



File No. 19-10126T

June 22, 2020

Scot Gill, Director of Wastewater Operations  
Caln Township  
P.O. Box 72149  
Thorndale, PA 19372

Reference: Chester County Sports Arena - Sanitary Sewer Plan Review (2)

Dear Scot:

In accordance with the Township's request, we have completed our review of the plan dated 5/15/2020 for the above referenced project, relative to sanitary sewer service. The submission consisted of a seventeen (17) sheet plan set prepared by DL Howell Civil Engineering and Land Planning. We offer the following review comments for your consideration:

1. The 8" sewer main should be offered for dedication to the Caln Township Municipal Authority; plan notes to that effect should be added to Sheet 1, 3, and 6. A note shall be added that all sanitary sewer to be offered for dedication to Caln Township Municipal Authority shall be constructed in accordance with the Authority's "Technical Specifications for Construction of Sewer Mains and Appurtenances to be Connected to the Public Sewer System".
2. Sheets 3 and 6 – A 20-foot wide sanitary sewer easement in favor of CTMA should be provided for the sewer main. An access and sanitary sewer easement in favor of CTMA should be provided from Lincoln Highway to the proposed 8" sewer main to facilitate maintenance and future connection of other properties. Existing sanitary sewer easements for the interceptor should be documented on the plan (including deed book and page references).
3. Sheet 6 – A note should be added indicating that septic systems shall be abandoned in accordance with Chester County Health Department requirements.
4. Sheet 6 – A lateral shall be provided that extends to the property line to facilitate future connection of parcel 39-5-8. The length, slope, material, and elevations of the lateral shall be listed on the plan. The approximate finished floor elevation of the building on parcel 39-5-8 shall be shown on the plan. The lateral stub elevation shall be confirmed to be suitable for future connections from the adjacent building.
5. Sheet 6 – A conspicuous note shall be added to the Grading & Utility Plan stating "To avoid impediments to future maintenance of the sanitary sewer system, no electric, telephone, cable, or other utility structures shall be placed in any sanitary sewer easement, except where these features are intended to serve a sanitary sewer pump station and are located so that they do not impede sewer system maintenance."
6. Sheet 6 – Cleanouts should be shown for the sanitary sewer laterals. Cleanouts in paved areas should have "Cleanout Frame and Cover Assembly", which is CTMA Standard Detail #30.
7. Sheet 12 – Show the sanitary sewer lateral crossing between IM8 and IP7 in profile view.
8. Sheet 12 – The storm sewer profile should be adjusted to provide additional separation between the storm sewer and sanitary sewer. A separation of 18 inches should be provided. If the storm sewer is encased in concrete as currently noted in the profile, the concrete must not conflict with the required sanitary sewer pipe bedding per CTMA standard detail #1.

9. Sheet 13 – The pipe stub from the most upstream sewer manhole should be 8" diameter, and capped at the upstream end. The length, slope, material, and elevations of the 8" stub shall be shown and labeled in the profile.
10. Sheet 13 – Manhole S2 should be labeled as a 5' diameter inside drop manhole, and the existing sewer manhole label should be supplemented to include "CTMA MH #22".
11. Sheet 13 – Specify proposed HDPE sanitary sewer pipe to be 8" DIPS DR-17 HDPE.
12. Sheet 14 – Applicable CTMA standard construction details shall be added to the plan, including #10 for precast sewer manhole, #12 for watertight frame and cover, #13 for inside drop sewer manhole, and #18 for sewer lateral connection to main. Any conflicting non-CTMA details should be removed.
13. Two years of water use records were previously requested; however, the applicant has indicated that the property does not currently have public water service and no water use records are available. On 5/12/20, a copy of the septic permit was requested, but the applicant did not have a copy and was unable to obtain one from the Chester County Health Department. On 6/2/20, CTMA staff requested any pump and haul records that may exist, but none have yet been received. During a conversation between CTMA staff and the property owner in early June, the property owner indicated that a building occupancy of 200 people is anticipated. The wastewater generation calculations and planning exemption request should be revised accordingly and resubmitted for review along with any septic permits or pump and haul records that are available.
14. Other necessary approvals:
  - a. General permit from PADEP for the crossing of the wetland by the proposed sewer.
  - b. PADEP Act 537 sewage planning approval or exemption therefrom.
  - c. The applicant shall be responsible for preparing the necessary easement agreements, exhibits and legal descriptions, which shall be provided for review by the Authority Solicitor.
  - d. The applicant will need to enter into a sewer capacity reservation and extension agreement and purchase CTMA sewer capacity for the project. The applicant will also need to enter into an improvements agreement for the sewer improvements that are to be offered for dedication to CTMA.

The above comments are made with the understanding that all existing features and topography are accurately represented on the plans and that all designs, calculations, and surveys are accurate and have been prepared in accordance with current laws, regulations, and accepted Professional Land Surveying and Engineering practices.

Should you have any questions or need further information, please feel free to contact me at 610-444-9006 or [rbickhart@gilmore-assoc.com](mailto:rbickhart@gilmore-assoc.com).

Very truly yours,



Ross A. Bickhart, P.E.  
Project Manager  
Gilmore & Associates, Inc.

Enclosure

cc: Caln Township / Consultants Group (via email)  
DL Howell Civil Engineering, Applicant's Engineer (via email)  
James Didomenico, LLC, Applicant (via email)