



Gannett Fleming

*Excellence Delivered **As Promised***

MEMORANDUM

Date: July 9, 2018

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Township Engineer
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 427 E. Lancaster Avenue
Sewage Facilities Planning Module

The applicant for the above project has prepared a Sewage Facilities Planning Module to be submitted to the PA DEP. The applicant is proposing construct a new 22 unit condominium complex. This plan received final land development approval by the Board of Commissioners on March 13, 2017.

Component 4A must be completed by the Township Planning Commission, prior to the Planning Module Submission being adopted by resolution at a Board of Commissioners meeting.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.

Roger A. Phillips, P.E.
Senior Project Manager

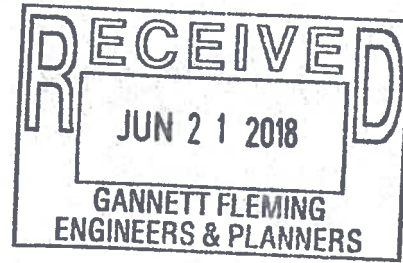


Ebert Engineering, Inc.

Water and Wastewater Engineering

June 18, 2018

Kathy Bogosian, Chairperson
Radnor Township Planning Commission
301 Iven Avenue
Wayne, PA 19087-5297



Subject: 427 E. Lancaster Avenue Multi-Family Planning Module
Radnor Township, Delaware County
PA DEP Code No.: 1-23013-255-3J
Re: Request for Township Planning Commission Review

EE, Inc. No.: 026-158

Dear Ms. Bogosian,

Based on my conversation with Patti Kaufman from Gannett Fleming, the Sewage Facilities Planning Module for the 427 E. Lancaster Avenue project will be placed on the Township Planning Commission meeting agenda for July 2, 2018 for the completion of the Component 4A form.

Enclosed please find one copy of the Sewage Facilities Planning Module with all of the downstream collection, conveyance, and treatment capacity certifications. Upon completion of the Component 4A, please forward a copy of the completed form to our office.

If you need any additional information or have any questions concerning the matter, please feel free to contact our office.

Very truly yours,

Tara Bernard

Tara Bernard
Planning Specialist

Enclosure

CC: Robert Zienkowski, Township Manager (w/o enclosures)
Steve Norcini, Township Engineer (w/o enclosure)
Patti Kaufman, Gannett Fleming (w/o enclosure)
Mark Janiczek, M3P Partners, LLC (w/o enclosures)
Chris Yohn, Yohn Engineering, Inc. (w/o enclosures)
File





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

427 E. Lancaster Ave

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency June 18, 2018

2. Date review completed by agency _____

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kathy Bogosian</u> Title: <u>Chairperson</u> Signature: _____ Date: _____ Name of Municipal Planning Agency: <u>Radnor Township Planning Commission</u> Address <u>301 Iven Avenue, Wayne, PA 19087</u> Telephone Number: <u>610-688-5600</u>		

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.