A, (near townhouse tot lot and near lot 105). Only one location is identified along Road B (near lot 134). Locations should be consistent with PaDOT design guidance. Township should determine if the proposed alternate traffic calming measures are satisfactory, or if more locations or other options should be considered. (SLDO Section 22-506.11 & 12 and 528)

**At Township suggestion street trees will be behind sidewalk which will be an amendment to the conditional use agreement. Speed tables may not meet regulations where proposed and therefore a different traffic calming design may be implemented such as pattern pavement at crosswalk.**

7. The CU approval/agreement provided that the streets proposed to serve the townhouse



units shall be 30 feet in width (with no right-of-way) and be privately owned and maintained by a homeowner's association. Curb and sidewalks are also proposed along the private streets, with no separation (no grass strip). Street design is consistent with the agreement. Additionally, note 9a on plan sheet 1 indicates that streets serving townhouse units will be privately owned and maintained by a Homeowners association. **Comment.**

8. Based on lack of grass strip between curb and sidewalk discussed above within the townhouse section, driveway apron/sidewalk details should be included on the plan to maintain sidewalk ADA cross slope at these driveways. Additionally, specific design details for all intersection curb cut ramps should be included on the plan to verify ADA requirements. (SLDO Section 22-513) **Will comply.**
9. Requirements for open space areas, trails, recreation areas, and site amenities were generally established pursuant to the CU approval/agreement. The following comments relate to these features:

- A. Open space areas are generally consistent with the CU plan and are required to be owned and maintained by a homeowner's association, including the stormwater management facilities therein. **Comment.**

- B. The 30 feet wide buffer zone established along the drainage channel which traverses the center of the development is required to be delineated/protected by installation of fence and/or plantings prior to occupancy of any adjacent dwellings. Design engineer response correspondence indicates that this buffer will be delineated by shrubs. Plantings are not indicated on the Landscape Plan sheets. Proposed planting design/detail should be included on the plan. **It was noted the area is wooded and supplemental plantings will be determined.**

- C. A public access trail is proposed to be constructed parallel to Three Mile Run thru the site (through lot 197 and open space) and continuing along Old Bethlehem Pike frontage as shown on the plan. Trail alignment has been revised to run generally adjacent to the proposed sanitary sewer main. The revised location bypasses the existing pond to improve constructability as discussed at prior Planning Commission review meeting. This alignment also fully removes the path from the one hundred-year FEMA floodplain. Trail is proposed with an eight feet wide paved surface.

In order to avoid the main stormwater basin from discharging over the path, the path is proposed to traverse part of the basin berm. It appears that the proposed trail grade in this area approaches 10%. This office recommends that the grading be revised to not exceed 5% in this area to maintain ADA compliance for as much of the trail as is feasible. **Will comply.**

Additionally, Bucks County Planning Commission correspondence dated April 14, 2021 recommends that the trail width be increased to 10 feet to meet the goals of the Liberty Bell Trail Study. **Pathway is 6 feet with no width requirement in the stipulation agreement. It was recommended to soften the 90 degree turns for bike riders and there was not a recommendation to increase the trail width.**

- D. A covered group mailbox area for the townhouse section is required to be installed including benches and trash receptables in an architectural style approved by the Township. Location and design details should be included on the plan for review. Design engineer indicated that the servicing postmaster was contacted; however additional detail regarding group mailboxes for the single-family dwellings and location(s) for mailboxes was not provided. Plans should be revised to clarify location, design and required amenities for group mailboxes. **Applicant will follow up with the Sellersville postmaster.**
- E. Sheltered school bus stop(s) are required to be installed at locations to be determined by the Township upon consultation with the Pennridge School District. Sample designs should be submitted for consideration by the Township. **Pennridge School District will be contacted.**
- F. Two "Tot Lot "locations were included on the CU plan. One in the village house area between lots 136 and 137, and one in the center loop of the townhouse area. As discussed at the prior Planning Commission meeting, the applicant has removed the tot lot in the single-family home area. However, details of the consolidated tot lot in the townhouse area have not been included on the plan. The consolidated tot lot should include additional and/or enhanced equipment and amenities in-lieu of installation of two separate tot lots. Complete Tot Lot design including recreational features, bicycle racks, trash receptacles, benches, fence, and shade trees should be submitted for review by the Township. The design for this area must also address protection from the adjacent stormwater forebays and integration with the underground stormwater basin. (SLDO Section 22-525.3) **Will provide detail. Park and recreation board recommended one tot lot with enhanced features and no playing field.**
- G. The small parking area and "level" play field originally required in the northern open space, adjacent to Hill Road has been removed from the plan. Removal of the recreational feature was based on the extensive disturbance required to construct improvements in this area which is wooded, contains numerous surface boulders, and appears to be comprised of poorly drained soils. Correspondence from the design engineer indicates that a contribution to the Township in-lieu-of construction of these improvements will be offered by the developer. An estimate of actual construction costs should be submitted for consideration. Township should determine if it is agreeable to delete these recreational improvements, and/or if alternate improvements are desired. (SLDO Section 22-525.4) **Consensus was a play field should not be required.**
- H. In addition to the above improvements, the applicant is required to contribute a \$100,000.00 Park and Recreation fee to the Township in lieu of installing any other park or recreation improvement not included in the CU approval/agreement. The contribution is to be paid 50% at the time development agreements are signed and 50% upon the issuance of the 50th building permit for the project. **Comment.**

10. As discussed above a homeowner's association (HOA) is required to be established to own and maintain several aspects of the development including townhouse area streets, open space, stormwater management, and recreational facilities. HOA should be established in a manner satisfactory to the Township. Required maintenance of all areas (wooded, lawn, natural, recreation, stormwater management, etc.) should be specified. Documentation should be prepared by the applicant and be submitted to the Township Solicitor for review. (SLDO Section 22-503)

In addition to standard HOA documents, disclosure statements for townhouse owners and single-family homeowners should be prepared in a manner satisfactory to the Township Solicitor to clarify limitations and restrictions imposed pursuant to the CU approval/agreement and final subdivision plan approval.

**Will comply.**

11. A minimum 20 feet wide buffer areas are required around the site perimeter adjacent to existing residential properties. Overall Landscape & Lighting Plan, sheet 32, indicates buffer areas. Existing vegetation is to be preserved in the cross hatched areas. Buffer plantings are proposed to be installed along the rear boundary of the townhouse units, and in limited areas along the rear of lots 108 to 113 and 119 to 122. Although these areas are not shown as "woodlands" (as determined at the time of CU plan review), they do contain significant successional growth that would be required to be cleared to install the proposed plantings. As discussed at the prior Planning Commission meeting, consideration should be given to maintaining existing trees within all buffer areas and supplement them with appropriate shrubs and evergreen trees to enhance buffering, particularly in winter. These plantings should be extended along the entire outboundary where new building lots and/or trails are in close proximity to the outboundary. This office recommends that the final determination of planting locations be deferred until clearing is completed and remaining vegetation is reviewed in the field by this office in conjunction with the developer. If deferral is satisfactory to the Township, this requirement should be noted on the plans. **Will comply.**
12. Lot layout has been revised to relocate two single-family lots (previously identified lots 106 and 107) which encroached into the buffer yard. These lots are now located as lot 135, in the area of the deleted tot lot, and lot 159, adjacent to the watercourse buffer in Open Space III. The area of prior lots 106 and 107 has been incorporated into Open Space II. It should be noted that grading of this area is still required for stormwater management which will impact some of the existing vegetation in this area. Several trees are proposed to be installed in the regraded area. **Changed in response to Planning Commission comment.**
13. With respect to the townhouse buffer area proposed grading will require clearing of almost all existing vegetation up to the property line of the adjoining Lobelle property. Proposed buffer plantings include a row of closely spaced arborvitae and canopy trees spaced 40 feet on center along the property line. In this area, the rear of the townhouse units are approximately 40 feet from the property line. Township should determine if the proposed buffer plantings are satisfactory. Additionally, this office recommends that the

proposed storm sewer be shifted approximately 5 feet to provide additional separation from the property line to increase the area for buffer plantings and minimize long term conflicts with the underground utility. (SLDO Section 27- 1904.b) **Will review.**

14. Variation of landscape/buffer plantings should be proposed as recommended by Bucks County Planning Commission correspondence dated April 14, 2021. (SLDO Section 22-515) **Will review.**
15. The CU approval/agreement contained several provisions related to traffic and adjoining street improvements as follows:
  - A. The developer is required to acquire rights-of-way as necessary to design and construct a roundabout pursuant to PennDOT design guidelines at the intersection of Three Mile Run Road and Park Avenue. If construction and/or right-of-way acquisition is determined to be infeasible, there are provisions for reduction in the number of building lots and a contribution in-lieu-of construction to the Township. Traffic Planning and Design (TPD) has reviewed the current conditions at the intersection and determined that a roundabout design appears feasible. It is our understanding that the design engineer is acquiring additional field survey information and researching existing easements/rights-of-way so that a preliminary roundabout design plan may be completed. This plan should establish configuration of the roundabout and the full impact on adjoining properties. Additional comment pertaining to this matter will be reserved pending receipt of survey data, preliminary design, and determination as to whether any easements/right-of-way will be required to be obtained to construct the intersection improvements. **Round-a-bout is under review by the Township Traffic Consultant.**
  - B. The location of the site access along old Bethlehem Pike was established with the CU plan. A left turn lane is required at the site access as shown on the plan. The CU approval/agreement also required curb and storm sewer along the site frontage, subject to land development plan review. Plan and profile drawings of Old Bethlehem Pike improvements are not fully detailed/dimensioned in the plan submission. Additional plan details including typical cross sections are required to determine the full extent of improvements necessary along the site frontage. Configuration of left turn lane and site entrance should be reviewed by TPD when complete plans are received. (SLDO Section 22-505.16, 506 & 512) **Round-a-bout is under review by the Township Traffic Consultant.**
  - C. Widening, curb, and sidewalk was not required to be installed along Hill Road site frontage. Overlay paving and shoulder grading of Hill Road from the site entrance to Three Mile Run Road is required. As a large portion of this area was paved by the Township since the CU approval/agreement was completed, consideration should be given to reviewing the existing conditions of Hill Road and discuss alternate improvements (such as drainage swale/storm sewer repair/extension) with the applicant. Plan sheet 42 includes the Hill Road frontage. Additional detail/cross sections are necessary to clarify intersection design, clearing and roadside swale grading necessary for improvements. Further, storm sewer previously proposed to

intercept roadside drainage has been eliminated. Drainage patterns/grades should be clarified on the plans to determine how stormwater will be addressed at the Hill Road entrance. (SLDO section 22-505.16) **Under review.**

- D. Fire and garbage truck turning movement diagrams have been included with the plan set. Design engineer should clarify if the lines shown outside of the cartway at the Hill Road entrance represent the wheel path, or vehicle overhang. Additionally, no parking zones with appropriate signage should be established at intersections based on the turning movement diagrams. Further, it appears that nearly all of the private drives in the townhouse section should be restricted from parallel parking. **Will comply.**

16. Several environmental reports were previously submitted with the application. They include a Wetland study prepared by Nova Consultants in July 2010, U.S. Army Corps of Engineers preliminary Jurisdictional Determination (JD) report dated November 23, 2010, and stormwater infiltration reports dated April 23, 2012, and January 14, 2021, from Penn's Trail Environmental, LLC. The following comments relate to submitted documentation:

- A. The older reports reference prior survey plans prepared by Pickering Courts & Sommerson (PCS). There are some different features (waters) noted on the PCS plans which are not shown on the current plans. Record plan notes should clarify the limit of information used from these plans.
- B. As noted in the preliminary JD, the findings were valid for five years. Application should be resubmitted to USACOE to obtain a current determination to verify regulated features. (SLDO Section 22-409)
- C. Subdivision plan floodplain note should eliminate reference to 1999 FEMA mapping. The effective date of the current mapping, March 16, 2015, should be referenced. (ZO Section 27-1902, Twp Code Chapter 8)
- D. Several permits are required to be obtained by the applicant, including floodplain encroachment and PADEP General Permit for sanitary sewer crossing of Three Mile Run. Additional permits and/or township requirements may be applicable upon resolution of the above.

**Under review.**

17. Post Construction Stormwater Management Report dated March 12, 2021, latest revision date July 16, 2021, prepared by Schlosser & Clause was submitted with the plan. In general, a storm sewer collection system is proposed throughout the site to direct stormwater to various water quality forebays which discharge to a large stormwater basin located in the open space adjacent to Three Mile Run. An additional underground basin is proposed in the center of the townhouse area. The following comments are made with respect to stormwater management.

- A. Several Appendixes (C, H, I, J) were not included in the submitted report.

Information should be submitted to allow for a complete review of the stormwater management system.

- B. The soils report indicates generally poor infiltration and shallow limiting zones. Design engineer should verify suitability for infiltration, separation between basin bottom and limiting zone, and dewatering calculations for all stormwater facilities. (SMO Section 26-325.A)
- C. Standard Township water quality calculations, recharge calculations, and stream bank erosion requirements should be addressed in the report. (SMO Section 26-316, 317 & 318)
- D. Individual point(s) of study, watershed sections, and/or stormwater facility, post development discharge rates should be included in the introduction/narrative summary charts.
- E. Pre-development stormwater calculations should utilize meadow as the cover factor for existing on-site impervious surface. (SMO Section 26-320.1.C)
- F. Stormwater narrative should clarify impervious surface basis used in the calculations. This office recommends that maximum allowable impervious surface be utilized for the village house lots to permit future improvements on the lots without the need for additional/modified stormwater management facilities.
- G. Flow path for main stormwater basin discharge should be analyzed for erosion control, protection of adjacent sanitary sewer.
- H. Existing topography/swales should be clarified along the outboundary in the vicinity of the adjoining shared driveway adjacent to lot 105 and 106 to verify existing/proposed drainage patterns.
- I. During construction stormwater (sediment basin) analysis should be submitted. (SMO Section 26-321)
- J. Design calculations for swales, culverts, spillways, and other stormwater improvements should be included in the report. (SMO Section 26-319)
- K. Erosion and Sedimentation Control Plans are included in the plan set; however, the plans do not appear to include all required control measures. Plans should be revised as necessary. Additionally, PADEP/BCCD NPDES stormwater and erosion control calculations should be submitted to verify consistency with proposed design. Verification of NPDES permit issuance and erosion and sediment control plan adequacy must be received in writing from Bucks County Conservation District. (SLDO Section 22-518)
- L. Additional construction details including but not limited to basin outlet structures, basin berm/outlet pipes cross section, spillways, swales, and swale/spillway slope erosion protection should be included on the plan.
- M. Plans should clarify basin side slopes and depth of ponded water to determine if protective fencing is required pursuant to section 26-319.14 of the Stormwater

Management ordinance.

- N. A 10:1 maximum slope access ramp should be included in each basin design for ease of maintenance. Additionally, a maintenance access path (lawn) to the facilities from Road A should be identified on the plan. (SMO Section 26-319.14)
- O. Basin landscaping is proposed along the outside perimeter of each surface facility except the forebays adjacent to the underground basin. Consideration should be given to designing a more natural planting layout with plantings on the inside and outside of the berm. Also, wet tolerant planting for the basin bottoms should be clarified on the plan. (SMO 26-319.G)
- P. Sump pump discharge locations for all units should be specified on the plan. Sump pump discharges may not be directed so that they would flow overland onto adjoining residential lots, across sidewalks, or into streets.
- Q. Operation and Maintenance agreement for all privately-owned stormwater facilities should be executed between the applicant/HOA and Township to guarantee long term maintenance and structural/operational integrity of the facilities. Agreement should include provisions for Township access to inspect the facilities, but not the obligation to repair/maintain the facilities. Agreement should be in a form satisfactory to the Township Solicitor. (SMO Section 26-345 & 346)

**Will comply. Will be managed release infiltration.**

18. Sanitary sewer service is proposed via extension of East Rockhill sewer system which is located along the opposite side of Three Mile Run. A stream crossing is required to connect the proposed collection system to the existing interceptor. As indicated above, appropriate permits for this crossing should be obtained by the developer. The following additional comments are made with respect to sanitary sewer design (Twp Code Chapter 18 Part 3):

- A. Lateral locations should be identified in profile drawings.
- B. Sewage facilities planning modules should be prepared for the project and require approval by the Township, PWTA, and PADEP. (SLDO Section 22-407 & 520)
- C. CU approval/agreement specifies sewer connections fees for the subdivision, which may be utilized to offset Township costs for reconstruction of the Township sewage pump station.
- D. Easements for Township access to sanitary sewer system within the townhouse area should be established in a manner satisfactory to the Township Solicitor.
- E. PADEP general permit and Township floodplain encroachment permits are required to be obtained by the applicant for the Three Mile Run sanitary sewer crossing construction. Appropriate permit details should be included on the plan.
- F. Additional design and construction detail comments are forthcoming pending review with Public Works Director. Final design of public water system may also impact sanitary sewer design with respect to conflicts/clearances between the

utilities.

**Will comply.**

19. Subdivision is proposed to be served by extension of PRA public water system. Water line is proposed to be extended along the full length of the property frontage along Old Bethlehem Pike. Verification of satisfactory system design, capacity, and willingness to serve should be received in writing from PRA. PRA has advised this office that they have not received a formal plan submission for this project.

Extent of off-site water line construction should be clarified on the plan to determine extent of street restoration necessary. Additionally, comments should be received from the servicing Fire Chief regarding access and emergency services operations. (SLDO Section 22-519)

**Mrs. Morano will follow-up with Fire Chief.**

20. Street trees are proposed throughout the village house area; however, limited trees are proposed in the townhouse area. Additional trees and/or alternate plantings such as shrubs should be considered to be installed along the townhouse area overflow parking spaces and open space area. The plan should also address individual lot energy conservation trees required pursuant to Section 22-504.L of the Subdivision Ordinance. (SLDO Section 22-515) **Waiver request is anticipated.**
21. Pursuant to the CU approval/agreement, a \$10,000.00 contribution shall be made by the applicant to the Township tree fund in-lieu-of strict compliance with the tree replacement requirements of Section 22-515 of the Subdivision Ordinance. **Comment.**
22. Plan sheets 32 thru 38 include street lighting. Extent of lighting is limited to intersections and various locations at bends in the street. This office recommends that the applicant provide a highlighted exhibit to clearly identify proposed street lighting locations for Planning Commission review and comment. Type of proposed fixtures should also be clarified on the plans. PPL options for full cutoff LED fixtures should be considered. (SLDO Section 22-409.9 & 527) **Proposed number of 11 are sufficient. It was recommended they be in the vicinity of mailboxes.**
23. Street names should be proposed by the applicant and require approval by the servicing post office and Township. (SLDO Section 22-505.12) **Will comply.**
24. Design engineer indicates that the development will be constructed in one phase. If phasing of construction is proposed in the future, a phasing plan should be submitted for review to verify extent of improvements to be constructed with each phase. (SLDO Section 22-403.12.E) **Comment.**
25. All proposed easements should be clearly identified on the record plans and include metes and bounds. (SLDO Section 527) **Will comply.**
26. Legal descriptions for all rights-of-way and easements to be dedicated to the Township should be prepared by a professional land surveyor and be submitted to the Township for review and use in agreements. **Will comply.**



27. Declaration of easements, conditions, and restrictions, consistent with CU approval/agreement and land development plan approval, should be prepared in a manner satisfactory to the Township Solicitor. **Will comply.**
  28. Specific disclosure form delineating all easements, conditions, restrictions and/or assessments for each lot owner prior to the sale of any individual lots, should be prepared in a manner satisfactory to the Township Solicitor. **Will comply.**
  29. Both Street Light and Trash Collection Districts are required to be established for the finally approved plan pursuant to the CU approval/agreement. Documentation should be prepared in a manner satisfactory to the Township Solicitor. **Will comply.**
  30. Natural gas facilities are located in Old Bethlehem Pike. Applicant should indicate if natural gas service will be extended into the development. If proposed, location of proposed gas main should be indicated to prevent conflicts with other utilities. (SLDO Section 22-521) **Will serve development. Will comply.**
  31. Property monumentation (outboundary, right-of-way, easements and lot corners) should be installed in accordance with Section 22-522 of the Subdivision Ordinance. Outboundary monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. Lot monumentation should be installed prior to occupancy of the lot. **Will comply.**
  32. Development/Financial Security Agreement should be required to be executed between applicant and East Rockhill Township to guarantee installation of “public” improvements including, but not limited to, stormwater management, erosion control, landscaping, regulatory signage and street improvements. An Opinion of Cost, prepared by design engineer, should be submitted for review and agreement preparation upon finalization of design. (SLDO Section 22-606) **Will comply.**
  33. An engineering and drafting detail review memo for the revised plans is forthcoming. Plans should be revised to address these comments in accordance with Subdivision Ordinance requirements. **Will comply.**
  34. Additional comments may be generated pursuant to resolution of the above issues and other items which may be raised during the public review process. **Comment.**
- Vickie Landis Rentsel, 1813 Old Bethlehem Pike, noted water converges on her parcel now. Mr. Clauss advised her situation would improve with this development.
  - Charles Stock, 1700 Old Bethlehem Pike, stated opposition to round-a-bout citing a low offer of purchase for an easement on his property and stated demands for water testing before, during and after development construction.
  - Jim Nietupski, 600 Route 313, stated the round-a-bout was best case scenario because traffic warrants did not support a new traffic signal and would like the preliminary plan to stay with the agreement and a play field remain.
  - John Corney, 1731 Old Bethlehem Pike, is a tenant on the property and requested a timeline for the project. Tentative construction to begin 2022.

- Louis DiTonno, 1 Boulder Drive, questioned water run off to Three Mile Run creek. Basin discharge will be less than today and will be reviewed by Township, Bucks County and Department of Environmental Protection.
- Vickie Landis Rentsel, 1813 Old Bethlehem Pike, asked if public sewer and water would be available. Township with DEP is discussing options to extend water and potentially sewer.
- Charles Stock, 1700 Old Bethlehem Pike, stated trucks will not go through round-a-bout.

Penridge School District, New Parking and Practice Field, North Fifth Street: Ms. Carolyn DuBois, RLA K&W Engineers and Mr. Kelly Harper Penridge School District Director of Operations were present. Mr. Harper stated according to 10-year enrollment projections the project will enable every eligible student to be able to park on campus which includes all juniors and seniors eligible to drive. Once completed no external parking will be needed. The fee, as set by the school board, is minimal and is not anticipated to be cost prohibitive to park on campus. Ms. Dubois reviewed the Township Engineer correspondence.

Review of the plan set revised final land development plan, including Stormwater Management Plan latest revision date July 19, 2021; Post Construction Stormwater Management Plan latest revision date July 19, 2021; Erosion and Sedimentation Control Plan, latest revision date July 19, 2021; and Lot Consolidation Plan dated May 14, 2021 indicates project includes construction of several student parking area additions east and west of the High School to provide an additional 263 student parking spaces in various locations and 46 bus parking spaces at the Transportation facility. Additionally, modification of practice field area is included and installation of additional sidewalks in various locations are proposed to improve pedestrian access. Finally, the consolidation of all Tax Parcels owned by the School District into a single property is proposed. The site is zoned Cultural-Educational (C-E) and is served with public water supply and sanitary sewage disposal by Perkasio Regional Authority (PRA).

1. The School District site is comprised of several Tax Parcels totaling 141.46 acres (gross) and 137.6982 acres (net) in area. A small portion of the site along Blooming Glen Road is located within Perkasio Borough. These parcels are proposed to be consolidated to a single property. Recording of the Lot Consolidation Plan and Revised Land Development Plan must be coordinated so that appropriate information and references are included on the plan sets based on the order of recording. School District should clarify desired order of recording and applicable information on the record plans should be revised accordingly. **Lot consolidation to be filed with land development plan.**
2. Proposed improvements within Perkasio Borough portion of the site are limited to sidewalk construction along the upper driveway entrance from Blooming Glen Drive. Preliminary plans have been reviewed by Perkasio Borough, and the Borough Manager has advised that formal land development plan approval will not be required by Perkasio Borough. It should be noted that plan recordation at Bucks County Courthouse will require, at a minimum, acknowledgement from Perkasio Borough. **Will comply. Proposed sidewalk is 5 feet.**
3. Plan submission includes 4 sets of plans. For Township approval purposes, the “Stormwater Management Plan”, sheets 1 thru 50 is the primary plan for Land Development approval.

Accordingly, this set should be titled "Revised Land Development Plan". Additionally, the design engineer should clarify which sheets of the set will be considered the "Record Plans". The plan sheets to be recorded should, in total, include all required information pursuant to Section 22-404 of the Land Development Ordinance. **Will comply.**

4. The originally approved High School Land Development Plan included several easements which traverse the property for PRA utilities, East Rockhill Township sanitary sewer; and future walking path. These easements have been included on certain sheets of the plan set. However, they are not shown on the Site or Grading & Utility Plans. Plans should be revised as necessary to depict easements to determine if the proposed playfield modifications will impact the location of the Walking Path Easement. Additionally, some of the existing utilities are shown outside of their respective easements. Location of utilities/easements should be verified to determine if modifications to the existing easements are required to align with the utilities. Modification to any easements requires approval between the School District and the respective easement holder. Record plans should reflect any easement modifications. (SLDO Section 22-527) **Will comply.**
5. Zoning Data chart on sheet 1 indicates a reduction in proposed impervious surface from existing conditions. It appears that the design engineer incorrectly calculated the impervious surface ratio from the gross site area instead of Base (net) Site Area pursuant to definitions in Sections 27-227 and 244 of the Zoning Ordinance. Calculations should be revised accordingly. If proposed impervious surface ratio exceeds 30%, application for Zoning Ordinance variance approval will be required to be submitted by the applicant for consideration by the Township Zoning Hearing Board. **Detail to be provided with net area not gross area.**
6. Documentation of new wetland delineation, completed by Vortex Environmental, Inc, dated June 2, 2021, is included in appendix J of the PCSM report. Delineation study is required to be submitted to the US Army Corps of Engineers to obtain a Jurisdictional Determination (JD). Additionally, verification of PADEP permit issuance for disturbance of the small isolated wetland area above the bus parking lot should be submitted to the Township. (ZO section 27-1900.h and SLDO Section 22-409). **Will comply.**
7. Wetland Margin has been delineated on the plan pursuant to Section 27-1900.j of the Zoning Ordinance. Plan notes indicate that at least 80% of the wetland margin will be preserved. Plan should include listing of original acres of wetland margin area, acres to be disturbed, and remaining protected area. Similar calculations should be included on the plan for any other natural feature disturbance pursuant to mapping and site capacity calculation requirements of Sections 27-1900 and 1901 of the Zoning Ordinance. **Will comply.**
8. Landscape buffer yards along the site outboundary and Fifth Street should be clearly indicated on all record plan sheets consistent with those established on the original Land Development plans. (ZO Section 27-19085) **Will comply.**
9. It is our understanding that the proposed student parking expansion is intended to accommodate additional on- site parking for many students who currently park off-site due to space limitations. It is not based on any anticipated change in student enrollment or expansion of buildings. However, the added spaces will increase the number of vehicle trips entering and

exiting the school property. Accordingly, the Township Traffic consultant, TPD, reviewed the proposed improvements with respect to increased traffic counts and possible impact on the two traffic signals along Fifth Street (main entrance & Blooming Glen Drive). Refer correspondence dated May 5, 2021, from TDP for traffic related comments. Township should determine if traffic counts for signal timing analysis should be done at this time using historic data or be deferred until completion of construction. If deferred, an agreement should be executed between the Township and School District to guarantee completion of the traffic counts/signal timing analysis and optimization of the signal timings if warranted by the study. (SLDO 22-406) **Applicant has received a review letter from Township Traffic Engineer, Traffic Planning and Design (TPD) dated May 5, 2021. Two existing signals to be re-timed as deemed necessary. Survey results indicates 98% of the students will return in-person on the first day of school. Applicant will discuss the timing of traffic counts considering TPD recommendation.**

10. Plans do not reflect the recently approved (and currently under construction) tennis court modifications. Plans should clarify that the proposed improvements adjacent to the tennis court area coordinate with the improvements under construction including the stormwater management BMP. **Will comply.**
11. All school district buildings are served by Perkasio Regional Authority public water and sanitary sewer facilities (General plan notes should be revised accordingly). However, as noted above, an East Rockhill Township sanitary sewer collector main traverses the School District property (from Ridge Road to Fifth Street). Proposed parking area, practice field and stormwater improvements west of the High School are located over and around the existing collector sewer line. Design engineer has indicated that the previously proposed realignment of the sanitary sewer main is no longer proposed. However, the following issues should be addressed on the plans:
  - A. A profile drawing of the existing sanitary sewer main in the affected area, with existing and proposed ground surface elevations, should be included on the plan to determine impact on the main such as maintenance of adequate cover and manhole adjustments.
  - B. Existing sanitary sewer main crossings should be identified in all applicable storm sewer profile drawings.
  - C. Sanitary manholes labels should be revised to be consistent with the Township sewer system designations.
  - D. It should be noted that this collector sewer main carries flow from a major portion of the Township via a pump station which operates on a frequent cycle. If necessary, this pump station may only be taken off-line for short periods. Upon resolution of overall sanitary sewer modifications, if any, required for the existing sewer main/manholes, a coordinated plan should be developed by the design engineer with Township representatives to establish a suitable construction sequence.
  - E. All necessary construction details for sanitary sewer main/manhole modifications, if any, should be included on the plan in accordance with East Rockhill Township

Sanitary Sewer Construction Standards.

**Will comply.**

12. Parking area tree plantings are proposed around the new parking areas in a similar fashion to the original Land Development Plan tree requirements. Section 22-514 of the Land Development Ordinance was subsequently revised since the original plan approval, and now requires parking area plantings based on shading calculations. Shading calculations included on sheet 41 appear incorrect as 100% shading credit is utilized for all plantings. Shading should be based on tree placement. For example, perimeter trees would be given a credit of 50% and interior island trees would be given a credit of 100%. Calculations should be revised accordingly.

Plan notes indicate that it is not practical to install trees around the bus parking lot. It is proposed that these plantings be installed in alternate locations on the site. This office recommends that some plantings be installed above the proposed retaining wall along the bus parking expansion area as existing trees are required to be removed for construction. Township should determine if alternative planting locations are satisfactory.

**Trees can be planted in other locations on the Site.**

13. Post Construction Stormwater Management Narrative and Calculations, dated May 17, 2021, latest revision date July 19, 2021, prepared by K&W was submitted with the plan. Several new water quality basins (BMPs) are proposed to be constructed near each proposed parking area. These BMPs will supplement the existing major stormwater management basins on the site. The report indicates that the peak rate of stormwater runoff from the overall site will be slightly reduced, and the locations of site discharge will remain unchanged. The following comments are made with respect to stormwater management design and should be addressed:

- A. Correspondence dated July 19, 2021 from K&W includes requests for modification of storm sewer pipe diameter and material (refer enclosed copy). Minimum 18" diameter RCP storm sewer pipe is required pursuant to Section 26-319.3.B&C of the Stormwater Management Ordinance. All proposed pipe is specified as HDPE with a minimum diameter of 15". The Township has previously approved use of HDPE pipe for private facilities.
- B. PCSM Narrative and Calculations must be signed and sealed by the responsible professional engineer. (SMO Section 26-320.1.J)
- C. Previously executed stormwater management Operation and Maintenance agreement(s) for this site must be amended to address the proposed stormwater system modifications, in a form satisfactory to the Township Solicitor. (SMO Section 26-346)

**Will comply.**

14. Verification of approval should be received in writing from Bucks County Conservation District (BCCD) for proposed erosion control measures and NPDES Permit Issuance. (SMO Section 26-321) **Will comply.**

15. Development/Financial Security Agreement must be executed between the Township and applicant to guarantee installation of public improvements including but not limited to, stormwater management facilities, landscaping, sanitary sewer facilities, and erosion/sediment control facilities located within the Township.

An "Opinion of Probable Construction Costs", dated July 15, 2021 has been prepared by the design engineer and submitted for review. Estimate may be revised to exclude costs for "Pavement and Assoc Improvements" and "Site Lighting" (SLDO Section 606)

**Will comply.**

16. Additional design comments contained in the attached Engineering/Drafting Detail Review Memo should be addressed on the plan. **Will comply.**

Ms. Dubois noted a pavement evaluation has been done to look at the condition of existing pavement and all existing parking will be repaved as part of this project. It is anticipated the entire project will be phased according to budget approval which is likely to be in three phases. The trail easement to Ridge Road is a flexible location and can be noted on the plan.

**On motion** by Mr. Eisenhart, seconded by Mr. Monahan, to recommend preliminary/final approval of the Pennridge School District New Parking and Practice Field revised land development plan as presented and waiver of pipe materials. With no additional discussion, all present voted in favor.

Mr. Baluh advised the applicant that an extension letter is required.

Hyseni Lot Line Adjustment: Plan was recorded July 16, 2021.

**Public Comment:**

There was none.

**Adjournment:** The meeting adjourned at 9:31pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager