

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Tuesday
September 2, 2014
7:00 P.M.

Agenda

Minutes of the July 7, July 9 and July 30, 2014 meetings

**2014-S-08 (Preliminary Plan)
205 Strafford Ave.**

Subdivide existing property into six (6) lots, to include the existing single family detached dwelling and four (4) proposed single family detached dwellings and one (1) open space recreation area

**2014-D-09 (Sketch Plan)
Villanova University 800 E. Lancaster Ave.**

Demolish existing Butler Annex Building of 9,600 sq. ft. and construct a new structure in same footprint with an addition of approximately 5,000 sq. ft.

Review of Ardrossan Planning Module

Discussion ZHB APPEAL #2923 The applicant, DTL Holdings, LP, property located at 227-229 Plant Avenue and zoned C3, seeks a Special Exception under Section 280-101(A)(1) of the Zoning Code in order to change the existing nonconforming use of a multiple family dwelling to four townhomes and a Special Exception under Section 280-105(F) of the Zoning Code to permit parking in the front yard setback. In the alternative, Applicant seeks the following variances: 280-55 – Use; 280-56(A) – Lot Area and Width; 280-56(B) – Building Area; 280-56 (C), (D), and (E) – Front, Side, and Rear Yard Setbacks; 280-57(A) – Required Buffer; 280-103(B)(1) – Required number of parking spaces; and 280-105(F) – Parking within front yard setback. In addition Applicant seeks any other Zoning or alternative relief required pursuant to the Plans presented with this Application.

Public Participation

Next Regular Planning Commission Meeting Monday October 6, 2014 7 PM

**Radnor Township Planning Commission
Minutes of the Meeting of July 7, 2014
301 Iven Ave., Wayne, Pa**

Vice Chair Skip Kunda called the meeting to order at 7 PM with the following Commission members present: Steve Cooper, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; John Rice, Esq., and Stephen Norcini, PE, Director of Public Works. Julia Hurlle and Kathy Bogosian were absent.

Minutes of the Meetings of June 2 and June 17, 2014

Susan Stern moved to accept the minutes of both the June 2 and June 17 meetings. Seconded by John Lord, the motion passed.

2013-D-10 Final Plan

*350 N. Spring Mill Road SEPTA Train Station
Upgrade existing train station and parking lot, new tunnel, ramps and stairs,
high level and low level platforms and parking lot expansion.*

David Falcone, Esq. appeared on behalf of the applicant. The applicant will comply with all comments and recommendations from the Engineers as well as the requirements of the Zoning Hearing Board. The sidewalk will be extended as long as they stay under the impervious limits for the zoning district.

Skip Kunda asked if the applicant would consider installing one or two car charging stations. The question will be forwarded onto the Administrative Staff at SEPTA for consideration.

Steve Cooper moved to approve the plan provided that the applicant complies with the Engineer's comments with the exception of the items that have been approved by the Zoning Hearing Board. Seconded by John Lord, the motion passed.

2012-D-16 Preliminary Plan Revised

*610 King of Prussia Road Cabrini College
Amend plans to comply with Zoning Hearing Board decision to permit longer building.*

2012-D-16 Final Plan

*610 King of Prussia Road Cabrini College
Expand athletics building with an addition*

There was some discussion separating the two applications. The Preliminary Plan previously had shown the construction of two parking structures. The Final Plan as submitted is limiting construction to the

additions to the Dixon Center (Athletic Center). When the applicant wishes to move forward, they will be required to return to the Planning Commission for the parking structures approval.

Susan Stern questioned the existing non-conformity with regards to parking and the question of not increasing the parking to reduce that issue. John Rice stated that he believes the non-conformity is not being increased with the plans.

Joanne Semeister, from Cabrini, stated they have been granted zoning approval for the building expansion. Rob Lambert, PE, displayed a power point presentation for the project to clarify where their approval request lies. This construction is being labeled as Phase 1. Any future construction would require return to the Planning Commission. The applicant will comply with the Engineer's comments.

John Rice stated that the conditions in the Preliminary Approval Resolution No. 2013-05 need to be addressed as part of this approval process.

Skip Kunda requested that the applicant consider a turnaround area be added to the re-located parking area.

Susan Stern moved to recommend approval of the revised Preliminary Plan which includes Phase 1 and Phase 2 and Final Approval of Phase 1 portion of the plan conditioned upon meeting all of the comments in the Gannett Fleming Letter and the Gilmore Letter as well as the conditions that were placed upon the original Preliminary Plan approval and the construct of a bump-out turn around area in the new parking lot. Seconded by John Lord, the motion passed.

Respectfully submitted,

Suzan Jones

Suzan Jones

Radnor Township Planning Commission
Minutes of the Meeting of July 9, 2014
301 Iven Ave., Wayne, Pa

Chair Julia Hurle called the meeting to order at 7 PM with the following Commission members present: Kathy Bogosian, Steve Cooper, Skip Kunda, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Stephen Norcini, PE, Director of Public Works. Elizabeth Springer was absent.

2014-04-S

Ardrossan Estate

Newtown Road

Continuation

Subdivide existing tract into 72 individual residential lots using the density modification option permitted by Radnor Township Zoning Ordinance. The existing residential structures are to be maintained and made part of the lots. All new lots with the exception of lots 4-11 will be developed with single family residences. Waivers are being requested to permit a low impact development of the site in order to preserve the qualities of the existing site.

Continuing from the previous meeting, Julia Hurle stated that discussion on specific items would be the goal for tonight's meeting.

Amy Kaminski explained her review of the TIS (Traffic Impact Study). There was some discussion regarding the Newtown / Darby Paoli Road intersection. John Snyder, Esq., on behalf of the applicant, stated the applicant is not pursuing a 3-way stop sign at Newtown / Darby Paoli; that would be on the Township as the applicant is not pursuing that installation. The intersection at Abrahams and Newtown was also discussed as a challenging intersection.

John Snyder stated that 3 new roads will be exiting onto Newtown Road. The existing driveway will remain for historical preservation. The village road now has an access off the cul-de-sac for emergency vehicles. The existence or non-existence of emergency accesses off of cul-de-sacs was discussed at length. Swales will be maintained by the Homeowners Association.

The wall on Newtown towards Darby Paoli will be moved and reconstructed.

Steve Norcini stated he is satisfied with the right-of-way widths as presented on the plans. He also supports the proposed road widths and lack of curbs as well.

Julia Hurle feels there are too many houses by the Rye Field. Regina Majercak would like to see a wider right-of-way. Susan Stern feels the plan has changed since the original Conditional Use application, and not for the better.

Public Comment

Leslie Morgan - Farm Rd. commented on the view shed which is supposed to benefit the pedestrian/vehicular travel along Darby Paoli and Newtown Roads.

Martin Snyder - Newtown Rd. suggested one two-way road for all of the developments exiting onto Abrahams Rd. The existing buffer which backs up to Atterbury Rd. has many diseased and/or dying trees that regularly drop limbs, etc. The proposed road in that area will have impact on an existing stream and add to an existing run-off problem.

Phil Graham – Newtown Rd. wants to know why we listen to national standard. The roads here have to be looked at not compared to national standards. He would like to see a road cut through steep slopes and exit onto Darby Paoli Rd. He feels that the homeowner's association will not keep up with the management of the proposed swales. The view shed will become a city with back to back houses. He would like to see the developments moved 20-40 feet south. There are many historical buildings on the site which have been allowed to become dilapidated. He wanted to know if these buildings would be restored and questioned the possible existence of Native American Artifacts that may be found once digging begins. He encouraged a survey of these types of items.

Tim Boylan – Hothorpe Ln. speaking on behalf of the RTPA (Radnor Taxpayers Assoc.) gave a power point presentation. Their issues centered on traffic, road circulation, historic issues, developer's offsite improvements, view sheds that would be disturbed were shown via real time pictures. He too requested that the 'village' development be moved further south. The RTPA does not support the Rey Field road or the village road to access Newtown Rd., nor do they support the requested waivers. The roads can inter-relate if the proper engineering design plan is utilized.

John Snyder would like to see the water tower remain and be repaired. It is owned by the Trust.

Susan Stern asked about stormwater management agreement and the number of systems that will be constructed and the process. She also wanted to know if the school district had been contacted regarding bus service in the area. She also feels that with a few minor adjustments, a street cut could be eliminated. She questioned what benefits the neighbors get if the waivers are granted. It is her opinion that the plan changed from the Conditional Use Plan but the applicant did not incorporate some comments the Planning Commission recommended during that process.

Julia asked about historic resources on the property and how that would be handled and the reforestation of the buffer as well as the location of the 4 homes at the Rye Field.

Kathy Bogosian has concerns about the roads exiting onto Newtown Rd. and stated that she would like to see some sort of traffic control at Abrahams. Roger Phillips stated that PennDOT will determine how the roads will need to be constructed per their requirements.

John Lord doesn't want to see the village road exit opposite a neighboring driveway.

Regina Majercak would like to see the Township get something in return in exchange for approval of the waivers.

Skip Kunda suggested that the Township Arborist revisit the site.

The Commission's general concerns highlighted on the buffer being redesigned to the satisfaction of the Township and the neighbors, flipping the cul-de-sac on the village, not playing with the right of ways, pushing the village inward, Newtown private road needs to be re-groomed, reduce impact to the immediate neighbors, widening the roads, eliminate road 'B', move four houses off the cul-de-sac, verifying that emergency vehicles have access to all roads.

Skip Kunda moved to approve the Preliminary Plan and the waivers expressly conditioned on the following issues to be met by the applicant: That road 'A' on the cul-de-sac village be flipped to exit onto Abrahams Lane and eliminate entirely the road 'B' access to Newtown Road, that they relocate, so they are not visible from Darby Paoli Road and Newtown Road across the Rye Field, the last four houses at the end, that the buffer at the Rye Field be re-reviewed by the Arborist and staff and be conifers, under-story and deciduous trees and provide a real buffer and a layer that provides immediate screening, that the applicant relocate the 'village' farther away from Newtown Road, that buffer along public Newtown Road be increased, that the applicant substantially improve the buffer at the private Newtown Road, and preserve the stone water tower if feasible. Seconded by Kathy Bogosian, the motion passed.

Respectfully submitted,

Suzan Jones

Suzan Jones

Radnor Township Planning Commission
Minutes of the Meeting of July 30, 2014
301 Iven Ave., Wayne, Pa

Chair Julia Hurlle called the meeting to order at 7 PM with the following Commission members present: Kathy Bogosian, Skip Kunda, John Lord, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Damon Drummond, PE, Township Traffic Engineer; Peter Nelson, Esq., Stephen Norcini, PE, Director of Public Works and Officer Raymond Matus, RTPD Traffic Safety. Steve Cooper and Regina Majercak were absent. Recently hired Township Planners, Stephen Gabriel and Grant Smith from Rettew Assoc., were introduced.

Special public meeting to review the proposed Conditional Use Application plans for Villanova University located at the corner of Lancaster Avenue and Ithan Avenue, along with any other Township business that may come before it.

Peter Nelson gave a brief overview of the timetable for the upcoming meetings for both the Board of Commissioners and the Planning Commission. The Board of Commissioner's future hearing dates are scheduled for August 21, September 10 and September 17, 2014 if required.

Nick Caniglia, Esq. stated that the plans have changed slightly with the addition of fencing along Lancaster Ave. which would force the students to utilize the cross-over bridge. This will eliminate the concern of students crossing mid-block. Villanova representatives requested that they be included whenever the Township has communications with the neighbors regarding traffic calming, etc.

Steve Norcini requested information regarding what the impact of the installation of the right hand turn lane would be to the project, and for the applicant to quantify the effect of the right hand turn lane on the level of service of the intersection, with and without the safe haven. Mr. Tweedie, the applicant's civil engineer, noted this had been mentioned at the conditional use hearing.

Kathy Bogosian questioned how many entrance lanes are there to the western end of the parking garage. She is concerned with three accesses going in through one entrance. She feels that not including the intersection up to Route 476 in the traffic report is a mistake and wanted to make sure that Amy Kaminski was informed of her concerns. She and Susan Stern are also concerned with the economic impact on the community as a whole because of the costs involved with police, etc. and that the permit fees they are paying is a drop in the bucket compared to the real estate taxes the residents pay yearly.

Damon Drummond responded that the right turn lane issue will be forwarded onto PennDOT for review. He then reviewed the comments from Amy Kaminski's July 23, 2014 memo.

Julia Hurlle requested when the Preliminary Land Development plan is submitted, the special events traffic be detailed.

Susan Stern requested the possibility of submitting another traffic count at the intersections to see if the levels of service have changed due to the obvious increase in traffic along that corridor. Mr. Tavani responded by stating that their traffic counts are only about 1 ½ years old and he doesn't feel that the traffic

could change that much in that period of time. Damon Drummond concurred, noting that three years is usually the life span of the counts. She wanted to know how the university was going to mitigate the off-campus housing. A bistro, bookstore and restaurant should be required to pay business privilege taxes.

Roger Phillips read through his July 18, 2014 memo and detailed each item. More detail is requested on future plans. Event plans and circulation studies should become SOP and hopefully incorporated in the CU approval. A fence should be constructed along Lancaster Ave. to encourage all pedestrians to utilize the bridge.

Stephen Gabriel detailed his memo. The proposal is consistent with the Comprehensive Plan. Nothing was found in the proposal that did not meet the Comprehensive Plan requirements. However, his memo did request several changes and or additions to the plans. Added buffering, stormwater improvements to address known stormwater problems, revised TIS and construction of a right-turn lane should be addressed. A methodized traffic study needs to be undertaken by the applicant for a full traffic count.

Public comment

Annamarie Hessman – Barley Cone Lane appreciated the comments regarding buffering and stormwater issues that affect her street. She would like to see a street level crossing at the church because it's unfriendly to make people use the bridge. Closing off the drive entrance by the church would not help a handicap person who wants to park up by the church. Steel fences are unfriendly. This is not pedestrian friendly in the area of Church Walk, the fence and the bridge. There were ponds on the site years ago and she's concerned on where the water went and where it will go as their stormwater systems need to be addressed. The unshielded spotlights on the current surface parking lot affect her house. She anticipates, light, noise and odor in the future and would like to see these items addressed with the development plan.

Rick Leonardi – Aldwyn Ln. stated the parking has been reconfigured since the first submission. The bridge has been changed and there are new staircases at the church. He is afraid that the roadway behind the dorms will become a cut-through. He also would like to know where the number of 700 cars in the garage was derived. The 4 way stop on S. Ithan Ave. will be uncontrolled with no stop signs.

Toni Bailey – Barcladen Rd. stated the decisions being made by the University will affect the church which is not owned by them. There is limited handicapped parking on the campus. She questioned if any students had ever been injured by crossing the street in the past. Officer Matus replied yes.

Julia Hurle would like to see buffers adequate to protect the neighbors. She wanted to know how parking would be addressed during church services.

Susan Stern feels the west Lancaster lot may not be needed to be so large which would help buffer the neighbors better and is interested in the right-hand turn-lane. She asked for clarification on the number of seats in the performing arts center. The number of proposed beds was 1159 and that is being reduced, however the University hasn't arrived at the new number at this point.

Bob Moro, from Villanova, stated that they're asking the mobile parishioners to use the surface lot and access the bridge to allow the ones with mobility issues to access the handicapped parking on the main campus.

Skip Kunda questioned the report of hearing that at times there are more than two students per dorm room and questioned the count being presented in the application. He would like to see no more than two moving forward. He suggested preserving the entire Aldwyn triangle as open space. He requested that staff look at the housing impact.

Kathy Bogosian feels there are too many outstanding issues with the plan changes, traffic lane issues, etc. to render a decision at this point. Economic development impact on the Township is a main concern of hers.

Peter advised the board that they need to either make a recommendation for approval or recommend denial based on the plan meeting the requirements of the CICD Ordinance. Comments can be added to the recommendation based on items they would like to see added and or changed and the reasoning of the decision.

John lord moved to table the application which was quickly seconded. Before a vote could be taken, Julia Hurlle requested discussion. John Lord then withdrew his motion.

After in-depth discussion, John Lord moved to recommend denial of the application, unless the following conditions are met:

- Increased buffering to ensure aesthetic effect to protect the neighbors
- Require a dedicated right turn lane dedicated from Lancaster Ave. onto S. lthan Ave.
- Preserve the entire Aldwyn triangle
- Restudy traffic impact on everyday traffic and effect of the project onto S. lthan Ave.
- Have more data on the impact to housing, business and tax base
- Comply with consultants comments to the satisfaction of the consultants and staff
- Prevent the back parking lot behind the dorms from becoming a pass-through with perhaps additional calming
- Provide a direct access to the ramp/bridge from the second floor of the dorm

Seconded by Kathy Bogosian, the motion carried 6-1. Doug McCone opposed

Respectfully submitted,

Suzan Jones

Suzan Jones



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August 7, 2014

Mr. Stephen F. Norcini, PE
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: 205 Strafford Avenue
Preliminary/Final Subdivision Plan
Review No. 2
RETTEW Project No. 101442006

Dear Steve:

We have completed our review of the above referenced plan as prepared by InLand Design. Our review was of the following information received on August 4, 2014:

1. Twelve (12) plan sheets dated June 30, 2014 and revised July 31, 2014.

Project Overview:

<u>Applicant:</u>	115 Strafford Avenue, LLC, Attn: Bo Erixson
<u>Requested Action/Use:</u>	Preliminary/Final Subdivision Plan Review
<u>Zoning District:</u>	R-4, Residential
<u>Location and Size:</u>	Property is located on the northeast corner of Eagle Road and Strafford Avenue containing a gross site area of approximately 2.393 acres.
<u>Existing Use:</u>	One (1) existing dwelling unit
<u>Proposed Use:</u>	Four (4) new dwelling units and one (1) common open space/active recreation parcel.
<u>Parcel #:</u>	36-1-541.1, Block 11, Unit 349

The project proposes subdividing and developing the site to construct four (4) new single family dwelling units in addition to retaining an existing dwelling unit. The site is 2.393 acres and is accessed by Strafford Avenue. Strafford Avenue between Eagle Road and the Radnor Township boundary with Tredyffrin Township, Chester County, currently provides access to approximately seven (7) properties. No areas of the site are located within the floodplain. Public water and public sewer are proposed to serve the site.



We have performed a general compliance review of the Radnor Township Comprehensive Land Use Plan pertinent to this plan, as well as a general land use consistency review of this plan. We have the following comments for your consideration:

TOWNSHIP COMPREHENSIVE PLAN CONSISTENCY REVIEW

1. This project is consistent with the goals and objectives as stated in Section 2 – Environmental and Natural Resources of the Radnor Township Comprehensive Plan Update. The plan contains a goal to “protect the Township’s vital environmental values, including water resources, wetlands, floodplains and riparian areas, woodlands and important habitat areas, balancing the needs of development with environmental values” with objectives to “direct development to areas of minimum environmental sensitivity; prohibit development in areas of heightened sensitivity and value, such as wetlands, floodplains, riparian zones, and steep slopes” and “manage water resources, both water quality and water quantity, especially through a program of improved stormwater management.” (2-1) The site contains an existing dwelling unit and does not contain wetlands, floodplains, riparian zones, or steep slopes. Additionally, the proposed subdivision of the existing lot features stormwater recharge beds on each created lot that contain lengths of subsurface perforated piping to encourage infiltration and overflow into the groundwater.
2. This project is consistent with the goal in Section 5 – Transportation and Circulation Plan of the Radnor Township Comprehensive Plan Update to “preserve the rural and scenic character of the streets, without sacrificing safety.” (5-2) The applicant has requested a waiver from certain provisions of Section 255-27.1 pertaining to common driveways, proposing common driveways to minimize the number of driveways accessing Strafford Avenue and Eagle Road. The two (2) proposed common driveways are consistent with existing property access spacing nearby on the east side of Strafford Avenue between Eagle Road and the boundary with Tredyffrin Township, Chester County.
3. The Section 5 – Transportation and Circulation Plan outlines an Access Management Program that “should apply to all roads in the Township, as practical. Reducing the amount of unnecessary curb cuts and access points can also help to reduce delays in traffic flow, accident levels, and pedestrian conflicts.” (5-29) The plan outlines methods for addressing existing access problems, citing the combination of access points on the same parcel where feasible. This project is consistent with this access management method.
4. The applicant may need to request a waiver for deficient cartway width for Strafford Avenue (24 feet existing) and Eagle Road (20 feet existing). However, in Section 5.B.1 – Transportation and Circulation Plan/Roadway Network, the Township Comprehensive Plan warns against unnecessarily widening local roads stating, “the overdesign of a local road is costly and negatively affects the safety and residential quality of a neighborhood, the environment, and future maintenance costs. When a local road is excessively wide it encourages motorists to travel at higher speeds thereby reducing safety for pedestrians.” Current traffic safety conditions in the vicinity of the site and this Comprehensive Plan statement need to be considered should a waiver of cartway width be requested.

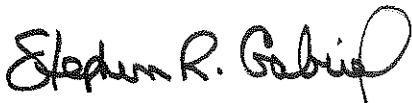
5. This project is consistent with the general planning goal, as stated in Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update, to “maintain and protect the many small residential neighborhoods that make the Township such a unique community, with attention toward special re-use and re-development strategies.”
6. The existing lot is considered to be “underdeveloped” per Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update. The proposed subdivision of the existing lot is consistent with the definition of “underdeveloped” sites, where parcels are developed, typically with single-family residences, but where the parcel is large enough for some further residential subdivision.” (10-5)
7. The proposed subdivision of the existing lot features stormwater recharge beds that contain lengths of subsurface perforated piping. This is consistent with the stormwater policy as laid out for the Wayne Business District, and more generally, in Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update. The plan states the intent to design Business District elements “with subsurface stormwater infiltration systems, ‘feeding’ the new landscaping and overflowing into the groundwater.” (10-22)

GENERAL PLANNING REVIEW

1. The proposed subdivision is consistent with the surrounding neighborhood character and provides a reasonable land use transition within the neighborhood. There are professional office buildings directly across Eagle Road to the south and west, while adjacent properties within the R-4 Residential zone are similar in character to both the existing lot and the proposed subdivided lots. Additionally, the proposed lots are comparable in size to nearby properties on Eagle Road and West Avenue.

Should you have any questions or require any additional information, please do not hesitate to contact us at any time.

Sincerely,



Stephen R. Gabriel, PP
Township Planning Consultant

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July 29, 2014

Mr. Stephen F. Norcini, PE
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: 205 Strafford Avenue
Preliminary/Final Subdivision Plan
Review No. 1
RETTEW Project No. 101442006

Dear Steve:

We have completed our review of the above referenced plan as prepared by InLand Design. Our review was of the following information received on July 15, 2014:

1. Twelve (12) plan sheets dated June 30, 2014.

Project Overview:

<u>Applicant:</u>	.115 Strafford Avenue, LLC, Attn: Bo Erixson
<u>Requested Action/Use:</u>	Preliminary/Final Subdivision Plan Review
<u>Zoning District:</u>	R-4, Residential
<u>Location and Size:</u>	Property is located on the northeast corner of Eagle Road and Strafford Avenue containing a gross site area of approximately 2.393 acres.
<u>Existing Use:</u>	One (1) existing dwelling unit
<u>Proposed Use:</u>	Five (5) new dwelling units
<u>Parcel #:</u>	36-1-541.1, Block 11, Unit 349

The project proposes subdividing and developing the site to construct five (5) new dwelling units on a lot with an existing dwelling unit. The site is 2.393 acres and is accessed by Strafford Avenue. Strafford Avenue between Eagle Road and the Radnor Township boundary with Tredyffrin Township, Chester County, currently provides access to approximately seven (7) properties. No areas of the site are located within the floodplain. Public water and public sewer are proposed to serve the site.



We have performed a general compliance review of the Radnor Township Comprehensive Land Use Plan pertinent to this plan, as well as a general land use consistency review of this plan. We have the following comments for your consideration:

TOWNSHIP COMPREHENSIVE PLAN CONSISTENCY REVIEW

1. This project is consistent with the goals and objectives as stated in Section 2 – Environmental and Natural Resources of the Radnor Township Comprehensive Plan Update. The plan contains a goal to “protect the Township’s vital environmental values, including water resources, wetlands, floodplains and riparian areas, woodlands and important habitat areas, balancing the needs of development with environmental values” with objectives to “direct development to areas of minimum environmental sensitivity; prohibit development in areas of heightened sensitivity and value, such as wetlands, floodplains, riparian zones, and steep slopes” and “manage water resources, both water quality and water quantity, especially through a program of improved stormwater management.” (2-1) The site contains an existing dwelling unit and does not contain wetlands, floodplains, riparian zones, or steep slopes. Additionally, the proposed subdivision of the existing lot features stormwater recharge beds on each created lot that contain lengths of subsurface perforated piping to encourage infiltration and overflow into the groundwater.
2. This project is consistent with the goal in Section 5 – Transportation and Circulation Plan of the Radnor Township Comprehensive Plan Update to “preserve the rural and scenic character of the streets, without sacrificing safety.” (5-2) The applicant has requested a waiver from certain provisions of Section 255-27.1 pertaining to common driveways, proposing common driveways to minimize the number of driveways accessing Strafford Avenue and Eagle Road. The two (2) proposed common driveways are consistent with existing property access spacing nearby on the east side of Strafford Avenue between Eagle Road and the boundary with Tredyffrin Township, Chester County.
3. The Section 5 – Transportation and Circulation Plan outlines an Access Management Program that “should apply to all roads in the Township, as practical. Reducing the amount of unnecessary curb cuts and access points can also help to reduce delays in traffic flow, accident levels, and pedestrian conflicts.” (5-29) The plan outlines methods for addressing existing access problems, citing the combination of access points on the same parcel where feasible. This project is consistent with this access management method.
4. This project is consistent with the general planning goal, as stated in Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update, to “maintain and protect the many small residential neighborhoods that make the Township such a unique community, with attention toward special re-use and re-development strategies.”
5. The existing lot is considered to be “underdeveloped” per Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update. The proposed subdivision of the existing lot is consistent with the definition of “‘underdeveloped’ sites, where parcels are

developed, typically with single-family residences, but where the parcel is large enough for some further residential subdivision." (10-5)

6. The proposed subdivision of the existing lot features stormwater recharge beds that contain lengths of subsurface perforated piping. This is consistent with the stormwater policy as laid out for the Wayne Business District, and more generally, in Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update. The plan states the intent to design Business District elements "with subsurface stormwater infiltration systems, 'feeding' the new landscaping and overflowing into the groundwater" (10-22)

GENERAL PLANNING REVIEW

1. The proposed subdivision is consistent with the surrounding neighborhood character and provides a reasonable land use transition within the neighborhood. There are professional office buildings directly across Eagle Road to the south and west, while adjacent properties within the R-4 Residential zone are similar in character to both the existing lot and the proposed subdivided lots. Additionally, the proposed lots are comparable in size to nearby properties on Eagle Road and West Avenue.
2. It appears that the proposed impervious coverage of 43.2% for Lot 6 shown on the cover sheet exceeds the maximum allowed in the R-4 Residential zoning district of 40% and will require a variance.
3. Lot 2 with street access only by the common driveway with Lot 1 and at 9,446 square feet in area falls short of the required 2-acre minimum lot area for interior lot development as defined in Section 280-4.B of the zoning ordinance. A variance will be required.

Should you have any questions or require any additional information, please do not hesitate to contact us at any time.

Sincerely,



Stephen R. Gabriel, PP
Township Planning Consultant

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Gannett Fleming

Excellence Delivered As Promised

MEMORANDUM

Date: August 14, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Steve Gabriel – Rettew Associates
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 205 Stafford Avenue
115 Stafford Avenue, LLC – Applicant

Date Accepted: July 7, 2014
90 Day Expiration: October 5, 2014

Gannett Fleming, Inc. has completed a review of the 205 Stafford Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R4 zoning district. The applicant is proposing to subdivide the property into five lots. The existing dwelling will remain and the other four lots will be improved with new single family detached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has indicated that the following waiver will be requested from the Subdivision and Land Development Code:

- §255-14.A – To proceed with preliminary/final plan before obtaining separate preliminary approval.

Plans Prepared By: Inland Design
Dated: 06/30/2014, last revised 07/31/2014

I. Subdivision and Land Development

1. §255-6 – The applicant has indicated on the plans that this is a Minor Subdivision Plan. The definition of a minor subdivision is the division of a lot or tract of land into five or less lots for the purpose, whether immediate or future, of transfer of ownership or of building or lot development of less than three acres, provided that the proposed lots thereby created have frontage on an improved street or streets, and provided further that there is not created by the subdivision any new street or the extension of an existing street. Since this plan is essentially dividing the property into six lots (5 residential and 1 recreation), this would not be considered a Minor Subdivision Plan.
2. §255-20.B(1)(o)[7] – Proposed sidewalks should be shown on the plans.
3. §255-20.B(1)(o)[8] – Proposed streetlights should be shown on the plans.
4. §255-37.K – Sidewalks shall be required in developments where lot areas are less than 20,000 square feet. Sidewalks must be shown on the plans.
5. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$19,842. The applicant has provided a 7,275 S.F active recreation area on the plans. This area is not an acceptable park and recreation space.
6. §255-43.1.C(3)(a) – Site should be easily and safely accessible, have good ingress and egress and have access to a public road or to a road to be dedicated as a public road, or to a road which the residents of the development in which the site is located can use to reach the park and recreation site.
7. §255-43.1.1 – If the Board of Commissioners determines that a park and recreation land dedication would be in the public interest, such park and recreation land shall first be offered for dedication to Radnor Township. If the Township does not accept dedication, the land may be owned and maintained by an entity that the Board of Commissioners determines is acceptable to ensure proper long-term oversight and maintains of the land and which agrees to accept such land for permanent park and recreation purposes.

General Comments

1. Information must be submitted regarding the ownership of the shared driveway and who will be responsible for the maintenance. The response letter from the applicant indicates that the common driveway will be maintained by the Homeowners Association.
2. The sanitary sewer extension should be revised to be located in Stafford Avenue.

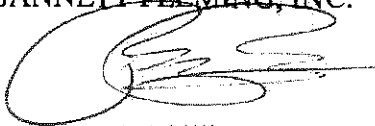
Gannett Fleming

Should the Planning Commission consider recommending approval of this project, we recommend that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments and the review memo from Gilmore and Associates dated August 6, 2014.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', written over a faint circular stamp or watermark.

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



GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

August 6, 2014

File No. 14-07022

Mr. Steve Norcini, P.E.
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Reference: 205 Strafford Avenue
Strafford Avenue and Eagle Road
Radnor Township, Delaware County, PA
Preliminary/Final Subdivision Review- Transportation #2

Dear Mr. Norcini:

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the Preliminary/Final Subdivision Plan (12 sheets) for 205 Strafford Avenue prepared by InLand Design, dated June 30, 2014 with a revision date of July 31, 2014. The plans were prepared for the applicant 115 Strafford Avenue, LLC. We offer the following comments for consideration by the Applicant and Radnor Township.

A. SUBMISSION

205 Strafford Avenue Preliminary/Final Subdivision Plans for 115 Strafford Avenue, LLC prepared by InLand Design, consisting of twelve (12) sheets, dated June 30, 2014 with a revision date of July 31, 2014.

B. PROJECT DESCRIPTION

The Applicant proposes to subdivide an existing 2.39 acre parcel located at 205 Strafford Avenue with an existing single-family detached dwelling unit, with access to both Eagle Road and Strafford Avenue into five (5) lots. Lots 1, 3, 4 and 5 will be improved with four (4) single-family detached dwelling units. All parcels will take access to Strafford Avenue; with Lots 3, 4, and 5 sharing a driveway access to Strafford Avenue; and Lot 5 will have a secondary access to Eagle Road. The parcel is zoned R-4 Residential.

C. REQUESTED WAIVERS

No waivers were requested.

BUILDING ON A FOUNDATION OF EXCELLENCE

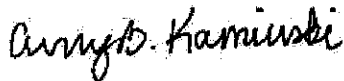
65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
www.gilmore-assoc.com

D. REVIEW COMMENTS

1. §255-20.B.(5)(c)[2] The Township is the process of identifying traffic calming measures on Eagle Road between Strafford Avenue and Wayne Avenue; the Township may want to consider a fee in lieu of a traffic study or the applicant may want to consider a contribution for traffic calming on Eagle Road.
2. §255-27C.(1) The following street dimensions are required for Eagle Road and Strafford Avenue (classified as local streets): 60 foot Right-of-Way, 28 foot Cartway, curbs and sidewalk. The plan identifies a 40' Right-of-Way, no curbs or sidewalks for both Eagle Road and Strafford Avenue; and a 24+/- foot cartway width for Strafford Avenue, and a 20+/- foot cartway width for Eagle Road. Revise the plans or request a waiver for the deficient Right-of-Way, cartway widths, curbs and sidewalks.
3. §255-27.l(5) Verify adequate sight distance is available for all four accesses (existing and proposed).
4. §255-30.C. The width of driveways at the street shall be between 20 and 35 feet; the plan indicates the driveway accesses for Lots 1 and 5 are approximately 16'. Revise the plans or request a waiver. We recommend a minimum width of 20'.
5. An access easement and maintenance agreement is required between Lots 3, 4 and 5 for the shared driveway access to Strafford Avenue.

If you have any questions regarding the above, please contact this office.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Department Manager of Transportation
Gilmore & Associates, Inc.

ABK/DAD/mla

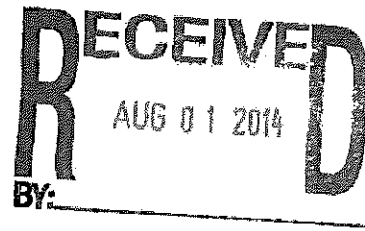
cc: Roger Phillips, P.E., Gannett Fleming, Inc.
Steve Gabriel, Rettew
Damon Drummond, P.E., PTOE

INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

August 1, 2014

Radnor Township Board of Commissioners
301 Iven Avenue
Wayne, PA 19087



**Re: 205 Strafford Avenue
Response to Review Letter from Gannett Fleming, Inc. dated 7-25-2014, and Review Letter
from Gilmore and Associates, Inc. dated 7-24-2014**

Dear Members of the Board:

We have received the above referenced review letters and offer the following responses to each as follows:

Gannett Fleming, Inc. Review Letter dated 07-25-2014

Waiver Requests

Section 255-27.1 – To use common driveways for the proposed homes to minimize curb cuts on Eagle Road and Strafford Ave. Based on further review of the ordinance, use of common driveways is permitted and no waiver is required. This waiver request has been removed from the plan.

Section 255-14.A – To proceed with Preliminary/Final plan before obtaining a separate preliminary plan approval. The number of lots has been reduced from 6 to 5. As such this plan now meets the definition of a Minor Subdivision Plan. Therefore this waiver is still requested by the applicant.

I. Zoning Ordinance Review

1. The referenced setbacks noted on the zoning table were measured from the existing building. The zoning table has been revised to reflect the requirement of the R-4 Zoning District as requested.
2. 280-4.B Interior Lot– The referenced lot has been removed from the plan.
3. 280-4.B Interior Lot Development – The referenced lot has been removed from the plan.
4. 280-30.F – The coverage for the referenced lot has been adjusted to comply with zoning.

II. Subdivision and Land Development Ordinance

1. 255-20.B (1) (d) – The referenced setbacks noted on the zoning table were measured from the existing building. The zoning table has been revised to reflect the requirement of the R-4 Zoning District as requested.
2. 255-20.B (1) (e) [5] – The proposed units will be either 3 or 4 bedroom dwellings. This has been noted on the plan as requested.
3. 255-20.B (1) (o) [7] – It is the applicant’s interpretation that sidewalks would be required along proposed streets within the R-4 District. There are no streets proposed with this application.
4. 255-20.B (1) (o) [8] – It is the applicant’s interpretation that streetlights would be required along proposed streets within the R-4 District. There are no streets proposed with this application.
5. 255-34.B – The referenced lot has been removed from the plan.
6. 255-35.C – All structures and proposed landscaping have been removed from the proposed utility easement as requested.
7. 255-37.K – It is the applicant’s interpretation that sidewalks would be required along proposed streets within the R-4 District. There are no streets proposed with this application.
8. 255-43.1.B (1) – The required suitable park and recreation land has been provided as required.

III. Stormwater Management

1. 245-22.A.1.C – Dewatering calculations have been provided as requested.
2. 245-23.D – Water quality calculations have been provided as requested.
3. 245-25.B.1 – The referenced note has been revised to reflect the Schuylkill River Watershed as requested. The peak rate control for the local stormwater management district has been shown within the revised calculations.
4. 245-27.J – The stormwater management calculations have been revised to show all storage within the pipes only.

IV. General Comments

1. Existing fire hydrants are shown on the plan.
2. A note regarding the demolition of the existing sanitary lateral has been added to the plan.
3. The location of the gas service to the proposed lanterns has been added to the plan as requested.

4. The required separation between the water and sanitary sewer has been provided as requested.
5. A copy of the draft Homeowners Association documents has been provided. The common driveway will be maintained by the Homeowners Association.
6. The minimum depth of the sanitary sewer has been revised as requested.
7. The sanitary sewer profile shows the location of all water crossings.
8. The proposed masonry walls have been removed from the plans.
9. The sanitary sewer extension has been revised to be located within the right of way of Stafford Avenue.

Gilmore & Associates, Inc. Review Letter dated 07-24-2014

IV. Review Comments

- A. 255-27.I (7) – No response required.
- B. 255-20.B (5) (c) [2] – The applicant has no objections to proposed traffic calming along Eagle. Based on the criteria provided in the ordinance it does not appear traffic study is required for this application.
- C. The requested note has been added to the plans.
- D. The north arrow orientation has been adjusted as requested.
- E. An access easement is provided for the common driveway.

Based on the revisions outlined herein, we trust that the plan can now be approved. Please feel free to contact us should you have any questions or comments.

Very Truly Yours,



Charles A. Dobson, P.E.
President

/cad

c: 115 Strafford Ave, LLC
George Broseman, Esq.
file



Gannett Fleming

Excellence Delivered As Promised

MEMORANDUM

Date: July 25, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Steve Gabriel – Rettew Associates
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 205 Strafford Avenue
115 Strafford Avenue, LLC – Applicant

Date Accepted: July 7, 2014
90 Day Expiration: October 5, 2014

Gannett Fleming, Inc. has completed a review of the 205 Strafford Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R4 zoning district. The applicant is proposing to subdivide the property into six lots. The existing dwelling will remain and the other five lots will be improved with new single family detached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.I – To use common driveways for the proposed homes to minimize curb cuts on Eagle Road and Strafford Avenue.
- §255-14.A – To proceed with preliminary/final plan before obtaining separate preliminary approval.

Plans Prepared By: Inland Design
Dated: 06/30/2014, No Revisions

I. Zoning

1. The zoning table provided on sheet 2 is inconsistent with what is shown on the plans. This must be revised to be consistent. For example, the table indicates that the existing lot 3 will have a front yard setback of 85 feet and a rear yard setback of 117 feet. The front and rear yard setbacks dimensioned on the plans is 30 feet.
2. §280-4.B Interior Lot - The zoning table should be revised to indicate that the front yard setback of an interior lot shall be increased by a factor of 1.4 over the minimum required for that district.
3. §280-4.B Interior Lot Development – If any property is subdivided under the provisions of Chapter 255 (Subdivision of Land), the area of the interior lot shall not be less than two acres.” Lot 2 is 9,446 S.F. A variance is required for this condition.
4. §280-30.F – The maximum impervious coverage required in the R4 zoning district is 40%. The zoning table indicates that the coverage for lot 6 is 43.2%. This is above the impervious coverage allowed. A variance is required for this condition.

II. Subdivision and Land Development

1. §255-20.B(1)(d) – The zoning table provided on sheet 2 is inconsistent with what is shown on the plans. This must be revised to be consistent. For example, the table indicates that the existing lot 3 will have a front yard setback of 85 feet and a rear yard setback of 117 feet. The front and rear yard setbacks dimensioned on the plans is 30 feet.
2. §255-20.B(1)(e)[5] – Size of the units (in bedrooms) should be shown on the plans if known
3. §255-20.B(1)(o)[7] – Proposed sidewalks should be shown on the plans.
4. §255-20.B(1)(o)[8] – Proposed streetlights should be shown on the plans.
5. §255-34.B – Residential lots shall front on an existing or proposed street. Lot 2 does not front on an existing or proposed street.
6. §255-35.C – No structure requiring a building permit or plantings, except for lawn and/or paving shall be set or put within the area of a utility easement. There are proposed plantings and structures (masonry walls) shown in the proposed easements. These shall be removed.
7. §255-37.K – Sidewalks shall be required in developments where lot areas are less than 20,000 square feet. Sidewalks must be shown on the plans.

Gannett Fleming

8. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$19,842.

III. Stormwater Management

1. §245-22 A.1.C - The infiltration facility shall be capable of completely infiltrating the retention (infiltration) volume (Re_v) within four days (96 hours). The calculations do not provide that each on-lot recharge bed is capable of infiltrating the retention volume within 96 hours. Percolation tests must be provided to indicate that the stormwater facility will drain within 96 hours. Final design and sizing of the stormwater facility should be based on the results of the percolation tests.
2. §245-23 D – The stormwater calculations provided do not include the required water quality calculations.
3. §245-25 B.1 – The project site is within the Schuylkill River Watershed and not the Darby Creek Watershed. Furthermore, General Note #8 on Sheet 1 of 12 states “THE SITE IS TRIBUTARY TO GULPH CREEK...” which is not a part of the Darby Creek Watershed. The applicant does not meet the peak rate control requirements per section 245-25.B.
4. §245-27 J - Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). It appears the volume calculations beginning in Section 11 of the SW Report appear to include volume from the stone bed. In addition, access manholes shall be provided on the recharge bed structures for future access for cleaning and maintenance.

General Comments

1. Existing fire hydrants shall be shown on the plans.
2. The plan indicates that the existing sanitary sewer lateral is going to be demolished. The existing lateral shall also be appropriately capped.
3. The gas service connections for the pillars with gas lanterns must be shown on the plans.
4. The sanitary sewer and water lines must have a minimum of 10 feet horizontal separation. The plans show 5 feet separation. This must be revised.

Gannett Fleming

5. Information should be submitted regarding the ownership of the shared driveways and maintenance.
6. The minimum depth of coverage for the sanitary sewer shall be 5 feet. The sanitary sewer profile indicates coverage of 3.5 feet. This should be revised.
7. The sanitary sewer profile should show the crossing with the existing water line and the proposed water connections.
8. It is unclear from the plans what is proposed to be constructed between the proposed masonry stone pillars with the gas lanterns. This should be clearly indicated on the plans.
9. The sanitary sewer extension should be revised to be located in Stafford Avenue.

We recommend that consideration of approval not be given until such time as the outstanding zoning issues are adequately addressed.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 24, 2014

File No. 14-07022

Mr. Steve Norcini, P.E.
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Reference: 205 Strafford Avenue
Strafford Avenue and Eagle Road
Radnor Township, Delaware County, PA
Preliminary/Final Subdivision Review- Transportation

Dear Mr. Norcini:

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the Preliminary/Final Subdivision Plan (12 sheets) for 205 Strafford Avenue prepared by InLand Design, dated June 30, 2014. The plans were prepared for the applicant 115 Strafford Avenue, LLC. We offer the following comments for consideration by the Applicant and Radnor Township.

I. SUBMISSION

205 Strafford Avenue Preliminary/Final Subdivision Plans for 115 Strafford Avenue, LLC prepared by InLand Design, consisting of twelve (12) sheets, dated June 30, 2014.

II. PROJECT DESCRIPTION

The Applicant proposes to subdivide an existing 2.39 acre parcel located at 205 Strafford Avenue into six lots. One lot will contain an existing single-family detached dwelling, while the other five lots will be improved with new single-family detached dwellings. The three lots proposed along Eagle Road will be served by a common driveway to Strafford Avenue, and the other two lots proposed will be served by a second common driveway also to Strafford Avenue. The proposed Lot 6 will retain the existing access to Eagle Road as a secondary access. The existing Lot 3 will retain the existing access to Strafford Avenue.

III. REQUESTED WAIVERS

- A. §255-27.1 - The applicant requests a waiver from certain provisions of the Section pertaining to common driveways. Common driveways are proposed to minimize the number of driveways accessing Strafford Avenue and Eagle Road.

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www.gilmore-assoc.com

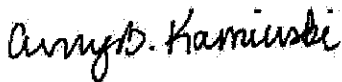
- B. § 255-14.A - The applicant requests a waiver from the section requiring the submission of a preliminary plan before the final plan is submitted. Due to the limited scope of the application a preliminary/final plan submission is proposed.

IV. REVIEW COMMENTS

- A. §255-27.I(7) The applicant is proposing two common driveways which will provide access to no more than three lots or three single-family dwellings per driveway. Thus, in our interpretation the applicant's design in this aspect is in accordance with the ordinance section and no waiver is required.
- B. §255-20.B.(5)(c)[2] The Township is currently studying traffic calming measures on Eagle Road between Strafford Avenue and Wayne Avenue and the Township may want to consider a fee in lieu of a traffic study.
- C. Add the following note to the plans for maintenance and protection of traffic during construction; "Maintenance and protection of traffic shall be in accordance with PennDOT Publication 213, latest edition. If a lane closure or partial lane closure is necessary for construction, the applicant shall notify the township (3) three days in advance prior to the lane closure."
- D. On Sheet 1, the north arrow orientation between the site map and location is inconsistent. Revise as needed.
- E. An access easement and maintenance agreement is required between Lot 1 and Lot 2 for the shared driveway. Another access easement and maintenance agreement is required for Lots 4, 5, and 6 for the shared driveway. Access easements are depicted on Sheet 2.

If you have any questions regarding the above, please contact this office.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Department Manager of Transportation
Gilmore & Associates, Inc.

ABK/DAD/mla

cc: Roger Phillips, P.E.
Damon Drummond, P.E., PTOE



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 205 STRAFFORD AVENUE
DATE: 7/21/14
CC:

Steve

I have a few concerns with the purposed project located at 205 Strafford.

One issue is the numbering of the purposed homes. On the uneven side of the street the Township does not have three uneven addresses, from 205, for the front purposed lots. The sewer lateral drawings are incorrect and do not meet Radnor Townships standards. Flag lots with common driveways present concerns for emergency responders, see comments below.

Who will be taking ownership of the existing garage and driveway on Eagle Road?

Lot # 4, 5, 6- The common driveway of units 4, 5, 6 Strafford present an issue with fire and ambulance services. The common, shared, driveway once blocked or occupied will not allow emergency services to service another home. This condition will also accrue if water or sewer service is being done for one resident, in/on the common drive.

The purposed street/road is not wide enough for over flow parking. There is no on or off street parking provided for on the plan. This issue will hinder emergency services should they need to service all the homes. Snow plowing could present the same issue with emergency responders.

Lot #3 The main house Fire fighting is limited on the side yard where 12' set back is noted because a Bilco door reduces the access to approximately 5'. With the new stone wall it is very close for responders.

Lot# 1, 2- The common driveway of units 1, 2 Strafford present an issue with fire and ambulance services. The common, shared, driveway once blocked or occupied will not allow emergency services to service another home. This condition will also accrue if water or sewer service is being done for one resident, in/on the common drive.

The purposed street/road is not wide enough for over flow parking. There is no on or off street parking provided for on the plan. This issue will hinder emergency services should they need to service all the homes. Snow plowing could present the same issue with emergency responders.

Hydrants were not located on the print; however one is located on Eagle just down from the corner of Strafford. A new hydrant was installed in front of 204 Strafford last year.

Respectfully

Ray Daly

Building Codes Official/ Fire Codes Official

George W. Broseman
Direct Dial: (610) 941-2459
Direct Fax: (610) 684-2005
Email: gbroseman@kaplaw.com
www.kaplaw.com

July 1, 2014

VIA HAND DELIVERY

Mr. Roger Phillips, P.E.
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: 205 Strafford Avenue - Subdivision Plan

Dear Mr. Phillips:

I represent 115 Strafford Avenue, LLC (“**Applicant**”), equitable owner of the property at 205 Strafford Avenue (“**Property**”) in Radnor Township. Along with letter, we are filing an application, plans, and related materials for subdivision approval for the Property.

I. SUBMISSION

The submission consists of:

1. The Radnor Township subdivision application;
2. Two copies of a redacted Agreement of Sale and a nomination document demonstrating Applicant’s equitable ownership of the Property;
3. Two copies of a title report for the Property, together with attachments.
4. The Delaware County Planning Commission review application;
5. Three checks as follows:
 - a. \$2,900.00 payable to Radnor Township; the subdivision application fee;
 - b. \$15,000.00 to Radnor Township for the professional review fee escrow account; and

Mr. Roger Phillips, P.E.

July 1, 2014

Page 2

- c. \$210.00 to Treasurer of Delaware County, the Delaware County Planning Commission review fee;
6. 35 copies of the Preliminary/Final Subdivision Plan for the Project consisting of 12 sheets, dated June 30, 2014; prepared by Inland Design Consulting Engineers & Land Development Consultants and described as follows:

Sheet Number Description

1. Cover Sheet
 2. Title Plan
 3. Existing Features & Natural Resource Plan
 4. Demolition Plan
 5. Grading & Utility Plan
 6. Post-Construction Stormwater Management Plan
 7. Sedimentation Erosion Control Plan
 8. Sedimentation Control Details & Notes
 9. Landscaping Plan
 10. Sewer Profiles
 11. Construction Details
 12. Construction Details
7. Two copies of a Project Narrative and Post Construction Stormwater Management calculations prepared by Inland Design, Inc., Consulting Engineers and Land Development consultants dated June 30, 2014.
 8. Two copies a tree report for 205 Stafford Avenue summarizing the June 26, 2014 site survey by Mike Wagoner, RLA from PPM Design/Build Group.

II. PROJECT NARRATIVE

A. Property Description/Zoning

The Property consists of 2.39 acres (gross) (+/-) and has frontage on Stafford Avenue and Eagle Road. The Property is improved with an existing single-family detached dwelling and various accessory structures. According to the Radnor Township Code (“Code”), the Property is located in the R-4 Residence District (“R-4 District”), which allows 7,000 s.f. lots.

B. Project

The Applicant proposes to subdivide the Property into six lots. One lot (proposed lot 3) would contain the existing single-family detached dwelling. The other five lots would be improved with new single-family detached dwellings and related improvements, which are permitted uses in the R-4 District. Although four lots could have been provided along the Eagle Road

Mr. Roger Phillips, P.E.
July 1, 2014
Page 3

frontage, Applicant has, at this time, elected to propose three larger lots in this location. These three lots will be served by a common driveway to Strafford Avenue to minimize new curb cuts to Eagle Road. Two lots are proposed on the opposite side of the existing house, to be served by a common driveway to Strafford Avenue.

III. WAIVERS

At this time Applicant is requesting two waivers/modifications from the Subdivision and Land Development Ordinance ("SLDO") as follows. Applicant requests a waiver from SLDO 255-27.1 to facilitate the use of common driveways for the proposed homes. The proposed common driveways will serve to minimize curb cuts onto Eagle Road which is classified as a major collector road and Strafford Avenue. In addition, Applicant requests a waiver from SLDO section 255-14.A to proceed with a preliminary/final plan before obtaining a separate preliminary plan approval. This waiver is justified given the small number of lots proposed and limited scope of the project.


IV. REVIEW

We would appreciate it if you would place this application on the August agenda of the Radnor Township Planning Commission.

Please provide us with copies of all documentation regarding this matter, including but not limited to all reviews, related materials, and any correspondence as soon as they are generated and/or received.

If you have any questions or require any further information, please contact me. Thank you for your attention to this matter.

Sincerely,


George W. Broseman

GWB:sl
Enclosures

cc: 115 Strafford Avenue, LLC
Charles A. Dobson, P.E.
Stephen F. Norcini, P.E.

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 205 Strafford Avenue, Wayne, PA 19087

Zoning District R-4 Application No. _____
(Twp. Use)

Fee _____ Ward No. 1 Is property in HARB District No

Applicant: (Choose one) Owner _____ Equitable Owner X

Name 115 Strafford Avenue, LLC c/o Bo Erixson

Address 110 N. Phoenixville Pike, Malvern, PA 19355

Telephone 610-721-1495 Fax N.A. Cell 610-721-1495

Email berixson@bbhomes.us

Designer: (Choose one) Engineer X Surveyor _____

Name Charles A. Dobson, P.E., Inland Design, LLC

Address 759 E. Lincoln Highway, Exton, PA 19341

Telephone 484-872-8260 Fax 484-872-8261

Email chuck@inlanddesign.net

Area of property 2.39/2.102 (g/n) Area of disturbance 56,360 s.f. (+/-)

Number of proposed buildings 5 Proposed use of property Residential

Number of proposed lots 6

Plan Status: Sketch Plan _____ Preliminary X Final X Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

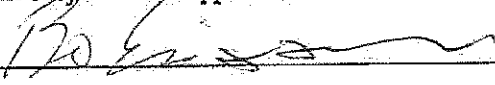
* See Below

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

N.A.

Individual/Corporation/Partnership Name
115 Strafford Avenue, LLC

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature 

Print Name 115 Strafford Avenue, LLC by: Bo Erixon, Member

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

* WALVER

Section 255-27.1(6) (pertaining to common driveways). Common driveways are proposed to minimize the number of driveways accessing Strafford Avenue and Eagle Road.

Section 255-14.A (requiring submissions of a Preliminary Plan before a Final Plan is submitted). Due to the limited scope of the application, a Preliminary/Final Plan submission is proposed.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name 115 Strafford Avenue, LLC E-mail berixxon@bbhomes.us

Address 110 N. Phoenixville Pike, Malvern, PA Phone 610-721-1495

Name of Development 205 Strafford Avenue

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Inland Design LLC Phone 484-872-8260

Address 759 E. Lincoln Highway, Exton, PA 19341

Contact Chuck Dobson E-mail chuck@inlanddesign.net

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District R-4

Tax Map # 36 / 01 / 541.1

Tax Folio # 36 / 01 / 00541 / 00

STATEMENT OF INTENT

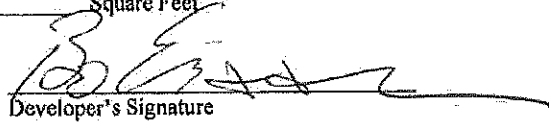
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Existing: 1 single-family detached building with accessory uses. Proposed 6 lots;
1 existing s.f. dwelling to remain; 5 new single-family detached dwellings
proposed.

Total Site Area 2.39/2.102 Acres
Size of All Existing Buildings 4500 (+/-) Square Feet (footprint)
Size of All Proposed Buildings 11,200 (+/-) Square Feet (footprint)
Size of Buildings to be Demolished N.A. Square Feet

115 Strafford Avenue, LLC
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

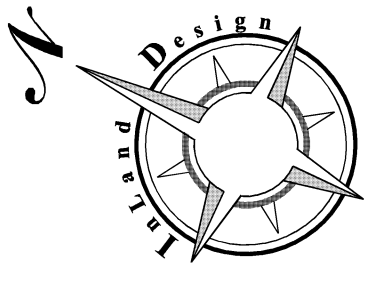
Official's Signature

Date

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

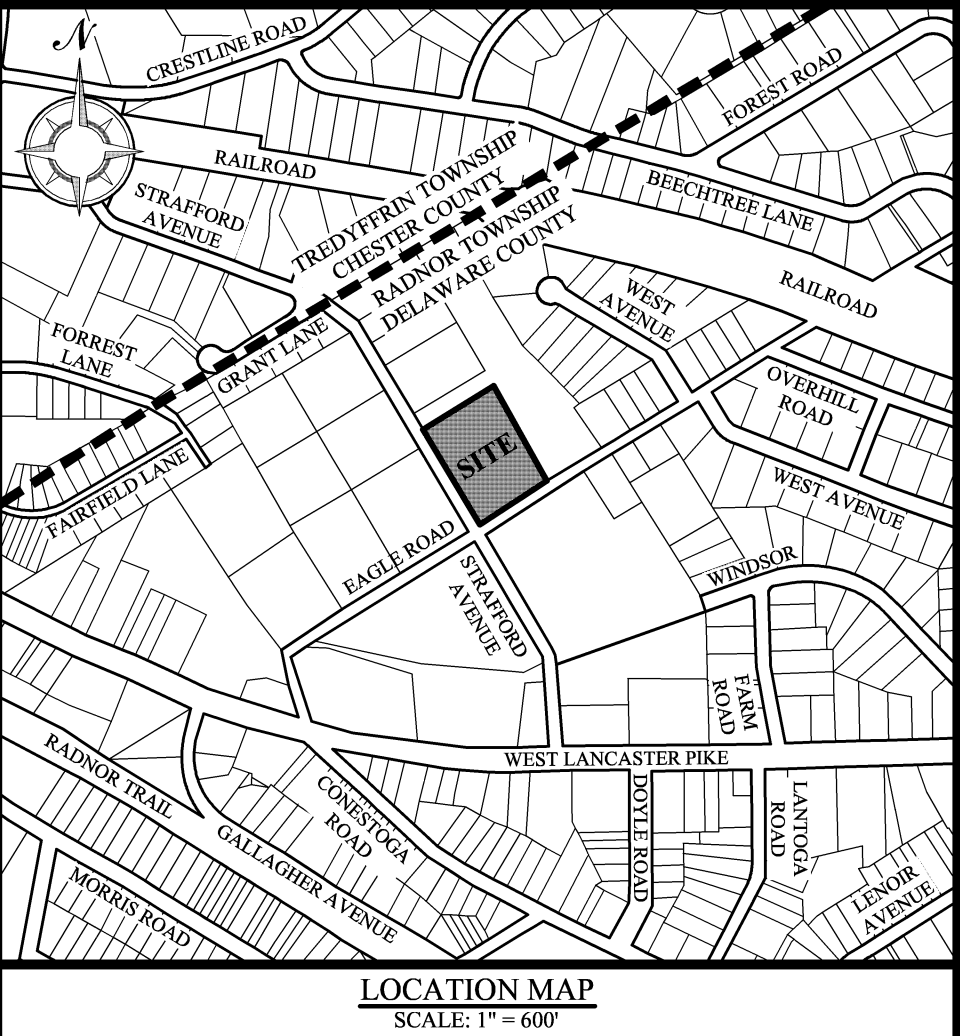
Applications with original signatures must be submitted to DCPD.



N/L
DORRANCE H. HAMILTON, et. al., TRUSTEES
FOLIO #: 36-01-00541-00
BLOCK: 11 UNIT: 349.001
205 STRAFFORD AVE., WAYNE, PA 19087
DB: 2302 PG: 0411

LEGEND

---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE



COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER :
ON THE DAY OF A.D. 2014 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN PERSONALLY APPEARED BO ERIXXON STRAFFORD AVE., LLC A LIMITED LIABILITY CORPORATION, AND THAT AS SUCH WHO ACKNOWLEDGES HIMSELF TO BE THE MANAGING MEMBER OF THIS CORPORATION AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF.

MANAGING MEMBER

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

DELAWARE COUNTY PLANNING COMMISSION

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE DELAWARE COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

FOR THE DIRECTOR

RECORDED IN THE DELAWARE COUNTY COURTHOUSE THIS _____ DAY OF _____, 2014, IN PLAN BOOK _____, PAGE _____.

CERTIFICATE OF CONFORMANCE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

Charles A. Dobson 7/31/2014
CHARLES A. DOBSON (DATE)

RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS:

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS.

RADNOR TOWNSHIP DIRECTOR OF PUBLIC WORKS DATE

RADNOR TOWNSHIP ZONING OFFICER:

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ZONING OFFICER.

RADNOR TOWNSHIP ZONING OFFICER DATE

RADNOR TOWNSHIP ENGINEER:

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP ENGINEER.

RADNOR TOWNSHIP ENGINEER DATE

RADNOR TOWNSHIP BOARD OF COMMISSIONERS:

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE RADNOR TOWNSHIP BOARD OF COMMISSIONERS.

PRESIDENT DATE

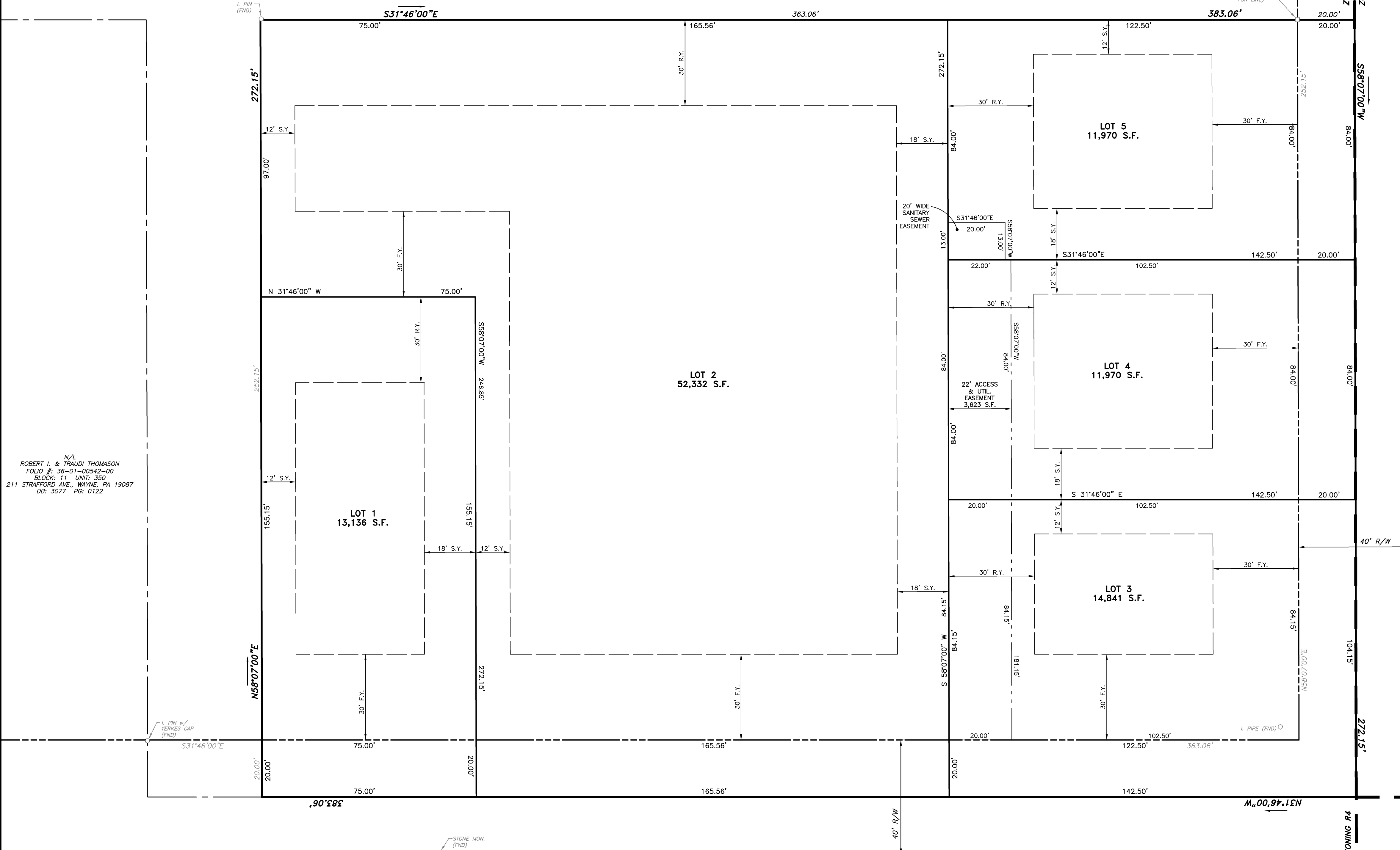
SECRETARY DATE

N/L
O. JOHN FUCHS, JR.
FOLIO #: 36-01-00164-00
BLOCK: 12 UNIT: 263
125 STRAFFORD AVE., WAYNE, PA 19087
DB: 2404 PG: 0141

N/L
O. JOHN FUCHS, JR.
FOLIO #: 36-01-00163-02
BLOCK: 11 UNIT: 314
200 EAGLE ROAD, WAYNE, PA 19087
DB: 2290 PG: 1166

EQUITABLE OWNER / APPLICANT:

115 STRAFFORD AVENUE, LLC
ATTN: BO ERIXXON
110 NORTH PHOENIXVILLE PIKE
SUITE 100
MALVERN, PA 19355



R-4 RESIDENTIAL: AREA AND BULK REGULATIONS (TOTAL SITE = 104,249 S.F. (2.393 ACRES))

DESCRIPTION	R-4 REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MIN. LOT AREA	7,000 S.F. (MIN.)	13,136 S.F.	52,332 S.F.	14,841 S.F.	11,970 S.F.	11,970 S.F.
MIN. LOT WIDTH @ BUILDING LINE	55 FT.	75 FT.	165 FT.	84 FT.	84 FT.	84 FT.
BUILDING AREA (MAX.)	30%	10.2% (1,338 S.F.)	7.5% (3,915 S.F.)	9.0% (1,338 S.F.)	11.2% (1,338 S.F.)	16.1% (1,922 S.F.)
MIN. FRONT YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MIN. SIDE YARD	12 FT. MIN. 30 FT. ACGR.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MIN. REAR YARD	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
MAX. IMPERVIOUS COVERAGE	40%	22.6% (2,963 S.F.)	24.8% (12,971 S.F.)	24.9% (3,688 S.F.)	29.4% (3,516 S.F.)	37.7% (4,513 S.F.)
MAX. BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.

N/L
DORRANCE H. HAMILTON TRUST
FOLIO #: 36-01-00538-00
BLOCK: 11 UNIT: 348
204 STRAFFORD AVE., WAYNE, PA 19087
DB: 4569 PG: 0061

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UP: 36-01-00541-00

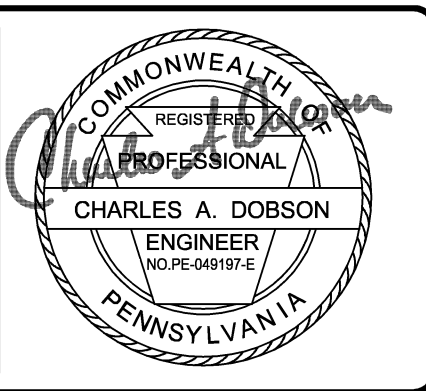
PROFESSIONAL ENGINEER
PENNSYLVANIA ONE CALL SYSTEM
PA, act 172 of 1986 requires three working days notice
Serial Numbers:
20142122649

PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

InLand Design
Civil Engineers & Land Development Consultants

759 East Lincoln Hwy.
Exton, PA 19341
www.InLandDesign.net

Phone: (484) 872-8260
Fax: (484) 872-8261
Info@InLandDesign.net



No.	Date	Description
1	7/31/2014	REV. PER TWP. ENGINEER REVIEW LETTER DATED 7/25/2014
2	8/26/2014	REVISED LANDSCAPING PLAN
3	8/28/2014	ELIMINATE OPEN SPACE, WIDEN COMMON DRIVE TO 20'
4	9/2/2014	REVISED LANDSCAPING PLAN

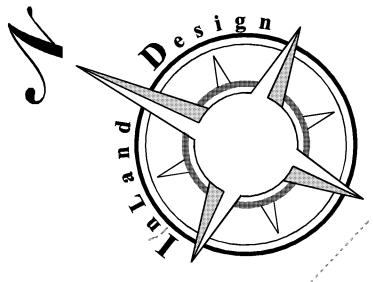
PRELIMINARY / FINAL MINOR SUBDIVISION PLAN

GRAPHIC SCALE
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(IN FEET)
1 Inch = 20'

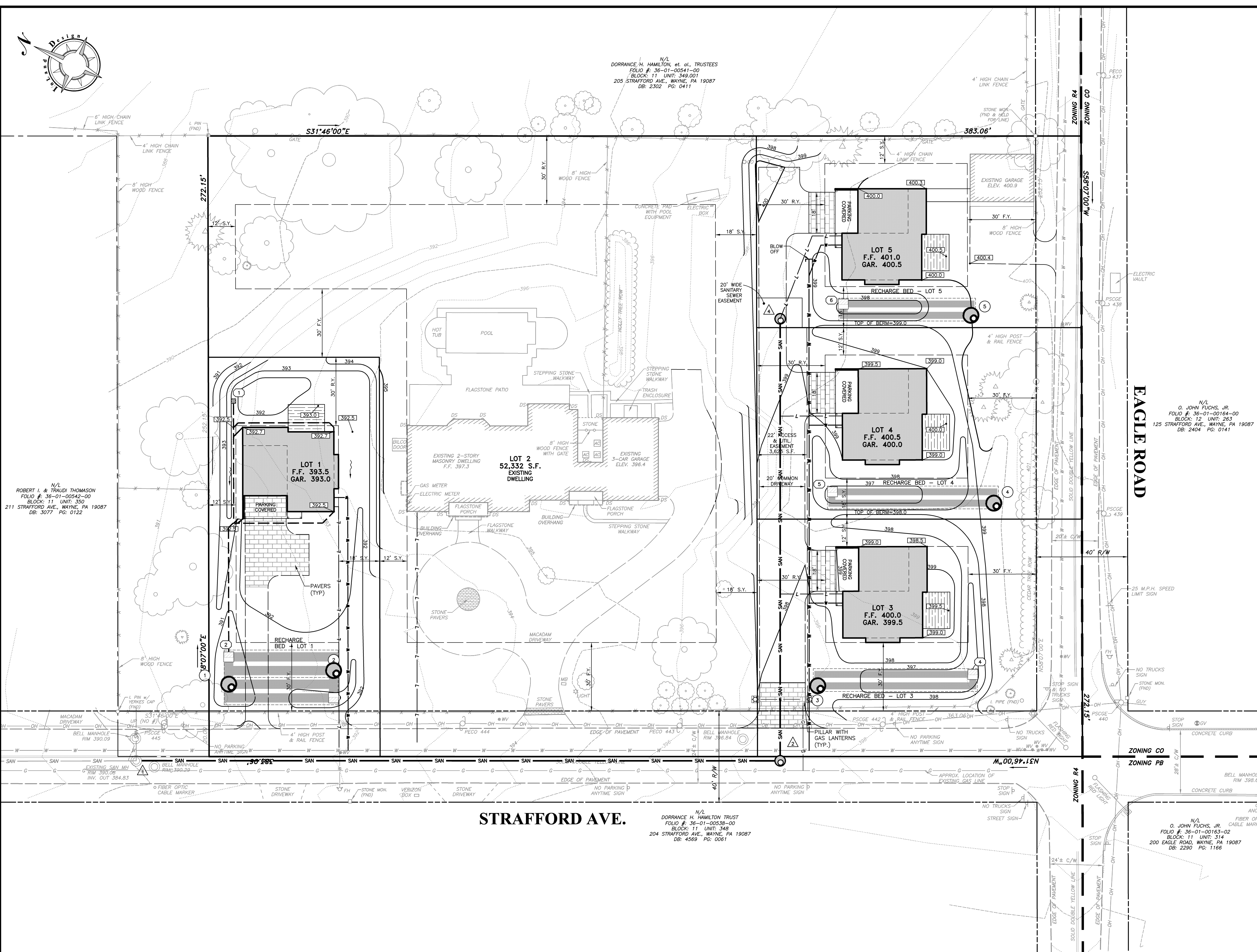
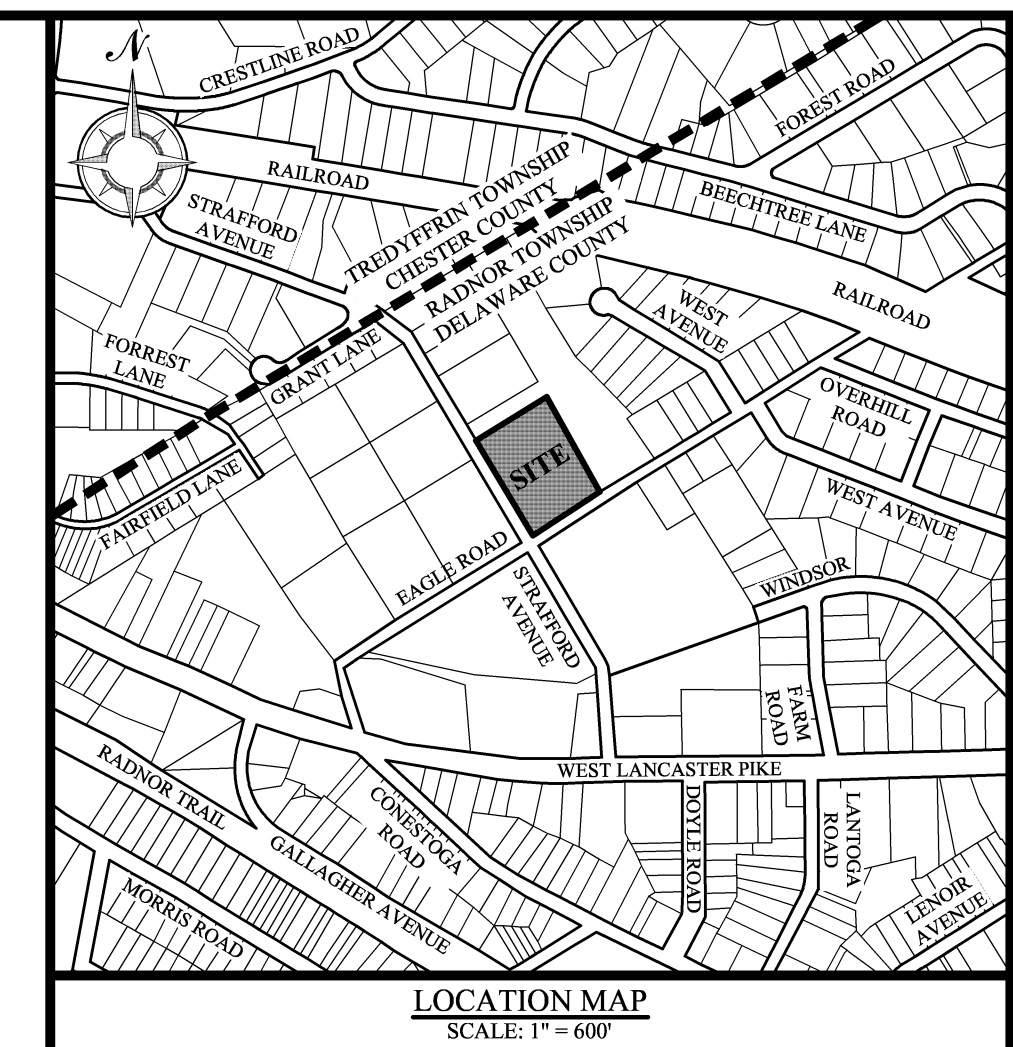
Date: 6/30/2014
Scale: 1" = 20'
Drawn by: TAH
Checked by: CAD
Project No. 10394

TITLE PLAN FOR
115 STRAFFORD AVENUE, LLC
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

SHEET
2
OF 12



N/L
DORRANCE H. HAMILTON, et. al., TRUSTEES
FOLIO #: 36-01-00541-00
BLOCK: 11 UNIT: 349.001
205 STRAFFORD AVE., WAYNE, PA 19087
DB: 2302 PG: 0411



ROBERT I. & TRAUDI THOMSON
FOLIO #: 36-01-00542-00
BLOCK: 11 UNIT: 350
211 STRAFFORD AVE., WAYNE, PA 19087
DB: 3077 PG: 0122

N/L
O. JOHN FUCHS, JR.
FOLIO #: 36-01-00164-00
BLOCK: 12 UNIT: 263
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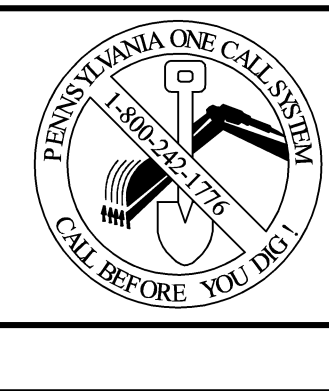
LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING TREE SYMBOLS
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING FIRE HYDRANT
	EXISTING FENCE LINE
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING ROAD CENTERLINE
	EXISTING CURB LINE
	EXISTING ROAD/PAVING
	EXISTING WATER LINE
	EXISTING GAS LINE
	ULTIMATE RIGHT OF WAY LINE
	PROPOSED EASEMENT LINE
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED FENCE LINE
	PROPOSED STORM STRUCTURES & PIPE
	PROPOSED SANITARY STRUCTURES & PIPE
	PROPOSED SANITARY LATERAL
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB LINE
	PROPOSED CURB TAPER
	PROPOSED ROAD/PAVING
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY LATERAL
	PROPOSED GAS LANTERN ON MASONRY STONE PILLAR
	PROPOSED BUILDING LIGHT

STRAFFORD AVE.

EAGLE ROAD

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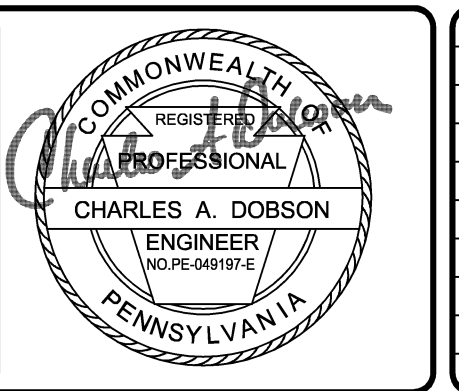


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No.	Date	Description
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**PRELIMINARY / FINAL
MINOR SUBDIVISION PLAN**

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 Inch = 20'

Date: 6/30/2014
Scale: 1" = 20'
Drawn by: TAH
Checked by: CAD
Project No. 10394

**GRADING & UTILITY PLAN
FOR**
115 STRAFFORD AVENUE, LLC
205 STRAFFORD AVENUE
WAYNE, PA 19087
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

S H E E T
5
OF 12



Gannett Fleming

Excellence Delivered As Promised

Date: August 14, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: Villanova University – Proposed West End Zone Building
Villanova University – Applicant

Date Accepted: July 25, 2014

60 Day Review: September 23, 2014

Gannett Fleming, Inc. has completed a review of the Villanova University – Proposed West End Zone Building Sketch Plan for compliance with the Radnor Township Code. This Sketch Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to change the existing building footprint of the Butler Annex. The existing building area of 10,005 SF is to be removed and replaced with a new building area of 15,520 SF. The total impervious coverage will increase by 3,747 SF. This project is located in the PI district of the Township.

Plans Prepared By: Associated Engineering Consultants Incorporated

Dated: 07/25/2014

I. Zoning

1. §280-69.D – No building or permanent structure, other than a guardhouse or facility which provides controlled access to a property, shall be located less than 120 feet from the street right-of-way line. The existing building setback is 99 feet and the proposed building setback is 99 feet. This is an existing nonconformity that the applicant intends to continue.

Gannett Fleming

The applicant has stated that no additional students or staff will be added. This expansion is to provide a nicer facility for the student Athletes.

It appears that the sketch plan as provided meets the overall criteria for the proposed land development in the PI Zoning District. Further comments would be forthcoming during the preliminary land development review process, once final design of the site commences.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', is written over a faint circular stamp or watermark.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 11, 2014

File No. 14-08006

Steve Norcini, Director of Public Works
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Reference: VU Butler Annex- 800 Lancaster Avenue
Radnor Township, Delaware County
Land Development Sketch Plan Review -Transportation

Dear Mr. Norcini,

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the above-referenced project for Land Development Sketch Plan Approval and offers the following comments for consideration:

I. SUBMISSION

VU Butler Annex- 800 Lancaster Avenue Site Sketch Plan prepared by Associated Engineering Consultants Inc., prepared for Villanova University, dated July 25, 2014.

II. PROJECT DESCRIPTION

The applicant intends to demolish the existing 9,600 s.f. Butler Annex Building and construct an addition on the eastside of the existing Jake Nevin Fieldhouse, adjacent to the Villanova Stadium. The proposed redevelopment will be approximately 5,000 s.f. and will be utilized as a varsity athlete weight room, team locker rooms, academic support areas, and space for coaches and staff to meet with athletes. No SALDO waivers were requested.

III. REVIEW COMMENTS

§255.20.B(5)(c)[1][e]: All institutional developments require a transportation impact study or a waiver must be requested.

If you have any questions regarding the above, please contact this office.

Sincerely,

Amy B. Kaminski, P.E., PTOE
Department Manager of Transportation
Gilmore & Associates, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606

ELAINE P. SCHAEFER
President

JAMES C. HIGGINS
Vice-President

WILLIAM A. SPINGLER

DONALD E. CURLEY

JOHN FISHER

JOHN NAGLE

RICHARD F. BOOKER



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

August 13, 2014

Villanova University
Steven Hildebrand
800 Lancaster Avenue
Villanova, PA 19085

**RE: Land Development Application – Sketch Plan
Villanova University – Proposed West End Zone Building**

Dear Mr. Hildebrand:

In accordance with Section 255-13 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your sketch plan application to demolish and construct the Butler Annex Building at the abovementioned location, and have found it complete. Therefore, I have accepted it for review by the Township Staff and Planning Commission.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Tuesday, September 2, 2014**.

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Sincerely,

Roger A. Phillips, P.E.
Township Engineer

Cc: Associated Engineering Consultants, Inc.

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

SUBDIVISION - LAND DEVELOPMENT

Location of Property 800 Lancaster Avenue, Villanova

Zoning District PI

Application No. _____
(Twp. Use)

Fee \$300

Ward No. 7-1

Is property in HARB District No

Applicant: (Choose one) Owner _____

Equitable Owner X

Name Villanova University

Address 800 Lancaster Avenue, Villanova, PA 19085

Telephone (610) 519-7690

Fax (610) 519-6903

Cell (484) 880-5397

Email steven.hildebrand@villanova.edu

Designer: (Choose one) Engineer X

Surveyor _____

Name Associated Engineering Consultants, Inc.

Address 485 Devon Park Drive, Suite 113, Wayne, PA 19087

Telephone (610) 688-3980

Fax (610) 688-4566

Email kmcmamuels@aeceng.net

Area of property 225 acres

Area of disturbance 0.5 acres

Number of proposed buildings 1

Proposed use of property Institutional

Number of proposed lots 0

Plan Status: Sketch Plan X Preliminary _____ Final _____ Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

No.

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

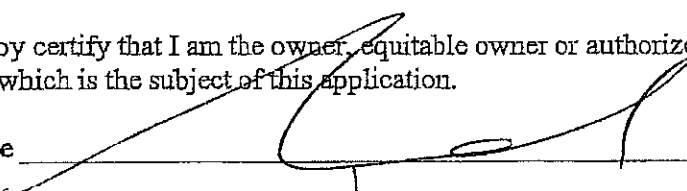
No.

Individual/Corporation/Partnership Name
Villanova University

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

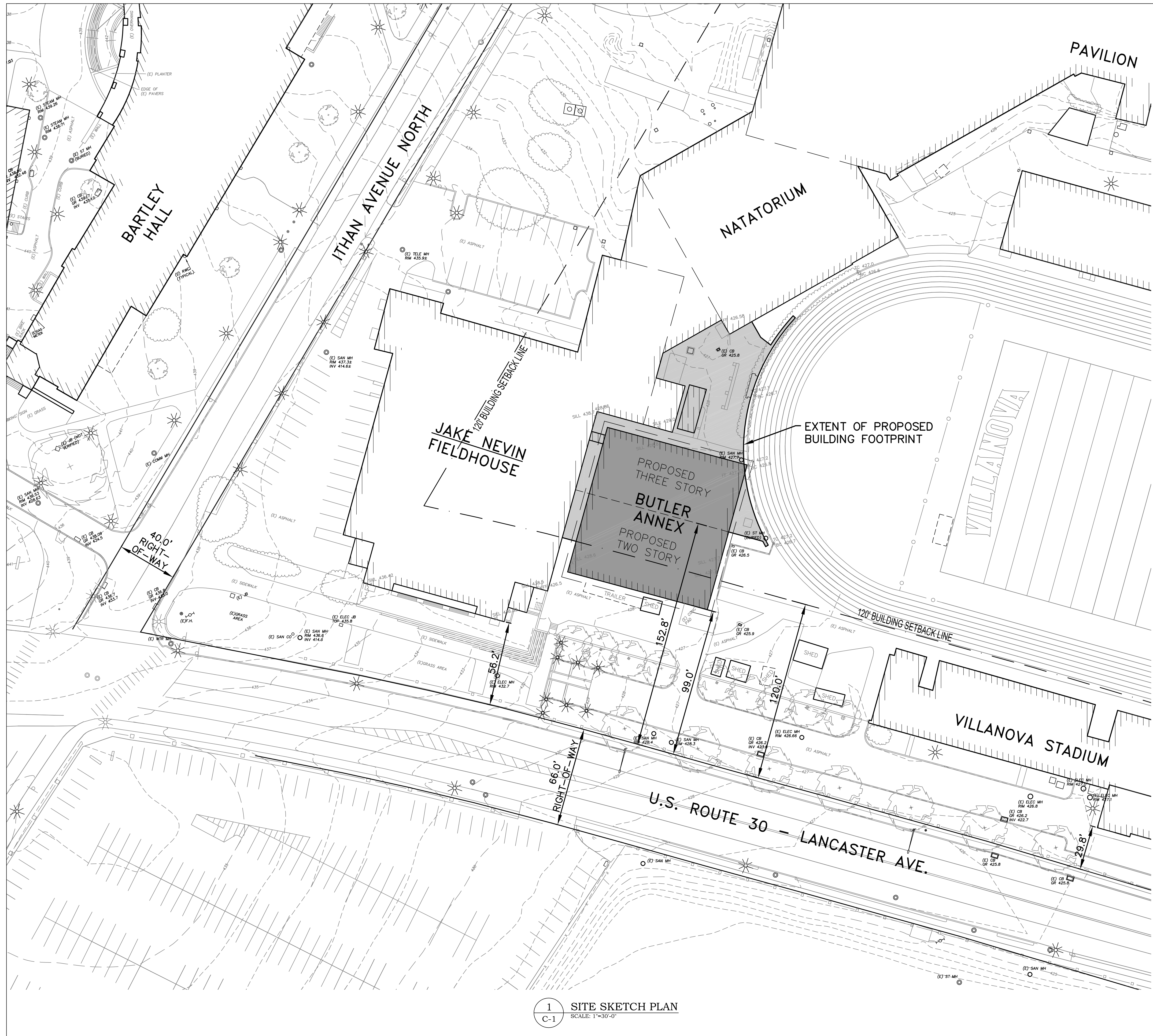
Signature

Print Name

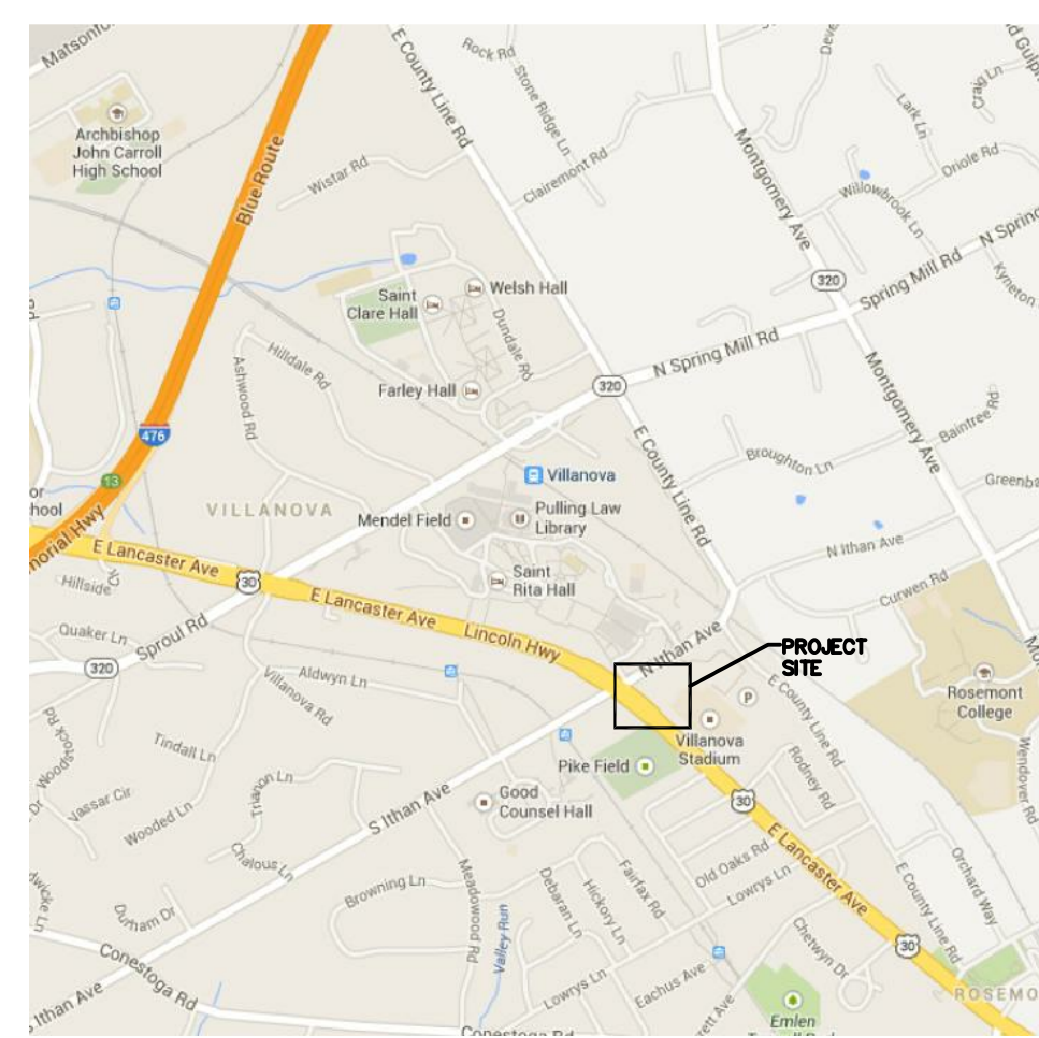

STEPHEN R. HURST
DIR. OF PLAN & CONSTRUCTION

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

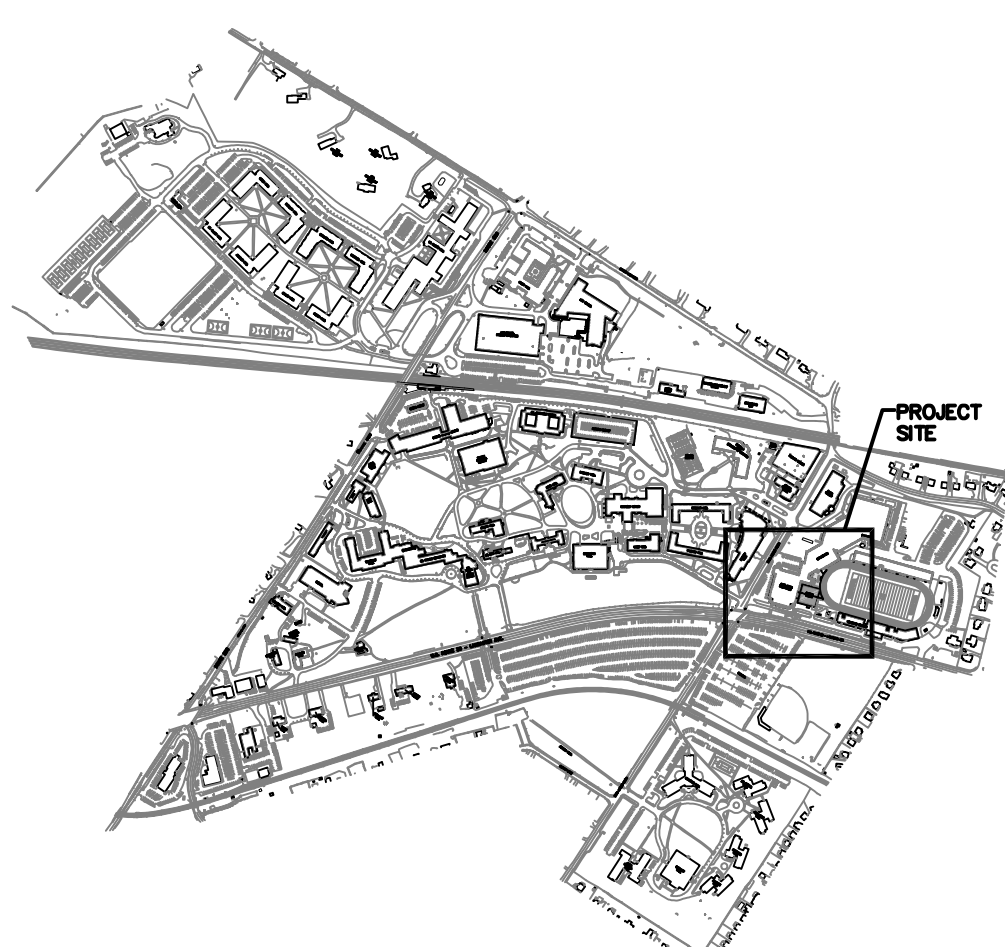
NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.



1
C-1
SITE SKETCH PLAN
SCALE: 1"=30'-0"



A
C-1
LOCATION MAP
SCALE: 1"=1500'



B
C-1
CAMPUS PLAN
SCALE: 1"=1000'

ZONING SCHEDULE			
ZONING DISTRICT:		PI PLANNED INSTITUTIONAL	
ZONING ITEM:	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA	10.0 ACRES	225 AC	NO CHANGE
LOT WIDTH	300 FEET	2,200 FT	NO CHANGE
BUILDING AREA	30% MAX.	13.0% (29.26 ACRES)	13.06% (29.39 ACRES) [1]
TOTAL IMPERVIOUS COVERAGE	45% MAX.	37.60% (84.60 ACRES)	37.64% (84.69 ACRES) [3]
BUILDING HEIGHT	3 STORIES OR 38 FEET	4 STORIES / 56.5 FEET	3 STORIES / 38 FEET MAX.
DISTANCE BETWEEN BUILDINGS	45 FEET MIN.	103.1 FEET	NO CHANGE
BUILDING LENGTH	160 FEET MAX.	137.9 FEET	100 FEET MAX.
BUILDING SETBACKS: STREETS	120 FT FROM STREET RIGHT-OF-WAY	99.0 FT * (LANCASTER AVE)	NO CHANGE

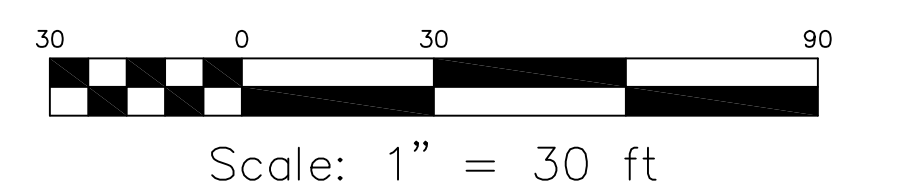
* EXISTING LEGAL NON-CONFORMITY

SCHEDULE NOTES:

1. BUILDING AREAS:
 TO BE REMOVED = -10,005 SF = -0.23 ACRES
 NEW BUILDING = 15,520 SF = 0.36 ACRES
 TOTAL = 5,515 SF = 0.13 ACRES

2. IMPERVIOUS COVERAGE:
 TO BE REMOVED = -1,768 SF = -0.04 ACRES
 NEW AREAS = 0 SF = 0 ACRES
 TOTAL = -1,768 SF = -0.04 ACRES

3. TOTAL IMPERVIOUS COVERAGE:
 BUILDING TOTAL = 5,515 SF = 0.13 ACRES
 SITE TOTAL = -1,768 SF = -0.04 ACRES
 PROJECT TOTAL = 3,747 SF = 0.09 ACRES



aec
 Associated Engineering Consultants Incorporated
 485 Devon Park Drive Suite 113 Wayne Pennsylvania 19087 tel 610 688 3880 fax 610 688 4566
 www.aecinc.net

Civil Structural HVAC Plumbing Electrical File Protection

SEAL

PROJECT

VILLANOVA UNIVERSITY
 PROPOSED WEST END ZONE BUILDING
 800 EAST LANCASTER AVENUE
 VILLANOVA, PENNSYLVANIA 19085
 RADNOR TOWNSHIP, DELAWARE COUNTY

DATE: 07/25/14 REVISION: SKETCH PLAN SUBMISSION

SHEET TITLE: **SITE SKETCH PLAN**

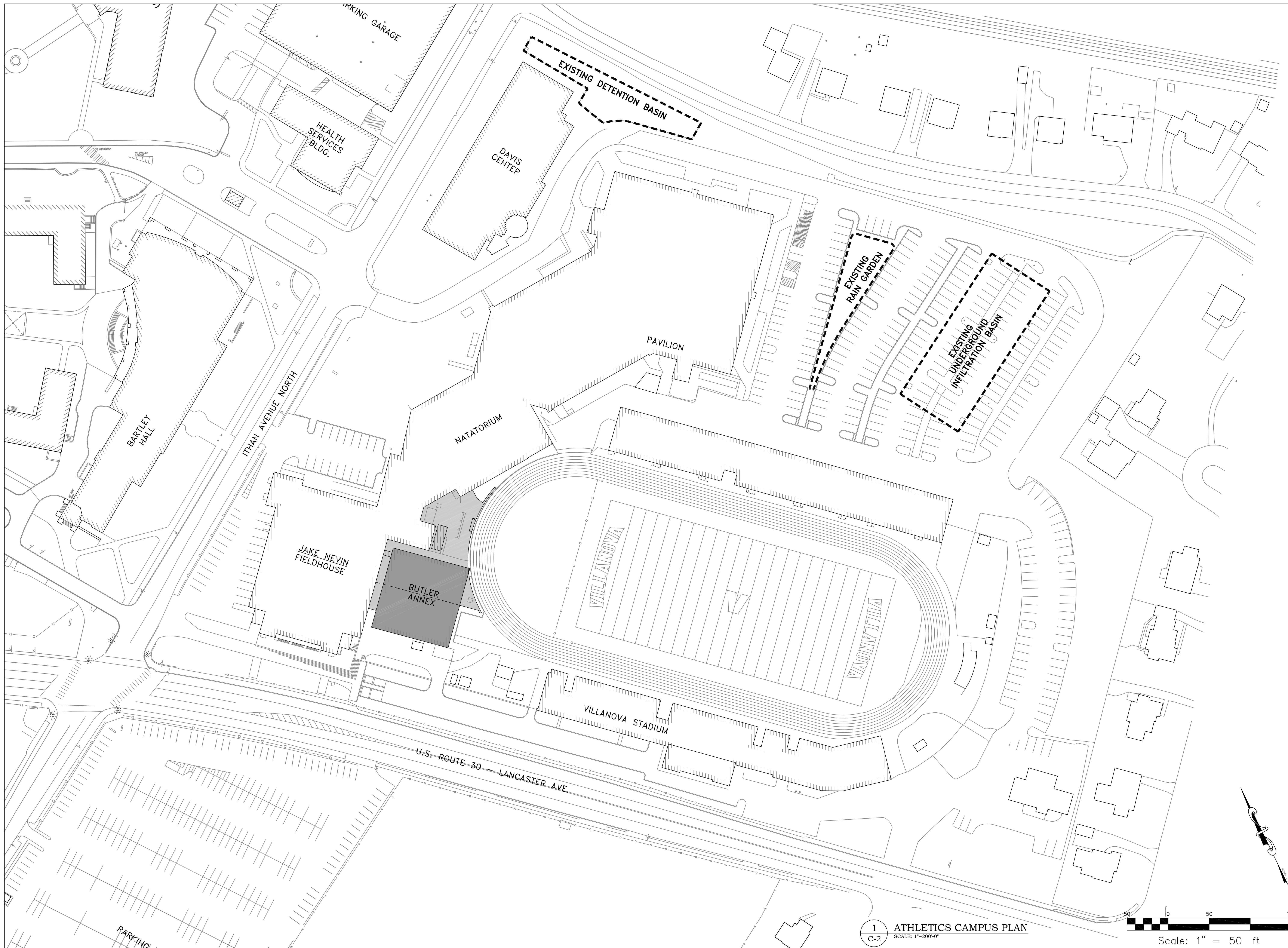
DRAWN BY: BJD
 CHECKED BY: KRM

SHEET NO. **C-1**

SHEET NO. 1 OF 1

PROJECT NO. 0300.014
 DATE: JULY 25, 2014

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SEAL

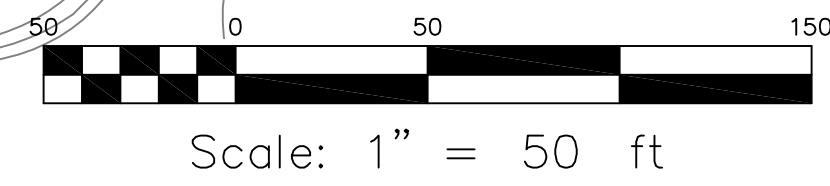
PROJECT
VILLANOVA UNIVERSITY
PROPOSED WEST END ZONE BUILDING
 800 EAST LANCASTER AVENUE
 VILLANOVA, PENNSYLVANIA 19085
 RADNOR TOWNSHIP, DELAWARE COUNTY

DATE	REVISION

SHEET TITLE
ATHLETICS CAMPUS PLAN
 DRAWN BY: BJD
 CHECKED BY: KRM

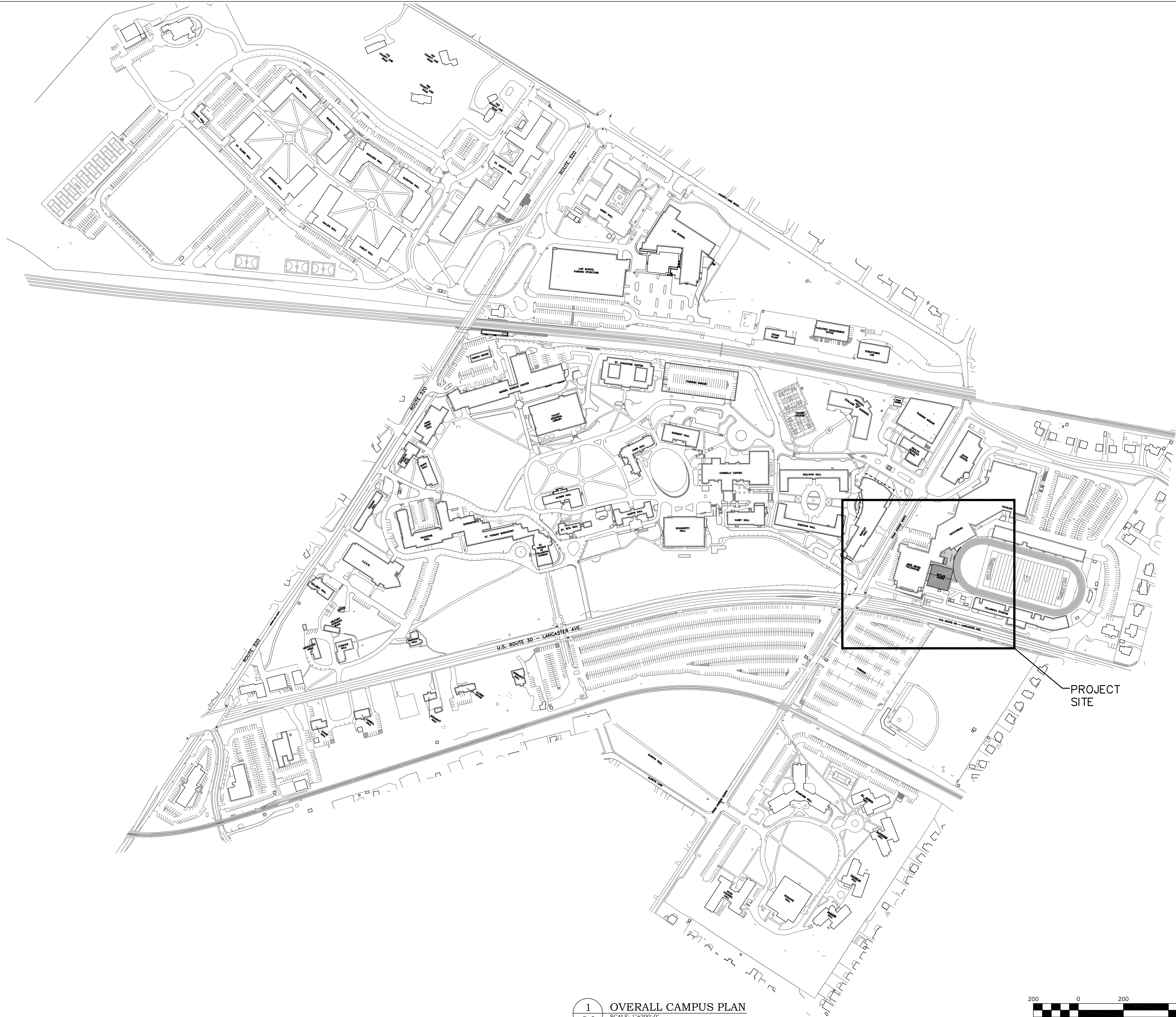
SHEET NO.
C-2
 SHEET NO. 2 OF 3
 PROJECT NO. 0300.014
 DATE: JULY 25, 2014

1
C-2 **ATHLETICS CAMPUS PLAN**
 SCALE: 1"=200'-0"

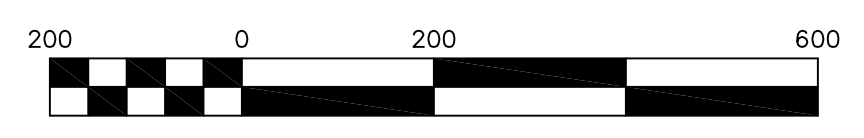


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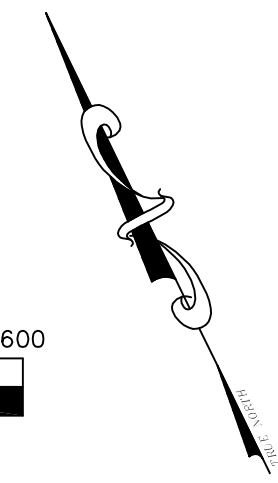
F:\AEC_Projects\0300\01400\Drawg\C1_VU_Site_Plan.dwg, 9/2/2014, 1:48:09 PM



1 OVERALL CAMPUS PLAN
C-3 SCALE: 1"=200'-0"



Scale: 1" = 200 ft



VILLANOVA UNIVERSITY

PROPOSED WEST END ZONE BUILDING
800 EAST LANCASTER AVENUE
VILLANOVA, PENNSYLVANIA 19085
RADNOR TOWNSHIP, DELAWARE COUNTY

DATE	REVISION

SHEET TITLE
OVERALL CAMPUS PLAN

DRAWN BY: BJD
CHECKED BY: KRM

SHEET NO.

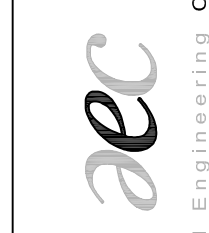
C-3

SHEET NO. 3 OF 3

PROJECT NO. 0300.014
DATE: JULY 25, 2014

SEAL

PROJECT



Associated Engineering Consultants Incorporated
488 Devon Park Drive Suite 113 Wayne Pennsylvania 19387 Tel 610 668 3980 Fax 610 668 4566

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Excellence Delivered As Promised

MEMORANDUM

Date: August 14, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: Ardrossan Farm – Preliminary Subdivision Plan
Sewage Facilities Planning Module

The applicant for Ardrossan Farms has prepared a Sewage Facilities Planning Module to be submitted to the PA DEP. The Planning Module proposes public sewer to the 61 new single family dwellings and 15 existing single family dwellings.

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.

A handwritten signature in black ink, appearing to read 'R. Phillips', written over a horizontal line.

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





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

DEP Code #:
1-23013-238-3J

**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 existing local municipal planning agency for their comments.

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

Project Name

The Ardrossan Farm

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

1. Date plan received by municipal planning agency. 08/01/2014

2. Date review completed by agency. 09/02/2014

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 Act 537 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 type="checkbox"/>	<input checked="" type="checkbox"/>
16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?	
<input type="checkbox"/>	<input type="checkbox"/>
If yes, is the proposed waiver consistent with applicable ordinances?	
17. Name, title and signature of planning agency staff member completing this section:	
Name: <u>Julia Hurle</u>	
Title: <u>Chairperson, Radnor Township Planning Commission</u>	
Signature: _____	
Date: <u>09/02/2014</u>	
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 desired, 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 project sponsor.

MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: info@momenee.com

www.momenee.com

Sewage Facilities Planning Module

Prepared For

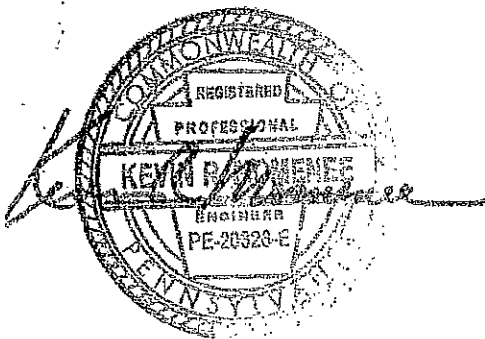
The Ardrossan Farm

Situate In

**RADNOR TOWNSHIP
COUNTY OF DELAWARE**

PA DEP Code No. 1-23013-238-3J

Momenee and Associates, Inc. Job No. 06-012



April 10, 2014

Index

PA DEP Sewage Facilities Planning Module Application Letter and Correspondence

Project Introduction & Sewage Flow Estimation Calculation

Transmittal Letter Endorsed by Municipality

Resolution for Plan Revision for New Land Development

Sewage Facilities Planning Module – Component 3.

U.S.G.S. Map

Project Narrative

P.H.M.C. Correspondence

Alternative Sewage Facilities Analysis

Pennsylvania Natural Diversity Inventory

Water Availability Letter from Aqua

Sewage Facilities Planning Module – Component 4A.

Municipal Planning Agency Review

Sewage Facilities Planning Module – Component 4B

County Planning Agency Review

Site Plan

MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: info@momenee.com

www.momenee.com

March 6, 2014

Linda Swagzdis
Sewage Planning Specialist
Pennsylvania Department of Environmental Protection
Water Management - Sewage Facilities Planning Section
2 East Main Street
Norristown, PA 19401

**RE: Planning Module for Ardrossan Farm
Radnor Township, Delaware County**

Our Job #06-012

Dear Ms. Swagzdis:

Attached is the Sewage Facilities Planning Module Application Mailer for the above referenced project. As I have been informed, due to the fact that the proposed sewage flows for this project will travel through Springfield Township, a Planning Module Exemption will not be approved and a full Planning Module must be obtained. By submission of this package, I was hoping that you could provide me with the appropriate filing number and the appropriate documentation.

Also for your use, enclosed please find a copy of the Application Mailer, a brief introduction describing the project and estimated sewage flow calculations, a copy of the completed PNDI search form, and a copy of the Overall Site Plan. Please contact me should you require any additional information / documentation or if anything requires clarification during your review process. Thanks in advance for your time.

Very truly yours,
MOMENEE AND ASSOCIATES, INC.



Brian D. Madsen, P.E.

BDM
Enclosures
06012L01_DEP.doc



pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTHEAST REGIONAL OFFICE

March 26, 2014

Mr. Brian Madsen
Mormence & Associates, Inc.
924 County Line Road
Bryn Mawr, PA 19010

Re: Application for Planning Modules
Androssan Farm Development
DEP Code 1-23013-238-3J
Radnor Township
Delaware County

Dear Mr. Madsen:

On March 10, 2014, we received your application for Sewage Facilities Planning Modules for a 75-lot residential subdivision. This project is located on Newtown Road in Radnor Township, Delaware County.

Sewage Facilities Planning Module forms are now available from our eLibrary as MS Word Form Fields files directly from the Department of Environmental Protection's (DEP) website address located in the footer below. In the left-hand column, select the Water heading and then select Water Standards and Facility Regulation. In the right-hand column, select Wastewater Management and then select Act 537. Under Act 537, select Act 537 – Planning Authorizations. Under Planning Forms, select the appropriate forms. The link will take you to the eLibrary location for the form.

Please select the following forms for this project and enter the above-referenced DEP Code Number on the first page of each form. Projects submitted without coding may be subject to delays, including the assignment of additional forms or different planning module packages.

Sewage Facilities Planning Module Transmittal Letter, Form 3800-FM-WSWM0355
Sewage Facilities Planning Module Resolution, Form 3980-FM-WSWM0356
Sewage Facilities Planning Module Component 3, Form 3800-FM-WSWM0353

- Instructions
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3800-FM-WSWM0362A
- 4B-County Planning Agency Review, Form 3800-FM-WSWM0362B

For this project, Section J of the planning module form must be completed. Please check the optional box for this section on the forms, and attach any required documentation.

If you are unable to print the forms from our website, please contact us at the above number.

Please be advised that it is now the responsibility of the applicant or his consultant to complete a Pennsylvania Natural Diversity Inventory (PNDI) search to determine if there are potential conflicts with species or resources of special concern. The PNDI Environmental Review Tool is available to the public at www.naturalheritage.state.pa.us.

If the PNDI Project Environmental Review Receipt indicates that there are no impacts to species or resources of special concern, a copy of the signed and initialed PNDI receipt must be included with your planning module submission. No further action is necessary regarding PNDI coordination.

If the PNDI Project Environmental Review Receipt indicates that there are potential impacts to species or resources of special concern, your planning module submission must include the PNDI receipt and documentation from the affected agencies indicating that potential conflicts with species or resources under their purview have been resolved.

Please note that up-front planning module review fees are required to be included with your planning module submission.

If you have any questions, please call me at 484.250.5186.

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Delaware County Planning Department
Mr. Zienkowski - Radnor Township
RHM
Springfield Township
Upper Darby Township
DCJA
DELCORA
Mr. Ponert - City of Philadelphia Water Department
ESII, L.P.
Planning Section
Re 30 (GJE14CLW)085-9



Gannett Fleming

Excellence Delivered As Promised

May 30, 2014

Stephen F. Norcini, P.E.
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Sewage Facilities Planning
The Ardrossan Farm
Radnor Township, Delaware County

Dear Steve:

We have completed our review of additional planning module information submitted from Momenee & Associates on May 27, 2014.

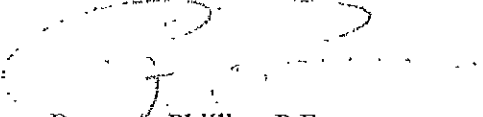
The wastewater flows from The Ardrossan Farm Development are estimated to be 19,950 gpd, together with current flows in the system and projected flows from approved projects, will not create a hydraulic overload of the Trunk Sewer within the next five years.

We have enclosed an executed copy of Table J of the planning module indicating capacity in the collection system. Once a formal submission of the planning module is made to the Township, a complete review will be performed at that time.


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

Enclosure

C:  B. Madsen -- Momenee & Associates, Inc.



RADNOR • HAVERFORD • MARPLE

SEWER AUTHORITY

600 GLENDALE ROAD • HAVERTOWN, PA 19083

(610) 446-0867

FAX (610) 446-4926

June 04, 2014

Mr. Brian D. Madsen, P.E.
Momenee and Associates, Inc.
924 County Line Rd
Bryn Mawr, PA 19010

**Re: Sewage Facilities Planning Module - Ardrossan Farm
DEP Code 1-23013-238-3J**

Dear Mr. Madsen:

This letter is in regards to your April 22, 2014 letter to the Radnor Haverford Marple Sewer Authority (RHM) revised on June 2, 2014 requesting conveyance of 76 EDU's or 19,950 gallons per day for the above referenced location.

On June 4, 2014, the RHM Authority Board approved the conveyance of 76 E.D.U.'s for the above Development located in the RHM service area. You will also have to submit for conveyance with Springfield Township and Darby Creek Joint Authority.

If I can provide any further information or clarification with regards to the information above, please do not hesitate to contact me at (610) 446-0867.

Very truly yours
RHM Sewer Authority

David E. Adams
Manager of Operations



Township of Springfield
DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064

OFFICES 610-544-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012

EIN NO. 23-6004592

J. LEE FULTON
Township Manager

MARGARET A. YOUNG
Treasurer

JAMES J. BYRNE, JR., Esq.
Solicitor

Commissioners

JEFFREY RUDOLPH, SR.
President

LEE J. JANICZEK, Ed.D.
Vice President

MICHAEL CULP
DANIEL J. LANCIANO
ROBERT LAYDEN
GINA M. SAGE
PAUL J. WECHSLER

June 9, 2014

Mr. Brian D. Madsen, P.E.
Momenee and Associates, Inc.
924 County Line Road
Bryn Mawr, PA 19010

Re: Flow Allocation Request - Ardrossan Farm, Radnor Township

Dear Mr. Madsen,

Attached is Section J – Chapter 94 Consistency Determination of the Planning Module for the Conveyance that you have requested. Although the proposed sewer tap-ins could generate a hydraulic overload within the existing collection and conveyance system within the next 5 years, the township implemented a Corrective Action Plan in January 2002 to correct the overload condition that the outfall experiences during wet weather. In order to connect to the Darby Creek Outfall, documented Infiltration and Inflow (I&I) removal must have been completed in the amount equivalent to the requested connection. Attached is a spreadsheet that shows that RHM Sewer Authority has completed enough I&I removal to allow the 19,950 gallons per day connection for the proposed construction of 61 new residential dwelling and 15 existing residential dwellings.

If you should need any additional information in order to process this planning module, please do not hesitate to contact me at 610-640-3500.

Sincerely,

Lee Fulton
Township Manager

cc: McCormick Taylor, Inc.
Susan M. Guisinger-Colón, P.E.

Corrective Action Plan - Summary of RHM Connection Allocations

	Date	*EDU Equal to 262.5 gpd				REQUEST TABLED	Remarks: ** Tabled Items Approved
		Allocation (gpd)	Approved (gpd)	Remaining (gpd)	(EDU)*		
	01/09/2002		262.5		1.0		43 Deepdale Rd. - The Doring Residence - Tredyffrin Twp.
	01/09/2002		262.5		1.0		335 Upper Gulph Rd. - Tredyffrin Twp.
1	08/01/2002	4850.00		4850.0	18.5		
2	03/06/2002		2362.5	2487.5	9.5		The Blain Property - Radnor Twp.
3	09/11/2002		262.5	2225.0	8.5		355 S. Manca Rd. - Havertown, PA
4	09/11/2002		1575.0	650.0	2.5		College Ave & Darby Rd. - Havertown, PA
5	12/11/2002		2887.5	-2237.5	-8.5		Townhouse Project - Berkley & Chester Rd. - Tredyffrin Twp.
6	09/20/2002	2660.00		322.5	1.2		W Allocation from Springfield Twp.
7	03/05/2003		262.5	60.0	0.2		Forest Ave. - Havertown, PA
8	04/02/2003		2182.0	-2122.0	-8.1		Lawrence Park Shopping Center - Marple Twp.
9	06/04/2003		6000.0	-8122.0	-30.9		Cabrini College - Radnor, Twp.
10	08/06/2003		262.5	-8384.5	-31.9		1418 Fairview Rd. - Havertown, PA
11	09/15/2003		262.5	-8647.0	-32.9		937 Wotten - Radnor Twp.
12	10/19/2003		2812.8	-11459.8	-43.7		763 Valley Forge Rd. - Radnor Twp.
13	03/10/2004		262.5	-11722.3	-44.7		301 Oxford Hill La. - Havertown, PA
14	03/10/2004		262.5	-11984.8	-45.7		1422 Fairview Rd. - Havertown, PA
15	06/03/2004	21085.00		9100.2	34.7		W Allocation from Springfield Twp.
16	06/09/2004		5512.5	3587.7	13.7		David & Jan Ceton Subdivision, Marple Rd. - Marple Twp.
17	07/28/2004		1575.0	2012.7	7.7		McPherson Property - Radnor Twp.
18	09/13/2004		1468.0	544.7	2.1		Dunwoody Village Expansion - Newtown Twp.
19	01/12/2005		262.5	282.2	1.1		3119 Sawmill Rd. - Newtown Twp. (Failing Septic System - Health Problems)
20	01/13/2005			282.2	1.1	Tabled #1**	The Enclave at Mather Ave. Project - Marple Twp. (2,362.5 gpd) see below-approved 4/4/2006
21	02/02/2005		525.0	-242.8	-0.9		1234 Bon Air Ave. Project #17286 - Havertown, PA
22	04/06/2005			-242.8	-0.9	Tabled #3**	Lancaster & Pembroke Ave. - Radnor Twp. (14,175 gpd)
23	04/06/2005		262.5	-505.3	-1.9		204 Church St. - Radnor Twp.
24	04/06/2005			-505.3	-1.9	Tabled #2**	Chanticleer Gardens, #03-136 - Radnor Twp. (840 gpd) see below-approved 4/4/2005
25	06/08/2005		262.5	-767.8	-2.9		3314-3316 Saw Mill Rd. - Newtown Twp.
26	06/08/2005		262.5	-1030.3	-3.9		206 Greenbriar Ln. - Havertown, PA
27	07/20/2005		262.5	-1292.8	-4.9		16 Aldwyn La. - Radnor Twp.
28	08/10/2005		0.0	-1292.8	-4.9		Devereux Project - 17 EDU's approved (zero flow from project)
29	09/19/2005		262.5	-1555.3	-5.9		3416 Goshen Rd. - Newtown Twp. (Failing Septic System - Health Problems)
30	02/08/2006		262.5	-1817.8	-6.9		809 Castlefinn La. Bryn Mawr, PA 19083 (Failing Septic System - Health Problems)
31	03/07/2006	10255.0		8699.7	33.1		W Allocation from Springfield Twp.
32	03/08/2006		262.5	8437.2	32.1		264 Ithan Creek Rd, Villanova, PA 19085 (Failing Septic System - Health Problems)
33	04/04/2006		2362.5	6074.7	23.1		Enclave at Mather Avenue, Project #17286 - Marple Township
34	04/04/2006		840.0	5234.7	19.9		Chanticleer Gardens, #03-136 - Radnor Twp.
35	04/04/2006		130.0	5104.7	19.4		Commerce Bank 200 Radnor Chester Rd., Radnor Twp.
36	05/15/2006	9820.0		14924.7	56.9		W Allocation from Springfield Twp. (flows from Tredyffrin Twp.)
37	06/12/2006	60,000.0		74924.7	285.4		Flow from DEP for Newtown Height flow removal
38	06/14/2006		2362.5	72562.2	276.4		
39	06/19/2006		2362.5	70199.7	267.4		Land Development - D'Agostino Builders, Tredyffrin Twp.
40	06/19/2006		14175.0	56024.7	213.4		Lancaster & Pembroke Ave. - Radnor Twp. (14,175 gpd)
41	06/19/2006		12000.0	44024.7	167.7		Eastern University Dorms - Radnor Twp.
42	06/19/2006		262.5	43762.2	166.7		733 Bryn Mawr Ave., Radnor Twp.
43	06/19/2006		2309.0	41453.2	157.9		Lancaster Pike and Kenilworth Road, P98150, Radnor Twp.
44	06/19/2006		1312.5	40140.7	152.9		740 Moore Ave., The Mews, Radnor Twp.
45	06/19/2006		262.5	39878.2	151.9		781 N. Wayne Ave., Parcel 43-11D-55, Tredyffrin Twp.
46	06/19/2006		262.5	39615.7	150.9		231 Fairlamb Ave., Havertown
47	06/19/2006		262.5	39353.2	149.9		255 Lansdowne Ave., Radnor Twp.
48	06/19/2006		1050.0	38303.2	145.9		Wicklow Project Job #02-129, Radnor Twp.
49	06/19/2006		1500.0	23303.2	88.8		Ellis Preserve, West Medical Building #060086001, Newtown Twp.
50	08/01/2006		525.0	22778.2	86.8		423 Old Eagle School Road, Tredyffrin Township
51	09/11/2006	19141.00		41919.2	159.7		W Allocation from Springfield Twp.
52	09/19/2006		525.0	41394.2	157.7		820 Vaudlain Road, Radnor Township
53	10/04/2006		262.5	41131.7	156.7		1201 Elliston Road, Havertown
54	10/31/2006	20,500.00		61631.7	234.8		W Allocation from Springfield Twp.
55	11/15/2006		31.5	61609.2	234.7		Worthing - Devereux Project, Newtown Township
56	02/06/2007		3904.7	22553.2	85.9		Haverford Reserve Development
57	03/06/2007		5250	17303.2	65.9		Ellis Preserve, Newtown Twp. (5250 gpd = 20 EDU)
58	03/06/2007		262.5	17040.7	64.9		1600 Ashton Road, Havertown Twp.
59	03/06/2007		1312.5	15728.2	59.9		1400 Fairview Avenue, Havertown Township (1312.5 gpd = 5 EDUs)
60	06/06/2007		262.5	15465.7	58.9		115 Petrie Avenue, Radnor Township (Failed System)
61	07/31/2007	10552.00		26017.7	99.1		W Allocation from Springfield Twp. For 2006 W Reduction Program
62	12/04/2007		862.5	17391.7	66.3		851 West Lancaster Avenue, Tredyffrin Township
63	01/08/2008		2362.5	15029.2	57.3		102 Louella Avenue, Radnor Township
64	01/08/2008		262.5	14766.7	56.3		537 Grand Avenue, Havertown
65	04/01/2008		65	14701.7	56.0		3067 W. Chester Pike, Newtown Square 0.26 EDUs
66	04/01/2008		80	14621.7	55.7		1974 Sprout Road, Marple Township - Bank of America - 0.31 EDUs
67	04/18/2008		1050	13571.7	51.7		34 Reese Avenue, Newtown Square
68	07/02/2008		262.5	13309.2	50.7		971 S. Hunt Road, Newtown Square, Radnor - Failing Septic System
69	07/02/2008		525	12784.2	48.7		236 N. Aberdeen Ave., Radnor Township - 2EDUs
70	08/12/2008		8705	4079.2	15.5		Haverford Reserve Development - 33.16 EDUs
71	08/12/2008		262.5	3816.7	14.5		147 N. Valley Forge Road, Devon - 1 EDU
72	08/12/2008		262.5	3554.2	13.5		1629 Ashton Road, Havertown - 1 EDU

Corrective Action Plan - Summary of RHM Connection Allocations

	Date	*EDU Equal to 262.5 gpd				REQUEST TABLED	Remarks: ** Tabled Items Approved
		Allocation (gpd)	Approved (gpd)	Remaining (gpd)	(EDU)*		
73	08/12/2008	21348.00		24902.2	94.9		2007 If Credit
74	10/15/2008		787.5	24114.7	91.9		317 Dorset Road, Easttown Township - 3 EDUs
75	10/23/2008		1575	22539.7	85.9		John O'Keefe Subdivision - 6 EDUs
76	12/04/2008		8025	14514.7	55.3		200 N. Radnor Chester Road - 31 EDUs
77	12/16/2008		262.5	14252.2	54.3		1301 Fairview Avenue, Havertown, PA
78	02/10/2009		12451	1801.2	6.9		145 King of Prussia Road, Radnor Twp.
79	02/10/2009		525	1276.2	4.9		1254 Fairview Avenue, Havertown
80	02/10/2009		262.5	1013.7	3.9		Bella Vista Road, Easttown
81	02/10/2009		525	488.7	1.9		1300 Fairview Road, Havertown
82	02/10/2009		262.5	226.2	0.9		1239 Leedom Road, Havertown
83	05/15/2009		262.5	-36.3	-0.1		1344 W. Chester Pike, Haveriown - failing septic system
84	05/27/2009	37717.00		37680.7	143.5		!! Allocation from Springfield Township for 2008
85	06/02/2009		262.5	37418.2	142.5		600 Glenmary Rd., St. David's
86	06/02/2009		2000	35418.2	134.9		Eastern University Fowler Hall - Radnor Twp.
87	06/02/2009		262.5	35155.7	133.9		20 Surrey Dr., Newtown Square
88	10/23/2009		262.5	34893.2	132.9		2628 Franklin Avenue Subdivision, Marple Township
89	04/30/2010		787.5	34105.7	129.9		615 Newtown Road, Radnor Township
90	06/23/2010	76832.00		111037.7	423.0		2009 If Credit
91	10/29/2010		262.5	110775.2	422.0		D&G Development Group
92	12/16/2010		262.5	110512.7	421.0		513 S. Roberts Road, Bryn Mawr - Failing Septic System
93	03/30/2011		525	109987.7	419.0		Douglas Golden, 1313 Center Road, Haverford Township
94	07/13/2011		262.5	109725.2	418.0		412 Conestoga Road, Radnor Township
95	09/16/2011		787.5	108937.7	415.0		1217 Bon Air Road, Haverford Township
96	10/04/2011		240	108697.7	414.1		Merion Golf Club, Ellis Road, Haverford Township
97	11/16/2011		262.5	108435.2	413.1		117 Sugartown Road, Easttown Township
98	11/17/2011	50757.00		159192.2	606.4		2010 If Credit
99	12/30/2011		262.5	158929.7	605.4		1430 County Line Road, Radnor Township
90	12/30/2011		12337.5	146592.2	558.4		Courtney Circle Pump Station, Radnor Township
91	03/12/2012		1650	144942.2	552.2		Berkley Road Commercial, Tredyffrin Township
92	04/13/2012		262.5	144679.7	551.2		606 W. Wayne Avenue, Radnor Township
93	05/22/2012		5250	139429.7	531.2		Eastern University West Campus Office and Classroom Building
94	07/06/2012		525	138904.7	529.2		Hurley Subdivision - Newtown St. & Caley Rd., Newtown Square
95	07/16/2012		262.5	138642.2	528.2		370 Malin Road, Radnor
96	11/05/2012		262.5	138379.7	527.2		527 St. Davids Avenue, Radnor Township - Failing Septic System
97	11/05/2012		1575	136804.7	521.2		229 Wayne Avenue, Radnor Township - Townhomes
98	11/05/2012		525	136279.7	519.2		200 Ithan Creek Road, Radnor Township - 3 lot subdivision
99	12/07/2012		13134	123145.7	469.1		Haverford Resrve, Havertown (60 EDUs for Buildings 3 and 4)
100	12/07/2012		787.5	122358.2	466.1		Munger Road & N. Newtown Street Road, Newtown Twp.
101	12/07/2012		2100	120258.2	458.1		615 Newtown Road, Radnor Township
102	03/01/2013		2625	117633.2	448.1		Stafford Apartments, Tredyffrin Township
103	03/01/2013		1675	116058.2	442.1		Newtown Shopping Center - Panera Bread
104	04/22/2013		262.5	115795.7	441.1		411 Timber Lane, Newtown Square
105	05/28/2013		262.5	115533.2	440.1		11 Northwoods Road, Newtown Township
106	05/28/2013		262.5	115270.7	439.1		1504 Steel Road, Haverford Township
107	07/03/2013		262.5	115008.2	438.1		Rite Aid Pharmacy, Newtown Township
108	09/09/2013		262.5	114745.7	437.1		Haverford Township School District - Maintenance Facility
109	11/25/2013		262.5	114483.2	436.1		1254 Leedom Road, Haverford Township
110	02/19/2014		1375	113108.2	430.9		301 S. Valley Forge Road, Tredyffrin Township
111	03/26/2014		10600	102608.2	390.9		Dunwoody Village, Newtown Township
112	04/22/2014		2888	99720.2	379.9		115 Stratford Avenue, Radnor Township
113	05/23/2014		1427	98293.2	374.5		30-50 Lawrence Road, Marple Township
114	05/23/2014		262.5	98030.7	373.5		2609 Sunset Boulevard, Broomall
	06/09/2014		19950	78080.7	297.5		Arrossan Farm, Radnor Township

DARBY CREEK JOINT AUTHORITY

c/o DELCORA
P.O. Box 999
Chester, PA 19016-0999

June 20, 2014
File No. 83800-112-RHM


Brian D. Madsen, P.E.
Momenee & Associates, Inc.
924 County Line Road
Bryn Mawr, Pa 19010

Re: Androssan Fam, Radnor
Flow Allocation

Dear Mr. Madsen:

At its meeting on June 18, 2014 the Darby Creek Joint Authority Board approved the flow allocation of 19,950 gpd for the above-referenced project. In accordance with the October 2007 Capacity Management Plan for the Darby Creek Interceptor approved by PA DEP on February 12, 2008, the Authority has the capacity to receive the flows, and the flow will not create a hydraulic overload or 5-year project overload. A copy of the 5-year flow projection and Chapter 94 Consistency Determination are attached.

Very truly yours,



Charles J. Catania, Jr., PE
Authority Engineer

CJC,Jr/cd
Enclosure

cc: Anthony Casadei
Dave Adams, RHM



DELAWARE COUNTY REGIONAL WATER QUALITY CONTROL AUTHORITY
P.O. Box 999 • Chester, PA 19016-0999

June 23, 2014

Brian D. Madsen, P.E.
Momenee and Associates, Inc.
942 County Line Road
Bryn Mawr, PA 19010

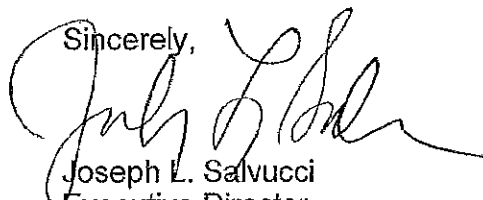
RE: Sewer Planning Module Exemption
For Ardrossan Farm – Radnor Township, Delaware County

Dear Mr. Madsen:

Please be advised that DELCORA has sufficient capacity at the Darby Creek Pump Station to accept the 19,950 GPD (76 EDUs) from the referenced project. The additional load from the project will not create a hydraulic or an organic overload, or a five-year projected overload. The conveyance and treatment system has adequate capacity to meet the criteria set forth in Section 71.51(b)(2)(iii) of the PADEP Rules and Regulations for this project's wastewater flows.

However, you must first pay the tapping fees to DELCORA of \$1,000.00 for each EDU prior to sewer module approval and obtain a sewer connection permit from the owner of the collection system. Should the project not go forward this fee will be refunded upon written request.

Sincerely,



Joseph L. Salvucci
Executive Director

JLS:smf
Enclosure

cc: E. Bothwell - via email
N. McGonigle, CEA - via email
Accounting - via email
File - Project #2014-0631

ADMINISTRATION

610-876-5523

FAX: 610-876-2728

CUSTOMER SERVICE/BILLING

610-876-5526

FAX: 610-876-1460

PURCHASING & STORES

610-876-5523

FAX: 610-497-7959

PLANT & MAINTENANCE

610-876-5523

FAX: 610-497-7950



The ARAMARK Tower
1101 Market Street
Philadelphia, Pennsylvania 19107-2994

Howard M. Neukrug, P.E.
Commissioner

July 31, 2014
Via E-mail

Brian D. Madsen, P.E.
Momenee and Associates, Inc.
942 County Line Road
Bryn Mawr, PA 19010

**SUBJECT: Request for Capacity Certification
Ardrossan Farm Development
PWD Code No. 201405-015
Radnor Township, Delaware County**

Mr. Madsen:

I have completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 7 of the planning module for the above referenced project located at the intersection of Newtown and Darby-Paoli Roads in Radnor Township, Delaware County and certify that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this new land development. The waste load from the proposed new land development will not create a hydraulic or organic overload or a five-year projected overload from the date of this letter that is inconsistent with the City's approved Combined Sewer Overflow Plan. This certification is for conveyance capacity within the City of Philadelphia sewerage system and treatment for a proposed residential flow of 19,950 gpd at the City's Southwest Water Pollution Control Plant (NPDES Permit No. PA 0026671, Clean Streams Law Permit No. 5173401) only and should not be construed as a certification of collection or conveyance capacity outside the City of Philadelphia.

Please note that the City of Philadelphia may rescind this capacity certification should an unforeseen capacity issue arise or if the PA Department of Environmental Protection or other regulatory agency restricts or bans additional flows to any portion of the City's sewerage system to which the project is tributary.

Sincerely,

A handwritten signature in black ink that reads "Eric Ponert". The signature is written in a cursive, flowing style.

Eric Ponert
Sewage Enforcement Officer

INTRODUCTION:

The Ardrossan Family Trust owns the land known as the Ardrossan Farm in Radnor Township. The tract, located at the intersection of Newtown and Darby-Paoli Roads, contains 304.8 acres and is composed of several individual parcels. The trust proposes to develop the site in accordance with Radnor Township's Density Modification provisions of the zoning ordinance which permits cluster development with the provision of open space areas.

The site currently contains several residential and farm buildings. The majority of the site is open meadow with some wooded areas and areas of steep slopes. Darby Creek forms the western boundary of the site. Wigwam Run flows through the center of the property and Camp Run flows along the Southern portion of the site. The site will be developed with approximately 61 new single family dwellings clustered throughout the site. The existing manor house will remain as part of a 10-acre parcel, and individual lots will be created to accommodate the other dwellings located on the property. All of the existing dwellings will be connected to the public system. The connection of the existing dwellings to the public sewer system combined with the development of the new houses will create a total of 76 new EDU's.

An existing dairy barn located along Darby-Paoli Road is currently served by public sewer. An 8" line extends across Darby Paoli Road into the site from the Darby Creek Interceptor which runs through the western most portion of the site. The existing dairy barn is to be converted to a single family dwelling.

It is proposed to extend the existing sewer line serving the dairy barn further into the site to serve the proposed development. The sewer extension will serve the 15 existing dwellings on the site as well as the 61 new homes. The site is already served by public water supplied by Aqua Pennsylvania, and water service will be extended to the new homes.

It is proposed to convey sewage flows to the existing Darby Creek Interceptor. This system conveys flows directly to the existing municipal treatment system.

ESTIMATED SEWER FLOWS ACCORDING TO SEWER AUTHORITY STANDARDS:

Residential Units	= 76 EDU's
Estimated Flows/Unit	= 262.5 gpd
Total Estimated Flows	= 19,950 gpd

**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEP USE ONLY				
DEP CODE #	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #
1-23013-238-3J				

TO: Approving Agency (DEP or delegated local agency) _____ Date _____

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by _____ (Name)
 _____ for _____ (Name)
 _____ (Title)
 a subdivision, commercial, or industrial facility located in _____
 _____ County.
 _____ (City, Borough, Township)

Check one

- (i) The Planning Module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its "Official Sewage Facilities Plan", and is adopted for submission to the Department of Environmental Protection transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, OR
- (ii) The Planning Module will not be approved by the municipality as a proposed revision or supplement for new land development to its "Official Sewage Facilities Plan" because the project described therein is unacceptable for the reason(s) checked below.

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the Planning Module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The Planning Module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics)

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the Approving Agency.

- | | | |
|---|--|--|
| <input type="checkbox"/> Resolution of Adoption | <input type="checkbox"/> 3. Sewage Collection/Treatment Facilities | <input type="checkbox"/> 4.A. Municipal Planning Agency Review |
| <input type="checkbox"/> 2. Individual and Community Onlot Disposal of Sewage | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4.B. County Planning Agency Review |
| <input type="checkbox"/> 2m. Sewage Management Program | | <input type="checkbox"/> 4.C. County or Joint Health Department Review |

 Municipal Secretary (print)

 Signature

 Date

Note: Please remove and recycle the Instructions portion of the Sewage Facilities Planning Module prior to mailing the appropriate completed components and supporting documents to the approving agency.



DEP Code No.
1-23013-238-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of _____
(TOWNSHIP) (BOROUGH) (CITY), _____ COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS _____ has proposed the development of a parcel of land identified as
land developer

_____, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify) _____

WHEREAS, _____ finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of _____ hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Seal of
Governing Body

Telephone _____



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
1-23013-238-3J				

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name The Ardrossan Farm

2. Brief Project Description It is proposed to subdivide the property into individual residential lots using the density modification option permitted under Article 19 of the Radnor Township Zoning Ordinance. The proposed project will generate 76 EDUs.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Radnor	Delaware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Zienkowski	Robert	A		Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Radnor Township	301 Iven Avenue			
Address Last Line -- City	State	ZIP+4		
Wayne	PA	19087		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
(610) 688-5600 ext. 123	(610) 688-1279			

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

The Ardrossan Farm

Site Location Line 1

Newtown Road

Site Location Line 2

Site Location Last Line -- City

Villanova

State

PA

ZIP+4

19085

Latitude

40-01-07

Longitude

75-22-48

Detailed Written Directions to Site From 476. Take I-476 to Exit #13 towards St. Davids/Villanova. Turn right onto E. Lancaster Avenue / US-30E. Turn right onto Sproul Road. Turn right onto Conestoga Road. Turn left onto Newtown Road. The site will be on the left hand side of Newtown Road after about 0.7 miles.

Description of Site The tract contains 304.8 acres and is comprised of several individual parcels. The site currently contains several residential and farm buildings. The majority of the site is open meadow with some wooded areas and areas of steep slopes.

Site Contact (Developer/Owner)

Last Name

Scott

First Name

Eddie

MI

Suffix

Phone

(610) 246-6666

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

FAX

Email

ccrscott@hotmail.com

Mailing Address Line 1

107 Twaddell Mill Road

Mailing Address Line 2

Mailing Address Last Line -- City

Wilmington

State

DE

ZIP+4

19807

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name

Fiorello

First Name

David

MI

R

Suffix

Title

Professional Engineer

Consulting Firm Name

Momenee & Associates, Inc.

Mailing Address Line 1

924 County Line Road

Mailing Address Line 2

Address Last Line -- City

Bryn Mawr

State

PA

ZIP+4

19010

Country

US

Email

dfiorello@momenee.com

Area Code + Phone

(610) 527-3030

Ext.

104

Area Code + FAX

(610) 527-9008

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Aqua Pennsylvania

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- New collection system Pump Station Force Main
 Grinder pump(s) Extension to existing collection system Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 76

Connections 2

Name of:

existing collection or conveyance system Radnor Township

owner Radnor Township

existing interceptor RHM Interceptor

owner _____

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility Existing facility Upgrade of existing facility Expansion of existing facility

Name of existing facility City of Philadelphia SOUTHWEST PLANT

NPDES Permit Number for existing facility 26671

Clean Streams Law Permit Number ~~Not Available~~ 5173401

Location of discharge point for a new facility. Latitude N/A Longitude N/A

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the PHILA. SOUTHWEST PLANT (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality PHILA. WATER DEPT.

Name of Responsible Agent ERIC PONERT, S.E.O.

Agent Signature Eric Ponert Date 7/31/14

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- a. Existing and proposed buildings.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
- q. Soils types and boundaries when a land based system is proposed.
- r. Topographic lines with elevations when a land based system is proposed

4. WETLAND PROTECTION

YES NO

- a. Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- Will the project involve the disturbance of prime agricultural lands?
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP Web site at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. Waters designated for Special Protection

- The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. Pennsylvania Waters Designated As Impaired

- The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. Interstate and International Waters

- The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4. Tributaries To The Chesapeake Bay

- The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-WSFR0353-1) for additional information on Chesapeake Bay watershed requirements.

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of Instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 19950 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	1366000	3416000	953200	2383000	973000	2432500
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. YES NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent Roger A. Phillips, P.E. Township Engineer

Agent Signature 

Date 05/30/2014

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 19,950 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8	20.0	6.0	6.5	10.0	15.0
Treatment						

M.G.D.

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

- YES NO
- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

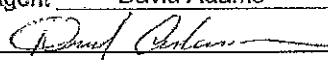
Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Radnor Haverford Marple Sewer Authority
Name of Responsible Agent David Adams
Agent Signature 
Date 06/04/14

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.63(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may NOT receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

L. PERMEABILITY TESTING (See Section L of instructions)

- The information required in Section L of the instructions is attached.

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

- The information required in Section M of the instructions is attached.

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 19,950 _____ gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (mgd)		b. Present Flows (mgd)		c. Projected Flows in 5 years (mgd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8	22.6	13.37	23.37	13.3	22.0
Treatment						

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Springfield Township

Name of Responsible Agent Lee Fulton, Township Manager

Agent Signature *Lee Fulton*

Date 6-9-14

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may NOT receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

L. PERMEABILITY TESTING (See Section L of instructions)

- The information required in Section L of the instructions is attached.

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

- The information required in Section M of the instructions is attached.

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of Instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 19,950 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	21699503	29669503	21549720	29519720	21469225	29439225
Treatment						

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. YES NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Darby Creek Joint Authority

Name of Responsible Agent Charles J. Catania

Agent Signature *Charles J. Catania*

Date 6/19/14

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of Instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may NOT receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

L. PERMEABILITY TESTING (See Section L of Instructions)

- The information required in Section L of the instructions is attached.

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

- The information required in Section M of the instructions is attached.

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 19,950 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
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- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (mgd)		b. Present Flows (mgd)		c. Projected Flows in 5 years (mgd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	16.8	22.6	13.37	23.37	13.3	22.0
Treatment *	200	400	165.6	186.4	172.9	196

3. Collection and Conveyance Facilities * (MCO) PHILA. SOUTHWEST PLANT

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

- b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality Springfield Township

Name of Responsible Agent Lee Fulton, Township Manager

Agent Signature *Lee Fulton*

Date 6-9-14

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.63(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality PHILA. WATER DEPT.
 Name of Responsible Agent ERIC PONERT, S.E.O.
 Agent Signature *Eric Ponert*
 Date 7/31/14

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may NOT receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- 1. Spray irrigation (other than individual residential spray systems (IRSI)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

L. PERMEABILITY TESTING (See Section L of instructions)

- The information required in Section L of the instructions is attached.

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

- The information required in Section M of the instructions is attached.

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 19,950 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

L. PERMEABILITY TESTING (See Section L of instructions)

- The information required in Section L of the instructions is attached.

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

- The information required in Section M of the instructions is attached.

N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponsor), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows _____ gpd

Yes No

3. Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

6. The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

- 7. Does the project involve a major change in established growth projections?
 - 8. Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?
 - 9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
 - 10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
 - 11. Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
- the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

David R. Fiorello, P.E.

Name (Print)

Signature

Professional Engineer, Momenee & Associates, Inc.

Title

Date

924 County Line Road, Bryn Mawr, PA 19010

Address

Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$3,800 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#76 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ 3,800 \text{ _____}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

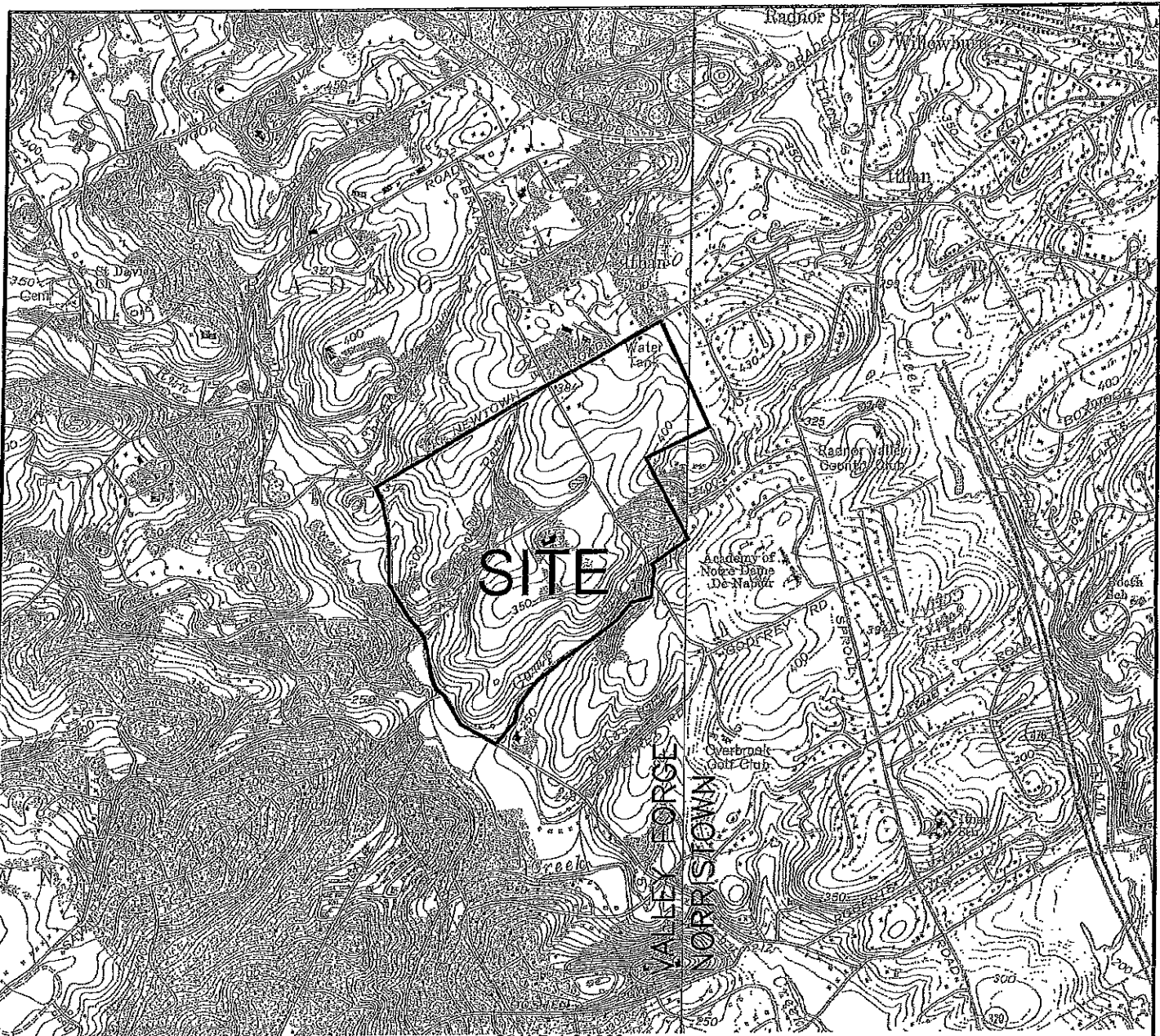
to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

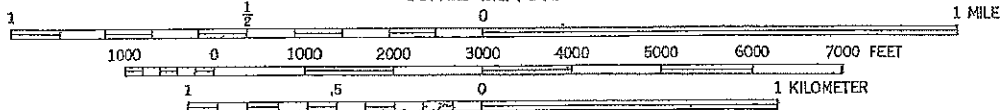
- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)



SCALE 1:24000



CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 ROAD CLASSIFICATION

Heavy-duty _____ Light-duty _____

Medium-duty _____ Unimproved dirt _____

○ Interstate Route ◻ U. S. Route ○ State Route

NORRISTOWN, PA.

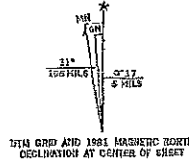
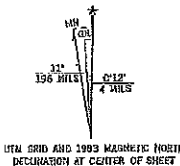
VALLEY FORGE, PA.

40075-A3-TF-024

N4000-W7522.5/7.5

1966
 PHOTOREVISED 1983
 DMA 5964 III SE-SERIES V851

1966
 PHOTOREVISED 1981
 DMA 5964 III SW-SERIES V851



MOMENEY AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

ARROSSAN FARM

524 COUNTY LINE ROAD BRYN MAWR, PENN. 19010 (610) 527-3030

F. PROJECT NARRATIVE

The Ardrossan Family Trust owns the land known as the Ardrossan Farm in Radnor Township. The tract, located at the intersection of Newtown and Darby-Paoli Roads, contains 304.8 acres and is composed of several individual parcels. The trust proposes to develop the site in accordance with Radnor Township's Density Modification provisions of the zoning ordinance which permits cluster development with the provision of open space areas.

The site currently contains several residential and farm buildings. The majority of the site is open meadow with some wooded areas and areas of steep slopes. Darby Creek forms the western boundary of the site. Wigwam Run flows through the center of the property and Camp Run flows along the Southern portion of the site. The site will be developed with approximately 61 new single family dwellings clustered throughout the site. The existing manor house will remain as part of a 10-acre parcel, and individual lots will be created to accommodate the other dwellings located on the property. All of the existing dwellings will be connected to the public system. The connection of the existing dwellings to the public sewer system combined with the development of the new houses will create a total of 76 new EDU's.

An existing dairy barn located along Darby-Paoli Road is currently served by public sewer. An 8" line extends across Darby Paoli Road into the site from the Darby Creek Interceptor which runs through the western most portion of the site. The existing dairy barn is to be converted to a single family dwelling.

It is proposed to extend the existing sewer line serving the dairy barn further into the site to serve the proposed development. The sewer extension will serve the 15 existing dwellings on the site as well as the 61 new homes. The site is already served by public water supplied by Aqua Pennsylvania, and water service will be extended to the new homes.

It is proposed to convey sewage flows to the existing Darby Creek Interceptor. This system conveys flows directly to the existing municipal treatment system.

ESTIMATED SEWER FLOWS ACCORDING TO SEWER AUTHORITY STANDARDS:

Residential Units	= 76 EDU's
Estimated Flows/Unit	= 262.5 gpd
Total Estimated Flows	= 19,950 gpd

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CULTURAL RESOURCE NOTICE

DEP USE ONLY
Date Received



Read the instructions before completing this form.

SECTION A. APPLICANT IDENTIFIER					
Applicant Name	ESIII LP				
Street Address	107 Twaddell Mill Road				
City	Wilmington	State	DE	Zip	19807
Telephone Number	(610) 246-6666				
Project Title	The Ardrossan Farm				
SECTION B. LOCATION OF PROJECT					
Municipality	Radnor Township	County Name	Delaware	DEP County Code	23
SECTION C. PERMITS OR APPROVALS					
Name of Specific DEP Permit or Approval Requested:	Act 537 Planning Module				
Anticipated federal permits:					
<input type="checkbox"/> Surface Mining	<input type="checkbox"/> 404 Water Quality Permit				
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Federal Energy Regulatory Commission				
<input type="checkbox"/> 401 Water Quality Certification	<input type="checkbox"/> Other: _____				
SECTION D. GOVERNMENT FUNDING SOURCES					
<input type="checkbox"/> State: (Name) _____	<input type="checkbox"/> Local: (Name) _____				
<input type="checkbox"/> Federal: (Name) _____	<input type="checkbox"/> Other: (Name) _____				
SECTION E. RESPONSIBLE DEP REGIONAL, CENTRAL, DISTRICT MINING or OIL & GAS MGMT OFFICE					
DEP Regional Office Responsible for Review of Permit Application	<input type="checkbox"/> Central Office (Harrisburg)				
<input checked="" type="checkbox"/> Southeast Regional Office (Norristown)	<input type="checkbox"/> Northeast Regional Office (Wilkes-Barre)				
<input type="checkbox"/> Southcentral Regional Office (Harrisburg)	<input type="checkbox"/> Northcentral Regional Office (Williamsport)				
<input type="checkbox"/> Southwest Regional Office (Pittsburgh)	<input type="checkbox"/> Northwest Regional Office (Meadville)				
<input type="checkbox"/> District Mining Office: _____	<input type="checkbox"/> Oil & Gas Office: _____				
SECTION F. RESPONSIBLE COUNTY CONSERVATION DISTRICT, if applicable.					
County Conservation District	Telephone Number, if known				
Delaware County Conservation District	(610) 892-9484				
SECTION G. CONSULTANT					
Consultant, if applicable	Momenee & Associates, Inc. - Brian D. Madsen, P.E.				
Street Address	924 County Line Road				
City	Bryn Mawr	State	PA	Zip	19010
Telephone Number	(610) 527-3030				

SECTION H. PROJECT BOUNDARIES AND DESCRIPTION

REQUIRED

Indicate the total acres in the property under review. Of this acreage, indicate the total acres of earth disturbance for the proposed activity.

Attach a 7.5' U.S.G.S. Map indicating the defined boundary of the proposed activity.

Attach photographs of any building over 50 years old. Indicate what is to be done to all buildings in the project area.

Attach a narrative description of the proposed activity.

Attach the return receipt of delivery of this notice to the Pennsylvania Historical and Museum Commission.

REQUESTED

Attach photographs of any building over 40 years old.

Attach site map, if available.

SECTION I. SIGNATURE BLOCK

<hr/> <p>Applicant's Signature</p>	<hr/> <p>Date of Submission of Notice to PHMC</p>

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS

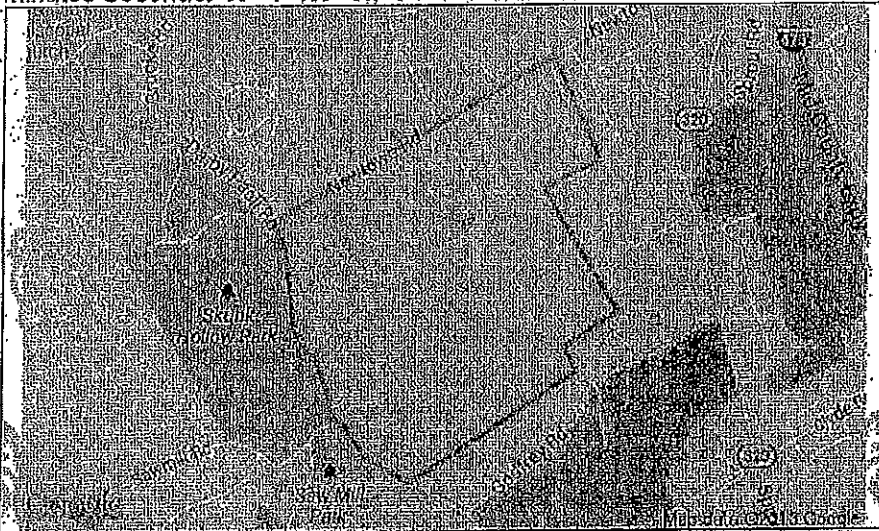
The Ardrossan Family Trust owns the land known as the Ardrossan Farm in Radnor Township. The tract, located at the intersection of Newtown and Darby-Paoli Roads, contains 304.8 acres and is composed of several individual parcels. The trust proposes to develop the site in accordance with Radnor Township's Density Modification provisions of the zoning ordinance which permits cluster development with the provision of open space areas.

It is proposed to subdivide the property and development will include the construction of approximately 61 new single-family dwellings. The existing manor house will remain as part of a 10-acre parcel, and individual lots will be created to accommodate the other dwellings located on the property. All of the existing dwellings will be connected to the public system. The project proposes to provide a total of 76 new EDUs for the site. In order to dispose of the sewage generated by the proposed development, the new dwellings will tie into the existing public sewer system. It is proposed to extend the existing sewer main into the property to provide service for the development. The proposed daily flow that will be added to the system is that of 19,950-gpd. The proposed method of disposal will be permanent. The site currently contains several residential and farm buildings. The majority of the site is open meadow with some wooded areas and areas of steep slopes. Darby Creek forms the western boundary of the site. Wigwam Run flows through the center of the property and Camp Run flows along the Southern portion of the site. Land uses for the majority of the adjacent properties are currently residential. The property directly to the west of the site is currently a public land use. The adjacent properties are served by the public sewer system.

The proposed sewage disposal method is in accordance with the method indicated in the municipality's Official Sewage Facilities Plan. There are no other alternate sewage disposal methods available for this project, due to the fact that public sanitary is available at this location. The proposed sewage disposal method is adequate for the short-term as well as for the long-term.

1. PROJECT INFORMATION

Project Name: Ardrossan Residential Development
 Date of review: 7/24/2013 3:42:13 PM
 Project Category: Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units
 Project Area: 385.2 acres
 County: Delaware Township/Municipality: Radnor
 Quadrangle Name: NORRISTOWN ~ ZIP Code: 19073, 19085, 19087
 Decimal Degrees: 40.018511 N, -75.379853 W
 Degrees Minutes Seconds: 40° 1' 6.6" N, -75° 22' 47.5" W



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to federally listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, send the following information to the agency(ies) seeking this information (see AGENCY CONTACT INFORMATION)

Check-list of Minimum Materials to be submitted:

- SIGNED copy of this Project Environmental Review Receipt
- Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted
- Project location information (name of USGS Quadrangle, Township/Municipality, and County)
- USGS 7.5 minute Quadrangle with project boundary clearly indicated, and quad name on the map

The inclusion of the following information may expedite the review process.

- Basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)
- Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date on the photo)
- Information about the presence and location of wetlands in the project area and how this was determined (e.g., by a qualified wetlands biologist). If wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

**INSTRUCTIONS FOR COMPLETING COMPONENT 4A
MUNICIPAL PLANNING AGENCY REVIEW**

Remove and recycle these instructions prior to mailing component to the approving agency (DEP or delegated local agency).

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency or agencies and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (DEP or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment it deems necessary, as described in the form. Attach additional sheets, if necessary.



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

DEP Code #:
 1-23013-238-3J

**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 existing local municipal planning agency for their comments.

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

Project Name
 The Ardrossan Farm

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

1. Date plan received by municipal planning agency. _____
2. Date review completed by agency. _____

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

Yes	No	
<input 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 type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input 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 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 type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)		
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances?
17. Name, title and signature of planning agency staff member completing this section:		
Name: _____		
Title: _____		
Signature: _____		
Date: _____		
Name of Municipal Planning Agency: _____		
Address _____		
Telephone Number: _____		

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 desired, 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 project sponsor.

**INSTRUCTIONS FOR COMPLETING COMPONENT 4B
COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)**

Remove and recycle these instructions prior to mailing component to the approving agency (DEP or delegated local agency).

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency or agencies and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (DEP or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
 2. Complete the name, title, and signature block.
-

Section D. Additional Comments

The Agency may provide whatever additional comment it deems necessary, as described in the form. Attach additional sheets, if necessary.



DEP Code #

**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
 (or Planning Agency with Areawide Jurisdiction)**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name

The Ardrossan Farm

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

1. Date plan received by county planning agency. _____
2. Date plan received by planning agency with areawide jurisdiction _____
 Agency name _____
3. Date review completed by agency _____

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

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance?
If no, describe inconsistencies _____ |

Yes	No	SECTION C. AGENCY REVIEW (continued)
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met _____
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency _____
<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures?
<input type="checkbox"/>	<input type="checkbox"/>	18. Name, Title and signature of person completing this section: Name: _____ Title: _____ Signature: _____ Date: _____ Name of County or Areawide Planning Agency: _____ Address: _____ Telephone Number: _____
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)		
This Component does not limit county 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 county planning agency must complete this Component within 60 days. This Component and any additional comments are to be returned to the applicant.		