



Carroll Engineering Corporation

May 4, 2017

Terry Fedorchak, Township Manager
The Township of Lower Makefield
1100 Edgewood Road
Yardley, PA 19067

Dear Mr. Fedorchak:

Subject: Snipes Tract Athletic Fields Development Review
Preliminary Subdivision and Land Development Plan - TMP #20-016-002 & TMP #20-016-1-1

We have reviewed the Preliminary Subdivision and Land Development Plan for the above referenced project and offer the following comments for consideration:

I. DOCUMENTS

- A plan set consisting of fourteen (14) sheets titled “Snipes Tract Athletic Fields” prepared by Boucher & James, Inc., dated November 14, 2016, last revised May 2, 2017.
- A Post Construction Stormwater Management Report prepared by Boucher & James, Inc., dated November 18, 2016, last revised March 2, 2017, and hereby referred to as the “Stormwater Report”.
- A report titled “Infiltration Report for the Snipes Site”, prepared by Boucher & James, Inc. dated November 1, 2016, which is contained in Appendix E of the aforementioned Post Construction Stormwater Management Report, and hereby referred to as the “Infiltration Report”.
- A Transportation Impact Study
- An estimate titled “Budgetary Construction Cost Estimate – Snipes Field” prepared by Boucher & James, Inc., dated March 15, 2017, and hereby referred to as the “Cost Estimate”.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

II. GENERAL

The project is located on the parcels TMP #20-016-002 & TMP #20-016-1-1, which are owned by Lower Makefield Township, and consist of 34.26 acres and 2.0 acres respectively. The plans propose the consolidation of these parcels which are primarily wooded having a single looped stone driveway which takes access from Dolington Road (S.R. 2075), and were previously used as a nursery. The parcels are zoned R-1 (Residential Low-Density) according to the Township Zoning Map prepared by Boucher & James, Inc., dated September 10, 2015. The use has been noted as a Public Recreational Facility/Recreational, which is permitted by Chapter 200: Zoning of the Lower Makefield Township Code of Ordinances. The project proposes the construction of a municipal athletic field complex, which will include entrances from Dolington Road and Quarry Road, an internal loop road with parking areas, one (1) small and three (3) large athletic fields, a pavilion, a concession stand with restrooms, a future skate-park, a walking trail system, and stormwater management facilities on the site. The project is proposed to be served by public water and sewer.

III. REVIEW COMMENTS

A. Zoning Variances:

The applicant has requested a variance from the following sections of the Lower Makefield Township Zoning Ordinance (Chapter 200):

1. Section §200-18 & §200-61 – A variance was granted on November 15th, 2016 from the requirement that a 100 foot setback be provided for arterial roads (I-95) and an 80 foot setback be provided for collector roads (Dolington Road). This allows the proposed equipment sheds, salt storage, and the future skate park to fall within these required yards.

B. Zoning Ordinance:

We offer the following comments pertaining to the Lower Makefield Township Zoning Ordinance (Chapter 200):

1. Section §200-51 & §200-52 – The site capacity calculations on the Natural Resources/Existing Features Plan indicate that the “existing trees on the site are a tree nursery and are not woodlands”. Section §200-51.B(6)(a) defines woodlands as “a quarter acre or more of wooded land where the largest trees measure at least six inches diameter at height of 4.5 feet from the ground and the associated intermediate layers in these areas, including the understory shrubs and smaller trees, the ground layer of herbaceous plants and the forest floor”. Based on available aerial photography it appears the some of the existing trees have the potential to fit this criteria. The existing trees should be evaluated as necessary, and the site capacity calculation table should be revised where appropriate.

C. Subdivision and Land Development Waivers

The applicant has requested waivers of the following sections of the Lower Makefield Township Subdivision and Land Development Ordinance (Chapter 178):

1. Section §178-20.C.(9) – A waiver is requested from the requirement to show manmade features within 200 feet of the site. An aerial photograph has been provided on the cover page instead.
2. Section §178-20.C.(10) – A waiver is requested from the requirement to provide a tree inventory of the existing mature trees onsite 8 inches or more in caliper measured 4 feet above grade level.
3. Section §178-20.E.(29) – A waiver is requested from the requirement to provide samples of adjacent roads.
4. Section §178-20.G – A waiver is requested from the requirement to provide an environmental impact assessment (EIA) of the site, since the Township owns the site and is aware of the physical features, zoning, use, etc. of the site and has considered all this information in making the selection for the proposed site.
5. Section §178-53.A – A waiver is requested to allow the proposed lighting fixtures for the athletic fields to exceed the required 20 foot maximum.
6. Section §178-56.A – A waiver is requested from the requirements to provide a 30 foot wide easement for storm and sanitary sewer since the Township owns the site, and therefore has full access.
7. Section §178-56.C – A waiver is requested to allow the installation of a paved bike path within an existing (unused) sanitary sewer easement on the site, in order to minimize disturbance of steep slopes.
8. Section §178-93.B.(3)(a) - A waiver is requested from the requirement to perform groundwater mounding analysis for the proposed infiltration areas since there are no buildings with basements near the proposed infiltration areas. See also waiver request under comment E.2 of this letter.
9. Section §178-93.D.5 – A waiver is requested to allow the depth of water in the detention basin, from invert to 100 year high water elevation to be 5'-3" (where 5'-0" is permitted).
10. Section §178-93.F.(3)(C) – A waiver is requested to allow the use of 15 inch diameter storm sewer in lieu of 18 inch diameter sewer where appropriate.

11. Section §178-93.F.(3)(D) – A waiver is requested to allow a 3 inch increment size change in storm sewer in lieu of 6 inches where appropriate.
12. Section §178-93.F.(3)(H) – A waiver is requested to allow less than 2 feet of cover over storm sewer in grassed areas.
13. Section §178-95.C.(7)&(8) – A waiver is requested to allow grading at less than 2 percent slope in the areas of the athletic fields, skate park, and swales, in order to meet athletic field design standards and minimize tree disturbance.
14. Section §178-95.C.(10) – A waiver is requested from the requirement to provide a 6 inch drop within 15 feet of the proposed concession stand building due to the proximity of the proposed sidewalk around the building.

D. Subdivision and Land Development Ordinance

This application satisfies all requirements and provisions of the current Lower Makefield Township Subdivision and Land Development Ordinance (Chapter 178) with the following exceptions:

1. Section §178-53.B – The Lighting Plan and Details sheet should be revised to include additional information as required under this section. Mainly, footcandle diagrams should be provided on the plans to ensure that illumination from light originating on the site does not exceed 0.5 footcandles at the lot line.

E. Stormwater Management - Delaware River South Watershed Waivers

The applicant has requested waivers of the following sections of the Lower Makefield Township Stormwater Management Ordinance (Chapter 173):

1. Section §173-12.K – A waiver is requested from the requirement that stormwater runoff detention facilities completely drain both the volume control and rate control capacities over a period of 24 hours from the end of the design storm.
2. Section §173-14.C.(6)(G) – A waiver is requested from the requirement to perform groundwater mounding analysis for the proposed infiltration areas since there are no buildings with basements near the proposed infiltration areas. See also waiver request under comment C.8 of this letter.

F. Stormwater Management - Delaware River South Watershed Ordinance

This application satisfies all requirements and provisions of the current Lower Makefield Township Stormwater Management Ordinance (Chapter 173) with the following exceptions:

1. Section §173-12.I. & §173-14.C.(5) – Infiltration BMP’s should be located to maximize the use of natural on-site infiltration features and selected based on the suitability of soils. The proposed infiltration trench between Inlet 16 and Inlet 17 is located above the Test Pit TP-H. This test pit was noted as having no infiltration due to the presence of an apparent impermeable silt loam soil according to the Infiltration Report. As such, this proposed infiltration trench is anticipated to be minimally effective in recharging stormwater. Furthermore, no testing was conducted in the area of the proposed infiltration trench between Inlet 26 and Inlet 27. Additional testing appears to be required for this infiltration trench to determine if its use is appropriate.
2. Section §173-14.C.(5).(b)
 - a. A minimum soil depth of 24 inches should be provided between the bottom of the infiltration BMP’s and the top of bedrock or seasonally high water table. Although, the stormwater management basin has not been designated as the primary infiltration BMP, it should be noted that the Infiltration Report indicates that test pit TP-L and TP-M (located at the basin interior) encountered bedrock at a depth of 20 inches and 34 inches, respectively. Approximately 4 to 5 feet of cut is proposed in these areas to accommodate the proposed basin contours, which would result in the removal of approximately 2 to 2.5 feet of bedrock. Furthermore, the excavation of bedrock will likely exceed these depths in order to accommodate the placement of topsoil (typically a minimum of 6 inches placement depth). It is unclear if this additional excavation was accounted for on the Cost Estimate as there is no line item for rock removal. As such, the basin location and/or contours may need to be re-evaluated or the soils should be investigated further, as this rock removal is anticipated to add significant cost to the construction of the proposed basin.
 - b. The infiltration trench proposed between Inlet 21 and Inlet 22 does not provide the required minimum separation of 24 inches from its proposed bottom to the top of bedrock. The Infiltration Report indicates that test pit TP-A & TP-B encountered bedrock at an approximate elevation of 179.33 & 178.60, respectively. The proposed trench bottom at these locations is approximately 180.0 and 179.25 (8-inch separation from limiting zone). As such, we suspect that the infiltration trench may be minimally effective at its current elevation.
 - c. The infiltration trench proposed between Inlet 2 and Inlet 3 does not provide the required minimum separation of 24 inches from its proposed bottom to the top of bedrock. The Infiltration Report indicates that test pit TP-J encountered bedrock at an approximate elevation of 168.75. The proposed trench bottom at this location is approximately the same elevation providing no separation from limiting zone. As such, we suspect that the infiltration trench may be minimally effective at its current elevation.

G. Transportation Impact Study

1. ITE Trip Generation Data

- a. The total number of trips calculated for the Saturday Peak Hour should be rounded up to 122 in order to take a conservative approach. The values for the Saturday Peak Hour in Table 7 should be adjusted accordingly.

2. Trip Distribution

- a. The distribution percentage of new trips for eastbound via Yardley Newtown Road (S.R. 0332) is shown to be 20%. The trip distribution does not equal 20% for eastbound via Yardley Newtown Road when referring to Figure 12: Trip Distribution Saturday Midday Peak Hour New Trip.

3. Levels of Service

- b. Some of the information given in Table 11: Level of Service Delay (Seconds) Summary does not match the information from the capacity analyses performed in *Synchro 8* software that is found in Appendix C.
- c. For the existing condition of the Saturday mid-day peak hour at the Quarry Rd & Dolington Rd (S.R. 2075) intersection, Table 11 shows the ILOS to be 4.1 seconds. The capacity analysis worksheet shows the delay time to be 3.8 seconds.
- d. For the 2019 projected conditions of the AM peak hour at the Quarry Hill Court/Site Driveway & Quarry Rd intersection, Table 11 shows the LOS for the WB L/T/R direction to be A. The capacity analysis worksheet shows the LOS for that same direction to be B.
- e. For the 2019 projected conditions of the Saturday midday peak hour at the Quarry Hill Court/Site Driveway & Quarry Rd intersection, Table 11 shows the LOS for the SB L direction to be B. The capacity analysis worksheet shows the LOS for that same direction to be A.

H. Value Engineering

The proposed project was examined for potential cost savings while noting that the overall concept should remain the same, which is to provide three (3) large athletic fields, one (1) small athletic field, a pavilion, a concession stand with restrooms, accommodations for a future skate-park, and a walking trail system for public use. Eliminating any one of the aforementioned amenities would result in cost savings. However, this was not considered in our analysis since it would represent an overall reduction in project scope. Therefore, the items discussed below are offered for your consideration as areas where a potential cost savings may be present, but do not significantly alter the overall project scope.

1. The principle design change that may represent a significant cost savings would be to eliminate the looped roadway which provides vehicular access to all sides of the proposed athletic fields. In general, grouping parking areas would minimize the total length of driveway needed to provide access to these spaces. A sketch plan has been attached for your reference which illustrates areas where the parking could be grouped and where driveway could be removed or potentially considered for future construction.
 - a. The aforementioned sketch provides the same number of parking spaces as the current design, but will eliminate approximately 3,395 square-yards of asphalt paving. The proposed walking trail could still provide a means of egress to the proposed athletic fields. However, the walking distance would increase for the park patrons accessing the western-most athletic field. Other cost saving benefits associated with this proposed driveway configuration could include proposing swales in lieu of storm piping proposed along the southern side of the large athletic fields, and the overall size of the storm facility would likely be reduced due to the impervious surface reduction. Utilizing the unit pricing on the Cost Estimate, the asphalt paving reduction would represent a cost savings of approximately \$94,200 (-3.67% of total construction cost, assuming paving \pm \$27.75 a square-yard).
2. Although, it was previously stated that our analysis would not include reductions in overall project scope, it should be noted that the proposed site lighting accounts for approximately 20% of the total construction cost according to the Cost Estimate, and its absence does not necessarily represent a change in how the facility is utilized, only the hours in which it may be utilized. In our experience, athletic field lighting is a popular item to be funded by the organization(s) utilizing public facilities.

I. General Comments

1. The plans should indicate the location of the proposed valve box associated with the proposed fire hydrant, and the “Typical Fire Hydrant & Restraints Detail” on the Construction Details (2 of 2) sheet should be revised as necessary. It is unclear how the proposed 2-inch diameter water service will connect to the proposed water main. The plans currently depict it connecting to the fire hydrant which does not correspond to the proposed water service detail provided. The water service should connect to the proposed water main before the fire hydrant valve box in the event the fire hydrant valve is being operated, and the proposed curb box location should also be indicated in plan view.
2. It is suggested that trench plugs be provided downstream of the proposed infiltration trench areas to prevent the migration of stormwater thru the storm pipe bedding and maximize stormwater impoundment in these areas intended to infiltrate stormwater.
3. The lighting plan does not include information relative to conduit locations, wiring diagrams, sections, etc. It is assumed this information is included in a separate proposal from Musco, the lighting supplier. This information may need to be added to the plans as necessary for bidding proceedings.

J. Cost Estimate

The comments below pertain to the cost estimate prepared for the November 14, 2016 iteration of the plans, which have been revised during the course of our review. We have not been provided with an updated cost estimate. However, it should be noted that no major changes are anticipated apart from the interior water supply network which was recently detailed on the plans. We recommend the cost estimate be updated as necessary to reflect the proposed items on the May 2, 2017 revision of the plans.

1. The quantity provided for line item D.3 is 400 linear feet. Based on the plans, it appears this quantity should be 440 linear feet.
2. The unit price provided for line item A.25 for a “Type ‘M’ Inlet – Standard” appears to be higher than anticipated. We would expect this unit price to be on the same order as line item A.40 for a “Sanitary Sewer Manhole”.

Terry Fedorchak
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We recommend the application be revised to the satisfaction of the Board of Supervisors. Should you have any questions or require additional information, please contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION



Christopher A. Peterson, P.E.

CAP:cam

Attachment

cc: Philip Wursta, Vice President, Traffic, Planning & Design, Inc.

Allen B. Mason, P.E., Senior Vice President, CEC

Andrew L. Brown, P.E., CEC

Joel H. Ardman, P.E., Vice President, CEC



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May 8, 2017

Mr. Alan Dresser, Project Leader
Environmental Advisory Council
Lower Makefield Township
1100 Edgewood Road
Yardley, PA 19067-1696

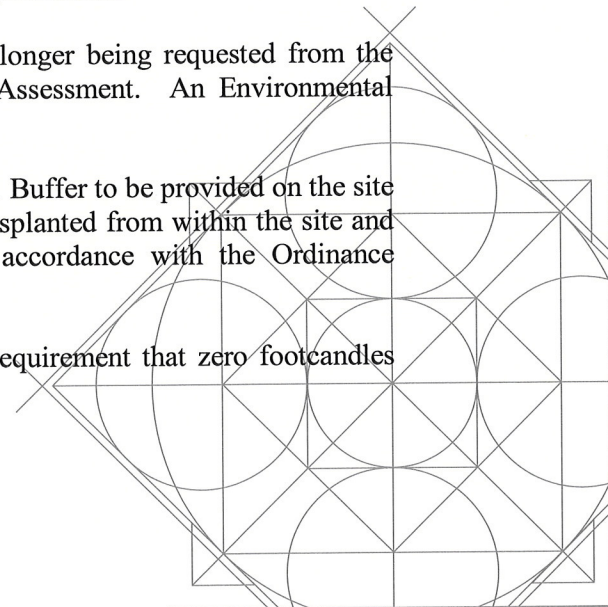
**SUBJECT: SNIPES TRACT ATHLETIC FIELDS
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
LOWER MAKEFIELD TOWNSHIP
TAX MAP PARCEL NO'S 20-016-001-001 & 20-016-002
PROJECT NO. 16-77-054L**

Dear Alan:

We are in receipt of the review letter from the Lower Makefield Township Environmental Advisory Council, dated January 22, 2017, for the Snipes Tract Athletic Fields Project.

In response to the comments from the review letter, we offer the following:

1. Youth Modified Football Fields – The size and layout of the fields were determined and directed by the Township Park and Recreation Department to meet the needs of the Township Youth Organizations.
2. Proposed Concession and Restrooms Buildings – The proposed Concession Stand is combined with the Restrooms in the same building (25 feet by 55 feet). The second building is a pavilion (25 feet by 50 feet). The labeling on the Record Plan, Sheet 2 of 14 has been corrected.
3. Demonstration of Need – The planning of this Athletic/Recreation Park has been thoughtfully considered, determined and directed by the Township Park and Recreation Department in conjunction with the Township youth organizations.
4. Environmental Impact Assessment – A Waiver is no longer being requested from the requirements of preparing an Environmental Impact Assessment. An Environmental Impact Assessment will be provided for the Project.
5. Nonresidential / Residential Type 1 Buffer - The Type 1 Buffer to be provided on the site will consist of existing trees, as well as trees to be transplanted from within the site and additional new trees, as necessary, and will be in accordance with the Ordinance requirements.
6. Outdoor Lighting – All lighting will conform to the requirement that zero footcandles will be met at all property boundary lines.



7. Natural Resource Requirements – Woodlands – The site is an existing Tree Nursery. While the 2015 Township Comprehensive Master Plan Update Final Draft Map 2: Land Resources shows a small area of woodlands in the northeast corner of the site behind the existing homes, this is not necessarily an area of woodlands by the Township definition. However, in deference to the Master Plan Map, this area of trees will not be disturbed and will remain as existing.
8. Tree Protection Standards and Tree Replacement Ordinances – The Tree Protection Fence is shown on the Erosion & Sedimentation Control Plan, Sheet 6 of 14 and the Landscape Plan, Sheet 8 of 14. The Tree Protection Detail and the Tree Protection Notes from the SALDO are shown on the Erosion and Sedimentation Control Details Plan, Sheet 7 of 14. The trees to be removed are from nursery stock. A number of trees are planned to be transplanted from the interior of the site to the Dolington Road frontage as a buffer.
9. Transplanting Existing Trees – The removing and transplanting of the trees onsite will be performed by a professional landscaping company and will be overseen by a Certified Arborist and Professional Landscape Architect from our office. If any of the trees do not survive, they will be replaced.
10. Pervious Pavement Parking - Pervious paving for the Parking spaces would potentially reduce the stormwater runoff to the detention basin. However, it may be an added construction cost to the project to pave the parking areas with pervious paving. We defer to the Township for direction on this issue.
11. Proposed Detention Basin and Bedrock – The detention basin is not designed as an infiltration basin (or infiltration BMP). Four test pits were dug in the area of the detention basin to determine the soil profiles and depth to bedrock for construction purposes.
12. Water Quality Inserts –Water quality inserts can be added to the inlets which discharge directly into the infiltration trenches. We defer to the Township for direction with regard to this item.
13. Operations and Maintenance Manual – The Post Construction Details Plan, Sheet 12 of 14, has been revised to provide Operation and Maintenance information for the Stormwater BMP's. A note will be added to the Plan regarding a street sweeping schedule.
14. Infiltration Trenches – The Infiltration Trench Detail on Sheet 12 of 14, now notes that the infiltration trench will be covered with topsoil and seeded (grass).
15. Frequency of Infiltration Testing – Additional Infiltration testing is scheduled to be performed this week for the proposed infiltration trenches.
16. Post Construction 2 Year Volume - The Post Construction Stormwater Management Plan has been revised and Infiltration Trench Calculations have been added to demonstrate

Lower Makefield Township
Snipes Tract Athletic Fields
May 8, 2017
Page 3 of 3

that there will be no increase in stormwater volume leaving the site for the Two (2) Year Storm. The NPDES Permit was issued on March 17, 2017.

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

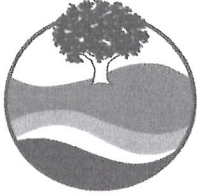
Sincerely,

Handwritten signature in blue ink, consisting of the initials 'MWE' followed by a large, stylized loop.

Mark W. Eisold, P.E.
Managing Director

MWE/ms/kam

CC: Terry Fedorchak, Township Manager
James R. Majewski, P.E., P.P., CFM, Planning & Zoning Administrator



BUCKS COUNTY CONSERVATION DISTRICT

1456 FERRY ROAD, SUITE 704
DOYLESTOWN, PA 18901-5550
www.bucksccd.org

In Pursuit of Environmental Excellence
Phone: 215-345-7577 / Fax: 215-345-7584

March 17, 2017

RECEIVED
MAR 20 2017

BOUCHER & JAMES INC.

Mr. Terry Fedorchak
Lower Makefield Township
1100 Edgewood Road
Yardley, PA 19067

Re: **537 Plan Approval**
Snipes Tract Athletic Fields
PAC090047
Lower Makefield Township
Bucks County, PA

Dear Mr. Fedorchak:

Enclosed is the NPDES permit for the above-referenced project. This permit was issued prior to receiving the 537 Plan approval letter from DEP Southeast Regional Office. Earth disturbance cannot begin until a copy of this letter has been submitted to Bucks County Conservation District. Once verification has been received a pre-construction meeting must be scheduled with Rich Krasselt, site inspector for this project.

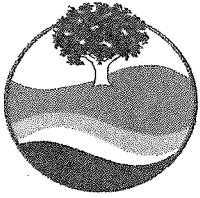
Failure to obtain this letter prior to earth disturbance will bring the proposed project into violation of the NPDES permit.

Sincerely,

A handwritten signature in black ink that reads "René Moyer". The signature is written in a cursive style.

René Moyer
Chapter 102 / NPDES Administrator

Cc: E&S File/Municipal File
/ Lower Makefield Township
/ Lower Makefield Township Engineer
/ Maryellen Saylor, P.E., Boucher & James, Inc., 1456 Ferry Road, Building 400, Doylestown, PA 18901



BUCKS COUNTY CONSERVATION DISTRICT

1456 FERRY ROAD, SUITE 704
DOYLESTOWN, PA 18901-5550
www.bucksccd.org

In Pursuit of Environmental Excellence
Phone: 215-345-7577 / Fax: 215-345-7584

March 17, 2017

Mr. Terry Fedorchak
Lower Makefield Township
1100 Edgewood Road
Yardley, PA 19067

Re: Permit Authorization Cover Letter for General NPDES Permit for Stormwater Discharges Associated with Construction Activities
Snipes Tract Athletic Fields
PAC090047
Lower Makefield Township
Bucks County, PA

Dear Mr. Fedorchak:

In compliance with the provisions of the Clean Water Act, 33 U.S.C. Section 1251 et seq ("the Act") and Pennsylvania's Clean Streams Law, as amended, 35 P.S. §§691.1 et seq., the Bucks County Conservation District hereby authorizes the notice of intent for the NPDES permit for Stormwater Discharges Associated with Construction Activities (NPDES Permit) from **Snipes Tract Athletic Fields, Dolington Road & Quarry Road, Yardley, PA 19067 to Buck Creek (WWF-MF)**.

PAC090047 is effective on 03/17/2017 and will expire on 03/17/2022. All dischargers are required by Sections 402 and 611 of The Clean Streams Law, 35 P.S. §§691.402 and 691.611 to comply with the terms and conditions of their permit.

In addition to the NPDES permit authorization, the permittee and any subsequent co-permittees have additional responsibilities related to this authorization. NPDES permit requirements and federal regulations at 40 C.F.R. 122.21(b) require "when a facility or activity is owned by one person but is operated by another person, it is the operator's duty to obtain a permit" (see permit condition Part B (1) (d) (1) and (3) for transfer of permit or co-permittee requirements.) Please be advised that once an operator/contractor has been selected for the project, the NPDES permit must either be transferred to the operator/contractor or the operator/contractor must be made a co-permittee and enter into an agreement with the permittee. Please use the enclosed Transferee/Co-Permittee Application form to transfer the permit or to add a co-permittee. This form must be received by this office at least 30 days prior to the co-permittee/transferee action taking place.

A pre-construction conference is required as specified in 25 PA Code § 102.5 (e). The purpose of this conference is to review all aspects of the permit with the permittee, co-permittees, operators, consultants, the DEP inspectors and licensed professionals or their designees who will be responsible for the implementation of the critical stages of the approved PCSM Plan.

March 17, 2017

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Mr. Terry Fedorchak

Lower Makefield Township

It is a condition of NPDES permit, that as part of the maintenance program for the operation and maintenance of Best Management Practices (BMPs) the permittee or co-permittee must conduct inspections of the BMPs on a weekly basis and after each stormwater event (including the repair or replacement of BMPs) to ensure effective and efficient operation (see permit condition part A, 2 (a)). The Visual Site Inspection Report Form is enclosed and must be used to document these required site inspections.

For any property containing a PCSM BMP, the permittee or co-permittee shall record an instrument with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operations and maintenance of the PCSM BMPs and provide notice that the responsibility for long-term operations and maintenance of the PCSM BMP is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees. Unless a later date is approved by the Department in writing, the permittee shall record an instrument as required under 25 Pa. Code § 102.8(m)(2) and condition 14b of this permit within 45 days from the date of issuance of this permit or authorization. The Permittee shall provide the Conservation District and the Department with the date and place of recording along with a reference to the docket, deed book or other record, within 90 days from the date of issuance of this permit or authorization.

The Notice of Termination (NOT) form is also enclosed and must be completed and filed when construction activities have ceased and final stabilization has been achieved as a condition of this permit as specified in section 4 of the permit regarding Notice of Termination. The NOT is a NPDES permit requirement, as well as a regulatory requirement under 25 PA Code § 102.7. The NOT must identify the responsible person(s) for the long-term operation and maintenance of the Post Construction Stormwater Management (PCSM) BMPs. Please be advised that the permittee and /or co-permittee remain responsible for all operational maintenance for this project site until the NOT has been filed and acknowledged.

Persons aggrieved by an action of a Conservation District under 25 Pa. Code Chapter 102 (Section VII NPDES NOI for Coverage under NPDES General Permits) may request an informal hearing with the Department within 30 days of publication of this notice in the Pennsylvania Bulletin, pursuant to 25 Pa. Code §102.32(c). The Department will schedule this informal hearing within 30 days of the request. After this informal hearing, any final determination by the Department may be appealed to the Environmental Hearing Board as provided below.

Persons aggrieved by an action may appeal that action to the Environmental Hearing Board (Board) under section 4 of the Environmental Hearing Board Act (35 P.S. § 7514) and 2 Pa.C.S. §§ 501-508 and 701-704 (relating to Administrative Agency Law). The appeal should be sent to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, PO Box 8457, Harrisburg, PA 17105-8457, (717) 787-3483. TDD users may contact the Board through the Pennsylvania Relay Service, (800) 654-5984. Appeals must be filed with the Board within 30 days of publication of this notice in the Pennsylvania Bulletin unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The appeal form and the Board's rules of practice and procedure are also available in Braille or on audiotape from the Secretary to the Board at (717) 787-3483. This paragraph does not, in and of itself, create a right of appeal beyond that permitted by applicable statutes and decisional law.

March 17, 2017

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Mr. Terry Fedorchak

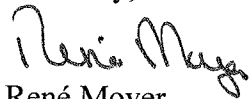
Lower Makefield Township

For Individuals who wish to challenge an action, the appeal must reach the Board within 30 days. A lawyer is not needed to file an appeal with the Board.

Important legal rights are at stake, however, so individuals should contact a lawyer at once. Persons who cannot afford a lawyer may qualify for free pro bono representation. Call the Secretary to the Board at (717) 787-3483 for more information.

If you have additional questions, please contact **Rich Krasselt** at 215-345-7577.

Sincerely,



René Moyer

Chapter 102 / NPDES Administrator

Bucks County Conservation District

cc:

/ Municipal File/E&S File/NPDES File

/ Lower Makefield Township

/ Lower Makefield Township Engineer

/ Maryellen Saylor, P.E., Boucher & James, Inc., 1456 Ferry Road, Building 500, Doylestown, PA 18901

Attachments: PAG02 General NPDES Permit

Visual Site Inspection Report Form

Transferee/Co-Permittee Application Form

Co-Permittee Liability Release Form

Notice of Termination Form

Post Construction Stormwater Management (PCSM) Instrument Filing Notice



BUCKS COUNTY PLANNING COMMISSION

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January 4, 2017
BCPC #20-16-CR1

MEMORANDUM

TO: Lower Makefield Township Board of Supervisors
Lower Makefield Township Planning Commission

FROM: Bucks County Planning Commission

SUBJECT: Proposal for Land Development – Snipes Tract Athletic Fields
TMP #20-16-1-1; 20-16-2
Applicant: Lower Makefield Township
Owner: Same
Plan Dated: November 14, 2016
Date Received: December 5, 2016

In accordance with the provisions of Sections 304 and 502 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review was prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on January 4, 2017.

GENERAL INFORMATION

Proposal: Develop a municipal athletic field complex on a 36.2-acre site. The planned facilities will include one small and three large athletic fields, a pavilion, a concession stand, restrooms, a future skate park, and a walking trail system. Two roadway accesses are proposed: one from Dolington Road and one from Quarry Hill Court. A total of 156 parking spaces is provided. Public water and sewerage are intended to serve the complex.

Location: At the northwestern corner of Dolington and Quarry roads. Interstate 95 adjoins the site to the north.

Zoning: The R-1 Residential Low-Density District permits a public recreational facility on a minimum site area of 1 acre with a minimum lot width of 160 feet at the front building setback line. Correspondence submitted with the plan indicates that, on November 15, 2016, the Lower Makefield Township Zoning Hearing Board granted variances for the following sections of the ordinance:

Section 200-18 to not be required to provide a 100-foot setback from an arterial road; to allow the proposed equipment sheds within 26 feet and the salt storage shed within 49 feet of the I-95 right-of-way.

Section 200-63 to not be required to provide an 80-foot setback from a collector road; to allow the proposed future skate park within 44 feet of the Dolington Road right-of-way.

Existing Land Use: Public works yard.

COMMENTS

1. **Requested waivers**—According to correspondence submitted with the plan and notations on Sheet 2 of 14, waivers are requested from the following sections of the Lower Makefield Township subdivision and land development ordinance:

178-20.C(9)	show significant manmade features within 200 feet of the site
178-20.C(10)	provide a tree inventory of existing mature trees on site, eight inches in caliper or greater, measured four feet above grade level
178-20.E(29)	provide core samples of adjacent roads
178-20.G	provide an Environmental Impact Assessment (EIA) of the site
178-53.A	lighting shall be provided by fixtures with a mounting height not more than 20 feet
178-56.A	provide a 30-foot wide easement for the storm and sanitary sewer
178-56.C	nothing other than grass shall be permitted to be placed, planted, set or put within the area of an easement
178-93.B(3)(a)	perform groundwater mounding analysis for the proposed infiltration areas
178-93.F(3)(c)	minimum diameter of all storm drainage pipe shall be 18 inches or an equivalent thereto
178-93.F(3)(d)	increment size changes to storm drainage pipes shall be six inches in diameter
178-93.F(3)(h)	outside of cartways, all pipes shall have a minimum cover of two feet
178-95.C(7) & (8)	lot slope shall not be flatter than 2 percent and swales for surface runoff shall have a minimum slope of 2 percent
178-95.C(10)	provide a 6-inch drop within 15 feet of the proposed concession stand.

In accordance with the requirement of Section 512.1(b) of the Pennsylvania Municipalities Planning Code (MPC), the applicant must state in full the grounds and facts of unreasonableness or hardship on which the request for each waiver is based, and the minimum modification necessary. Per Section 512.1(a) of the MPC, a determination as to whether the requested waivers shall be granted will be necessary.

2. **Requested stormwater management waivers**—Notations on Sheet 2 of 14 and correspondence submitted with the plan indicate that waivers are requested from the following sections of the Stormwater Management – Delaware River South Watershed Ordinance (Chapter 173):

173-12.K	to not require that the stormwater runoff detention facilities completely drain both the volume control and rate control capacities over a period not less than 24 hours from the end of the design storm
173-14.C(6)(g)	to not require a groundwater mounding analysis (due to the favorable on-site infiltration test results)

These requests should be discussed and resolved prior to approval of the plan.

3. **Parking**

- a. **Location of parking spaces**—Parking for the recreational facility is provided through perpendicular parking spaces directly abutting the access drive through the site. While we acknowledge that for most of the spaces, individuals that are parked in those spaces will not have to cross the access drive to reach the fields, the layout does pose concerns over potential conflicts between vehicles traveling along the main drive and vehicles attempting to maneuver into and out of the parking spaces. It is suggested that the parking layout be redesigned to eliminate these potential conflicts. For instance, parking courts located separate from the access drive would eliminate perpendicular parking along the access drive.
 - b. **Handicapped parking spaces**—Section 200-78.E.(4) of the zoning ordinance requires one handicapped-accessible parking space for every 25 spaces in a parking area. The plan delineates 4 handicapped-accessible spaces. However, based on the total number of 156 parking spaces shown on the plan, a minimum of 7 handicapped-accessible spaces should be provided. The plan should be revised to comply with this ordinance requirement.
4. **Crosswalk**—It is recommended that a pedestrian crosswalk be considered across Quarry Road from the bike path on the site to the existing sidewalk and bike path on the other side of the roadway (at Creamery Road.)
 5. **Impervious surface**—The plan should be revised to indicate if the proposed impervious surface coverage includes the future skate park.
 6. **Lights**—Sheet 10 of 14 indicates that the minimum height of lighting standards proposed for the site is 50 feet, with some of the lighting standards proposed to have a height of 80 feet. Since bright lighting is needed to adequately illuminate outdoor recreation facilities for use during night time hours, ways to minimize impacts to surrounding neighborhoods should be considered.
 7. **Tree protection fencing**—Information on Sheet 6 of 14 indicates that along some areas of trees that are to remain, a combination of super filter fence and tree protection are proposed. While the detail for tree protection fencing on Sheet 7 of 14 shows a 48-inch high snow fence which is in compliance with Section 178-85.D.(3) of the subdivision and land development ordinance, a detail for the super filter fabric fence indicates a height of 33 inches. The required tree protection fencing and the super filter fabric fence are generally intended to serve different purposes. For compliance with Section 178-85.D.(3) of the subdivision and land development ordinance, protection fencing along the areas of the proposed tree line should have a minimum height of 48 inches.
 8. **Protection for vehicles**—If the proposed parking layout is retained, it is recommended that consideration be given to utilizing some type of netting or barrier at each end of the playing fields to protect vehicles from balls that are kicked or thrown past the end zones.

9. **Sewage facilities**—The township should submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 planning module for land development must be submitted for this proposal.

We would appreciate being notified of the Board of Supervisors' decision on this proposal.

LMW:jmk

cc: Terry Fedorchak, Township Manager (via email)
Mark W. Eisold, P.E., Boucher & James, Inc.

January 22, 2017

Mark Eisold, LMT Engineer
Boucher and James Consulting Engineers
1456 Ferry Road, Building 500
Doylestown, Pa. 18901

**Re: Snipes Tract Athletic Fields,
Preliminary Plan (dated Nov. 14, 2016)
Project No. P658**

Dear Mr. Eisold:

The Lower Makefield Township Environmental Advisory Council (**EAC**) has completed its review of the plans for the Snipes Tract Athletic Fields.

The 36.3 acre athletic field complex proposed by Lower Makefield Township will consist of three full size football fields (covering approximately 10 acres), one lacrosse field, a 35 ft by 55 ft restroom building, a 25 ft by 50 ft concession building, three 30 ft by 15 ft equipment sheds, and 165 parking spots. During construction 25 acres of the site will be disturbed. After construction, there will be 4.2 acres of impervious surface. In the future, a skate park may be added to the site.

There are a number of additional waivers that must be requested in addition to the 14 already listed if there are no changes to the current plan. In addition to environmental concerns, the EAC believes it would be wise to verify through demographic and anticipated participation rate data that there will be a need in the future for the size and number of football fields proposed.

EAC Comments and Recommendations:

1. Youth Modified Football Fields

It is our understanding that participants in the 5-to14 year age category would almost exclusively use the football fields. Youth football (defined as players not yet in high school) is commonly played on fields smaller than the full sized regulation fields proposed.

Full sized regulation field: 120 yards in length by 70 yards in width (includes 10 yard end zones and 8 yard sidelines).

Youth modified field: 96 yards in length by 30 yards in width (includes 8 yard end zones and 4.4 yard sidelines).

A youth modified field covers approximately 1/3 of the area of a full sized regulation field. If two of the full sized fields were downsized to youth modified fields, the overall footprint of the proposed three fields would be significantly reduced. The size of one full

sized field and two youth modified fields is roughly equivalent to only two full sized regulation fields.

Reduction in the size of the proposed football fields would have many benefits: less expense, less disturbance to the existing site and woodlands, and less stormwater runoff.

2. Proposed Concession and Restrooms Buildings

The proposed concession and restroom buildings are very large. The restroom building will be 55 ft by 35 ft (1,925 ft²). Many homes in Lower Makefield Township are smaller than this. The concession building will be 50 ft by 25 ft (1,250 ft²).

Both the Fred Allen Softball Complex and the Stoddard/Greg Caiola Baseball Fields have one building that has both concession and restroom facilities. Each of these buildings is only approximately 50 ft by 25 ft in size (the size of the proposed concession building).

Similar to the other Township's sports complexes, there should be one 50 ft by 25 ft building at the Snipes Athletic Complex that serves both concession and restroom needs.

The benefits of having one instead of two buildings would be lower costs and a reduced amount of impervious surface.

3. Demonstration of Need

Has the Township verified the need for this size facility in the future? Last year there were 529 participants in the Lower Makefield Football Association, roughly split between the tackle and flag football leagues. The 529 figure includes both Township residents and those living outside the Township.

Have demographics in the Township been examined to determine if the number of potential participants in the 5 – 14 year age category will be increasing, decreasing, or staying constant in the future?

Nationally the participation rate in youth football has been dropping (Google "youth football participation rates"). The drop is likely due to concerns about concussions. Has this factor been included in Lower Makefield Football Association's projections of future participation?

4. Environmental Impact Assessment (Section 178-20.G)

A waiver has been requested from submitting an Environmental Impact Assessment (EIA). The justification for the request is "the township owns the site and is aware of the physical features, zoning, use, etc. of the site and has considered this information in making the site selection for the proposed use."

There is no doubt the Township is aware to the site's current characteristics, but that is not the purpose of an EIA. The purpose of an EIA is to examine the potential impacts, both positive and negative, of the "new" proposed use of the site on the local ecology and Township resident's quality of life. Obvious impacts of the proposed athletic complex

would be the removal of hundreds of trees, traffic, and lighting of the fields. The EIA should also include an alternative analysis, which in this case would be building the fewer/smaller football fields at the current location or at a different location in the Township such as Memorial Park.

5. Nonresidential/Residential Class 1 Buffer

Zoning Code 200-73(C)(1) requires a Type 1 buffer be located between nonresidential and residential uses. Will the existing vegetation be sufficient to meet that requirement at all locations boarding residential areas?

6. Outdoor Lighting

The project's lighting details are shown on Sheet 10 of the plans. Will the lighting shown in the plans meet the limitations on off-site lighting impacts described in SALDO Code 178-53(B)?

Natural Resource Protection Requirements

7. The Site's Area of Woodlands Must Be Calculated

On sheet 3 of the plans is the Natural Resource Protection Inventory. For woodlands, it contains the note "Existing Trees on the Site are a tree nursery and are not considered woodlands."

This statement is incorrect for several reasons:

1. The Township purchased the Snipes property in 2001. For over 15 years its land use has been passive open space. The woodlands calculation should be based on the current land use of the site, not past land use.
2. Zoning Ordinance 200-51(B)(6)(b) discusses the resource protection ratio for woodlands. It states the following:

"Seventy percent of woodlands shall remain undisturbed as resource protected land. This resource protection ratio for woodlands shall not apply to applications for permits pertaining to developed residential lots which cannot be further subdivided, or **to applications for permits for forestry/timber harvesting pursuant to this chapter.** Resource protected woodlands shall be protected during any construction activities from root compaction by equipment and materials, mechanical damage or change in grade level."

The Snipes Tract Athletic Fields preliminary plan is for the construction of athletic fields, not a forestry/timber harvesting permit. In addition, there is no mention of exemptions for existing tree nurseries in the ordinance.

The amount of the site covered in woodlands must be determined and the resource protection ratio calculated. If a waiver is needed it should be requested.

Trees

8. Tree Protection Standards and Tree Replacement Ordinances

The tree protection ordinance (SALDO 178-85) and tree replacement ordinance (SALDO 178-85(H)(4)) have not been addressed.

9. Transplanting of Existing Trees

The Landscaping Plans on Sheet 8 show that approximately 50 of the buffer trees along Dollington Road will be transplanted trees taken from the interior of the site. This is a commendable idea if they are trees designated for removal. However, details on how these trees (listed as 3 inches in dia.) will be moved and the precautions that will be taken to ensure their survival should be documented in the plans. If some of the transplanted trees do not survive will the Township plant replacement trees?

Stormwater Management

10. Pervious Pavement Parking

The plans show there will be 165 parking spots at the athletic complex. Each will be 20 ft by 10 ft. This will add 0.72 acres of impervious surface to the site.

As was done at the Community Center, the 165 parking spots could be constructed with pervious pavement. Rain falling on the pervious pavement infiltrates into the ground instead of running off the pavement. This will eliminate the generation of a significant amount of stormwater from the site. This will not only allow the project to achieve the Township's low impact development (LID) goals, but may also allow the stormwater management system to be downsized.

11. Proposed Detention Basin and Existing Bedrock (Violation of Ordinance 173-14(C)(5)(a))

As proposed, construction of the detention basin will involve digging into solid rock.

The infiltration testing results within the detention basin indicate it will not infiltrate stormwater as designed. Shallow bedrock was observed at the two of the four infiltration test pits (TP) conducted within the detention basin area. Bedrock was observed at a depth of 20 inches at TP-L and 34 inches at TP-M. The existing grade at these test pit locations is approximately 165 feet and 166.5 feet respectively. The bottom of the basin is 162 feet, which means the basin bottom will be over 1 foot within the bedrock.

This will not provide allow for significant infiltration as the design suggests. Stormwater infiltration will not be evenly distributed across the basin, which could cause overloading of the soils in some areas leading to compaction.

The Township's Stormwater Ordinance 173-14(C)(5)(a) requires that the minimum soil depth of 24 inches between the bottom of the infiltration detention basin and the top of the bedrock. Test pits TP-L and TP-M indicate this requirement will not be met.

12. Water Quality Inserts

To prevent clogging of the stone bed within the stormwater infiltration trenches, it is suggested that water quality inserts be installed within each inlet draining to the BMPs. The water quality inserts can significantly reduce maintenance costs and increase the life of the BMPs. The engineer should provide a detail for the water quality insert in the Post Construction Stormwater Management Details.

13. Operations and Maintenance Manual

An operation and maintenance manual should be provided with the level of specificity and detail required by the Township Ordinance. For example, instructions for operation and maintenance of the vegetation within the stormwater basin have not been included. Also street sweeping is listed as BMP 5.9.1 on Sheet 11, however instructions for street sweeping are not listed within the BMP Operation and Maintenance notes on the Post Construction Stormwater Management Plan.

14. Infiltration Trenches

It is unclear whether the stormwater infiltration trenches will be vegetated. The landscape plan does not indicate a landscape type for the infiltration trenches nor does the detail for the stormwater infiltration trench show vegetation. However there are maintenance instructions for the vegetation of the infiltration trenches noted in the BMP Operation and Maintenance notes on the Post Construction Stormwater Management Plan on Sheet 11. The engineer should indicate the type of vegetation for the infiltration trenches on the landscape plan if they are intended to be planted.

15. Frequency of Infiltration Testing Requirements

Five infiltration tests were conducted along the 1,198 ft long infiltration trench. SALDO 178-93(B)(3)(b)(2) requires the number of infiltration tests be 1 per 100 ft of trench. Therefore, 12 infiltration tests should have been done.

Two infiltration tests were conducted in the approximately 50,000 sq. ft. detention basin. SALDO 178-93(B)(3)(b)(1) requires the number of infiltration tests be 1 per 5,000 sq. ft. of area. Therefore, ten infiltration tests should have been done.

Either additional testing should be done or a waiver request made.

16. No Increase in Post-Construction Stormwater Runoff Requirement

The Delaware River South Ordinance 173-14(A) requires no increase in the post-development total runoff as compared to the predevelopment amount for the 2-year storm

of 3.36 inches of precipitation in 24-hours. This is probably the most important stormwater management requirement.

The calculations to show compliance with this ordinance are in Appendix F of the Post-Construction Stormwater Management Report. In Worksheet 5 it is stated that the four infiltration trenches will permanently remove 71,872 cubic ft of water. Please prove the calculations and assumptions (infiltration rate, safety factor, etc.) upon which this figure is based.

We would ask for a response to each of these comments. The Project Leader for this evaluation is EAC Member Alan Dresser. Thank you for your attention to this matter.

Sincerely,

LMT EAC

C: LMT BOS
LMT Planning Comm.
LMT Twp. Mgr
LMT EAC
Steve Ware, LMT Zoning Officer

Ebert Engineering, Inc.

Water and Wastewater Engineering

March 31, 2017

Terry Fedorchak
Lower Makefield Township
1100 Edgewood Road
Yardley, PA 19067

RECEIVED
LOWER MAKEFIELD TWP
2017 APR -6 AM 10:36

Subject: Lower Makefield Township Snipes Tract Athletic Fields
Lower Makefield Township, Bucks County
Re: Post Card Mailer Review No. 1

EE, Inc. No. 068-025

Dear Mr. Fedorchak:

As requested, on the behalf of Lower Makefield Township, Ebert Engineering, Inc. (EE, Inc.), Township Sewer Engineer, has conducted a review of the Sewage Facilities Post Card Mailer Submission for the Lower Makefield Township Snipes Tract Athletic Fields prepared by Boucher & James, Inc.

Lower Makefield Township is proposing the construction of the athletic field complex on their property which will contain proposed restrooms for male and female along with a concession stand. Snipes Tract is located at the corner of Dolington Road and Quarry Road. Lower Makefield Township defines the flow per edu as being equal to 250 gpd, the projected sewage for this project is 500 gpd or two (2) edus.

This sewage connection would flow by gravity to the Buck Creek Interceptor. The wastewater will then flow to the Yardley Pump Station where it would then be conveyed to the Yardley Pump Station Force Main which converts to the Canal Interceptor. The Canal Interceptor will convey the flow to the Morrisville Waste Water Treatment Plant (WWTP) where it will be treated and discharged under NPDES Permit No. PA0026701.

Yardley Borough currently has a Connection Management Plan (CMP) in place. The project consultant will need to verify the project is placed on the CMP and obtain conveyance capacity from Yardley Borough. The project consultant will also need to obtain treatment capacity from Morrisville WWTP. The certification letters and verification of project being on the CMP will need to be provided prior to processing the post card mailer for this project.

Once the capacity certifications are received from Yardley Borough and Morrisville WWTP, EE, Inc. would recommend at that time for Lower Makefield Township to sign the postcard mailer application for submission to PADEP.



Lower Makefield Snipes Tract Athletic Fields

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Should you have any questions concerning the above, please feel free to contact me.

Very truly yours,



Jonathan Vito
Project Engineer

Cc: Maryellen Saylor, P.E., Project Engineer, Boucher & James, Inc.
Mark Eisold, P.E., Township Engineer, Boucher & James, Inc.
Kelley Watson, Lower Makefield Township
Greg Hucklebridge, P.E, Lower Makefield Township