



15 January 2019

Mr. Patrick Duffy, P.E.
Director, Building and Zoning
MIDDLETOWN TOWNSHIP, Bucks County
3 Municipal Way
Langhorne, PA 19047-3424

Re: Environmental Advisory Council Review
Orchard Tract Residential Development
T.M.P. 22-57-4, Woodbourne Rd, Middletown

Mr. Duffy:

As directed, the Middletown Township *Environmental Advisory Council* (EAC) has reviewed the Preliminary/Final Land Development drawings regarding the proposed ***Orchard Tract Residential Development*** (T.M.P. 22-57-4), including Sheet Nos. 1 through 43, Revision 0, dated 29Aug18, as prepared by *Bohler Engineering*, Chalfont, PA, and offers the following comments.

1. Note B in the Site Capacity Calculations Section of the Overall Site Plan (Drawing No. 2 of 43) indicates that 2.216 acres of Woodlands are present on the site, however we noted no delineation of the Woodlands on plan.

In accordance with §500-2602.A.(1), we request that all Natural Resource Protection areas be delineated on the site plan. As noted previously, additional Woodlands are suspected. Please advise.

2. The Overall Existing Conditions Plan (Drawing No. 7 of 43) graphically indicates areas of existing slopes greater than 8%, however the Site Capacity Calculations Section of the Overall Site Plan (Drawing No. 2 of 43) indicates zero steep slope areas. Please advise.

In accordance with §500-2601.C.(1), no more than 50% of areas which exceed a slope of 8% shall be altered, regraded, cleared, or built upon, however these areas on this site are sparse and concentrated, and disturbance of these areas may not present a detriment to this natural resource.

3. Please provide a statement regarding onsite Wetlands Delineation. §500-2601.G.(1)(a) requires that wetlands boundaries be delineated through an onsite assessment conducted by a professional soil scientist or others of demonstrated qualifications, including a study with sufficient detail to allow a thorough review by the Township.
4. The development proposes a force-main sewer with an onsite pump station to discharge sanitary effluent to a sanitary sewer in the bed of Woodbourne Road. The EAC recommends that an operations and maintenance agreement and plan be provided for *Township* review regarding this force main and sanitary system.
5. The Overall Utility Plan (Drawing 13 of 43) indicates discharge pipes from Rain Garden #2 and Rain Garden #3, which appear to convey concentrated stormwater discharge from these systems toward the adjacent I-95 PennDOT Right-of-Way. The EAC recommends that the *Township* evaluate any proposed or potential stormwater discharges to adjacent properties.

6. The Overall Grading Plan (Drawing 10 of 43) indicates that the basin bottom elevation of the proposed Infiltration Basin located near the northwest corner of the site is vertically higher than existing surface grades at the adjacent residential property at T.M.P. 22-31-92. The EAC recommends that the *Township* evaluate this condition given the potential for offsite flooding.

7. As noted previously, the proposed development may promote increased vehicular traffic on Woodbourne Road, and the EAC recommends that the *Township* sufficiently evaluate
 - A. the potential impacts on the community due to the anticipated increase in traffic, and

 - B. pedestrian traffic and safe pedestrian access to the existing nearby commuter rail station at Woodbourne Road.

8. Train and rail-associated noise complaints have been received by the *Township* from nearby residents of the Fairless Hills Branch of the North Pennsylvania Railroad Company. The *Orchard Tract* development proposes 111 new residences in the proximate vicinity of this rail line. The EAC recommends that the *Township* evaluate any potential noise ordinance impacts associated with this proposal.

Mr. Duffy
Orchard Tract
(T.M.P. 22-57-4)

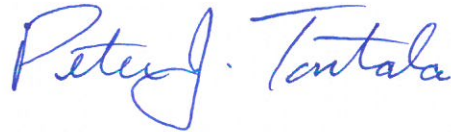
- 4 -

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Should you have any questions, please phone.

Sincerely,

ENVIRONMENTAL ADVISORY COUNCIL
Middletown Township



Peter J. Tantala, P.E.
Secretary

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