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MUNICIPAL ENGINEERING SERVICES

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May 21, 2019

C.C. Hopf, Chairperson
Bridgeton Township Planning Commission
P.O. Box 200
1370 Bridgeton Hill Road
Upper Black Eddy, PA 18972

Subject: River Valley Waldorf School Land Development
1395 Bridgeton Hill Road
TMP #3-3-116-1
File No. 91-082

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject revised land development plan, sheets 1 thru 12, dated July 22, 2016, latest revision date May 15, 2019, prepared by Engineering and Land Planning Associates, Inc., which was received by the Township on May 17, 2019:

BACKGROUND:

The 7.677 acres parcel located along the north side of Bridgeton Hill Road within the R-2 Zoning District was originally proposed to be developed for a 6,000± SF expansion on an existing school building, and construction of additional parking facilities based on a preliminary land development plan that was filed with the Township on March 9, 2017. Plan received preliminary and final approval from the Township on July 11, 2017, however, conditions of approval were never satisfied, and the plan was never recorded.

Recently, the applicant has discussed a modified development concept with Township staff, which includes a phased plan for expansion of the school use. Phase 1 includes the proposed construction of a 2,990± SF classroom building east of the existing parking lot in front of the school, as well as a stormwater bioretention basin to manage increased runoff from the new building. Phase 2 includes construction of a two story addition along the front of the existing school building, as well as associated parking, access, and stormwater management improvements. It is the applicant's intention to secure approval from the Township to construct Phase 1 improvements now, with remaining Phase 2 improvements deferred to a later date once funding is available to proceed on the full buildout of the plan.

Site currently contains a 22,715 SF school building, 25 space parking lot, and paved driveway access along Bridgeton Hill Road. In addition to existing manmade improvements, site contains a watercourse (manmade drainage ditch) within the southeast corner of the site, and a wooded area in the northeast corner of the site. Site is served by an on-lot well and on-lot sewage disposal facilities, which are proposed to remain to serve the additional development proposed as part of the plan.

DISCUSSION:

1. As noted above, project is proposed to be phased. Applicant seeks revised plan approval for the overall development concept, and intends to construct Phase 1 at this time. As the project is proposed to be phased, Township may permit recordation of a Phase 1 plan separate from recordation of a Phase 2 (full buildout) plan, to enable the applicant to construct Phase 1 without requiring all conditions of Phase 2 approval to be satisfied at this time.
2. As shown on the plan, a drainage easement is proposed to encompass the limits of the watercourse within the frontage of the site, which should be described by metes and bounds on the record plan. Drainage easement terms should ensure that the watercourse area remains open and unobstructed to adequately convey the 100-year storm event. Three copies of legal descriptions for the drainage easement, each containing original seal and signature by the responsible surveyor, should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation. (Stormwater Management Ordinance Section 301.E)

3. Phase 2 plan includes the proposed construction of a building addition on the front of the school, which also necessitates revisions to the parking facilities to accommodate relocation of existing parking spaces within the front of the school building, as well as construction of additional parking spaces and access driveway improvements as were shown on the original preliminary plan to provide a total of 78 spaces (including 3 ADA accessible spaces). Parking requirement tabulation on sheet 1 of 12 indicates that 25 spaces are required for the proposed use. As none of the students are of driving age, the number of spaces proposed accommodates the number of employees as well as the presumed need for additional parking for special events, parents, and other uses of the property. Plan still proposes use of permeable paving (high density polyethylene grids filled with crushed stone) to mitigate the impervious surface coverage from exceeding the maximum impervious surface coverage (25%) permitted in the R-2 Zoning District.

A restrictive covenant should be established in a manner satisfactory to the Township and Township Solicitor, which identifies that the areas of permeable paving grids must be maintained as such by the property owner in perpetuity, and may not be converted into impervious coverage (by paving, removing the permeable paving product, etc.) unless the applicant successfully obtains variance approval from the Zoning Hearing Board to permit an increase in impervious surface coverage on the site from that allowed by current Zoning Ordinance requirements.

4. As part of the original plan application, the applicant has obtained approval from the Township for waivers of various Ordinance requirements, including Stormwater Management Ordinance Section 305.C (which requires existing impervious surface areas to be considered as meadow in the predevelopment condition, when analyzing peak rate and volume control requirements of the Stormwater Management Ordinance); SLDO Sections 505.16, 506.4.A, 512, and 513 (which require cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk to be constructed along Bridgeton Hill Road within the frontage of the site); SLDO Section 403.4 (which requires existing features within 100 feet of the site to be shown on the preliminary plan); and SLDO Sections 516.3.B(3) and (4) (which contain requirements relative to required storm sewer pipe material [reinforced concrete pipe] and pipe diameter [18" minimum]). Nothing in the revised proposal affects waivers previously granted by the Township; and no additional waivers have been requested as part of the revised plan.
5. Plan still proposes landscaping (street trees, parking lot shade trees/shrubs, and buffer yard trees/shrubs within the 20 feet wide buffer yard along the west side of parking facilities adjoining TMP #3-3-116), and parking lot lighting, which will be installed as part of Phase 2 in conjunction with installation of new parking facilities and the full buildout of the site. No landscaping or parking lot lighting is proposed to be installed as part of Phase 1. Lighting for the proposed building to be constructed in Phase 1 must be reviewed by the Township in conjunction with architectural design plans to ensure that lighting complies with requirements of Ordinance 2010-3), prior to issuance of a building permit.
6. Existing driveway access along Bridgeton Hill Road is proposed to be modified as part of Phase 2 to widen the access to 31 feet, which will provide sufficient width for two-way traffic and turning movements for larger vehicles (such as school buses). Proposed access revisions and encroachment within the legal right-of-way of Bridgeton Hill Road require approval from PennDOT via issuance of a Highway Occupancy Permit in accordance with Section 505.2 of the Land Development Ordinance. Highway Occupancy Permit should be received from PennDOT by the applicant, prior to Phase 2 plan recordation.
7. A "Post-construction Stormwater Management Plan", dated July 22, 2016, latest revision date May 15, 2019, prepared by Engineering & Land Planning Associates, Inc., was submitted with the revised plan to document compliance with performance principals of the Delaware River (North) Watershed. Stormwater design concept is substantially similar to that shown on the prior plan. Report contains calculations verifying that the full build out of the site will comply with requirements of the Stormwater Management Ordinance. Report should include supplemental calculations to verify that the Phase 1 design complies with requirements of the Stormwater Management Ordinance, without construction of Phase 2 improvements.

A Stormwater Management Maintenance and Monitoring Agreement, prepared by the Township Solicitor, must be executed between the applicant and Township to guarantee that the stormwater management facilities remain a perpetual part of the site; and the Township reserves the right, but not the obligation, to inspect the site to verify that stormwater management facilities are being maintained by the property owner in perpetuity. Stormwater Management Maintenance and Monitoring Agreement should be prepared by the Township Solicitor and executed by the applicant in a manner satisfactory to the Township, prior to plan recordation. (Stormwater Management Ordinance Section 703)

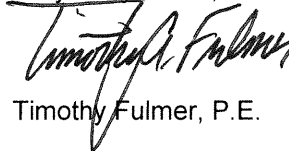
8. Correspondence dated March 17, 2017 from Bucks County Conservation District was previously received, which indicates that the prior plan is adequate (with comments) for erosion/sediment control. As the plan has been revised to propose phasing of the project, a copy of the latest revised plan must be submitted to Bucks County Conservation District for review and reaffirmation of approval. (SLDO Section 518)
9. Site is served by an existing on-lot well (located immediately southeast of the southeast corner of the existing building) and on-lot sewage disposal system (sand mound located along the northernmost property boundary of the site) which are proposed to remain as part of the project. Plan notes that the well and septic system both meet the proposed buildout requirements per Bucks County Department of Health. Documentation to this effect should be received from Bucks County Department of Health to verify that the water supply and sewage disposal system are acceptable for continued use upon completion of the project. (SLDO Sections 519 & 520)
10. A Development/Financial Security Agreement must be executed between the applicant and Township, to guarantee installation of required improvements. An Opinion of Cost, prepared by a licensed professional engineer, should be submitted to the Township for review. (SLDO Section 606)
11. Attached to this correspondence is a review of engineering/drafting details, which should be satisfactorily addressed.

RECOMMENDATION:

Plan should not be approved unless the above items are resolved in a manner satisfactory to the Township.

If you have any questions, do not hesitate to contact me.

Very Truly Yours,



Timothy Fulmer, P.E.

TAF/mew

cc: Board of Supervisors (via email)
Colleen Pursell, Township Secretary/Treasurer (via email)
Matt Wojaczyk, Township Zoning Officer (via email)
David Shafkowitz, Esq., Township Solicitor (via email)
Reeve Kelly, River Valley Waldorf School (via email)
Matthew Conners, P.E., Engineering & Land Planning Associates, Inc. (via email)

Engineering/Drafting Detail Review
River Valley Waldorf School Land Development
Plan Date: May 15, 2019
Review Date: May 21, 2019
File No. 91-082

1. An extra signature line for the Board of Supervisors should be added to the Township Approval certification on sheet 1 of 12, as there are three Supervisors of Bridgeton Township.
2. An ownership signature line should be added in the vicinity of the notary public certification on sheet 1 of 12, for execution by the property owner representative.
3. Bucks County Planning Commission review memorandum project number should be completed within the BCPC review certification on Sheet 1 of 12.
4. As the plan will be recorded in phases, ownership, notary, design professional, BCPC review, and Township approval certifications should be added to each respective site plan sheet; and reference that the respective plan is for Phase 1 (or Phase 2) recording only.
5. "Design Waivers Requested" note below the Parking Requirements table on sheet 1 of 12 should be removed from the plan, as waivers were already granted by the Township.
6. Future disposition of the play set and slide in the vicinity of the proposed building should be noted on the plan.
7. Total number of American linden parking lot trees should be clarified between the Plant Schedule (9) and the number of tree symbols in plan view (8) on sheet 7 of 12. It appears that the discrepancy may involve a single tree symbol at the north east side of the site access, which is labelled as 2 trees in plan view.
8. River birch (2 trees) and Eastern red bud (1 tree) specified in the Plant Schedule do not appear to be proposed in plan view, and should be clarified on sheet 7 of 12.
9. Two shrub symbols at the south side of the parking lot intersection (near the crosswalk) are unidentified in plan view on sheet 7 of 12.
10. Total number of parking lot light standards should be clarified between the Lighting Schedule (7) and number of light standard symbols in plan view (9) on sheet 7 of 12.
11. If construction will be phased, an erosion/sediment control plan for Phase 1 only should be included in the plan set, which identifies limits of disturbance for Phase 1.
12. Plan should note that the entire roof area of the detached classroom building must drain to the stormwater bioretention basin as assumed by the stormwater management calculations. Roof drain downspouts must be piped (via a header system) to ensure conveyance to the basin in the event that downspout locations do not discharge overland to the basin.
13. Consideration should be given to replacing cleanouts with grated inlet boxes for the pipe system entering the bioretention basin, in order to assist in capturing surface runoff from the swales tributary to the basin.

(TAF/mew)