

BOARD OF COMMISSIONERS

AGENDA

Monday, January 6, 2020 – Immediately following Organization Meeting

Pledge of Allegiance

Notice of Executive Session preceding the Board of Commissioners meeting of January 6, 2020

1. Consent Agenda

- a) Approval of minutes of the Board of Commissioner meeting of December 9, 2019
- b) Resolution #2020- 01 - Authorizing Higgins Electric to Install a Push Button Pre-Emption Actuator at the Radnor Fire Company, in the Amount of \$24,734
- c) Resolution #2020-02 - 1 Meadowood Road – Approval of Planning Module
- d) Authorization to refer to Planning Commission – 461 S Roberts Road – Petition for Zoning Map Amendment

2. Public Participation - *Individual comment shall be limited to not more than five (5) minutes per Board policy*

3. Announcement of Boards and Commission Vacancies

4. Committee Reports

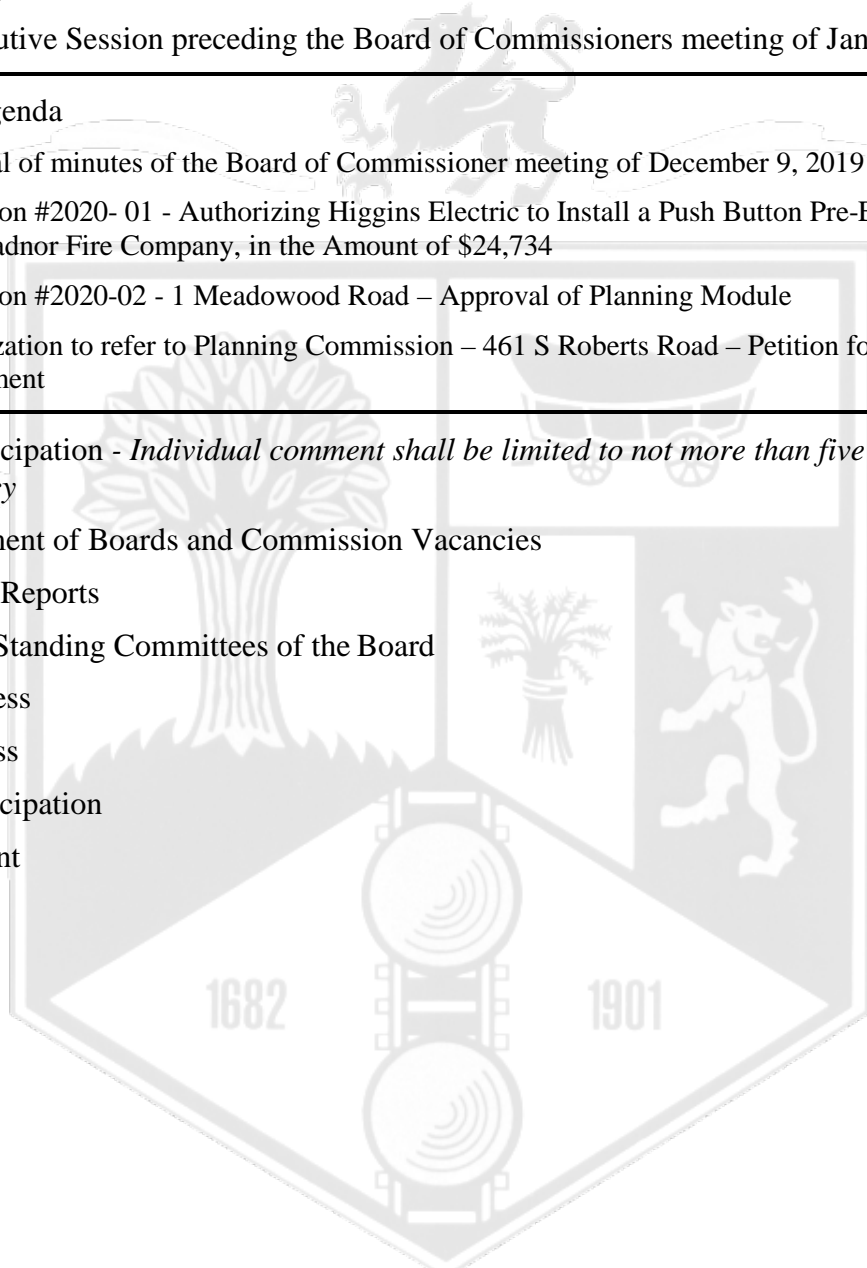
5. Reports of Standing Committees of the Board

6. New Business

7. Old Business

8. Public Participation

9. Adjournment



TOWNSHIP OF RADNOR
Minutes of the Meeting of December 9, 2019

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

<i>Lisa Borowski, President</i>	<i>Jack Larkin, Vice-President</i>	<i>John Nagle</i>
<i>Sean Farhy</i>	<i>Luke Clark (Arrived Late)</i>	<i>Jake Abel</i>
		<i>Richard Booker</i>

Staff Present: *Robert A. Zienkowski, Township Manager/Township Secretary; William White, Assistant Township Manager/ Finance Director; Christopher B. Flanagan, Superintendent of Police; Stephen Norcini, Township Engineer; Steve McNelis, Director of Public Works; Tammy Cohen, Director of Recreation and Community Programming; Kathryn Gartland, Township Treasurer; John Rice, Township Solicitor; and Jennifer DeStefano, Executive Assistant to the Township Manager.*

President Borowski called the meeting to order and led the assembly in the Pledge of Allegiance

Notice of Executive Session on preceding the Board of Commissioners meeting of
December 9, 2019

There was an Executive Session on December 9, 2019 preceding the Board of Commissioners meeting, where matters of personnel, legal and real estate were discussed. All Commissioners were in attendance with the exception of Commissioner Clark.

1. Consent Agenda

- a) Disbursement Review & Approval
- b) Approval of minutes of the Board of Commissioner meeting of November 25, 2019
- c) Approval of the 2020 Township Meeting Dates
- d) Approval of the 2020 Township Holiday Schedule
- e) Resolution #2019-131 - Authorizing the Township Manager to engage E-Collect for Act 511 Discovery Services
- f) Resolution #2019-132 - Enacting a Fee on all Real Estate and Utility Payments made with a Credit Card
- g) Resolution #2019-129 - Authorization to Award the Gasoline and Diesel Fuel Contract
- h) Motion Authorizing the Public Works Department to Receive Sealed Bids for the 2020 Superpave Project
 - i) Certificate of Appropriateness for HARB-2019-17 property located at 309 S Wayne Avenue

Commissioner Larkin made a motion to approve, seconded by Commissioner Farhy. Motion passed 6-0 with Commissioner Clark absent.

2. Recognition of Outgoing Commissioners – John Nagle/Luke Clark

Parks and Recreation Board recognized Commissioner Nagle for his years of service on the Parks and Recreation Board as well as the Board of Commissioners.

Mr. Zienkowski presented outgoing Commissioner Nagle with a recognition for his years of service as a Board of Commissioner. Commissioners and residents said some kind words.

3. Recognition of Kirstin Brown – 15 Years of Service to the Radnor Township Recreation & Community
Programming Department

Tammy Cohen recognized Kirstin Brown for 15 years of service with Radnor Township Day Camp.

4. Toys For Tots Presentation

Tammy Cohen presented the United States Marine Corp with a tremendous turnout of donated toys for their Toys for Tots.

5. Public Participation - Individual comment shall be limited to not more than five (5) minutes per Board policy

Mr. Joseph, Garrett Avenue – He commented in agreement of the proposed settlement agreement listed as item B on the agenda.

6. Committee Reports

A. Resolution #2019-133 - Seeking Voluntary Contributions to Necessary Township Services (Requested by Commissioner Farhy)

Commissioner Farhy briefly reviewed the above resolution.

Commissioner Farhy made a motion to approve, seconded by Commissioner Larkin.

Commissioner Abel made a motion to table, seconded by Commissioner Booker. Motion failed 2-4 with Commissioners Farhy, Borowski, Larkin and Nagle opposed.

Commissioner Booker made a motion to amend the now therefore clause to read “**NOW, THEREFORE, be it RESOLVED** by the Board of Commissioners of Radnor Township, that the Township calls upon Villanova University, Cabrini University and Eastern University to make an annual voluntary contribution to Radnor Township designated for emergency service in the amount of \$250,000, \$75,000, \$75,000 collectively representing the projected increase in cost for EMS and fire services. The Township Manager shall be authorized to take all necessary steps and sign all necessary agreements to implement this Resolution”, seconded by Commissioner Farhy.

There was an in-depth discussion amongst the Commissioners.

Commissioner Borowski called the vote on the amended motion, motion passed 4-2 with Commissioners Larkin and Nagle opposed.

Commissioner Borowski called the vote on the original motion as amended, motion passed 4-2 with Commissioners Abel and Nagle opposed.

B. Motion to approve DJB Properties/David Brosso Settlement Agreement

Mr. Rice, Township Solicitor briefly described the enclosed settlement agreement with DJB Properties/David Brosso.

Commissioner Farhy made a motion to approve, seconded by Commissioner Larkin.

There was a brief discussion amongst the Commissioners.

Public Comment

Patti Barker, Garrett Hill – She spoke in disagreement of the above settlement agreement.

Mr. Joseph, Garrett Avenue – He spoke in support of the settlement agreement.

Nancy Leinwald – She spoke in disagreement of the settlement agreement.

Matt Marshall, Walnut Avenue – He spoke in agreement of the settlement agreement but requested the permit process be reviewed.

Vicki List – She inquired how the process of negotiations went to arrive at the settlement.

Robin Mann read a statement on behalf of Roberta Winters.

Dee Delaney, Williams Road – She commented regarding the dormer on the above referenced home.

Reggie Day, Lowry's Lane – He commented with his disagreement of the settlement agreement.

Commissioner Booker made a motion to continue with the legal challenge and not enter into the settlement, Motion failed for lack of second.

Commissioner Borowski called the vote on the original motion, motion passed 5-2 with Commissioner Nagle and Abel opposed.

C. Ordinance #2019-12 [Adoption] Adoption of the Final 2020 Comprehensive Budget by setting the Township Real Estate Tax Millage Rate and Adopting Appropriations for 2020

Mr. Zienkowski, Mr. White and Mr. Norcini briefly reviewed the list of Capital Projects. Mr. White briefly reviewed the ordinance in front of the Board.

Commissioner Nagle made a motion to adopt, seconded by Commissioner Larkin. Motion passed 5-2 with Commissioners Booker and Abel opposed.

D. Ordinance #2019-13 [Adoption] Adoption of the 2020 Sanitary Sewer Rate

Commissioner Nagle made a motion to adopt, seconded by Commissioner Larkin. Motion passed 5-2 with Commissioners Booker and Abel opposed.

*E. Ordinance #2019-14 [Adoption] Adoption of the Consolidated Fee Schedule for the Township, Effective January 1, 2020 **Fee Schedule Updated***

Commissioner Farhy made a motion to adopt, seconded by Commissioner Clark. Motion passed 7-0.

F. Resolution #2019-130 - Adopting a Wage and Salary Schedule for 2020

Commissioner Farhy made a motion to approve, seconded by Commissioner Nagle. Motion passed 6-0 with Commissioner Abel out of the room.

G. Ordinance #2019-15 – (Introduction) Amending the Township Zoning Ordinance to Allow Townhouse Developments in Certain Areas of the C-3 Service Commercial District and to Provide Regulations

Commissioner Larkin made a motion to introduce, seconded by Commissioner Nagle.

There was a brief discussion amongst the Commissioners and counsel for the applicant.

Commissioner Borowski called the vote, motion passed 5-2 with Commissioner Farhy and Booker opposed.

H. Resolution #2019-125 - Awarding Contract #B-19-012, Emlen Tunnell Park Comfort Station Installation

Commissioner Larkin made a motion to approve, seconded by Commissioner Farhy. Motion passed 7-0.

I. Resolution #2019-127 - Award of the Renewable Energy and Conservation Planning Services Contract to Practical Energy Solutions in the Amount of \$39,530 effective 1/1/2020

Commissioner Nagle made a motion to approve, seconded by Commissioner Larkin.

There was a discussion amongst the Commissioners.

Commissioner Borowski called the vote, motion passed 5-2 with Commissioner Booker and Abel opposed.

J. Resolution #2019-128 - Skunk Hollow Sanitary Sewer Trunk Line Replacement- Authorization of Change Order #1 in the Amount of \$52,633.63

Commissioner Borowski made a motion to approve, seconded by Commissioner Larkin. Motion passed 6-0 with Commissioner Nagle out of the room.

7. Reports of Standing Committees of the Board

8. New Business

- Motion to cancel the December 16th Board of Commissioners Meeting

Commissioner Borowski made a motion to approve, seconded by Commissioner Larkin. Motion passed 6-0 with Commissioner Nagle out of the room

Commissioner Booker requested to see the ACT511 collection services the schedule of contingent fees and would like a separate vote taken.

Commissioner Farhy announced that Villanova will be in front of the Zoning Hearing Board of December 19th and urged all to attend.

Mr. Zienkowski presented outgoing Commissioner Clark with a recognition for his years of service as a Board of Commissioner.

9. Old Business

None

10. Public Participation

Roberta Winters, Williams Road – She thanked the outgoing Commissioners and all that ran and will continue to hold office.

Commissioner Borowski wished everyone a Happy Holiday.

There being no further business, the meeting adjourned on a motion duly made and seconded.

*Respectfully submitted,
Jennifer DeStefano*

RESOLUTION NO. 2020-01

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, AUTHORIZING HIGGINS ELECTRIC TO INSTALL A PUSH BUTTON PRE-EMPTION ACTUATOR AT THE RADNOR FIRE COMPANY IN THE AMOUNT OF \$24,734

WHEREAS, the Radnor Fire Company requested that a preemption actuator for the signal at Lancaster & North/South Wayne Avenues be installed in the Radnor Fire House

WHEREAS, staff is respectfully requesting the approval of the Higgins Electric cost proposal to perform the aforementioned work in the amount of \$24,734

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Authorize Higgins Electric to Install a Push Button Pre-emption Actuator at the Radnor Fire Company in the Amount of \$24,734

SO RESOLVED this 6th day of January, A.D., 2020

RADNOR TOWNSHIP

By: _____


Title: President

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: December 30, 2019

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer 

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Township Manager/Finance Director

LEGISLATION: Resolution #2020-01 – Authorizing Higgins Electric to Install a Push Button Pre-emption Actuator at the Radnor Fire Company in the Amount of \$24,734

LEGISLATIVE HISTORY: This item was before the Commissioners previously, as it is one of the projects approved to be included in the 2019 General Obligation Bond Fund Project List, noted as “RFC-PREEMPTION IMPROVEMENT”.

PURPOSE AND EXPLANATION: The proposal in front of the Commissioners is to authorize Higgins Electric to install a device in the Radnor Fire House so the preemption signal can be actuated at Lancaster Avenue and South/North Wayne Avenues prior to the emergency responders leaving the station. This item was specifically requested by the Radnor Fire company.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a requisition will be entered into the financial system, with work to begin immediately following the receipt of a purchase order. The timeline will be determined by the lead time for equipment, estimated to be 3 months.

FISCAL IMPACT: This project is to be funded by 2019 General Obligation Bonds, account # 52413000.

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners of Radnor Township Authorize Higgins Electric to Install a Push Button Pre-emption Actuator at the Radnor Fire Company in the Amount of \$24,734*

Enclosure: Higgins Electric Cost Proposal

Charles A. Higgins & Sons Inc.

Electrical Contractors

P.O. Box 647

Media, PA 19063

Phone: 610-566-3700

Fax: 610-566-1409

Radnor Township
Attn: Amy Kaminski
301 Iven Ave.
Wayne, PA 19087

Proposal

Ref: Advance detection/transmission from Fire House on Wayne Ave to Lancaster & Wayne

1. Install 120v circuit inside Fire House to push button station to activate receiver/transmitter box on pole across from station
2. Install EVCS receiver on outside wall of fire house
3. Install customer supplied 14' pedestal pole across the street with TC8800 PennDot foundation
4. Install receiver/transmitter cabinet on ped pole and feed overhead triplex to pole and feed with overhead triplex to pole by post office driveway.
5. Install EVCS Radio receiver at Rt. 30 & Wayne Ave on mast arm pole with 1 Pierce coax antenna wire all the way back to control cabinet.
6. Controller modification to tie into system
7. All equipment by Township

**Price.....\$10,510.00
(Ten Thousand Five Hundred Ten)**

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

Thank you,

Donald R. Higgins Jr.

Donald R. Higgins Jr.
President

Note: This proposal may be withdrawn by us if not accepted within 30 days. All material is guaranteed to specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to

carry fire and other necessary insurance. Our company is insured & our workers are fully covered by Workman's Compensation Insurance.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Payment Due Upon Completion

Signature _____ Date _____

QUOTATION

QUOTE # 0548-18JR

SIGNAL SERVICE INC.

1020 Andrew Drive
 WEST CHESTER, PA 19380
 Phone: (610) 429-8073
 Inside PA: 1-800-851-0606
 FAX: (610) 429-8076

Date: May 31, 2018
 To: Gilmore & Associates

Attn: Amy Kaminski

DISTRIBUTORS OF TRAFFIC SIGNAL PRODUCTS
 ENGINEERING - DESIGN - TECHNICAL SERVICE

For: Radnor Township
 Lancaster Avenue & Wayne Avenue
 Firehouse Preemption

<u>ITEM</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
A	1	EVCS RECEIVER/TRANSMITTER @ FIREHOUSE	\$ 4,775.00	\$4,775.00
B	1	PUSH BUTTON	\$ 81.00	\$81.00
C	1	EVCS RECEIVER/TRANSMITTER @ FIREHOUSE DRIVEWAY	\$ 4,775.00	\$4,775.00
D	1	14' ALUMINUM PEDESTAL	\$ 895.00	\$895.00
E	1	EVCS RADIO RECEIVER AT EXISTING INTERSECTION	\$ 3,698.00	\$3,698.00
TOTAL:				\$14,224.00

LEAD-TIME IS 6-8 WEEKS AFTER APPROVAL & RELEASE.
FIREHOUSE DRIVEWAY LOCATION INCLUDES (1) LINEAR 27MHZ RADIO, (1) 900 MHZ RADIO, & CONTROL CABINET.
INTERSECTION RADIO INCLUDES (1) 900MHZ RADIO EACH & TECH ON-SITE TO CHECK RADIO OPERATION & COMMUNICATION.
CONTROLLER MODIFICATIONS & TIMING CHANGES ARE NOT INCLUDED.
PUSH BUTTON IS STANDARD 2" ADA NON-LATCHING BUTTON.
PEDESTAL IS NATURAL ALUMINUM FINISH & INCLUDES TC-8800 ANCHOR BOLTS.
QUOTE IS FOR SUPPLY ONLY & DOES NOT INCLUDE INSTALLATION OR MAINTENANCE & PROTECTION OF TRAFFIC.
FREIGHT IS INCLUDED.

F.O.B. - Shipping Point	[]	SHIPMENT - Based upon today's	Terms: Net 30 days, subject to credit approval.
F.O.B. - Shipping Point with transportation allowed to dest.	[X]	conditions, can be made within _____ after receipt of	Unless otherwise stated, applicable State and Local taxes are not included.
F.O.B. Destination	[]	your order.	

Signal Service Inc. retains title to material until paid in full

WE BELIEVE QUANTITIES SHOWN IN THIS ESTIMATE ARE CORRECT
 PLEASE CHECK AGAINST YOUR OWN TAKE-OFF AND NOTIFY
 US OF ANY DISCREPANCY BEFORE BIDDING SO WE CAN
 REVISE OUR QUOTE TO YOU. ALL QUOTATIONS ARE SUBJECT
 TO GENERAL TERMS ON REVERSE SIDE HEREOF.



 Joe Ferguson Jr.



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (~~SUPERVISORS~~) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of Radnor
(~~TOWNSHIP~~) (~~BOROUGH~~) (~~CITY~~), Delaware 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 (DEP) 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 Joseph (deceased) & Margo Eremus have proposed the development of a parcel of land identified as
land developer

1 Meadowood Road, 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, Radnor Township 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 Radnor hereby adopt and submit to DEP 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) Commissioners

Township Board of ~~Supervisors~~ (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # _____, adopted, January 6, 2020.

Municipal Address:

Township of Radnor
301 Iven Avenue
Wayne, PA 19087-5297
Telephone 610-688-5600

*Seal of
Governing Body*

RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Manager/Director of Finance

Date: December 30, 2019

Re: Resolution #2020-02 – 1 Meadowood Road; Approval of Sewage Facilities Planning Module

The proposed subdivision at 1 Meadowood Drive would create three lots. The project will require (2) two EDUs at 525 gallons per day.

The PA DEP requires the attached Resolution be approved by the Commissioners to complete the process of obtaining sewage capacity.



*Excellence Delivered **As Promised***

MEMORANDUM

Date: December 23, 2019

To: Steve Norcini, PE – Township Engineer

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore and Assoc.

RE: 1 Meadowood Drive
Sewage Facilities Planning Module

The applicant for the above project has prepared a Sewage Facilities Planning Module to be submitted to the PA DEP. The applicant is proposing to subdivide an existing property into three lots and construct two new single-family homes on the two new lots. The proposed flow for this project is 525 GPD.

This Planning Module must be approved by resolution by the Board of Commissioners prior to submission to the PA DEP.

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



HILBEC Engineering & Geosciences, LLC

Wastewater ▪ Stormwater ▪ Hydrogeologic ▪ Environmental ▪ Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257
Office: 610.873.6204 Fax: 610.873.6206
www.hilbec.com

SEWAGE FACILITIES PLANNING MODULES

COMPONENT 3J: Public Sewer Connection

PA DEP Code #1-23013-267-3J

Prepared for the Project Entitled:

1 Meadowood Road

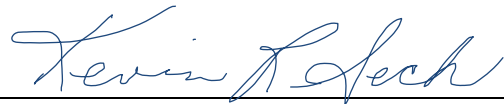
Radnor Township, Delaware County

Prepared for:

Joseph & Margo Eremus
1 Meadowood Road
Bryn Mawr, PA 19010

PROJECT LIMITATIONS:

I certify that I have directly performed and/or supervised the preparation of this report. All information contained herein is accurate to the best of my knowledge and any test procedures have been performed using accepted practices. HILBEC Engineering & Geosciences, LLC cannot and does not make claim, warranty or guarantee that surface and sub-surface site conditions other than described may be different at some time in the future and thus may affect these findings herein. Official plan & report copies have a raised seal.



For HILBEC Engineering & Geosciences, LLC
Kevin R. Sech, P.G., P.E.



Date Prepared: April 20, 2018

Last Revised: October 24, 2019, November 18, 2019
December 16, 2019 December 27, 2019

APPENDIX SECTIONS:

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PROJECT NARRATIVE



HILBEC Engineering & Geosciences, LLC



Wastewater, Stormwater, Hydrogeology, Environmental, Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257

Office: 610.873.6204

www.hilbec.com

Fax: 610.873.6206

**PROJECT NARRATIVE
SEWAGE FACILITIES PLANNING MODULES
COMPONENT 3J**

**1 Meadowood Road
Radnor Township, Delaware County
Required by Section F
Revised May 23, 2018**

The owner of 1 Meadowood Road proposes the subdivision of a 5.7+/- acre parcel wholly on tax parcel 36-07-04403-00-0. The project is situated on the northwest corner of Meadowood Road and Conestoga Road. The project proposes a total of 4 Equivalent Dwelling Units (EDU) yet only 2 new EDU's are required as the two (2) existing homes on lot 1 will remain.

The EDU's are listed per the parameters of the PA DEP and Radnor Township as indicated below.

At a value per EDU of 400 gpd based on PA DEP Standards, the total flow is noted below. All further discussion within these documents will be based on the Radnor flow figures.

		<u>PADEP @ 400 GPD/EDU</u>	<u>Radnor @ 262.5 GPD/EDU</u>
Proposed EDU's:	2	800 gpd	525 gpd
<u>Existing EDU's:</u>	<u>2</u>	<u>800 gpd</u>	<u>525 gpd</u>
Total EDU's:	4	1,600 gpd	1,050 gpd

The potable water supply will be provided by AQUA of Pennsylvania. A letter of availability is attached.

Lot 1 will retain the existing two homes (Main and Guest) which are currently connected to the public sewerage collection system located within Meadowood Road. Proposed lots 2 and 3 will have separate individual laterals

extending through an easement on the north side of the property to connect to the sanitary gravity system within Meadowood Road.

The following information is presented in the order found in section F of Component 3:

1. The nature of the development is residential with four (4) detached single family homes on three (3) lots.
2. Three lots comprise the development. Lots 2 and 3 will harbor the new homes while the existing Main House and Guest House will remain on lot 1. The number of Equivalent Dwelling Units (EDU's) is based upon 262.5 GPD/EDU per Radnor standards. This project will generate 2 new EDU's and 2 proposed EDU's.
3. The sewage will be discharged to the existing public collection facilities located within Meadowood Road. The sewerage flows through Radnor Township, RHM facilities, Springfield Township, DCJA facilities, and to the Philadelphia SW treatment facility for final disposal.
4. Based upon the PA DEP Wastewater Facilities Manual, laterals are designed based on 4 persons per EDU. The population serviced by the 4 homes would be 16 persons.
5. The discharge will be to the public sewerage collection system within Meadowood Road with the final disposal at the Philadelphia SW treatment facility.
6. The project gross area is 5.67+/- acres.
7. No adjacent properties are under the same ownership as the developer.
8. No previous Act 537 planning activities are known.

MUNICIPAL TRANSMITTAL LETTER



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
1-23013-267-3J				

TO: Approving Agency (DEP or delegated local agency)

Date _____

PA DEP

 2 East Main Street

 Norristown, PA 19401

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Kevin R. Sech, P.G., P.E.

(Name)

for HILBEC Engineering & Geosciences, LLC for 1 Meadowood Road

(Title)

(Name)

a subdivision, commercial ,or industrial facility located in Radnor Township

Delaware 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 (Official Plan), and is adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

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 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, 25 Pa. Code 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 checked="" type="checkbox"/> Resolution of Adoption | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input checked="" type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

MUNICIPAL RESOLUTION

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (~~SUPERVISORS~~) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of Radnor
(~~TOWNSHIP~~) (~~BOROUGH~~) (~~CITY~~), Delaware 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 (DEP) 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 Joseph (deceased) & Margo Eremus have proposed the development of a parcel of land identified as
land developer

1 Meadowood Road, 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, Radnor Township 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 Radnor hereby adopt and submit to DEP 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) Commissioners

Township Board of ~~Supervisors~~ (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # _____, adopted, January 6, 2020.

Municipal Address:

Township of Radnor
301 Iven Avenue
Wayne, PA 19087-5297
Telephone 610-688-5600

Seal of
Governing Body

PA DEP MAILER-CHECKLIST LETTER



February 12, 2018

Mr. Kevin Sech
Hilbec Engineering & Geosciences, LLC
26 Beaver Run Road
Downingtown, PA 19335

Re: Act 537, Application for Exemption & Waiver
1 Meadowood Road Subdivision
DEP Code No. 1-23013-267-3J
Radnor Township
Delaware County

Dear Mr. Sech:

The Department of Environmental Protection (DEP) has completed a limited review of the above referenced application and has determined that it does not qualify for an exemption or waiver from the requirement to revise Radnor Township's Act 537 Plan (Official Plan). The planning exemption and waiver request is therefore denied for the following reason:

This project proposes a subdivision and therefore does not qualify for a waiver from sewage facilities planning. Further, Springfield Township has imposed a connection moratorium for projects within the Radnor-Haverford-Marple sewer service area. Projects tributary to areas under connection moratoriums do not qualify for an exemption to revise a municipality's Act 537 Plan.

The applicant may submit the required documentation as outlined above or proceed with the preparation of Sewage Facilities Planning Modules for this project by downloading the appropriate forms from the Internet by placing the indicated form numbers from this checklist letter in the "Search" box at www.elibrary.dep.state.us.

Sewage Facilities Planning Module forms are available online at www.dep.pa.gov. At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water; Wastewater Management; Act 537; and Sewage Facilities Planning*. Select the appropriate forms from the center of the page.

Please select the following forms for this project and enter the above referenced DEP Code Number on the first page of each form:

Sewage Facilities Planning Module Transmittal Letter, Form 3800-FM-BCW0355
Sewage Facilities Planning Module Resolution, Form 3800-FM-BCW0356
Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353

- Instructions
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B
- 4C-County Health Department Review, Form 3850-FM-BCW0362C

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 1 copy of the completed planning module. Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer. For this project, optional Section J must be completed.

Documentation of public notification may be required for some projects consistent with Section P of the Component 3 Planning Module and Chapter 71, Section 71.53(d)(6). Please pay particular attention to Item 10 in Section P relating to Chapter 71, Section 71.21(a)(5)(i), (ii) and (iii). Public notification is required for the following inconsistencies under Chapter 71, Section 71.21(a)(5)(i), (ii) and (iii):

1. Municipal wasteload management under Chapter 94 if a corrective action plan and connection management plan have not been agreed upon/accepted by DEP;
2. Municipal and County comprehensive plans;
3. Prime agricultural land policies;
4. Encroachments on wetlands by proposed sewerage facilities. Please note that publication is required even if permits for the encroachment have been obtained;

5. Conflicts with rare, endangered or threatened plant and animal species as identified by the Pennsylvania Natural Diversity Inventory search. Publication is required even if a mitigation plan is in place;

Please note that Items 1-5 identified above are main conflicts encountered during the sewage facilities planning process and do not exclude other items in Section P and Chapter 71, Sections 71.53(d)(6) and 71.21(a)(5)(i), (ii) and (iii).

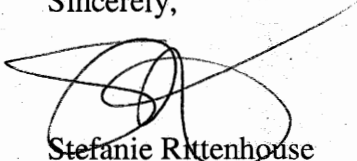
Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at <http://www.dep.pa.gov/Business/ProgramIntegration/DecisionGuarantee/Pages/StandardOperatingProcedures.aspx>. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter below to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

In all cases, address the immediate and long-range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If you have any questions concerning the information required, please contact me at 484.250.5186 or at SteRittenh@pa.gov and refer to the project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

Enclosure: Checklist

cc: Delaware County Planning Department
Joseph & Margo Eremus

Radnor Township
RHM
Springfield Township
Upper Darby Township
DCJA
DELCORA
Mr. Ponert-City of Philadelphia Water Department
Planning Section
Re 30 (GJE18CLW)043-3

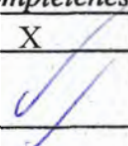
Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
X	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
X	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3800-FM-BPNPSM0355)		
X	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3800-FM-BPNPSM0356)		
X	Resolution of Adoption is attached and completed	
	Resolution of Adoption is signed by the municipal secretary	
	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)		
X	Component 4A is attached, completed and signed	
None	Municipal Responses to Component 4A comments are included	
Component 4B - County Planning Agency Review (Form 3800-FM-BPNPSM0362B)		
X	Component 4B is attached, completed and signed	
None	Municipal Responses to Component 4B comments are included	
Component 4C - County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)		
No Health Dept	Component 4C is attached, completed and signed	
NA	Municipal Responses to Component 4C comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
X	Section A.1. The Project Name is completed	
X	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
X	Client Information is completed	
<i>Section C: Site Information</i>		
X	Site Information is completed	
X	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	

Section D: Project Consultant Information		
X	Project Consultant Information is completed	
Section E: Availability of Drinking Water Supply		
X	The appropriate box is checked in Section E	
X	For existing public water supplies, the name of the company is provided	
X	For public water supplies, the certification letter from the public water company is attached	
Section F: Project Narrative		
X	The Project Narrative is attached	
X	All information required in the module directions has been addressed	
Section G: Proposed Wastewater Disposal Facilities		
X	Section G.1.a. The collection system boxes are checked	
X	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
X	Section G.1.b. The questions on the collection system are completed	
X	Section G.2.a. The appropriate treatment facility box is checked	
X	For existing treatment facilities, the name is provided	
X	For existing treatment facilities, the NPDES permit number is provided	
X	For existing treatment facilities, the CSL permit number is provided	
NA	For new treatment facilities, the discharge location is provided	
X	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
X	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
X	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
X	Copies of easement(s) or right-of-way(s) are attached	
X	Section G.4. The boxes are checked regarding Wetland Protection	
X	Section G.5. The boxes are checked regarding Primary Agricultural Land	
X	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
EXEMPT	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	

EXEMPT	A return receipt for its submission to the PHMC is attached	
EXEMPT	The PHMC review letter is attached	
X	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
X	PNDI Project Environmental Review Receipt is attached	
X	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
NA	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
NA	A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search.	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
X	The Alternative Sewage Facilities Analysis is attached	
X	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
NA	The box is checked regarding Waters Designated for Special Protection	
NA	The Social or Economic Justification is attached	
NA	The box is checked regarding Pennsylvania Waters Designated As Impaired	
NA	The box is checked regarding Interstate and International Waters	
NA	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
NA	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
NA	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	

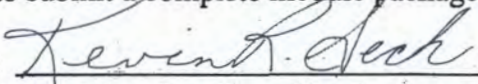
<i>Section J: Chapter 94 Consistency Determination</i>		
X	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
X	Section J.1. The Project Flows are provided	
X	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
✓	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
✓	Section J.3.b. The Collection System information is completed, signed and dated	
X	Section J.3.b. The Conveyance System information is completed, signed and dated	
X	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
X	Section J.4.b. The Treatment Facility information is completed, signed and dated	
X	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
See DCJA Letter 5-2019	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
See DCJA Letter 5-2019	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
NA	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
NA	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
NA	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
NA	The Preliminary Hydrogeologic Study is attached	
NA	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	

<i>Section N: Detailed Hydrogeologic Study</i>		
NA	The Detailed Hydrogeologic Study is attached	
NA	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
X	Section O.1. The box is checked indicating municipal or private facilities	
X	If municipal, the remainder of Section O is not applicable	
NA	If private, the required analysis and evaluation of sewage management options is attached	
X	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
X	Section O.3. The Project Flows for the private facilities are provided	
NA	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
NA	Section O.4.b. The private Collection System information is completed, signed and dated	
NA	Section O.4.c. The private Conveyance System information is completed, signed and dated	
NA	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
NA	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
NA	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
NA	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
X	All Public Notification boxes in this section are checked	
X	The public notice is attached, if public notification is necessary	
NA	All comments received as a result of the notice are attached	
NA	The municipal responses to these comments are attached	
✓	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
X	The planning module preparer's false swearing statement is completed and signed	

<i>Section R: Planning Module Review Fee</i>		
NA	The correct fee has been calculated	
NA	The correct fee has been paid	
X	The request for fee exemption has been checked	
NA	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
X	The module completeness checklist is included	
	All completeness items have been checked as included by the municipality, as appropriate	
	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: 
Applicant (or Applicant's authorized representative)

Date: 5/23/2018 Revised 12/27/2019

Signed: _____
Municipal Secretary

Date: _____

COMPONENT 3J CHECKLIST

Checklist



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

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- Proof of Public Notification (if applicable).
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- ~~Letter granting allocation to project (if applicable).~~
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- ~~Information on selected treatment and disposal option.~~
- ~~Permeability information (if applicable).~~
- ~~Preliminary hydrogeology (if applicable).~~
- ~~Detailed hydrogeology (if applicable).~~

Municipal Action

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

Signature of Municipal Official

Date submittal determined complete

COMPONENT 3J PLANNING MODULES



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 #
1-23013-267-3J				

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 1 Meadowood Road

2. Brief Project Description 5.67+/- acre parcel with a two existing homes to be subdivided into 3 lots. The two existing homes will remain on lot #1.

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

Municipality Name	County	City	Boro	Twp
Radnor Township	Delaware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Zienkowski	Robert			Township Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
DeStefano	Jennifer			Exc. Asst. to Twp. Mgr.
Municipality Mailing Address Line 1		Mailing Address Line 2		
301 Iven Avenue				
Address Last Line -- City		State	ZIP+4	
Wayne		PA	19087-5297	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-688-5600				

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

1 Meadowood Road

Site Location Line 1
1 Meadowood Road

Site Location Line 2

Site Location Last Line -- City
Bryn Mawr

State
PA

ZIP+4
19010

Latitude
40.026909

Longitude
-75.344841

Detailed Written Directions to Site Travel on Conestoga Road 2,700 feet east of the intersection of S. Ithan Ave. and Conestoga Road. Property on Northwest corner of Conestoga Road and Meadowood Road.

Description of Site 5.67+/- acre lot with two existing homes situated on the NW corner of Conestoga and Meadowood Roads.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Eremus	Margo	P		610-639-4050	

Site Contact Title Site Contact Firm (if none, leave blank)

Owner

FAX Email
m.eremus@verizon.net

Mailing Address Line 1 Mailing Address Line 2
1 Meadowood Road

Mailing Address Last Line -- City	State	ZIP+4
Bryn Mawr	PA	19010

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

Last Name	First Name	MI	Suffix
Sech	Kevin	R	

Title Consulting Firm Name

Consulting Engineer/Geologist HILBEC Engineering & Geosciences, LLC

Mailing Address Line 1 Mailing Address Line 2
26 Beaver Run Road

Address Last Line -- City	State	ZIP+4	Country
Downingtown	PA	19335-2257	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
krsech@hilbec.com	484-888-8700		

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

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 (**CONNECTION ONLY**)

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

Clean Streams Law Permit Number Unavailable per Municipality

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4

Connections 4 (2 new and 2 existing)

Name of:

existing collection or conveyance system System not named

owner Radnor Township

existing interceptor RHM Interceptor

owner Radnor-Haverford-Marple Sewer Authority

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 Philadelphia SW Water Pollution Control Facility

NPDES Permit Number for existing facility 26671

Clean Streams Law Permit Number 5173401

Location of discharge point for a new facility. Latitude Existing STP Longitude Not Required

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 SWWPCP
(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 E. Ponert Date 8/16/19

(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

(EXEMPT PER PHMC ATTACHED GUIDANCE)

- 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 website 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-BPNPSM0353-1) 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 525 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.

RADNOR

	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	410,000	1,024,000	299,250	748,125	300,300	750,750
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 Stephen F. Norcini, PE, Township Engineer

Agent Signature  Date 01/14

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.

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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.).

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- 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.

RHM

	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						

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

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality Radnor Haverford Marple Sewer Authority

Name of Responsible Agent David Adams

Agent Signature *David Adams*

Date 6/6/2018

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.

Public Sewer System Available Capacity Determination

Developer Name: Joseph (deceased) & Margo Eremus

Project Name: 1 Meadowood Road

Municipality & County: Radnor Township, Delaware County

Project Description: Three lot subdivision for residential single family homes. Two new homes are proposed on lots #2 & #3 while two existing homes (Main & Guest) will remain on Lot #1

Project Flows Proposed: 525 gpd at 262.5 gpd/EDU NEW (800 gpd at 400 gpd/EDU NEW)

Project Flows Total: 1,050 gpd at 262.5 gpd/EDU NEW (1,600 gpd at 400 gpd/EDU NEW)

The agent(s) responsible for completing the Chapter 94 report for the collection and/or the conveyance facilities is to sign below to affirm that the collection and/or conveyance facilities have adequate capacity and are able to provide service to the proposed development reference above.

Collection System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____

Date: :* _____

Conveyance System(s)

First Conveyance System

Name of Agency, Authority, or Municipality: * Radnr-Haverford-Marple Sewer Authority

Name of Responsible Agent: * David Adams

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____

Date: :* 06/06/2018

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 525 gpd proposed (Per Radnor EDU @ 262.5. Two Existing EDU's and two proposed EDU's)
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.

DCJA

	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	21,669,503	29,669,503	21,607,388.5	29,577,388.5	21,469,225	29,439,225
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 (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality DARBY CREEK JUNT AUTHORITY

Name of Responsible Agent CHARLES J. CATANIA JR

Agent Signature *Charles Catania Jr*

Date 5/20/19

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.

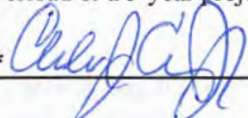
Public Sewer System Available Capacity Determination

Second Conveyance System

Name of Agency, Authority, or Municipality: * DARBY CREEK JOINT AUTHORITY

Name of Responsible Agent: *  CHARLES J. CATANIA JR.

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: *  Date: * 5/20/19

Third Conveyance System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: * _____

Treatment Facility

The treatment facility permittee must sign below to affirm that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development referenced above.

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: * _____

Additional Information:

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 525 gpd proposed (Per Radnor EDU @ 262.5. Two Existing EDU's and two proposed EDU's)
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*	200	400	165.6	186.4	172.9	196

PWD

3. Collection and Conveyance Facilities **(MGO) PHILA. SWWPCP*

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.

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- b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

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 PHILA WATER DEPT

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

Agent Signature Eric Powert

Date 8/16/19

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.
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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.



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

November 12, 2019

HILBEC Engineering & Geosciences, LLC
26 beaver Run Road
Downingtown, PA 19335-2257

RE: Sewer Planning Module Exemption
1 Meadowood Road
Radnor Township, Delaware County

Dear Mr. Sech:

We are in receipt of check #732 from John Eremus in the amount of \$3,000.00 for the tapping fee for this project. Should the project not go forward, this fee will be refunded upon written request.

Please be advised that DELCOA has sufficient capacity at the Darby Creek Pump Station to accept the 525 GPD (2 EDU) 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.

Please note that a sewer connection permit may be needed for the facility from the owner of the collection system before discharge can occur.

Sincerely,

Robert J. Willert
Executive Director

RJW:mc
enclosure

cc: C. Catania, Jr., CEA – via email
C. Hurst – via email
Accounting – via email
File - Project #2018-0721

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

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

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- 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	30.0 MGD	60.0 MGD	18.13 MGD	38.24 MGD	19.30 MGD	40.71 MGD
Treatment						

DELCORA

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.

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- b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality DELCTORA

Name of Responsible Agent Robert Willert

Agent Signature *Robert Willert*

Date 11/12/19

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 sponser), 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 1600 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)
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?

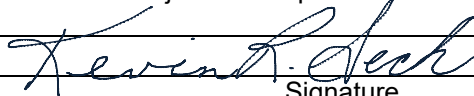
P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

- 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)? Due to RHM-Springfield Capacity Discrepancy
- 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.

Kevin R. Sech, P.G., P.E. for HILBEC Engineering



Name (Print)

Signature

Consulting Engineer/Geologist

5/22/2018 Revised 12-27-2019

Title

Date

26 Beaver Run Road, Downingtown, PA 19335-2257

4848888700

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 \$_____ 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.

$$\# \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \text{ _____}$$

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)

COMPONENTS 4A, 4B

Component 4A for
MUNICIPAL PLANNING



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

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

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

Project Name

1 Meadwood Road

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

1. Date plan received by municipal planning agency September 5, 2019

2. Date review completed by agency November 4, 2019

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

- 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____
- 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- 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 _____

17. Name, title and signature of planning agency staff member completing this section:

Name: John Lord

Title: Chairperson

Signature: _____

Date: _____

11-4-2019

Name of Municipal Planning Agency: Radnor Township Planning Commission

Address 301 Iven Avenue, Wayne, PA 19087

Telephone Number: 610-688-5600

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

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

The planning agency must complete this component within 60 days.

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

Component 4B for
COUNTY PLANNING



DELAWARE COUNTY PLANNING DEPARTMENT

Court House/Government Center, 201 W. Front Street, Media, Pennsylvania 19063
Phone: 610-891-5200 Fax: 610-891-5203 Email: planning_department@co.delaware.pa.us

Application for Act 537 Review

Please type or print legibly

DEVELOPER/APPLICANT

Name Margo P. Eremus Phone 610-639-4050

Address 1 Meadowood Road, Bryn Mawr, PA 19010

Name of Development 1 Meadowood Road DEP # 1-23013-267-3J

Date of Act 247 Review 11/16/2017 DCPD File # 34-7278-17

PLANNING MODULE PREPARER

Name Kevin R. Sech for HILBEC Engineering & Geosciences, LLC Phone 484-888-8700

Address 26 Beaver Run Road, Downingtown, PA 19335-2257

Type of Review (check 2 boxes)	Proposed Method of Treatment
<input checked="" type="checkbox"/> Initial Submittal	<input checked="" type="checkbox"/> Sewer tap-in
<input type="checkbox"/> Minor Revision Resubmittal	<input type="checkbox"/> Sewer extension/new collection system
<input type="checkbox"/> Major Revision Resubmittal	<input type="checkbox"/> Individual on-lot or new replacement system
<input checked="" type="checkbox"/> Standard Form (Component 1, 2, 3)	<input type="checkbox"/> Multiple on-lot system
<input type="checkbox"/> Private Request	<input type="checkbox"/> Community system or new plant
<input type="checkbox"/> Municipal Base Plan or Ordinance	

Water: Private Public
 Use: Commercial/Industrial Institutional Residential
 EDUs 4 total # of Connections 2 new Projected Flow 525 Acreage 5.67

Statement of Intent Two existing homes will remain on lot #1 while two new homes are proposed for lots #2 and #3. The existing homes are currently connected to the public sewerage facilities.

Has a copy of this module been forwarded to:
 All tributary authorities or SEOs, as required? Yes No
 PA Historical and Museum Commission, if required? Yes No N/A

MUNICIPALITY'S SECTION (Application Will Not Be Accepted Without Original Signature)

Municipality Radnor Township

Address 301 Iven Avenue, Wayne, PA 19087

Municipal Official Stephen F. Norcini, P.E. Phone 610-688-5600

Official's Signature [Signature] Date 6/8/2018

FOR DCPD USE ONLY

Date Received _____ Complete Incomplete

Date DCPD Comments Due _____ Staff Initials _____

Review Fee: Amount _____ Check No. _____

Date Received _____ Received By _____

CK# 2790
2 New Sewer Connections 2x15 = 30 x 105 = 75
Act 537



DELAWARE COUNTY PLANNING DEPARTMENT

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

JOHN P. McBLAIN
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

MICHAEL F. CULP
KEVIN M. MADDEN
BRIAN P. ZIDEK

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 **FAX:** (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

LINDA F. HILL
DIRECTOR

June 19, 2018

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

RE: Act 537 Review
1 Meadowood Road
Radnor Township
1-23013-267-3J

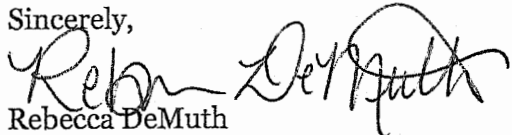
Dear Mr. Norcini,

The Delaware County Planning Department (DCPD) has completed its review of the planning module for 1 Meadowood Road. The applicant proposes to subdivide an existing lot into three separate parcels with 2 original homes remaining on lot one and 2 new homes to be built on the remaining lots. The project proposes a total of 4 EDUs, 2 existing and 2 new. The 2 new EDUs will generate 525 GPD of sewage flows to be connected to an existing sanitary gravity system on Meadowood Road by separate individual laterals. DCPD has no objection to the proposed method of wastewater disposal.

Enclosed is the completed DEP Component 4B County Planning Agency Review Form.

If you have any questions or require additional information, please do not hesitate to contact me at (610) 891-5218.

Sincerely,


Rebecca DeMuth
Associate Environmental Planner

Enclosures: (1) Completed DEP Review Form

cc: Elizabeth Mahoney, PA Department of Environmental Protection
Kevin R Sech, HILBEC Engineering & Geosciences, LLC.
Margo P. Eremus



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 county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name

1 Meadowood Road

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

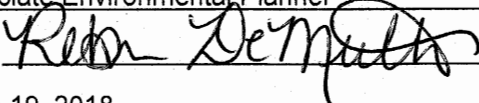
1. Date plan received by county planning agency June 15, 2018
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency June 19, 2018

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

Yes No

- | <input checked="" 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>)? <i>Delaware County 2035 was adopted on November 27, 2013. Responses to #2, #3, #4, & #5 are based on this plan.</i> |
|-------------------------------------|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. | Is this proposal consistent with the comprehensive plan for land use? _____ |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 4. | Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" 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 checked="" type="checkbox"/> | 6. | Does this project propose encroachments, obstructions, or dams that will affect wetlands? <i>Response based on information contained in the National Wetlands Inventory Maps and review of the site development plan.</i>
If yes, describe impact _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. | Will any known historical or archeological resources be impacted by this project? <i>Response based on information contained in the Delaware County Preservation Planning files and documents.</i>
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. | Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>Response based on information from the Natural Heritage Inventory of Delaware County.</i>
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" 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 <u>Not applicable</u> |

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <u>Unknown, subject to municipal approval.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>The Delaware County Subdivision & Land Development Ordinance is used by some, but not all municipalities. It is <u>not</u> applicable to this municipality.</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <u>Not Applicable</u> If no, describe which requirements are not met _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? If no, describe inconsistency _____
<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. If no, describe the inconsistencies <u>Not applicable</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act? <i>Only for the Ridley, Chester, Darby, and Crum Creek watersheds. This project is located in the <u>Darby Creek watershed.</u></i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:		
Name: <u>Rebecca DeMuth</u>		
Title: <u>Associate Environmental Planner</u>		
Signature: 		
Date: <u>June 19, 2018</u>		
Name of County or Areawide Planning Agency: <u>Delaware County Planning Department</u>		
Address: <u>Court House & Government Center, 201 W. Front Street, Media, PA 19063</u>		
Telephone Number: <u>610-891-5218</u>		

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.

Comments begin on the next page.

To : Rebecca DeMuth

From : Beverlee Barnes

Date : June 18, 2018

Subject : Act 537 Review

Project Name : 1 Meadowbrook Rd.

Location : North of Conestoga Rd., Radnor

Subdivision # : -

DEP# : 1-23013-267-3J

Municipality : Radnor

Purpose : subdivision that will require 4 EDU's, and connect to existing sanitary gravity system by separate individual laterals.

Findings : The proposed subdivision/ connections to existing sanitary system will be located in a zone that has a low potential for underground archeological resources. The buildings present on the site include a large, stone estate home, built circa 1804, in the Colonial Revival style/ There is another large building on the site, that was built in the same period, with additions in the 1920's. It may have been the original carriage house. These two historic resources, both mentioned in the Radnor Historic Assets Inventory, will remain on the site, with two new homes built on new lots.

Resource Statement : Zone K - Residential Subdivision post 1910

Information Sources :

CHRS, Inc. Delaware County Archeological Resources Inventory and Management Plan. June 1991.

ALTERNATIVE ANALYSIS

HILBEC Engineering & Geosciences, LLC



Wastewater, Stormwater, Hydrogeology, Environmental, Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257

Office: 610.873.6204

www.hilbec.com

Fax: 610.873.6206

**ALTERNATIVE ANALYSIS NARRATIVE
SEWAGE FACILITIES PLANNING MODULES
COMPONENT 3J**

**1 Meadowood Road
Radnor Township, Delaware County
Required by Section H
Revised May 23, 2018**

The alternative analysis is used to document to ultimate sewage disposal method for this tract over a five (5) year short term and the long term beyond five years. The area is served by public sewerage and no other means of sewage disposal is proposed or considered as this method is the designated use for the tract.

The following comments are provided in the order the questions are presented in section H of the component 3 module:

1. Connection to the existing public sewerage facilities situated within the roadway fronting the development is the ultimate means of sewage disposal to meet the long term needs of the project. Two (2) new EDU's are requested while two (2) EDU's are utilized by the existing homes for a total of four (4) EDU's.
2. Land uses surrounding this property are all residential. All properties are believed to be connected to the public facilities.
3. No sewage facilities on adjacent or nearby lots are known to require improvement to their sewage facilities as all are connected to public facilities.
4. The area is designated for public sewerage facilities.

5. No sewage management program is necessary as the area is served by public sewage disposal.
6. Potential alternatives to the connection to public facilities include any land-based application method as the soils are generally suitable for land application. However, as the connection to the public facilities is the ultimate method for the area, other alternatives are not required.
7. The proposed connection to public facilities is the ultimate method of sewage disposal for the area and was chosen to meet the ultimate disposal needs of the project.
8. Each lot owner will be responsible for the operation and maintenance of the sewer connections via laterals to the public facilities. The laterals will remain under the ownership of each lot while the public facilities within the road right of way will remain under the ownership and responsibility of the municipality.
9. No other alternatives were considered for this project as it conforms to the sewage disposal methods in place for the surrounding area.

PRIME AGRICULTURAL LAND NARRATIVE

HILBEC Engineering & Geosciences, LLC



Wastewater, Stormwater, Hydrogeology, Environmental, Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257

Office: 610.873.6204

www.hilbec.com

Fax: 610.873.6206

**PRIME AGRICULTURAL LAND NARRATIVE
SEWAGE FACILITIES PLANNING MODULES
COMPONENT 3J**

**1 Meadowood Road
Radnor Township, Delaware County
Required by Section G5
Revised May 23, 2018**

The soils underlying the 1 Meadowood Road project are based on the NRCS web mapping tool.

Of the two soil types mapped, the GeB soil series comprises approximately three-quarters of the project:

GeB: Glenelg Channery Loam on 3% to 8 % slopes and are considered prime farmland soils.

Me: Made Land soils derived from schist and gneiss materials on % to 8% slopes and are not considered prime farmland

Although prime agricultural soils, the property lies in an urban environment which is not typical of the area or adjacent properties.

CAPACITY REQUEST FORM

HILBEC Engineering & Geosciences, LLC



Wastewater, Stormwater, Hydrogeology, Environmental, Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257

Office: 610.873.6204

www.hilbec.com

Fax: 610.873.6206

Copies of the Sewage Facilities Planning Modules shall be sent to the following entities in order to receive the Flow Allocation Capacity Determination sign off.

Philadelphia Southwest Water Pollution Control Plant
8200 Enterprise Avenue
Philadelphia, PA 19153

RHM Sewer Authority
600 Glendale Road
Havertown, PA 19083-4211

DELCORA
100 East Fifth Street
PO Box 999
Chester, PA 19016-0999

Springfield Township ----- Now all approvals to go through the DCJA
50 Powell Road
Springfield, PA 19064

Upper Darby Township----- Now all approvals to go through the DCJA
100 Garrett Road
Room 301
Upper Darby, PA 19082

DCJA c/o Catania Engineering Associates
520 MacDade Blvd
Folsom, PA 19033

Public Sewer System Available Capacity Determination

Developer Name: Joseph (deceased) & Margo Eremus

Project Name: 1 Meadowood Road

Municipality & County: Radnor Township, Delaware County

Project Description: Three lot subdivision for residential single family homes. Two new homes are proposed on lots #2 & #3 while two existing homes (Main & Guest) will remain on Lot #1

Project Flows Proposed: 525 gpd at 262.5 gpd/EDU NEW (800 gpd at 400 gpd/EDU NEW)
Project Flows Total: 1,050 gpd at 262.5 gpd/EDU NEW (1,600 gpd at 400 gpd/EDU NEW)

The agent(s) responsible for completing the Chapter 94 report for the collection and/or the conveyance facilities is to sign below to affirm that the collection and/or conveyance facilities have adequate capacity and are able to provide service to the proposed development reference above.

Collection System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: :* _____

Conveyance System(s)

First Conveyance System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: :* _____

Public Sewer System Available Capacity Determination

Second Conveyance System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: :* _____

Third Conveyance System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: :* _____

Treatment Facility

The treatment facility permittee must sign below to affirm that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development referenced above.

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: :* _____

Additional Information:

**PHILADELPHIA SW CAPACITY
REQUEST**

HILBEC Engineering & Geosciences, LLC



Wastewater, Stormwater, Hydrogeology, Environmental, Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257

Office: 610.873.6204

www.hilbec.com

Fax: 610.873.6206

April 20, 2018

Philadelphia Southwest Water Pollution Control Plant
8200 Enterprise Avenue
Philadelphia, PA 19153

Re: 1 Meadowood Road
Radnor Township, Delaware County
Sewage Facilities Planning Modules
PA DEP Code #1-23013-267-3J
Flow Allocation Request / Reserve Capacity Waiting List

To Whom It May Concern:

The homeowners of 1 Meadowood Road propose to subdivide their 5.67 acre tract into three lots, with four total single family homes. Lot 1 consists of two existing homes while lots #2 & #3 are proposed for individual single family homes.

The flow per Equivalent Dwelling Unit for Radnor Township is 262.5 gallons per day. A total of 2 EDU's is proposed with 4 EDU's total. Potable water will be provided by AQUA Pennsylvania.

Since the collection system is already in place, the developer requests a Determination of Capacity from all the entities along the route of the sanitary collection conveyance, and treatment. The sewage will flow into the Radnor collection facilities, travel into the RHM collection system, flow to the Darby Creek Pump Station and ultimately to the Philadelphia Southwest Water Pollution Control Plant for treatment and disposal.

We have attached the PA DEP Chapter 94 signature sign off form entitled "Public Sewer Available Capacity Determination" for your completion. Should you not be able to complete the form is capacity is not available at this time, we request that this 3-lot project be placed on your waiting connection list in order to reserve sewage capacity as it becomes available. Also attached is the Component 3 Planning Module for your completion of the pertinent sections G and J.

The following entities are being contacted for a Determination of Capacity and/or to be placed on their Reserve Capacity Waiting List:

RHM
Springfield Township
Delcora
Upper Darby Township
Darby Creek Joint Authority
Philadelphia Southwest Water Control Facility

We want to thank you for helping us complete the documents for the eventual review by Radnor Township and the PA DEP. Please return the attached Public Sewer Available Capacity Determination form or inform us of your status and the ability to reserve capacity for this project. If you have any questions or require additional information, please contact my office.

I want to thank you for helping us complete the documents for the final review by the municipality and the PA DEP. If you have any questions or require additional information, please contact my office.

Very truly yours,
For HILBEC Engineering & Geosciences, LLC



Kevin R. Sech, P.G., P.E.

Attachments: Component 3J
PA DEP Capacity Determination Form



Debra McCarty, Water Commissioner

June 12, 2019
Via E-Mail

Kevin R. Sech, P.G., P.E.
HILBEC Engineering & Geosciences, LLC
26 Beaver Run Road
Downingtown, PA 19335

**SUBJECT: Capacity Certification
1 Meadowbrook Road
PWD Code No. 201905-007
Springfield Township, Delaware County**

Mr. Sech:

The Philadelphia Water Department certifies that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from the above referenced project. The waste load from this proposed 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 sanitary flows of 525 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,

ERIC PONERT
Sewage Enforcement Officer

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 (**CONNECTION ONLY**)

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

Clean Streams Law Permit Number Unavailable per Municipality

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4

Connections 4 (2 new and 2 existing)

Name of:

existing collection or conveyance system System not named

owner Radnor Township

existing interceptor RHM Interceptor

owner Radnor-Haverford-Marple Sewer Authority

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 Philadelphia SW Water Pollution Control Facility

NPDES Permit Number for existing facility 26671

Clean Streams Law Permit Number 5173401

Location of discharge point for a new facility. Latitude Existing STP Longitude Not Required

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 SWWPCP
(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 E. Ponert Date 8/16/19

(Also see Section I. 4.)

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 525 gpd proposed (Per Radnor EDU @ 262.5. Two Existing EDU's and two proposed EDU's)
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*	200	400	165.6	186.4	172.9	196

3. Collection and Conveyance Facilities **(MGO) PHILA. SWWPCP*

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 _____

RHM CAPACITY REQUEST



RADNOR • HAVERFORD • MARPLE

SEWER AUTHORITY

600 GLENDALE ROAD • HAVERTOWN, PA 19083

(610) 446-0867

FAX (610) 446-4926

June 6, 2018

HILBEC Engineering & Geosciences, LLC
Attn: Kevin R. Sech, P.G., P.E.
26 Beaver Run Road
Downingtown, PA 19335-2257

RE: One Meadowood Road
Radnor Township, Delaware County, PA.
DEP Code 1-23013-267-3J

Dear Mr. Sech;

In regards to your communication with the Radnor Haverford Marple Sewer Authority (RHM) dated April 20, 2018 requesting flow allocation of 525 gallons per day or 2 EDU, for the above referenced project in Radnor Township. On June 5, 2018 the RHM Authority Board approved the flow conveyance.

You will also have to submit for conveyance with Springfield Township, Darby Creek Joint Authority, D.E.L.C.O.R.A. and Philadelphia Southwest Water Pollution Control Plant.

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

Very truly yours,
RHM Sewer Authority

David E. Adams
Manager of Operations

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 525 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
M.G.D. Collection						
Conveyance	16.8	20.0	6.0	6.5	10.0	15.0
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 Radnor

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality Radnor Haverford Marple Sewer Authority

Name of Responsible Agent David Adams

Agent Signature *David Adams*

Date 6/6/2018

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.

Public Sewer System Available Capacity Determination

Developer Name: Joseph (deceased) & Margo Eremus

Project Name: 1 Meadowood Road

Municipality & County: Radnor Township, Delaware County

Project Description: Three lot subdivision for residential single family homes. Two new homes are proposed on lots #2 & #3 while two existing homes (Main & Guest) will remain on Lot #1

Project Flows Proposed: 525 gpd at 262.5 gpd/EDU NEW (800 gpd at 400 gpd/EDU NEW)

Project Flows Total: 1,050 gpd at 262.5 gpd/EDU NEW (1,600 gpd at 400 gpd/EDU NEW)

The agent(s) responsible for completing the Chapter 94 report for the collection and/or the conveyance facilities is to sign below to affirm that the collection and/or conveyance facilities have adequate capacity and are able to provide service to the proposed development reference above.

Collection System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____

Date: :* _____

Conveyance System(s)

First Conveyance System

Name of Agency, Authority, or Municipality: * Radnr-Haverford-Marple Sewer Authority

Name of Responsible Agent: * David Adams

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____

Date: :* 06/06/2018

DELCORA CAPACITY REQUEST



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

November 12, 2019

HILBEC Engineering & Geosciences, LLC
26 beaver Run Road
Downingtown, PA 19335-2257

RE: Sewer Planning Module Exemption
1 Meadowood Road
Radnor Township, Delaware County

Dear Mr. Sech:

We are in receipt of check #732 from John Eremus in the amount of \$3,000.00 for the tapping fee for this project. Should the project not go forward, this fee will be refunded upon written request.

Please be advised that DELCOA has sufficient capacity at the Darby Creek Pump Station to accept the 525 GPD (2 EDU) 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.

Please note that a sewer connection permit may be needed for the facility from the owner of the collection system before discharge can occur.

Sincerely,

Robert J. Willert
Executive Director

RJW:mc
enclosure

cc: C. Catania, Jr., CEA – via email
C. Hurst – via email
Accounting – via email
File - Project #2018-0721

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

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

c. Conveyance System

Name of Agency, Authority, Municipality DELCTORA

Name of Responsible Agent Robert Willert

Agent Signature *Robert Willert*

Date 11/12/19

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.



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

June 22, 2018

Kevin R. Sech, P.G., P.E.
HILBEC Engineering & Geosciences, LLC
26 Beaver Run Road
Downingtown, PA 19335-2257

RE: 1 Meadowood Road
Radnor Township, Delaware County
Sewage Facilities Planning Modules
PA DEP Code #1-23013-267-3J
Flow Allocation Request/Reserve Capacity Waiting List

Dear Mr. Sech:

Please be advised that DELCORA has sufficient capacity at the Darby Creek Pump Station to accept the 525 GPD (2 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 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 \$1,500.00 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,

Robert J. Willert
Executive Director

RJW:mc

cc: C. Catania, Jr., CEA via email
C. Hurst via email
Accounting via email
File - Project #2018-0721

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

CAPACITY REQUESTS:

DCJA

SPRINGFIELD TWP. via DCJA

UPPER DARBY TWP. via DCJA

DARBY CREEK JOINT AUTHORITY

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

May 20, 2019
File No. 83800-112-RHM

Kevin R. Sech, P.G., P.E.
Hilbec Engineering & Geosciences, LLC
26 Beaver Run Road
Downingtown, Pa 19335

Re: 1 Meadowwood Road
Radnor Township

Dear Mr. Sech:

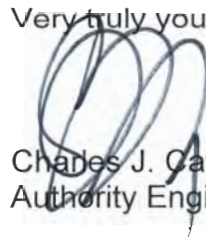
At its meeting on May 20, 2019 the **Darby Creek Joint Authority Board** approved the flow request of 525 gpd for the above-referenced project. In accordance with the October 2007 Capacity Management Plan for the Darby Creek Interceptor approved by PaDEP on February 2008, the Authority has the capacity to receive the flows. A copy of the Darby Creek Interceptor Capacity Management Plan Flow Allocation Summary is enclosed.

In addition, under an Agreement among RHM Sewer Authority, Springfield Township, Upper Darby Township and Darby Creek Joint Authority, Darby Creek Joint Authority was assigned all management, maintenance and operational duties related to the SCUD Line (a section of the interceptor formerly managed, maintained and operated jointly by **Springfield Township** and **Upper Darby Township**). In accordance with the 2002 Connection Management Plan for the SCUD Line, the Authority has capacity to receive the flows. A copy of the SCUD Line Connection Management Plan Flow Allocation Summary is enclosed.

As requested, the Chapter 94 Consistency Determination is also enclosed.

Should you have any questions, feel free to contact me.

Very truly yours,



Charles J. Catania, Jr., PE
Authority Engineer

CJC,Jr/cd

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 525 gpd proposed (Per Radnor EDU @ 262.5. Two Existing EDU's and two proposed EDU's)
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
DCJA Collection						
Conveyance	21,669,503	29,669,503	21,607,388.5	29,577,388.5	21,469,225	29,439,225
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 (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality DARBY CREEK JUNT AUTHORITY

Name of Responsible Agent CHARLES J. CATANIA JR

Agent Signature *Charles Catania Jr*

Date 5/20/19

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.

Public Sewer System Available Capacity Determination

Developer Name: Joseph (deceased) & Margo Eremus

Project Name: 1 Meadowood Road

Municipality & County: Radnor Township, Delaware County

Project Description: Three lot subdivision for residential single family homes. Two new homes are proposed on lots #2 & #3 while two existing homes (Main & Guest) will remain on Lot #1

Project Flows Proposed: 525 gpd at 262.5 gpd/EDU NEW (800 gpd at 400 gpd/EDU NEW)

Project Flows Total: 1,050 gpd at 262.5 gpd/EDU NEW (1,6000 gpd at 400 gpd/EDU NEW)

The agent(s) responsible for completing the Chapter 94 report for the collection and/or the conveyance facilities is to sign below to affirm that the collection and/or conveyance facilities have adequate capacity and are able to provide service to the proposed development reference above.

Collection System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: :* _____

Conveyance System(s)

First Conveyance System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____


I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: :* _____

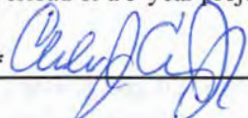
Public Sewer System Available Capacity Determination

Second Conveyance System

Name of Agency, Authority, or Municipality: * DARBY CREEK JOINT AUTHORITY

Name of Responsible Agent: *  CHARLES J. CATANIA JR.

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: *  Date: * 5/20/19

Third Conveyance System

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: * _____

Treatment Facility

The treatment facility permittee must sign below to affirm that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development referenced above.

Name of Agency, Authority, or Municipality: * _____

Name of Responsible Agent: * _____

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * _____ Date: * _____

Additional Information:

Darby Creek Joint Authority
 Darby Creek Interceptor Capacity Management Plan
 Flow Allocation Summary

		DCJA System Total		RHM Total		DCJA Member Total	
		Approved	Balance 90300	Approved	Balance 46987.5	Approved	Balance 43312.5
Oct-07	Jackson Ave, Darby Twp (JC)	Residential	525.00	89775.00	46987.50	525.00	42787.50
Oct-07	3817 Denison Ave, Upper Darby	Residential	1050.00	88725.00	46987.50	1050.00	41737.50
	2006 I & I Credit (RHM)		-10500.00	99225.00	-10500.00	57487.50	41737.50
Feb-08	442 Poplar St, Sharon Hill	Residential	1050.00	98175.00	57487.50	1050.00	40687.50
Feb-08	537 Grand Ave, Haverford	Residential	262.5	97912.50	57225.00	40687.50	40687.50
Feb-08	102 Lowell Ave, Radnor	Residential	2363.5	95549.00	54861.50	40687.50	40687.50
Feb-08	115 Petri Ave, Radnor	Residential	262.5	95286.50	54599.00	40687.50	40687.50
Apr-08	851 W Lancaster Ave, Tredyffrin	Commercial	8750	86536.50	45849.00	40687.50	40687.50
Apr-08	Haverford Reserve, Haverford	Residential	8705	77831.50	37144.00	40687.50	40687.50
May-08	34 Reese Ave, Newtown	Residential	1050	76781.50	36094.00	40687.50	40687.50
May-08	540-542 Folcroft Ave, Folcroft	Residential	525.00	76256.50	36094.00	525.00	40162.50
Jul-08	Sycamore Ave, Upper Darby	Residential	3150	73106.50	36394.00	3150	37012.50
Jul-08	971 S Hunt Rd, Radnor	Residential	262.5	72844.00	35831.50	37012.50	37012.50
Sep-08	236 N Aberdeen Ave, Radnor	Residential	262.5	72581.50	35569.00	37012.50	37012.50
Sep-08	2007 I & I Credit (RHM)		-21348	93929.50	56917.00	37012.50	37012.50
Oct-08	1974 Sprout Rd, Marple	Commercial	80	93849.50	56837.00	37012.50	37012.50
Oct-08	613 W Lancaster Ave, Radnor	Commercial	0	93849.50	56837.00	37012.50	37012.50
Oct-08	4812 Drexelbrook Dr, Upper Darby	Commercial	12400	81449.50	56837.00	12400	24612.50
Nov-08	317 Dorset Rd, Easttown	Residential	787.5	80662.00	56049.50	24612.50	24612.50
Nov-08	519 Kaiser Dr, Folcroft	Commercial	1710	78952.00	56049.50	1710	22902.50
Dec-08	1629 Ashton Rd, Haverford	Residential	262.5	78889.50	55787.00	22902.50	22902.50
Dec-08	112 N Main Rd, Marple	Residential	1575	77114.50	54212.00	22902.50	22902.50
Jan-09	1020 Ridge Ave, Darby Borough	Commercial	262.5	76852.00	54212.00	262.5	22640.00
Jan-09	MacDade & Chestnut, Darby Borough	Commercial	2117.5	74734.50	54212.00	2117.5	20522.50
Feb-09	1254 Fairview Ave, Haverford	Residential	525	74209.50	53687.00	20522.50	20522.50
Feb-09	1239 Leodom Rd, Haverford	Residential	262.5	73947.00	53424.50	20522.50	20522.50
Feb-09	1300 Fairview Ave, Haverford	Residential	525	73422.00	52899.50	20522.50	20522.50
Feb-09	145 King of Prussia Rd, Radnor	Commercial	12451	60971.00	40448.50	6037.5	14485.00
Mar-09	Coventry Woods, Springfield	Residential	6037.5	54933.50	40448.50	6037.5	14485.00
Mar-09	200 N Radnor-Chester Rd, Radnor	Commercial	8025	49808.50	32423.50	14485.00	14485.00
Mar-09	221-223 Bela Vista Rd, Easttown	Residential	262.5	46846.00	32161.00	14485.00	14485.00
Mar-09	1301 Fairview Ave, Haverford	Residential	262.5	46383.50	31898.50	14485.00	14485.00
Apr-09	1020 Ridge Ave, Darby Borough	Commercial	1312.5	45071.00	31898.50	1312.5	13172.50
May-09	1344 West Chester Pike, Haverford	Residential	262.5	44808.50	31636.00	13172.50	13172.50
	2008 I & I Credit (RHM)		-37117.00	82325.50	37117.00	69353.00	13172.50
Jun-09	20 Surrey Dr, Newtown	Residential	262.5	82263.00	262.5	69090.50	13172.50
Jul-09	Eastern University (Fowler), Radnor	Institutional	2000	80263.00	2000	67090.50	13172.50
Sep-09	5050 Fairway Rd, Upper Darby	Commercial	533	79730.00	67090.50	533	12639.50
	I & I Credit (Upper Darby Twp)		-8014	87744.00	67090.50	-8014	20653.50
Oct-09	Collingdale Swim Club	Residential	262.5	87481.50	67090.50	262.5	20391.00
Nov-09	2628 Franklin Ave, Marple	Residential	262.5	87219.00	66828.00	20391.00	20391.00
Nov-09	222 Sugarbowl Rd, Radnor	Commercial	0	87219.00	66828.00	0	20391.00
Nov-09	408 Lansdowne Ave, Yeadon	Residential	600	86619.00	66828.00	600	19791.00
Dec-09	45 Marple Rd, Haverford	Residential	262.5	86356.50	66565.50	19791.00	19791.00
May-10	615 Newtoun Rd, Radnor	Residential	787.5	85569.00	65778.00	19791.00	19791.00
Oct-10	Bon Air & Royal Aves, Haverford	Residential	262.5	85306.50	65515.50	19791.00	19791.00
Nov-10	416 S 4th St, Darby	Residential	2243	83063.50	65515.50	2243	17548.00
Nov-10	111 S Wycombe Ave, Lansdowne	Residential	262.5	82801.00	65515.50	262.5	17285.50
Nov-10	24-48 Baltimore Ave, Lansdowne	Residential	0	82801.00	65515.50	0	17285.50
Dec-10	513 S Roberts Rd, Radnor	Residential	262.5	82538.50	65253.00	17285.50	17285.50
Apr-11	MacDade & Chestnut, Darby Borough	Commercial	1837.5	80701.00	65253.00	1837.5	15448.00
Jun-11	1313 Center Rd, Haverford	Residential	525	80176.00	64728.00	15448.00	15448.00
Jun-11	1001 Cedar Ave, Yeadon	Commercial	74	80102.00	64728.00	74	15374.00
Jun-11	712-714 Sharon Ave, Darby Twp	Residential	525	79577.00	64203.00	15374.00	15374.00
Jul-11	516-518 Main St, Darby Borough	Commercial	960	78617.00	64203.00	960	14414.00
Sep-11	412 Conestoga Rd, Radnor	Residential	262.5	78354.50	63940.50	14414.00	14414.00
Oct-11	1217 Bon Air Rd, Haverford	Residential	787.5	77567.00	63153.00	14414.00	14414.00
Oct-11	Elks Rd - Merion Golf Club	Commercial	240	77327.00	62913.00	14414.00	14414.00
Nov-11	117 Sugarbowl Rd, Easttown	Residential	262.5	77064.50	62650.50	14414.00	14414.00
Jan-12	1518 Steel Rd, Haverford	Residential	262.5	76802.00	62388.00	14414.00	14414.00
Jan-12	Courtenay Circle PS Diversion, Radnor	Residential	12337.5	64464.50	50050.50	14414.00	14414.00
Jan-12	1430 County Line Rd, Radnor	Residential	2625	61839.50	47425.50	14414.00	14414.00
Jan-12	Berkley Rd, Tredyffrin	Commercial	1650	60189.50	45775.50	14414.00	14414.00
Feb-12	BPG PH 1 of Sector 1, Newtown	Commercial	0	60189.50	45775.50	14414.00	14414.00
Feb-12	Animal Protection Board, Darby Twp	Institutional	2140	58049.50	45775.50	2140	12274.00
Mar-12	606 W Wayne Ave, Radnor	Residential	262.5	57787.00	45513.00	12274.00	12274.00
Mar-12	4130 Huey Ave, Upper Darby	Residential	262.5	57524.50	45513.00	262.5	12011.50
Mar-12	237-245 Lancaster Ave, Radnor	Commercial	-540	58064.50	46053.00	12011.50	12011.50
Apr-12	700 Chester Pike, Sharon Hill	Commercial	2800	55264.50	46053.00	2800	9211.50
Apr-12	231 N Rolling Rd, Springfield	Residential	262.5	55002.00	46053.00	262.5	8949.00
May-12	700 Chester Pike, Sharon Hill	Commercial	3367	51635.00	46053.00	3367	5582.00
Oct-12	527 St Davids Ave, Radnor	Residential	262.5	51372.50	45790.50	5582.00	5582.00
Oct-12	370 Main Rd, Radnor	Residential	262.5	51110.00	45527.00	5582.00	5582.00
Nov-12	I&I Credit (Clifton Heights)		-9000	60110.00	45527.00	-9000	14582.00
Nov-12	254 Davis Ave, Clifton Heights	Residential	2625	57485.00	45527.00	2625	11957.00
Nov-12	4 Rockbourne Rd, Clifton Heights	Commercial	660	56825.00	45527.00	660	11297.00
Jan-13	2009 I&I Credit RHM		-78932	133757.00	122459.00	11297.00	11297.00
Jan-13	2010 I&I Credit RHM		-50757	184514.00	173216.00	11297.00	11297.00
Jan-13	2009 I&I Credit Springfield		-26510	211024.00	173216.00	-26510	37807.00
Jan-13	Haverford Reserve, Haverford	Residential	13134	197880.00	160082.00	37807.00	37807.00

Chapter 94 Consistency Table					
Design Capacity		Present Flows		Projected Flows	
Average	Peak	Average	Peak	Average	Peak
21370000	29340000	21370000.0	29340000.0		
21469225	29439225	21370000.0	29340000.0	21469225	29439225
21469225	29439225	21371050.0	29341050.0	21469225	29439225
21469225	29439225	21371312.5	29341312.5	21469225	29439225
21469225	29439225	21373676.0	29343676.0	21469225	29439225
21469225	29439225	21373938.5	29343938.5	21469225	29439225
21469225	29439225	21382688.5	29352688.5	21469225	29439225
21469225	29439225	21391393.5	29361393.5	21469225	29439225
21469225	29439225	21392443.5	29362443.5	21469225	29439225
21469225	29439225	21392968.5	29362968.5	21469225	29439225
21469225	29439225	21396118.5	29366118.5	21469225	29439225
21469225	29439225	21396381.0	29366381.0	21469225	29439225
21469225	29439225	21396643.5	29366643.5	21469225	29439225
21490573	29460573	21396643.5	29366643.5	21490573	29439225
21490573	29460573	21396723.5	29366723.5	21490573	29439225
21490573	29460573	21397123.5	2937123.5	21490573	29439225
21490573	29460573	21409111.0	2937911.0	21490573	29439225
21490573	29460573	21411621.0	29381621.0	21490573	29439225
21490573	29460573	21411883.5	29381883.5	21490573	29439225
21490573	29460573	21413458.5	29383458.5	21490573	29439225
21490573	29460573	21413721.0	29383721.0	21490573	29439225
21490573	29460573	21415838.5	29385838.5	21490573	29439225
21490573	29460573	21416363.5	29386363.5	21490573	29439225
21490573	29460573	21416626.0	29386626.0	21490573	29439225
21490573	29460573	21417151.0	29387151.0	21490573	29439225
21490573	29460573	21429602.0	2939602.0	21490573	29439225
21490573	29460573	21435639.5	29405639.5	21490573	29439225
21490573	29460573	21443664.5	29413664.5	21490573	29439225
21490573	29460573	21443927.0	29413927.0	21490573	29439225
21490573	29460573	21444189.5	29414189.5	21490573	29439225
21490573	29460573	21445502.0	29415502.0	21490573	29439225
21490573	29460573	21445764.5	29415764.5	21490573	29439225
21528290	29498290	21446027.0	29416027.0	21528290	29439225
21528290	29498290	21448027.0	29418027.0	21528290	29439225
21528290	29498290	21448560.0	29418560.0	21528290	29439225
21536304	29506304	21448560.0	29418560.0	21536304	29439225
21536304	29506304	21448822.5	29418822.5	21536304	29439225
21536304	29506304	21449085.0	29419085.0	215363	

Jan-13	200 Ithan Creek Rd, Radnor	Residential	525	197365.00	525	159557.00		37807.00	21699503	29669503	21502138.0	29472138.0	21469225	29439225
Jan-13	Stratford Station Apts, Tredyffrin	Residential	2625	194740.00	2625	156932.00		37807.00	21699503	29669503	21504763.0	29474763.0	21469225	29439225
Jan-13	229 W Wayne Ave, Radnor	Residential	1575	193185.00	1575	155357.00		37807.00	21699503	29669503	21506338.0	29476338.0	21469225	29439225
Jan-13	3590 West Chester Pike, Newtown	Commercial	1575	191590.00	1575	153782.00		37807.00	21699503	29669503	21507913.0	29477913.0	21469225	29439225
Jan-13	615 Newtown Rd, Radnor	Residential	2100	189490.00	2100	151682.00		37807.00	21699503	29669503	21510013.0	29480013.0	21469225	29439225
Jan-13	Munger & Newtown St Rd, Newtown	Residential	787.5	188702.50	787.5	150894.50		37807.00	21699503	29669503	21510800.5	29480800.5	21469225	29439225
Mar-13	411 Timber Lane, Newtown	Residential	262.5	188440.00	262.5	150632.00		37807.00	21699503	29669503	2151063.0	29481063.0	21469225	29439225
May-13	11 Northwood Rd, Newtown	Residential	262.5	188177.50	262.5	150369.50		37807.00	21699503	29669503	21511325.5	29481325.5	21469225	29439225
Jul-13	1504 Steel Rd, Haverford	Residential	262.5	187915.00	262.5	150107.00		37807.00	21699503	29669503	21511588.0	29481588.0	21469225	29439225
Jul-13	3599 West Chester Pike, Newtown	Commercial	200	187715.00	200	149907.00		37807.00	21699503	29669503	21511788.0	29481788.0	21469225	29439225
Sep-13	50 Hilltop Rd, Haverford	Institutional	100	187615.00	100	149807.00		37807.00	21699503	29669503	21511888.0	29481888.0	21469225	29439225
Sep-13	110 S Wycombe Ave, Lansdowne	Residential	262.5	187352.50	262.5	149807.00	262.5	37544.50	21699503	29669503	21512150.5	29482150.5	21469225	29439225
Sep-13	103-105 Glenwood Ave, Clifton Heights	Residential	525	186827.50	525	149807.00	262.5	37282.00	21699503	29669503	21512675.5	29482675.5	21469225	29439225
Oct-13	1254 Leedom Rd, Haverford	Residential	262.5	186585.00	262.5	149544.50		37282.00	21699503	29669503	21512938.0	29482938.0	21469225	29439225
Dec-13	809 Longacre Blvd, Yeadon	Institutional	250	186315.00	250	149544.50	250	37032.00	21699503	29669503	21513188.0	29483188.0	21469225	29439225
Jan-14	115 Stratford Ave, Radnor	Residential	2887.5	183427.50	2887.5	146857.00		37032.00	21699503	29669503	21516075.5	29486075.5	21469225	29439225
Feb-14	301 S Valley Forge Rd, Tredyffrin	Residential	1375	182052.50	1375	145282.00		37032.00	21699503	29669503	21517450.5	29487450.5	21469225	29439225
Mar-14	3500 West Chester Pike, Newtown	Residential	10500	171552.50	10500	134782.00		37032.00	21699503	29669503	21527950.5	29487950.5	21469225	29439225
Mar-14	1220 Chester Pike, Sharon Hill	Commercial	130	171422.50	130	134782.00	130	36902.00	21699503	29669503	21528080.5	29488080.5	21469225	29439225
May-14	30 Lawrence Rd, Marple	Commercial	1427	169995.50	1427	133355.00		36902.00	21699503	29669503	21529507.5	29489507.5	21469225	29439225
May-14	2609 Sunset Blvd, Marple	Residential	262.5	169733.00	262.5	133092.50		36902.00	21699503	29669503	21529770.0	29489770.0	21469225	29439225
Jun-14	Androssan Farm, Radnor	Residential	19950	149783.00	19950	113142.50		36902.00	21699503	29669503	21549720.0	29519720.0	21469225	29439225
Jul-14	24 W Baltimore Ave, Lansdowne	Commercial	400	149383.00	400	113142.50	400	36502.00	21699503	29669503	21550120.0	29520120.0	21469225	29439225
Sep-14	Surrey Services, Tredyffrin	Commercial	397	148986.00	397	112745.50		36502.00	21699503	29669503	21550517.0	29520517.0	21469225	29439225
Oct-14	205 Stratford Rd, Radnor	Residential	1050	147936.00	1050	111695.50		36502.00	21699503	29669503	21551567.0	29521567.0	21469225	29439225
Dec-14	217 Pine Tree Rd, Radnor	Residential	262.5	147673.50	262.5	111433.00		36502.00	21699503	29669503	21551829.5	29521829.5	21469225	29439225
Dec-14	771-797 E Lancaster Ave, Radnor	Commercial	6055	141618.50	6055	105378.00		36502.00	21699503	29669503	21557884.5	29527884.5	21469225	29439225
Jun-15	120-124 Bloomingdale Ave, Radnor	Residential	1050	140568.50	1050	104328.00		36502.00	21699503	29669503	21558934.5	29528934.5	21469225	29439225
Jul-15	Vilanova CCID Development	Commercial	-43968	184536.50	-43968	148296.00		36502.00	21699503	29669503	21514966.5	29484966.5	21469225	29439225
Jul-15	Elba Preserve	Commercial	15000	169536.50	15000	133296.00		36502.00	21699503	29669503	21529966.5	29489966.5	21469225	29439225
Sep-15	Profco, Berkley & Greenhill, Marple	Residential	262.5	169274.00	262.5	133033.50		36502.00	21699503	29669503	21530229.0	29500229.0	21469225	29439225
Feb-16	227-229 Plant Ave, Radnor	Residential	1050	168224.00	1050	131983.50		36502.00	21699503	29669503	21531279.0	29501279.0	21469225	29439225
Feb-16	Langford Sq, Marple	Residential	787.5	160349.00	787.5	124108.50		36502.00	21699503	29669503	21539154.0	29509154.0	21469225	29439225
Feb-16	Emmas House - Cabrini, Radnor	Institutional	50	160299.00	50	124058.50		36502.00	21699503	29669503	21539204.0	29509204.0	21469225	29439225
Mar-16	2200 West Chester Pike, Marple	Institutional	1050	159249.00	1050	123008.50		36502.00	21699503	29669503	21540254.0	29510254.0	21469225	29439225
Apr-16	Sposato - Steel Rd, Haverford	Residential	525	158724.00	525	122483.50		36502.00	21699503	29669503	21540779.0	29510779.0	21469225	29439225
Apr-16	Fox Hollow, Marple	Residential	3150	155574.00	3150	119333.50		36502.00	21699503	29669503	21543929.0	29513929.0	21469225	29439225
May-16	Brightview, Conestoga Rd, Tredyffrin	Residential	16660	138914.00	16660	107673.50		36502.00	21699503	29669503	21560589.0	29530589.0	21469225	29439225
May-16	Fairfield Inn, Lawrence Rd, Marple	Commercial	6000	132914.00	6000	101673.50		36502.00	21699503	29669503	21566589.0	29536589.0	21469225	29439225
Jun-16	212-216 Bloomingdale Ave, Radnor	Residential	1050	131864.00	1050	100623.00		36502.00	21699503	29669503	21567639.0	29537639.0	21469225	29439225
Jul-16	Radnor Library, Radnor	Institutional	774	131090.00	774	99849.50		36502.00	21699503	29669503	21568413.0	29538413.0	21469225	29439225
Sep-16	131-133 Garet Ave, Radnor	Residential	525	130565.00	525	99324.50		36502.00	21699503	29669503	21568938.0	29538938.0	21469225	29439225
Sep-16	1235 Steel Rd, Haverford	Residential	262.5	130302.50	262.5	99062.00		36502.00	21699503	29669503	21569200.5	29539200.5	21469225	29439225
Oct-16	Baltimore Ave & Jackson St, Clifton Heights	Commercial	1149	129153.50	1149	99062.00	1149	35353.00	21699503	29669503	21570349.5	29540349.5	21469225	29439225
Oct-16	741 Newtown Rd, Radnor	Residential	525	128626.50	525	98537.00		35353.00	21699503	29669503	21570874.5	29540874.5	21469225	29439225
Dec-16	Marple Assoc, West Chester Pike, Marple	Commercial	14175	114453.50	14175	84362.00		35353.00	21699503	29669503	21584449.5	29550449.5	21469225	29439225
Jan-17	Baltimore Ave & Jackson St, Clifton Heights	Commercial	-1149	115602.50	-1149	84362.00	-1149	36502.00	21699503	29669503	21583900.5	29553900.5	21469225	29439225
Jan-17	Baltimore Ave & Jackson St, Clifton Heights	Commercial	1302	114300.50	1302	84362.00	1302	35200.00	21699503	29669503	21585202.5	29555202.5	21469225	29439225
Feb-17	20-22 Berkley Rd, Tredyffrin	Residential	1312.5	112988.00	1312.5	83049.50		35200.00	21699503	29669503	21586515.0	29556515.0	21469225	29439225
Mar-17	Harvard Ln, Radnor	Residential	3675	109313.00	3675	79374.50		35200.00	21699503	29669503	21590190.0	29560190.0	21469225	29439225
Apr-17	20-22 Berkley Rd, Tredyffrin	Residential	-262.5	109575.50	-262.5	79637.00		35200.00	21699503	29669503	21589927.5	29559927.5	21469225	29439225
Sep-17	20-22 Berkley Rd, Tredyffrin	Residential	262.5	109313.00	262.5	79374.50		35200.00	21699503	29669503	21590190.0	29560190.0	21469225	29439225
Sep-17	427 E Lancaster Ave, Radnor	Residential	4535	104778.00	4535	74839.50		35200.00	21699503	29669503	21594725.0	29564725.0	21469225	29439225
Oct-17	Cabrini University, Radnor	Institutional	9350	95428.00	9350	65489.50		35200.00	21699503	29669503	21604075.0	29574075.0	21469225	29439225
Jan-18	910 MacDade Blvd, Collingdale	Commercial	0	95428.00	0	65489.50		35200.00	21699503	29669503	21604075.0	29574075.0	21469225	29439225
Jul-18	106-108 Cambria Ct, Radnor	Residential	262.5	95165.50	262.5	65227.00		35200.00	21699503	29669503	21604337.5	29574337.5	21469225	29439225
Nov-18	82 N Lansdowne Ave, Lansdowne	Residential	2274	92891.50	2274	65227.00	2274	32926.00	21699503	29669503	21606611.5	29576611.5	21469225	29439225
Mar-19	3530 Goshan Rd (Culbertson School), Newtown	Institutional	252	92639.50	252	64975.00		32926.00	21699503	29669503	21606863.5	29576863.5	21469225	29439225
May-19	1 Meadowood Rd, Radnor	Residential	525	92114.50	525	64450.00		32926.00	21699503	29669503	21607388.5	29577388.5	21469225	29439225
May-19	599 Glendale Rd, Haverford	Residential	525	91589.50	525	63925.00		32926.00	21699503	29669503	21607913.5	29577913.5	21469225	29439225
May-19	20 Reese Ave, Newtown	Residential	787.5	90802.00	787.5	61317.50		32926.00	21699503	29669503	21608701.0	29578701.0	21469225	29439225
May-19	415 Maplewood Ave, Radnor	Residential	1837.5	88964.50	1837.5	61300.00		32926.00	21699503	29669503	21610538.5	29580538.5	21469225	29439225
May-19	3045 West Chester Pike, Marple	Commercial	1312.5	87652.00	1312.5	59987.50		32926.00	21699503	29669503	21611851.0	29581851.0	21469225	29439225
May-19	217 Walnut Hill Rd, Haverford	Residential	262.5	87389.50	262.5	59725.00		32926.00	21699503	29669503	21612113.5	29582113.5	21469225	29439225
May-19	525 Louella Ave, Radnor	Residential	262.5	87127.00	262.5	59462.50		32926.00	21699503	29669503	21612376.0	29582376.0	21469225	29439225
May-19	422 Fourth Ave, Newtown	Residential	262.5	86864.50	262.5	59200.00		32926.00	21699503	29669503	21612638.5	29582638.5	21469225	29439225
May-19	22 Oakland Rd, Marple	Residential	525	86339.50	525	58675.00		32926.00	21699503	29669503	21613163.5	29583163.5	21469225	29439225
May-19	527 Roberts Rd, Radnor	Residential	262.5	86077.00	262.5	58412.50		32926.00	21699503	29669503	21613426.0	29583426.0	21469225	29439225
May-19	1200 Elston Rd, Haverford	Residential	262.5	85814.5										

Darby Creek Joint Authority
 Upper SCUD Line
 Connection Management Plan

5/15/2019

		FLOW REQUEST (gpd)	BALANCE (gpd)
	Agreement Allocation	22539.0	22539.0
3/20/2019	Culbertson Elementary School	252.0	22287.0
5/15/2019	415 Maplewood Ave, Radnor	1837.5	20449.5
5/15/2019	3045 West Chester Pike, Marple	1312.5	19137.0
5/15/2019	1 Meadowood Rd, Radnor	525.0	18612.0
5/15/2019	525 Louella Ave, Radnor	262.5	18349.5
5/15/2019	599 Glendale Rd, Haverford	525.0	17824.5
5/15/2019	422 Fourth Ave, Newtown	262.5	17562.0
5/15/2019	20 Reese Ave, Newtown	787.5	16774.5
5/15/2019	217 Walnut Hill Ln, Radnor	262.5	16512.0
5/15/2019	22 Oakland Rd, Marple	525.0	15987.0
5/15/2019	527 Roberts Rd, Radnor	262.5	15724.5
5/15/2019	1200 Ellston Rd, Haverford	262.5	15462.0
5/15/2019	1417 Fairview Ave, Haverford	262.5	15199.5

PNDI

1. PROJECT INFORMATION

Project Name: **1 MEADOWOOD RD**

Date of Review: **7/31/2019 07:10:44 PM**

Project Category: **Development, Residential, subdivision which will contain 1-2 lots with 1-2 single family living units**

Project Area: **4.63 acres**

County(s): **Delaware**

The previous PNDI receipt expired.

Township/Municipality(s): **RADNOR**

ZIP Code: **19010**

Quadrangle Name(s): **NORRISTOWN**

Watersheds HUC 8: **Lower Delaware**

Watersheds HUC 12: **Darby Creek**

Decimal Degrees: **40.026675, -75.344852**

Degrees Minutes Seconds: **40° 1' 36.303" N, 75° 20' 41.4687" W**

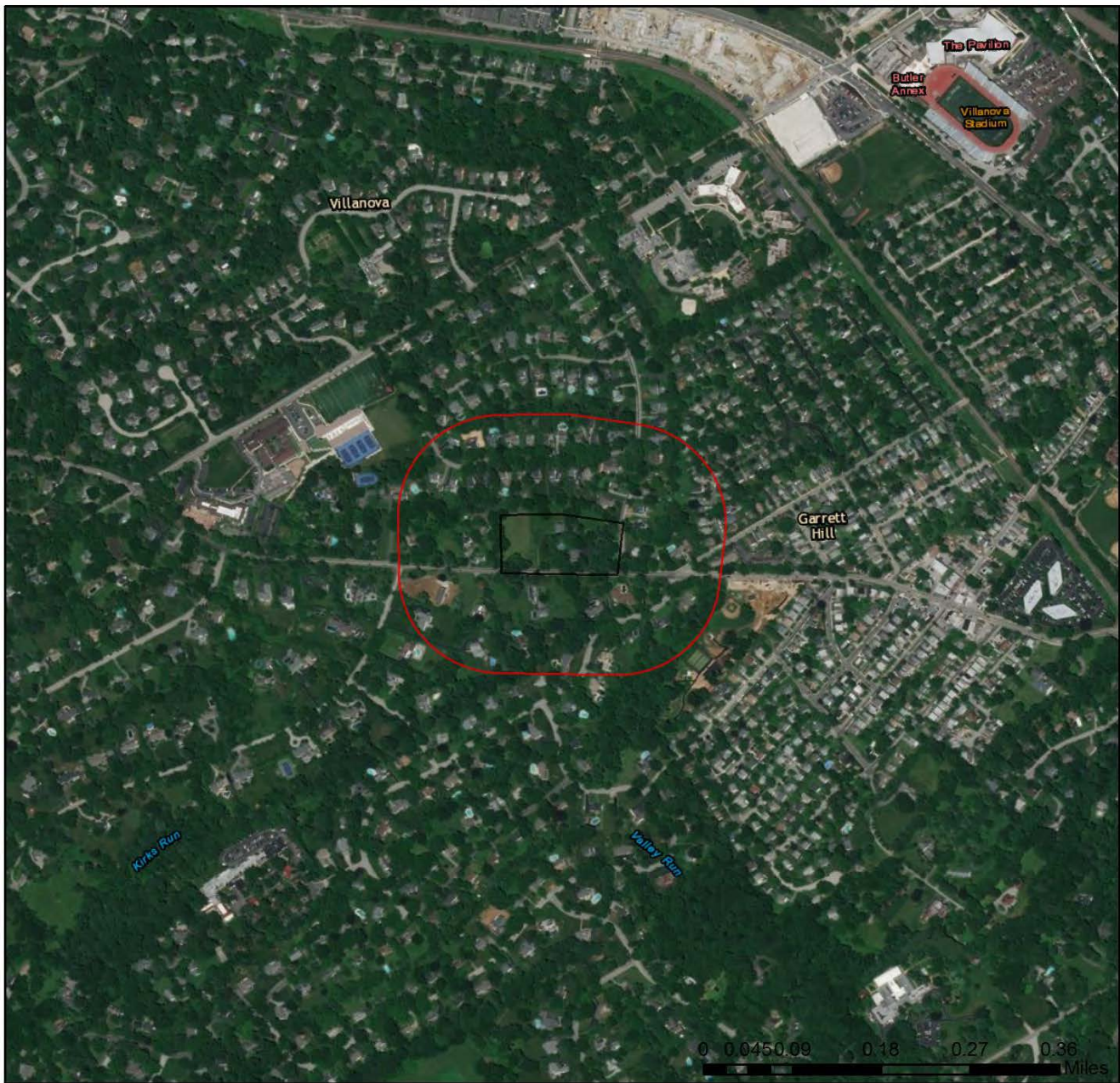
2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
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

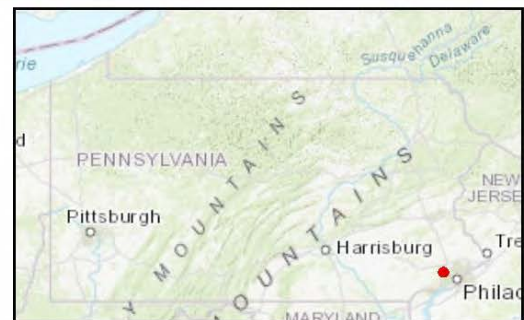
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 must comply with the bog turtle habitat screening requirements of the PASPGP.

1 MEADOWOOD RD

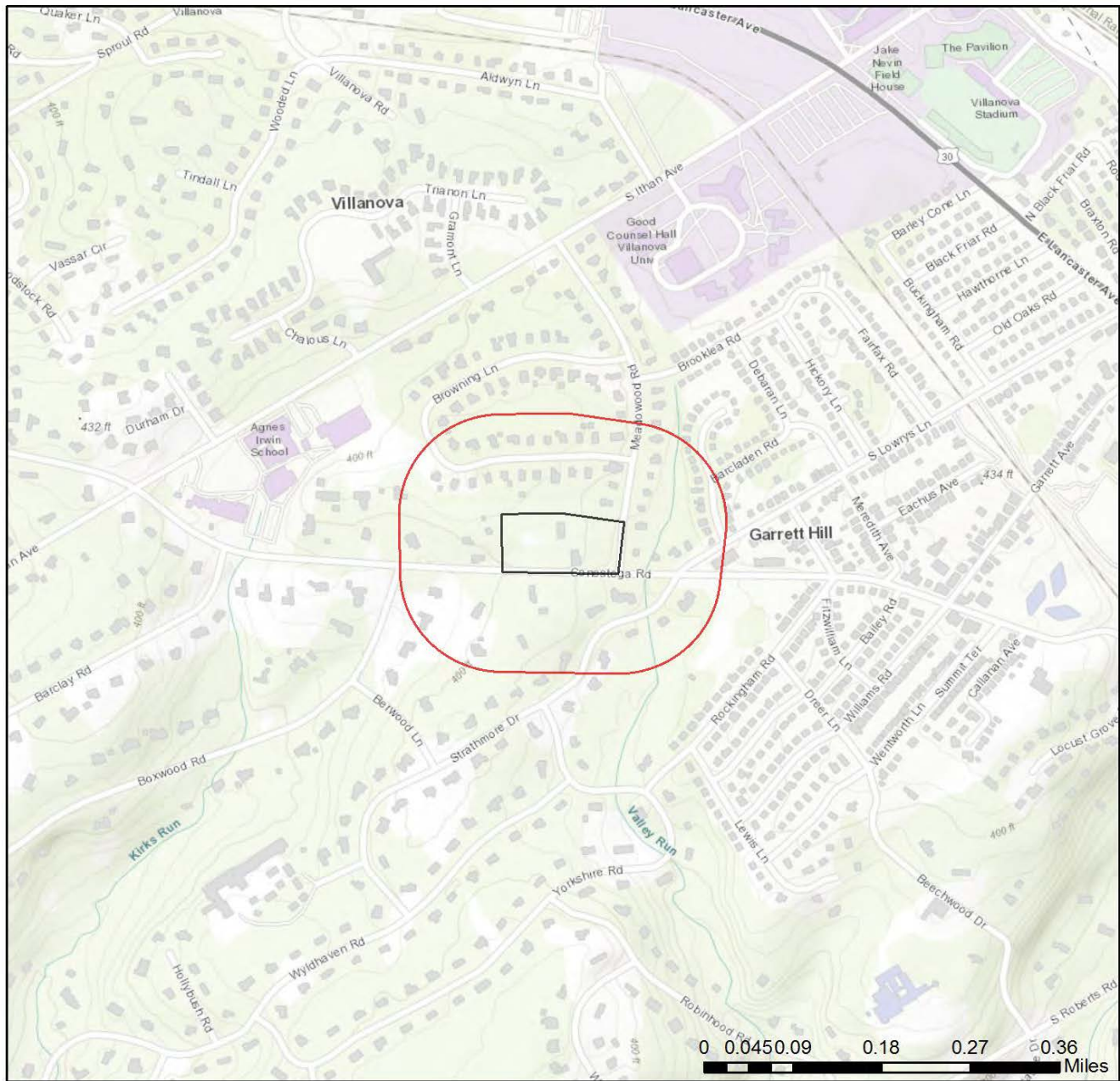


- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

1 MEADOWOOD RD



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

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.

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. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: PATRICK SPELLMAN, P.E.
Company/Business Name: SITE ENGINEERING CONCEPTS
Address: PO BOX 1992
City, State, Zip: SOUTHEASTERN, PA 19399
Phone: (____) 610.523.9002 Fax: (____) 610.240.0451
Email: PSPELLMAN@SITE-ENGINEERS.COM

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.



applicant/project proponent signature

7/31/19

date

PHMC/CRN

**DEP/PHMC POLICIES AND PROCEDURES
IMPLEMENTATION OF THE HISTORY CODE
LIST OF EXEMPTIONS
May 2006**

These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
FOR ALL WATER MANAGEMENT BUREAUS	The following Water Management permits are exempt unless the project also requires a NPDES Individual Permit for Storm Water Discharges Associated with Construction Activities (NPDES Construction Permit) <u>and</u> the earth disturbance is greater than 10 acres.
<p>E. BUREAU OF WATERSHED MANAGEMENT</p> <p>I. Division of Waterways, Wetlands and Stormwater Management</p> <ol style="list-style-type: none"> 1. Chapter 105 Emergency Permit 2. Chapter 105 General Permit 3. NPDES General Permit for Storm Water Discharges Associated with Construction Activities (NPDES Construction Permit) 4. NPDES Individual Permit for Storm Water Discharges Associated with Construction Activities (NPDES Construction Permit) <p>II. Division of Water Use Planning</p> <ol style="list-style-type: none"> 1. Water Allocation Permit <p>III. Division of Conservation Districts and Nutrient Management</p> <ol style="list-style-type: none"> 1. CAFOs 	Exempt unless more than 10 acres of earth disturbance.
<p>F. BUREAU OF WATER STANDARDS AND FACILITY REGULATION</p> <p>I. Division of Planning and Permits</p> <ol style="list-style-type: none"> 1. National Pollutant Discharge Elimination System (NPDES) Permit for Sewage Discharge 2. Water Quality Management (Permit - Sewage Treatment Plants, Pump Stations or Sewer Extensions) 3. General National Pollutant Discharge Elimination System (NPDES) Permits 4. National Pollutant Discharge Elimination System (NPDES) Permit for Industrial Wastewater 5. General Water Quality Management Permits. 6. Water Quality Management Permit (Industrial Wastewater) 	

These DEP Permits are Exempt...	...Unless these qualifying conditions apply.
<p>7. Planning Approval Under the Sewage Facilities Act</p> <ul style="list-style-type: none"> a. Component 1 – Exception to the Requirement to Revise the Official Plan b. Component 2 – Individual and Community Onlot Disposal of Sewage c. Component 3 – Sewage Collection and Treatment Facilities d. Component 3s – Small Flow Treatment Facilities e. Exemption from Sewage Facilities Planning <p>II. Division of Operations Monitoring and Training</p> <ul style="list-style-type: none"> 1. Public Water Supply Permits that do not involve any earth moving activity 2. Public Water Supply Permits for wells 3. Other Public Water Supply Permits 	<p>Exempt unless more than 10 acres of each disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p> <p>Exempt unless more than 10 acres of earth disturbance.</p>
<p>G. BUREAU OF WATERWAYS ENGINEERING</p> <p>I. Division of Dam Safety</p> <ul style="list-style-type: none"> 1. Limited Power Permit – Major Water Power Project 	
<p>H. BUREAU OF MINING AND RECLAMATION</p> <p>Permit Renewals/Transfers</p> <p>Permits for Small Non-Coal Mining ($\leq 2,000$ tons per year)</p> <p>Permits for Non-Coal Mining $< 10,000$ tons per year</p> <p>Coal/Non-Coal Exploration Notices</p> <p>Deep Mine Provisions</p> <p>Bonding authorizations within an approved Surface Mining Permit</p> <p>Strip mine reclamation using on-site previously disturbed material</p> <p>Portals without permanent linings or facings</p> <p>Exploratory drilling or well drilling</p> <p>Abandoned mine refuse pile grading or fire extinguishment</p> <p>Drainage control work in previously disturbed areas</p>	

WATER AVAILABILITY LETTER



January 24, 2018

Patrick Spellman
SITE Engineering Concepts LLC
PO Box 1992
Southeastern, PA 19399

Re: Water Availability
1 Meadowood Rd
Radnor Twp, Delaware County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Ms. Lisa Thomas-Oliva of our Control Center. Ms. Thomas-Oliva can be reached at (610) 645-1067 but requests must be made in writing. Her fax number is (610) 645-1162.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquamerica.com.

Regards,

A handwritten signature in black ink that reads "Deanna L. Ciotti".

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160

NEWSPAPER PROOF OF PUBLICATION

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
307 Derstine Avenue • Lansdale, PA 19446

HILBEC ENGINEERING GEOSCIENCE
26 BEAVER RUN ROAD
DOWNTOWN, PA 19335
Attention:

**STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY**

The undersigned Jacqueline Kelly, being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

NOTICE	
The Pennsylvania Department of Environmental Protection Rules and Regulations require that public notice be given to allow the general public to provide comments regarding the proposed connection of a 3 lot (4 EDU's total) subdivision to the existing municipal gravity sanitary sewer main at 1 Meadowood Road, Radnor Township, Delaware County, Pennsylvania. Two new EDU's are proposed while two are existing. No public funds will be required as the owners are providing the funding in order to connect the proposed homes to the existing collection main. This publication is required (see item B) as it is a project that may involve the resolution of conflicts with the consistency requirements contained in Chapter 71, Section 71.21(a)(5)(i)-(iii), identified and resolved as follows:	
(A) Clean Streams Law:	NPDES permits for stormwater not required.
(B) Chapter 94	Notification due to RHM & Springfield flow discrepancies
(C) Clean Water Act	No area wide treatment management is proposed.
(D) Comprehensive Plan	The residential project is consistent with the surrounding area.
(E) Chapter 93.95.102	Storm management on site.
(F) Water Resources Planning Act	No apparent conflict.
(G) Prime Ag Land	Most soil types in SE PA reflect this land pattern. Area has never been farmed and will remain residential being typical for the area.
(H) Storm Water Management Act	No apparent conflict. Stormwater managed on site.
(I) Chapter 105	No impact to wetlands or floodplains.
(J) PNDI	No impact.
(K) Pennsylvania Historical and Museum Commission	Exempt
A 30-day comment period has been established to allow the general public to comment on the consistency with the applicable laws and acts. The planning module documents can be reviewed at the Radnor Township Building (610-688-5600) located at 301 Iven Ave, Wayne PA 19387, Monday through Friday from 9:00 am to 3:00 pm. Please address any comments within 30 days of the date of this publication to the municipal address above. DL July 9-1a	

HILBEC ENGINEERING GEOSCIENCE

Published in the following edition(s):

Daily Local News 07/09/19
Daily Local News Digital 07/09/19

Sworn to the subscribed before me this 7/9/19.

Maureen Schmid

Notary Public, State of Pennsylvania
Acting in County of Montgomery

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MAUREEN SCHMID, Notary Public
Lansdale Boro., Montgomery County
My Commission Expires March 31, 2021

Advertisement Information

Client Id: 884978 **Ad Id:** 1835567 **PO:** **Sales Person:** 093304

Ad ID: 1835567

Cost: \$320.54

Start: 07/09/19

Stop: 07/09/19

Class: 1201, Legal Notices

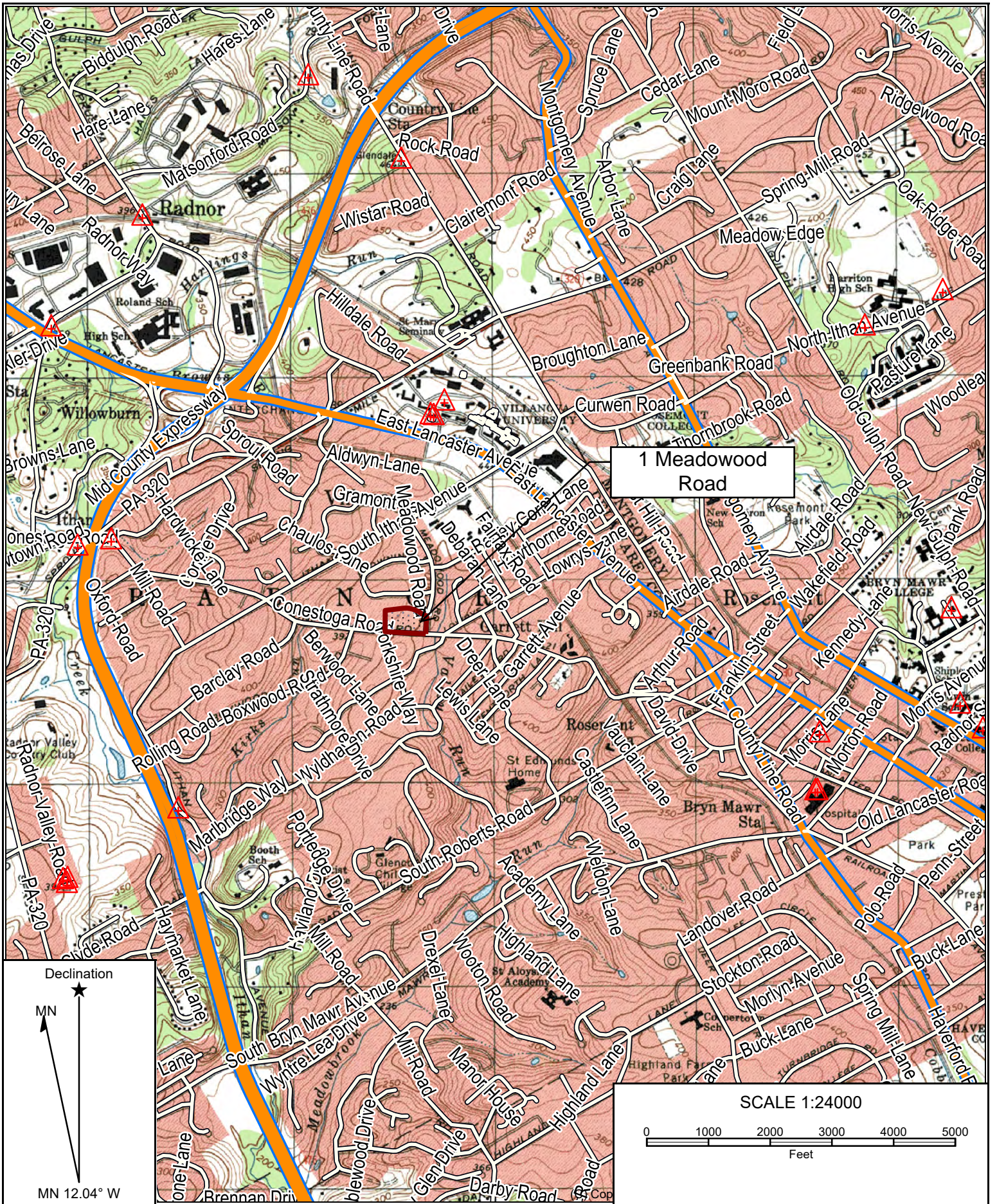
NOTICE

The Pennsylvania Department of Environmental Protection Rules and Regulations require that public notice be given to allow the general public to provide comments regarding the proposed connection of a 3 lot (4 EDU's total) subdivision to the existing municipal gravity sanitary sewer main at 1 Meadowood Road, Radnor Township, Delaware County, Pennsylvania. Two new EDU's are proposed while two are existing. No public funds will be required as the owners are providing the funding in order to connect the proposed homes to the existing collection main. This publication is required (see item B) as it is a project that may involve the resolution of conflicts with the consistency requirements contained in Chapter 71, Section 71.21(a)(5)(i)-(iii), identified and resolved as follows:

- | | |
|---|--|
| (A) Clean Streams Law: | NPDES permits for stormwater not required. |
| (B) Chapter 94 | Notification due to RHM & Springfield flow discrepancies |
| (C) Clean Water Act | No area wide treatment management is proposed. |
| (D) Comprehensive Plan | The residential project is consistent with the surrounding area. |
| (E) Chapter 93,95,102 | Storm management on site. |
| (F) Water Resources Planning Act | No apparent conflict. |
| (G) Prime Ag Land | Most soil types in SE PA reflect this land pattern. Area has never been farmed and will remain residential being typical for the area. |
| (H) Storm Water Management Act | No apparent conflict. Stormwater managed on site. |
| (I) Chapter 105 | No impact to wetlands or floodplains. |
| (J) PNDI | No impact. |
| (K) Pennsylvania Historical and Museum Commission | Exempt |

A 30-day comment period has been established to allow the general public to comment on the consistencies with the applicable laws and acts. The planning module documents can be reviewed at the Radnor Township Building (610-688-5600) located at 301 Iven Ave, Wayne PA 19087, Monday through Friday from 9:00 am to 3:00 pm. Please address any comments within 30 days of the date of this publication to the municipal address above.
DL-July 9-1a

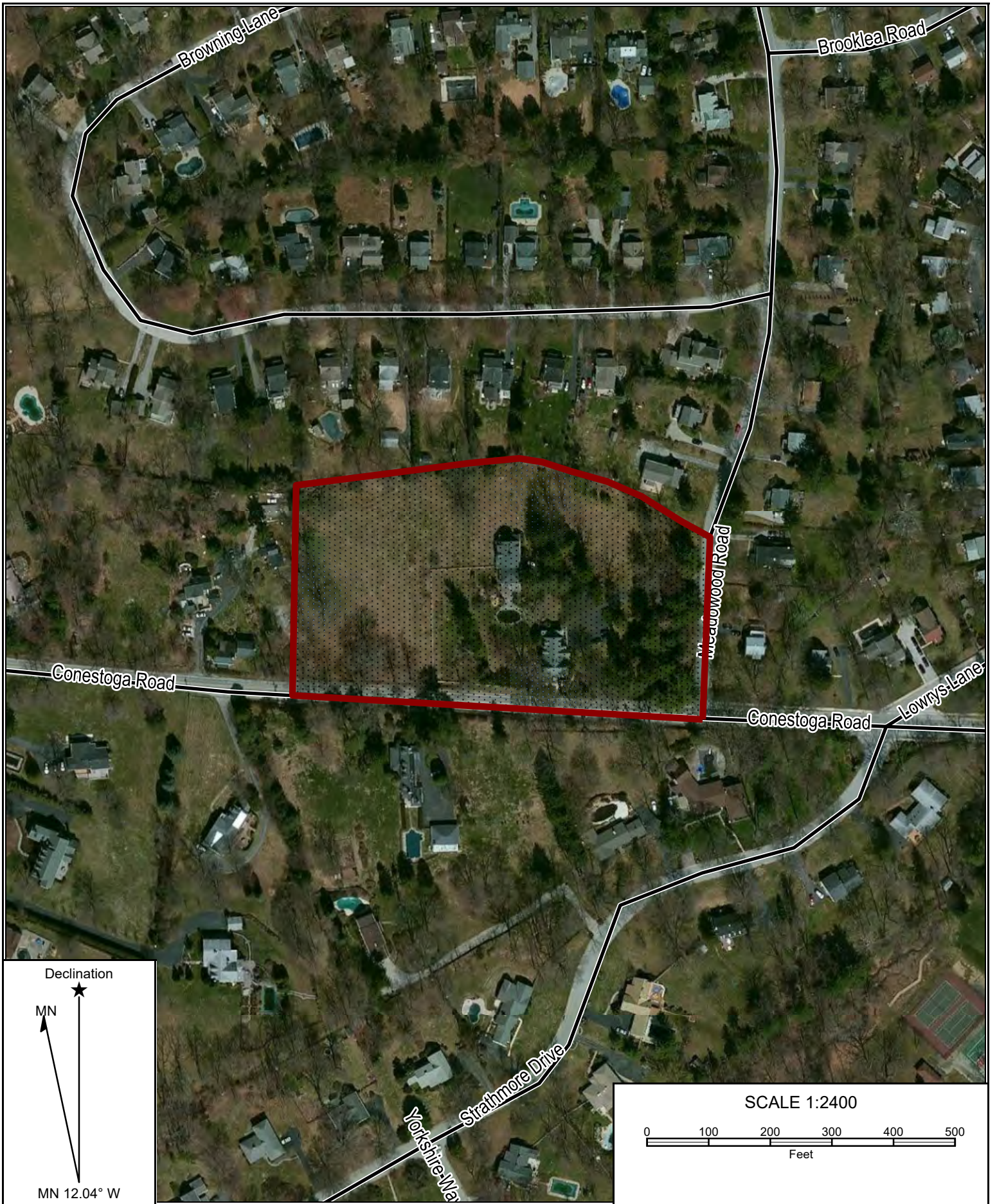
MAPS: USGS/LOCATION



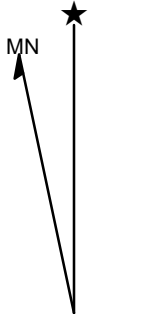
1 Meadowood Road

Map Name: NORRISTOWN
 Date Prepared: 4-20-2018
 Scale: 1 inch = 2,000 ft.

Map Type: Topographic, North American 1983
 PROJECT: 1 Meadowood Road

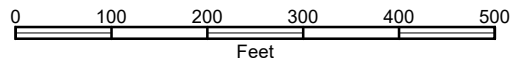


Declination



MN 12.04° W

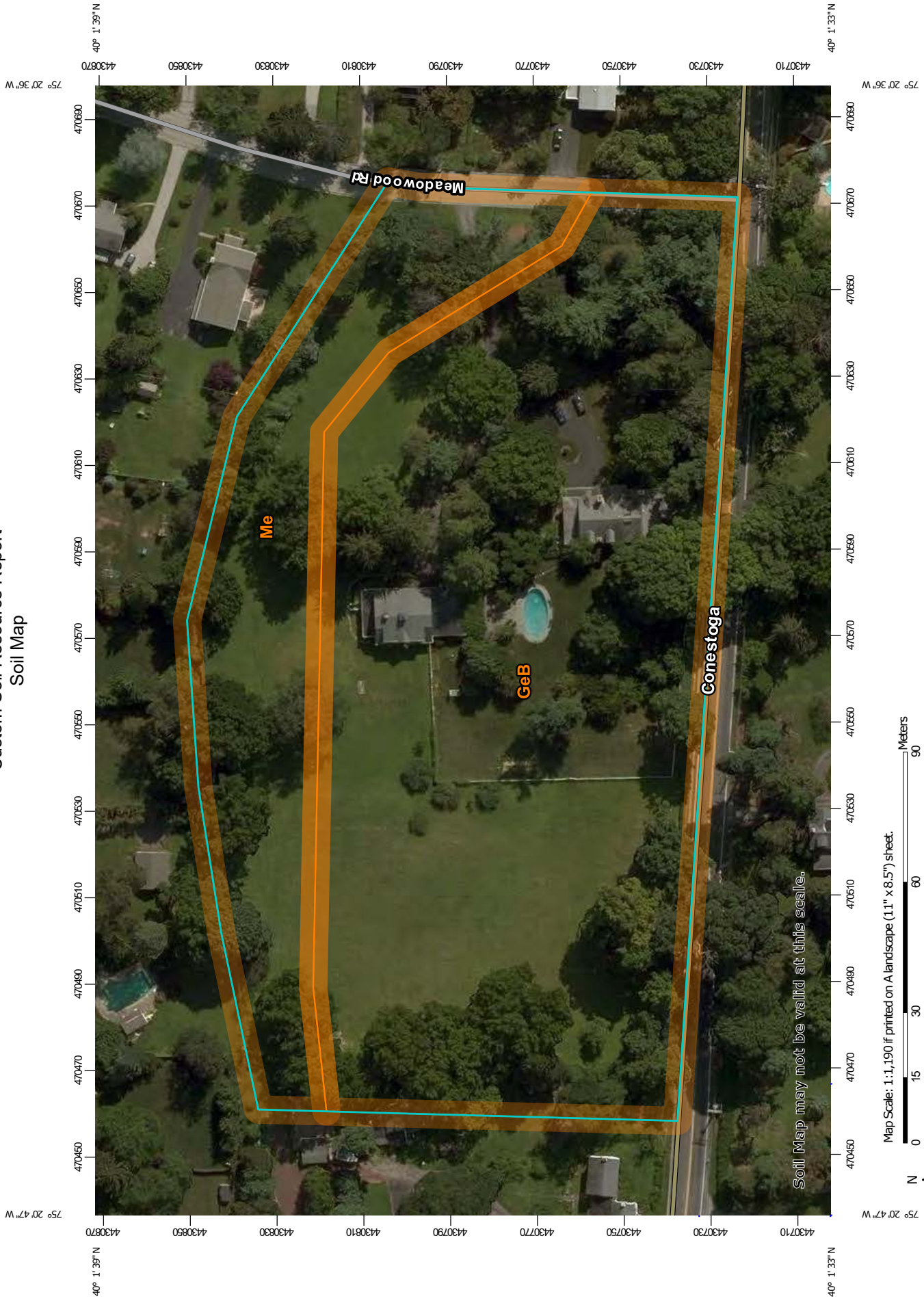
SCALE 1:2400



Map Name: Satellite Image
 Date Prepared: 4-20-2018
 Scale: 1 inch = 200 ft.

Map Type: Aerial Photo, North American 1983
 PROJECT: 1 Meadowood Road

Custom Soil Resource Report Soil Map



Map Scale: 1:1,190 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

1 Meadowood Road

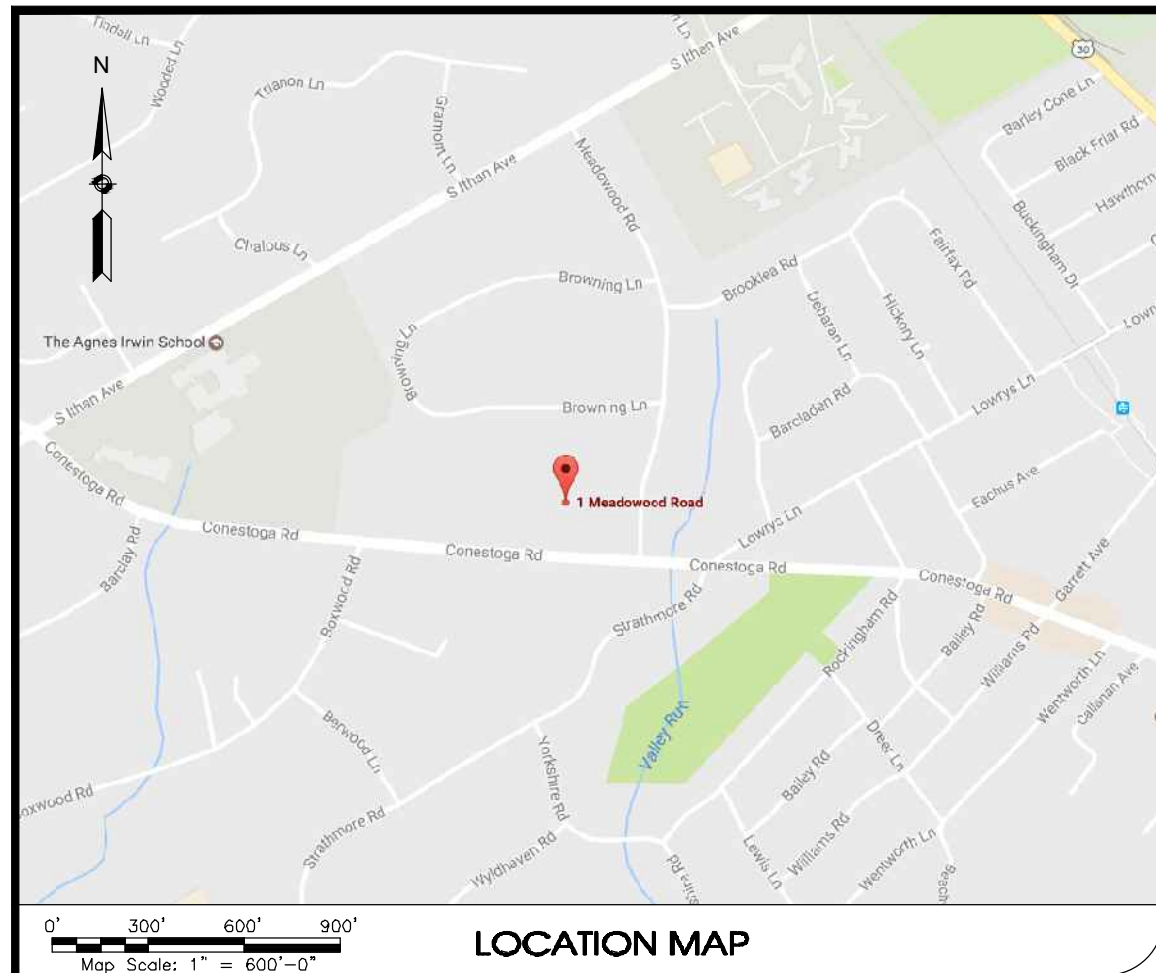
DELCORA PS

Phila SW

SANITARY SEWER RUN
1 MEADOWWOOD ROAD
TO
PHILADELPHIA SW WATER
POLLUTION CONTROL FACILITY

SITE PLANS

FINAL MINOR SUBDIVISION PLAN 1 MEADOWOOD ROAD



AERIAL VIEW PLAN
SCALE: 1"=100 +/-

CIVIL ENGINEER:

SITE ENGINEERING CONCEPTS, LLC
ATTN: PATRICK SPELLMAN, P.E.
P.O. BOX 1992 SOUTHEASTERN, PA 19399
P: 610-523-9002
E: PSPELLMAN@SITE-ENGINEERS.COM

OWNERS, 1 MEADOWOOD ROAD:

JOSEPH L. & MARGO P. EREMUS
1 MEADOWOOD ROAD
BRYN MAWR, PA 19010

DRAWING SCHEDULE	SHEET No.
COVER SHEET	1
EXISTING FEATURES PLAN	2
FINAL SUBDIVISION PLAN (RECORDING SHEET 1 OF 1)	3
POTENTIAL SITE PLAN	4

THIS MINOR SUBDIVISION PLAN IS BEING
SUBMITTED AS A FINAL PLAN PER §255-22.

1.	6FEB18	REVISED PER 1.16.18 CONDITIONS OF APPROVAL & REVIEW LTRS
NUM.	DATE	REVISION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC

P.O. BOX 1992
SOUTHEASTERN, PA 19399

P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:

JOSEPH L. & MARGO P. EREMUS

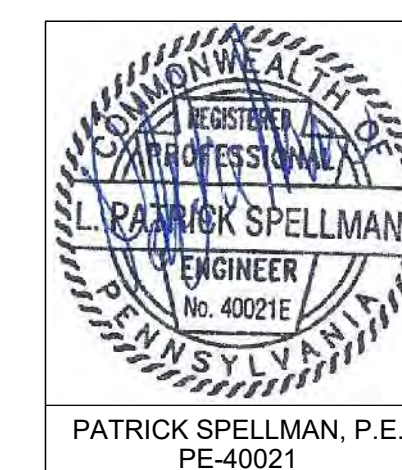
1 MEADOWOOD ROAD
BRYN MAWR, PA 19010

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

DATE: 28 SEPT 2017

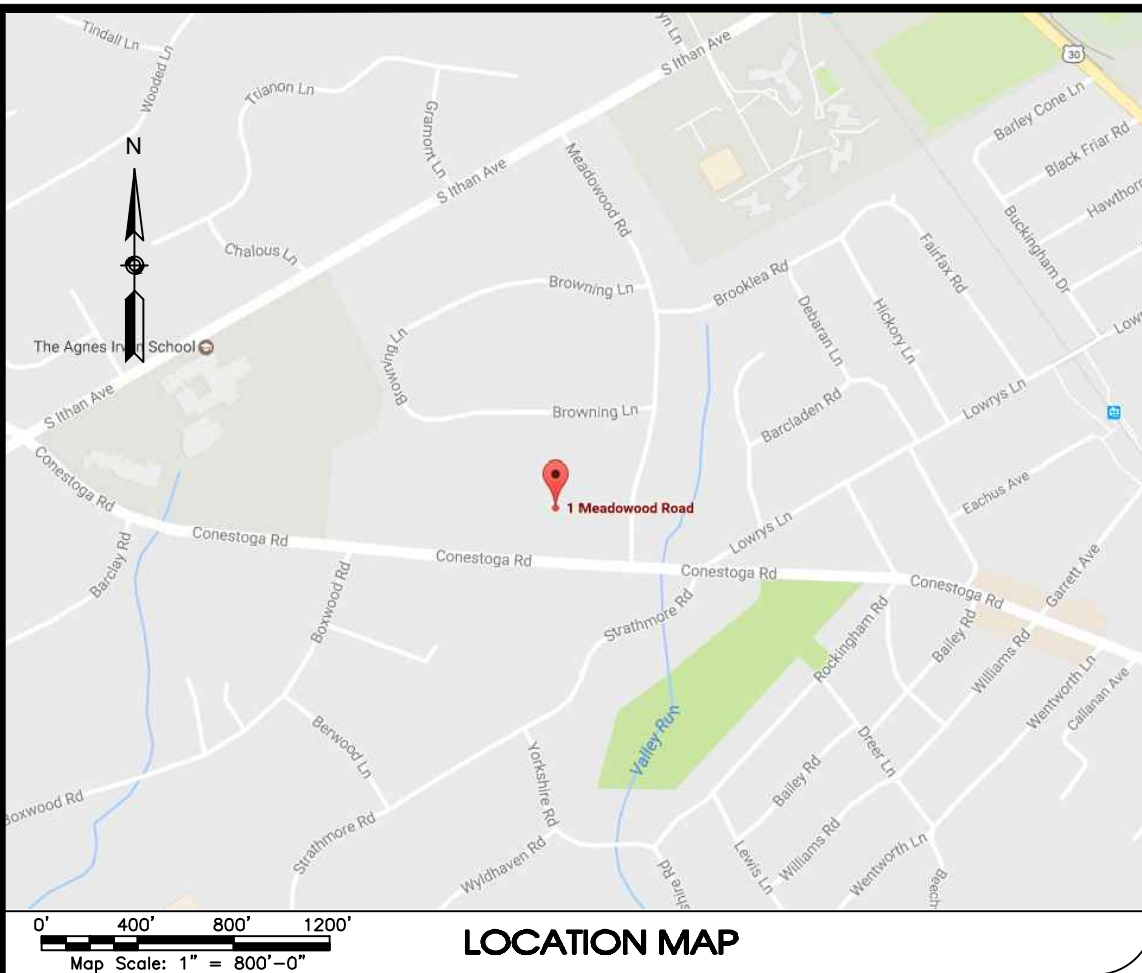
COVER SHEET

SHEET
1 of 4



PATRICK SPELLMAN, P.E.
PE-40021

SCALE: 1" = 30'



NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20170761125

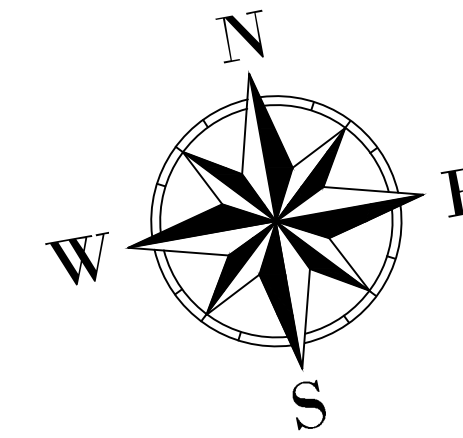


TREE LEGEND

AI	AILANTHUS	MB	MULBERRY
AS	ASH	MG	MAGNOLIA
AV	ARBORVITAE	J	J. MAPLE
BE	BEECH	OK	OAK
BR	BIRCH	P	PINE
CD	CEDAR	SA	SASSAFRAS
CH	CHESTNUT	SW	SWEETGUM
CE	CHERRY	SP	SPRUCE
DO	DOGWOOD	SW	SOURWOOD
EL	ELM	SY	SYCAMORE
FR	FRUIT	TL	TUPLO
HB	HACKBERRY	TP	TULIP POPLAR
HK	HICKORY	WA	WALNUT
HM	HEMLOCK	WI	WILD SW
HT	HOLLY	WP	WHITE PINE
MA	MAPLE		
KD	KOUSA DOGWOOD		

PLAN LEGEND

---	SUPPLEMENTAL CONTOUR (1' INTERVAL)
---	INDEX CONTOUR (5' INTERVAL)
---	EXISTING STORM SEWER PIPING
---	EXISTING SANITARY SEWER PIPING
---	EXISTING GAS MAIN
---	EXISTING WATER MAIN / SERVICE
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING EDGE OF WOODS
---	EXISTING EDGE OF PAVEMENT
---	EXISTING FENCE LINE
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	MAN-MADE SLOPES 2,511 SF 14% TO <20%+
---	MAN-MADE SLOPES 854 SF >=20%+
---	ZONING BOUNDARY
---	SOIL BOUNDARY & MAP SYMBOL



GENERAL NOTES

- PARCEL INFORMATION:
TMP# 36-07-04403-00-0 Block 36-31 Unit 61
DEED BOOK 976 PAGE 1199
- GROSS LOT AREA: 247,235 Sq. Ft.
LOT AREA CLEAR OF ROAD RIGHT OF WAY: 215,315 Sq. Ft.
- ELEVATION BENCHMARK IS BASED ON APPROXIMATE USGS DATUM.
- THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
- THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420428-0008D OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.

NET LOT CALCULATION (SF)

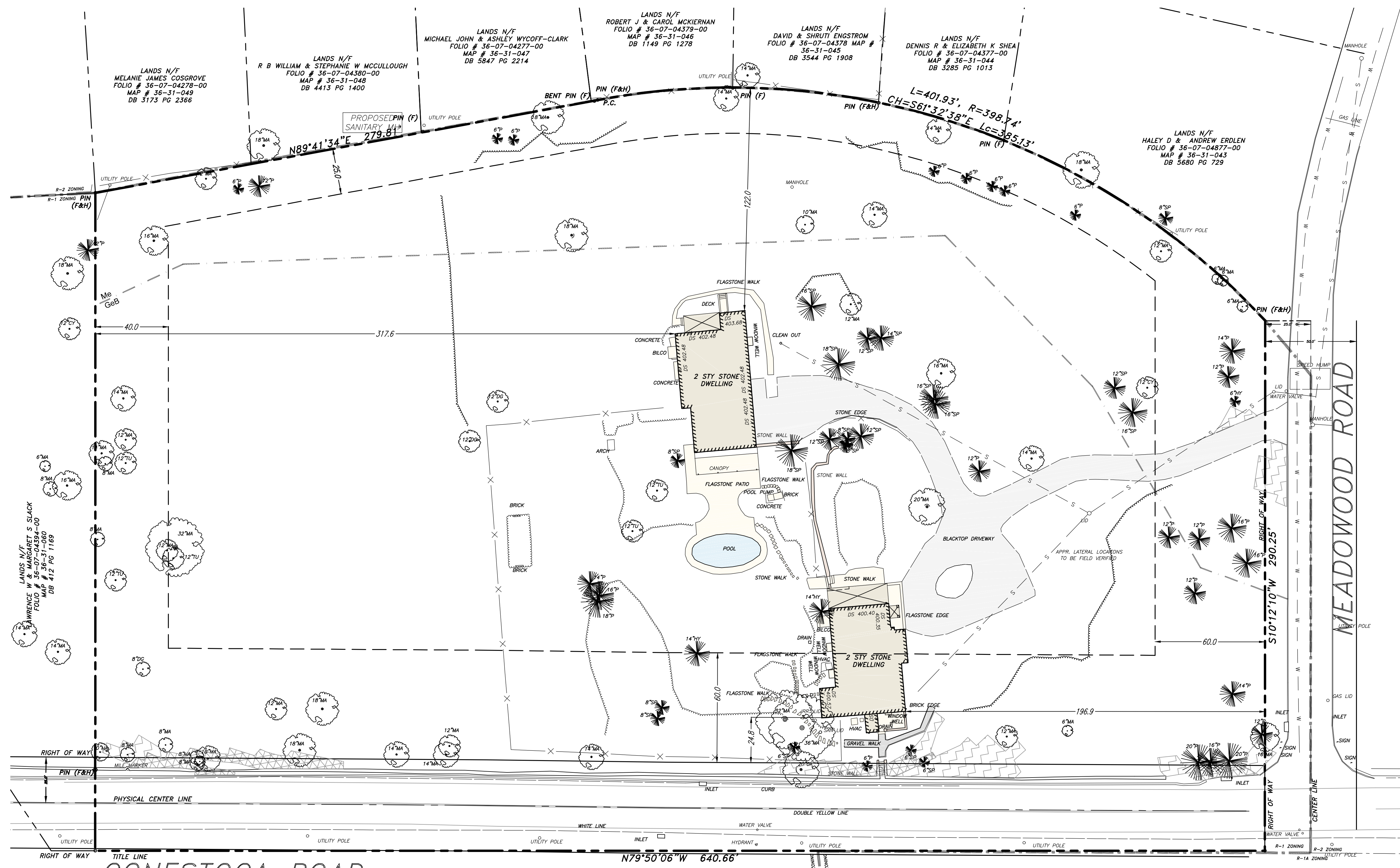
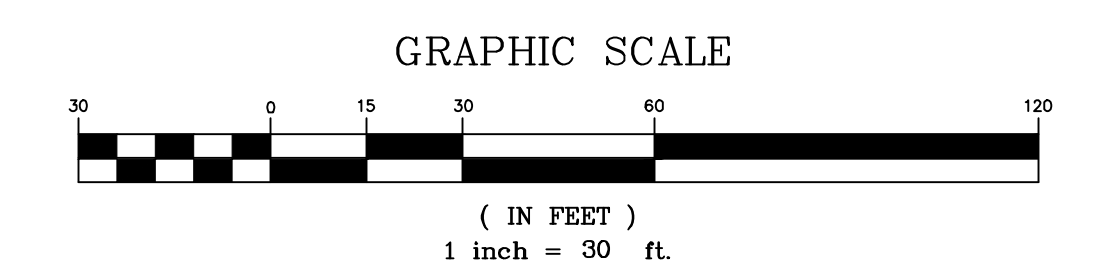
GROSS LOT AREA	247,235
LESS	
75% OF 100 YEAR FLOODPLAIN	0
75% OF WETLANDS	0
75% OF SLOPES >=20%	641
EXISTING PUBLIC ROW	31,279
NET LOT AREA	215,315

ZONING SUMMARY

R1 - RESIDENTIAL DISTRICT	
ORDINANCE ITEM	REQUIREMENT
MIN. LOT AREA	43,560 SF
MIN. LOT WIDTH @ BLDG	120 FT
MIN. SETBACKS	
FRONT	60 FT
SIDE (INDIVIDUAL/AGGREGATE)	25 FT / 60 FT
REAR	40 FT
MAX. BUILDING HEIGHT	35 FT
MAX. BUILDING COVERAGE	15%
MAX. IMPERVIOUS COVERAGE	22%

IMPERVIOUS COVERAGE SUMMARY (SQ. FT.)

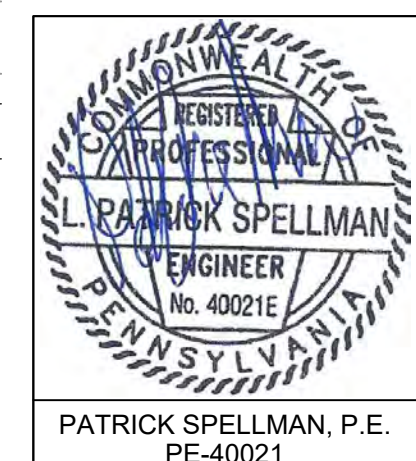
GROSS AREA	247,235				
	EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED
BUILDINGS	5,576	0	0	0	5,576
WALKS	1,513	0	0	0	1,513
PATIOS	1,673	0	0	0	1,673
DRIVES	8,510	0	0	0	8,510
DECKS	0	0	0	0	0
OTHER	238	0	0	0	238
TOTAL IMPERVIOUS COVERAGE	17,510	0	0	0	17,510
TOTAL BUILDING %					2.3%
TOTAL IMPERVIOUS %					7.1%



1.	6FEB18	REVISED PER 1.16.18 CONDITIONS OF APPROVAL & REVIEW LTRS
NUM.	DATE	REVISION

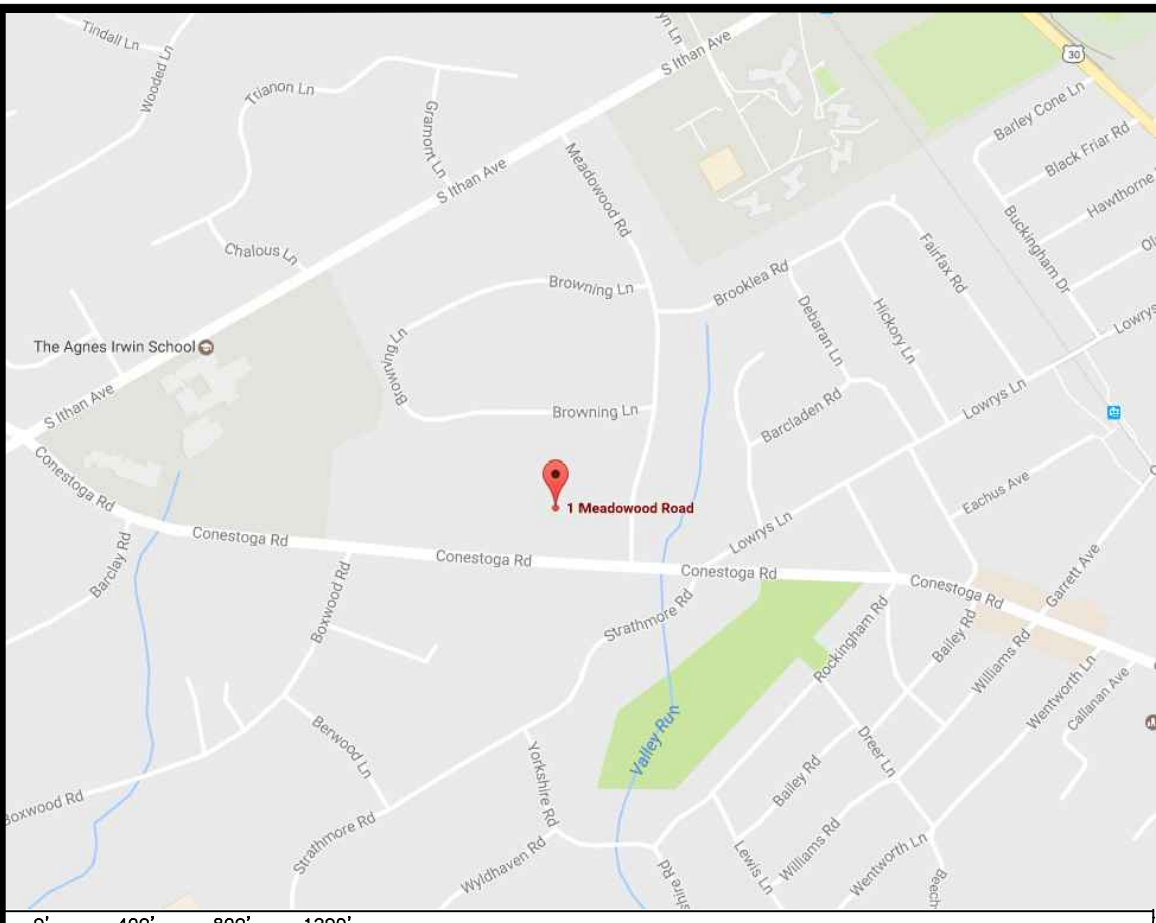
PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
JOSEPH L. & MARGO P. EREMUS
1 MEADOWOOD ROAD
BRYN MAWR, PA 19010
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA



EXISTING FEATURES PLAN
SHEET 2 of 4
SCALE: 1" = 30'

CONESTOGA ROAD
(SR 1019; MAJOR COLLECTOR)
(35 MPH)

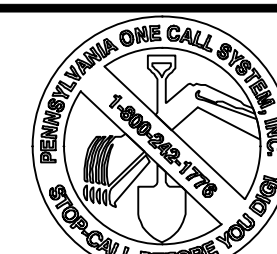


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DESIGN S/N: 20170761125

TREE LEGEND

AI	ALNANTHUS	MB	MULBERRY
AS	ASH	MJ	MAGNOLIA
AV	ARBORVITAE	MA	MAPLE
BE	BIRCH	PK	PINE
BR	BUR	SA	SASSAFRAS
CH	CHESTNUT	SG	SWEETGUM
CH	CHERRY	SP	SPRICE
CK	CORN DOGWOOD	SW	SWEETWOOD
EL	ELM	SY	SYCAMORE
FR	FRUIT	TU	TULIP
FR	HACKBERRY	PO	POPLAR
FR	HICKORY	WA	WALNUT
FR	HEMLOCK	WI	WILLOW
FR	HOLLY	WP	WHITE PINE
FR	MAPLE		
FR	KOUSA DOGWOOD		



PLAN LEGEND

BOLD LINES: PROPOSED
FADED LINES: EXISTING

- 1" INTERVAL CONTOUR
- 5' INTERVAL CONTOUR
- ST - STORM SEWER PIPING
- S - SANITARY SEWER PIPING
- G - GAS MAIN
- W - WATER MAIN / SERVICE
- T - UNDERGROUND TELEPHONE
- E - EDGE OF WOODS
- E - EDGE OF PAVEMENT
- X - FENCE LINE
- - - - - PROPERTY LINE
- - - - - BUILDING SETBACK LINE
- - - - - ZONING BOUNDARY
- - - - - SOIL BOUNDARY & MAP SYMBOL

NET LOT CALCULATION (SF)

PARCEL	PARENT	LOT 1	LOT 2	LOT 3
GROSS LOT AREA	247,235	141,112	54,646	51,477
LESS				
75% OF 100 YEAR FLOODPLAIN	0	0	0	0
75% OF WETLANDS	0	0	0	0
75% OF SLOPES >=20%	641	0	0	641
EXISTING PUBLIC ROW	31,279	17,449	6,827	7,003
NET LOT AREA	215,315	123,663	47,819	43,833

PROPOSED LOT 1 IMPERVIOUS COVERAGE SUMMARY (SQ. FT.)

GROSS AREA	EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED
BUILDINGS	5,576	0	0	0	5,576
WALKS	1,513	0	0	0	1,513
PATIO	1,673	0	0	0	1,673
DRIVES	8,510	0	0	0	8,510
DECKS	0	0	0	0	0
OTHER	238	0	0	0	238
TOTAL IMPERVIOUS COVERAGE	17,510	0	0	0	17,510
TOTAL BUILDING %	4.0%				4.0%
TOTAL IMPERVIOUS %	12.4%				12.4%

ZONING SUMMARY

ORDINANCE ITEM	R-1 DISTRICT REQUIREMENT	EXISTING TRACT	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MIN. LOT AREA-ZONING DISTRICT	43,560 SF	215,315 SF	123,663 SF	47,819 SF	43,833 SF
MIN. LOT WIDTH @ BLDG LINE - CONESTOGA	120 FT	640.7 FT	365.8 FT	138.9 FT	136.0 FT
MIN. LOT WIDTH @ BLDG LINE - MEADOWWOOD	120 FT	243.6 FT	243.6 FT	N/A	N/A
MIN. PRINCIPLE SETBACKS					
FRONT - CONESTOGA	60 FT	24.8 FT*	24.8 FT*	>=60 FT	>=60 FT
FRONT - MEADOWWOOD	60 FT	196.9 FT	196.9 FT	N/A	N/A
SIDE (INDIVIDUAL/AGGREGATE)	25 FT / 60 FT	122.0 FT**	42.5 FT**	>=25 FT / >=60 FT	>=25 FT / >=60 FT
REAR	40 FT	317.6 FT	122.0 FT	>=40 FT	>=40 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	<=35 FT	<=35 FT
MAX. BUILDING COVERAGE	15%	2.3%	4.0%	<=15%	<=15%
MAX. IMPERVIOUS COVERAGE	22%	7.1%	12.4%	<=22%	<=22%
MEAN DEPTH TO STREET LINE		640	365	349	322
WIDTH AT STREET LINE	240	329	137	138	
DEPTH/WIDTH RATIO	2.5:1	2.7:1*	1.1:1	2.5:1	2.3:1

NOTES:
 * EXISTING NON-CONFORMING CONDITION
 ** CORNER LOT W/ ONE SIDE YARD

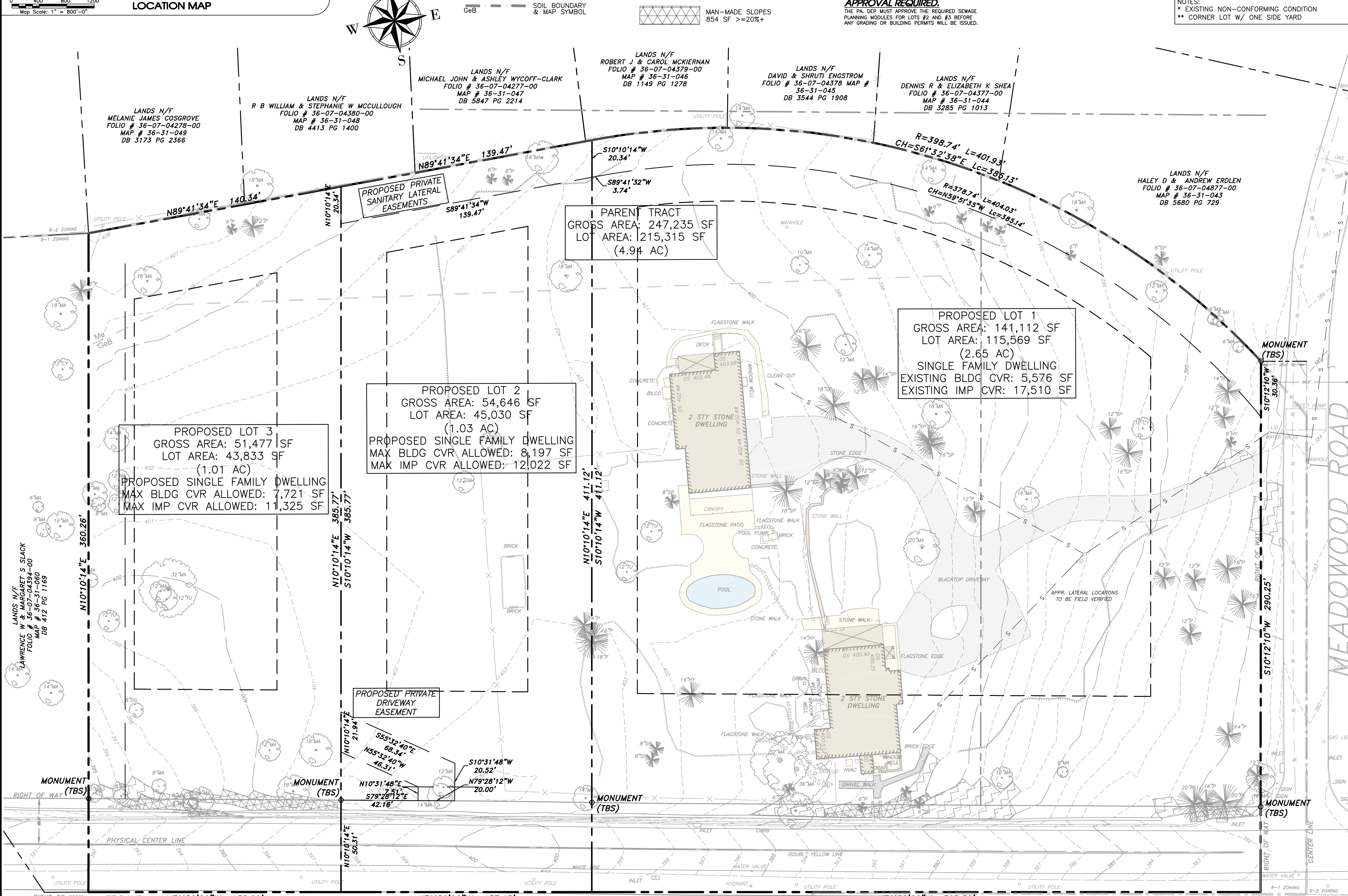
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COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DELAWARE, BEFORE ME, NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED TO BE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, THAT THE PLAN WAS MADE AT THEIR DIRECTION AND THAT IT IS THEIR INTENTION TO HAVE THE PLAN RECORDED.

(DECEASED)
 JOSEPH L. EREMUS, 1 MEADOWWOOD ROAD

MARGO P. EREMUS, 1 MEADOWWOOD ROAD
 NOTARY PUBLIC:
 MY COMMISSION EXPIRES: _____



SOILS DATA

GeB (71%) - GLENELO CHANNERY LOAM, 3 TO 8 PERCENT SLOPES, DEPTH TO RESTRICTIVE FEATURE: 56 TO 98 INCHES TO PARALITIC BEDROCK

NATURAL DRAINAGE CLASS: WELL DRAINED
 DEPTH TO WATER TABLE: MORE THAN 80 INCHES
 HYDROLOGIC SOIL GROUP: B
 HYDRIC SOIL RATINGS: NO

Ms (29%) - MADE LAND, SCHIST & GNEISS, DEPTH TO RESTRICTIVE FEATURE: 40 TO 72 INCHES TO PARALITIC BEDROCK

NATURAL DRAINAGE CLASS: WELL DRAINED
 DEPTH TO WATER TABLE: ABOUT 60 INCHES
 HYDROLOGIC SOIL GROUP: C
 HYDRIC SOIL RATINGS: NO

FINAL PLAN APPROVAL

ON JANUARY 16, 2018 THE BOARD OF COMMISSIONERS GRANTED FINAL SUBDIVISION PLAN APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

- THE APPLICANT SHALL COMPLY WITH THE OCTOBER 30, 2017 GANNETT FLEMING REVIEW LETTER, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "A", EXCEPT THAT SEWAGE PLANNING WILL BE SUBJECT TO A NOTE ON THE PLAN AND A RESTRICTIVE COVENANT PROHIBITING THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR LOTS #2 AND #3 IN A FORM APPROVED BY THE TOWNSHIP SOLICITOR UNTIL SUCH TIME AS THE PA. DEP APPROVES THE REQUIRED PLANNING MODULES.
- THE APPLICANT SHALL COMPLY WITH THE OCTOBER 23, 2017 GILMORE & ASSOCIATES REVIEW LETTER, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "B". ADDITIONALLY, ACCESS FROM CONESTOGA ROAD TO LOTS #2 AND #3 SHALL BE BY A SHARED DRIVEWAY.
- THE APPLICANT SHALL COMPLY WITH ALL OTHER APPLICABLE ORDINANCES WITH RESPECT TO SEWAGE, STORMWATER MANAGEMENT, ZONING AND BUILDING, AND ALL COUNTY, STATE, FEDERAL RULES, REGULATIONS AND STATUTES, INCLUDING THE PAYMENT OF ALL APPLICABLE PARK AND RECREATION FEES.
- THE APPLICANT SHALL EXECUTE DEVELOPMENT AGREEMENT AND FINANCIAL SECURITY AGREEMENTS IN A FORM AND MANNER TO BE APPROVED BY THE TOWNSHIP SOLICITOR.

WAIVERS GRANTED

ON JANUARY 16, 2018 THE BOARD OF COMMISSIONERS GRANTED THE FOLLOWING WAIVERS:

- 8255-22.B.(1)(h) DELINEATE WETLANDS;
- 8255-22.B.(5) SHOW WETLANDS DELINEATION;
- 8255-22.B.(1)(k): MAN-MADE FEATURES WITHIN 500' OF THE SITE.

WETLANDS DELINEATION IS NOT NECESSARY AS THE PROPERTY IS FULLY DEVELOPED WITH IMPERVIOUS, LAWN AND LANDSCAPING. IT CONSISTS OF HIGH GROUND WITH NO STREAMS OR OTHER CONDITIONS CONDUCE TO WETLANDS. THERE ARE NO HYDRIC SOILS ON THE PROPERTY PER USDA NRCS WEB SOIL SURVEY.

AN AERIAL SHOWING THE SIGNIFICANT MAN-MADE FEATURES IN THE SURROUNDING AREA WITHIN 500' OF THE PROPERTY HAS BEEN PROVIDED. A SITE SURVEY PROVIDES FEATURES ON THE SITE AND IMMEDIATELY ADJACENT TO THE PROPERTY LINES.

CERTIFY TO THE ACCURACY OF THE SURVEY, THE DRAWN PLAN FOR EXISTING FEATURES, AND THE PLACEMENT OF MONUMENTS.

JEFFREY P. TURNER, P.L.S. PLS 036952-E

PATRICK SPELLMAN, P.E. PE-40021

DELAWARE COUNTY PLANNING DEPARTMENT STAMP
 DCPD FILE # 34-7278-17

RADNOR TOWNSHIP STAMP

PROJECT NARRATIVE

THE OWNERS OF 1 MEADOWWOOD ROAD PROPOSE TO SUBDIVIDE THE PARENT TRACT INTO 3 LOTS FOR SINGLE FAMILY DWELLINGS. THE EXISTING IMPROVEMENTS WILL REMAIN ON LOT 1. BUILDING TYPES FOR LOTS 2 AND 3 WILL BE DETERMINED AS PART OF ANY GRADING PERMITS, IF DEVELOPED IN THE FUTURE.

NUM.	DATE	REVISION
1.	6FEB18	REVISED PER 1.16.18 CONDITIONS OF APPROVAL & REVIEW LTRS

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
 P.O. BOX 1992
 SOUTHEASTERN, PA 19399
 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

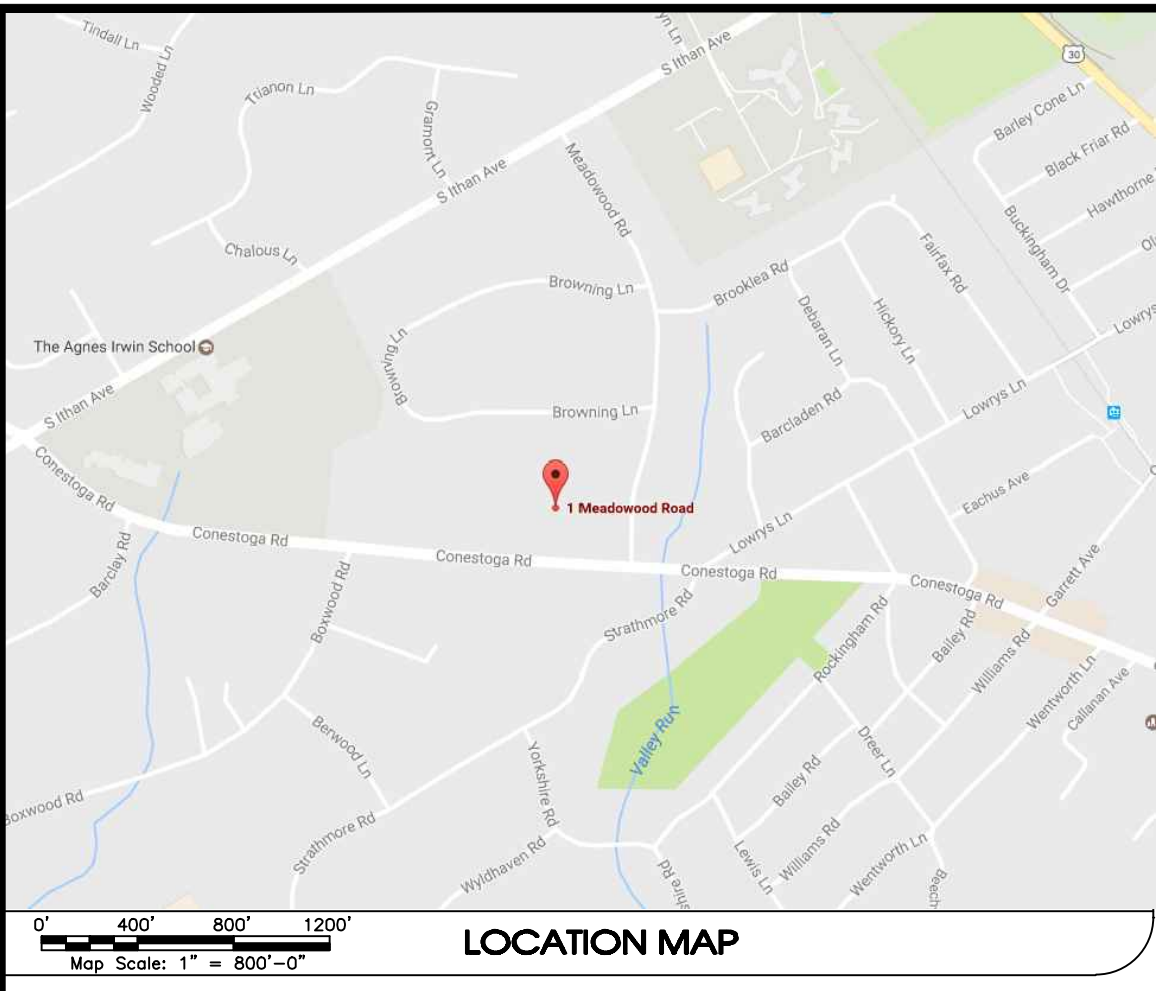
PLAN PREPARED FOR:
JOSEPH L. & MARGO P. EREMUS
 1 MEADOWWOOD ROAD
 BRYN MAWR, PA 19010

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA
 DATE: 28 SEPT 2017

FINAL MINOR SUBDIVISION PLAN

SHEET 3 of 4

SCALE: 1" = 30'



NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

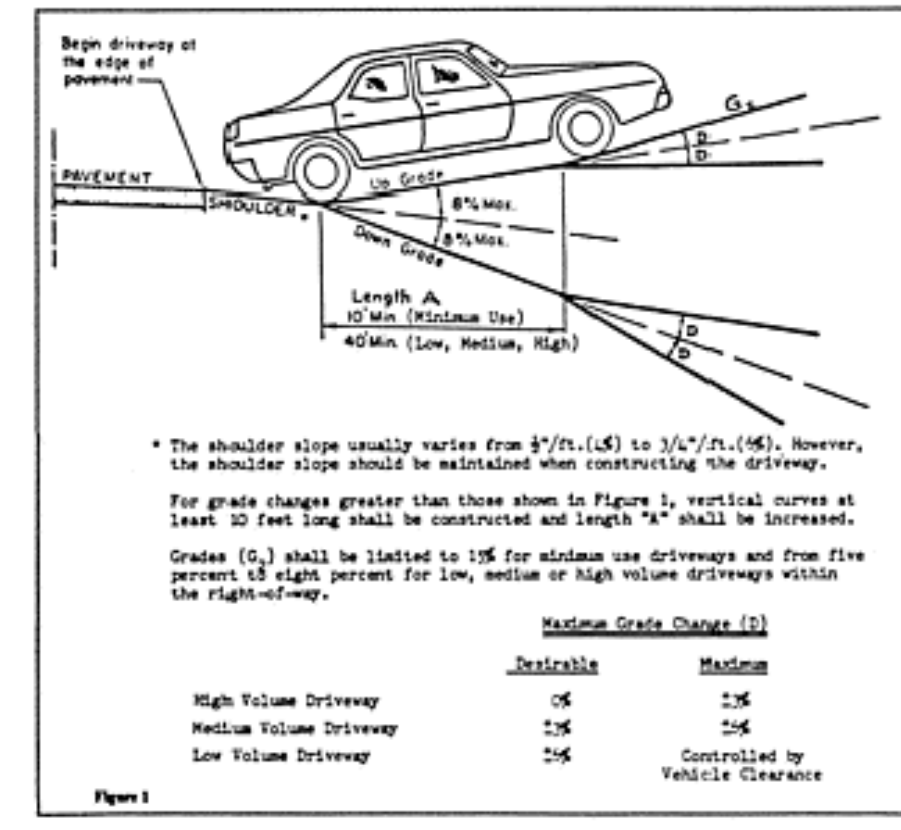
DESIGN S/N: 2017071125

SIGHT DISTANCE NOTE
SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 296 FEET OF SIGHT DISTANCE TO THE RIGHT AND 297 FEET TO THE LEFT FOR A DRIVER EXITING THE DRIVEWAY ONTO CONESTOGA ROAD (BASED 35 MPH POST LIMIT PLUS 5 MPH). THE DRIVER MUST BE CONSIDERED TO BE POSITIONED TEN FEET FROM THE NEAR EDGE OF THE TRAVEL LANE (FROM THE CURBLINE AT AN EYE HEIGHT OF THREE FEET SIX INCHES (3' 6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC.

PROPOSED SIGHT DISTANCE:
TO LEFT: OVER 316'
TO RIGHT: 309'
LEFT TURN INTO DRIVEWAY: OVER 400'

SSSD (SAFE STOPPING SIGHT DISTANCE) PER CHAPTER 441.8(h)(iv):
= 1.47Vt + V²/30(F+G) [PER M-9005 (3-04)]
FOR 40 MPH (35 MPH POSTED LIMIT PLUS 5 MPH)
LEFT: APPROACHING TRAFFIC TRAVELING UPHILL @ +3.7% SLOPE = 296'
RIGHT: APPROACHING TRAFFIC TRAVELING UPHILL @ +3.5% SLOPE = 297'

CHAP 441 TABLE 5 DISTANCE (MIN. USE DRIVEWAY)
LEFT TURN INTO DRIVE: 372'



TREE LEGEND

AL	ALANTHUS	MB	MULBERRY
AS	ASH	MG	MAGNOLIA
AR	ARBORETAE	MJ	J. MAPLE
BE	BIRCH	OK	OAK
CD	CEDAR	SA	SASSAFRAS
CH	CHESTNUT	SC	SWEETGUM
CH	CHERRY	SP	SPRUCE
DC	DOGWOOD	SW	SOURWOOD
EL	ELM	SY	SYCAMORE
FR	FRUIT	TU	TULPELO
HB	HACKBERRY	TL	TULIP POPLAR
HK	HICKORY	WA	WALNUT
HM	HEMLOCK	WI	WILLOW
HY	HOLLY	WP	WHITE PINE
MA	MAPLE		
KD	KOUSA DOGWOOD		

PLAN LEGEND

BOLD LINES: PROPOSED
FADED LINES: EXISTING
----- 1" INTERVAL CONTOUR
----- 5' INTERVAL CONTOUR
ST STORM SEWER PIPING
S SANITARY SEWER PIPING
G GAS MAIN
W WATER MAIN / SERVICE
T UNDERGROUND TELEPHONE
EDGE OF WOODS
EDGE OF PAVEMENT
X FENCE LINE
PROPERTY LINE
BUILDING SETBACK LINE
ZONING BOUNDARY
SOIL BOUNDARY & MAP SYMBOL
MAN-MADE SLOPES 2,511 SF 14% TO <20%+
MAN-MADE SLOPES 854 SF >=20%+

- GENERAL NOTES**
- ELEVATION BENCHMARK IS BASED ON APPROXIMATE USGS DATUM.
 - THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
 - THERE IS NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420428-0008D OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
 - EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLUS SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCIDENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.

ZONING SUMMARY FOR POTENTIAL LAYOUT

ORDINANCE ITEM	R-1 DISTRICT REQUIREMENT	PROPOSED LOT 2	PROPOSED LOT 3
MIN. LOT AREA-ZONING	43,560 SF	47,818 SF	43,831 SF
MIN. LOT WIDTH @ BLDG LINE	120 FT	137.2 FT	138
MIN. PRINCIPLE SETBACKS			
FRONT - CONESTOGA	60 FT	134.3 FT	135.5 FT
SIDE (INDIVIDUAL/AGGREGATE)	25 FT / 60 FT	26.0 FT / 61.0 FT	35.0 FT / 70.5 FT
REAR	40 FT	161.9 FT	119.4 FT
MAX. BUILDING HEIGHT	35 FT	<=35 FT	<=35 FT
MAX. BUILDING COVERAGE	15%	4.6%	5.5%
MAX. IMPERVIOUS COVERAGE	22%	18.4%	19.7%
MEAN DEPTH TO STREET LINE		349	322
WIDTH AT STREET LINE		137	138
DEPTH/WIDTH RATIO	2.5:1	2.5:1	2.3:1

LOT 3 IMPERVIOUS COVERAGE SUMMARY POTENTIAL SITE PLAN (SQ. FT.)

GROSS AREA	EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED
BUILDINGS	0	0	2,811	2,811	2,811
WALKS	0	0	176	176	176
PATIOS	0	0	1,013	1,013	1,013
DRIVES	0	0	4,833	4,833	4,833
DECKS	0	0	0	0	0
OTHER	0	0	1,500	1,500	1,500
TOTAL IMPERVIOUS COVERAGE	0	0	10,333	10,333	10,333
TOTAL BUILDING %	0.0%				5.5%
TOTAL IMPERVIOUS %	0.0%				20.1%

LOT 2 IMPERVIOUS COVERAGE SUMMARY POTENTIAL SITE PLAN (SQ. FT.)

GROSS AREA	EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED
BUILDINGS	0	0	2,540	2,540	2,540
WALKS	0	0	131	131	131
PATIOS	0	0	1,236	1,236	1,236
DRIVES	0	0	5,807	5,807	5,807
DECKS	0	0	0	0	0
OTHER	0	0	1,500	1,500	1,500
TOTAL IMPERVIOUS COVERAGE	0	0	11,214	11,214	11,214
TOTAL BUILDING %	0.0%				4.6%
TOTAL IMPERVIOUS %	0.0%				20.5%

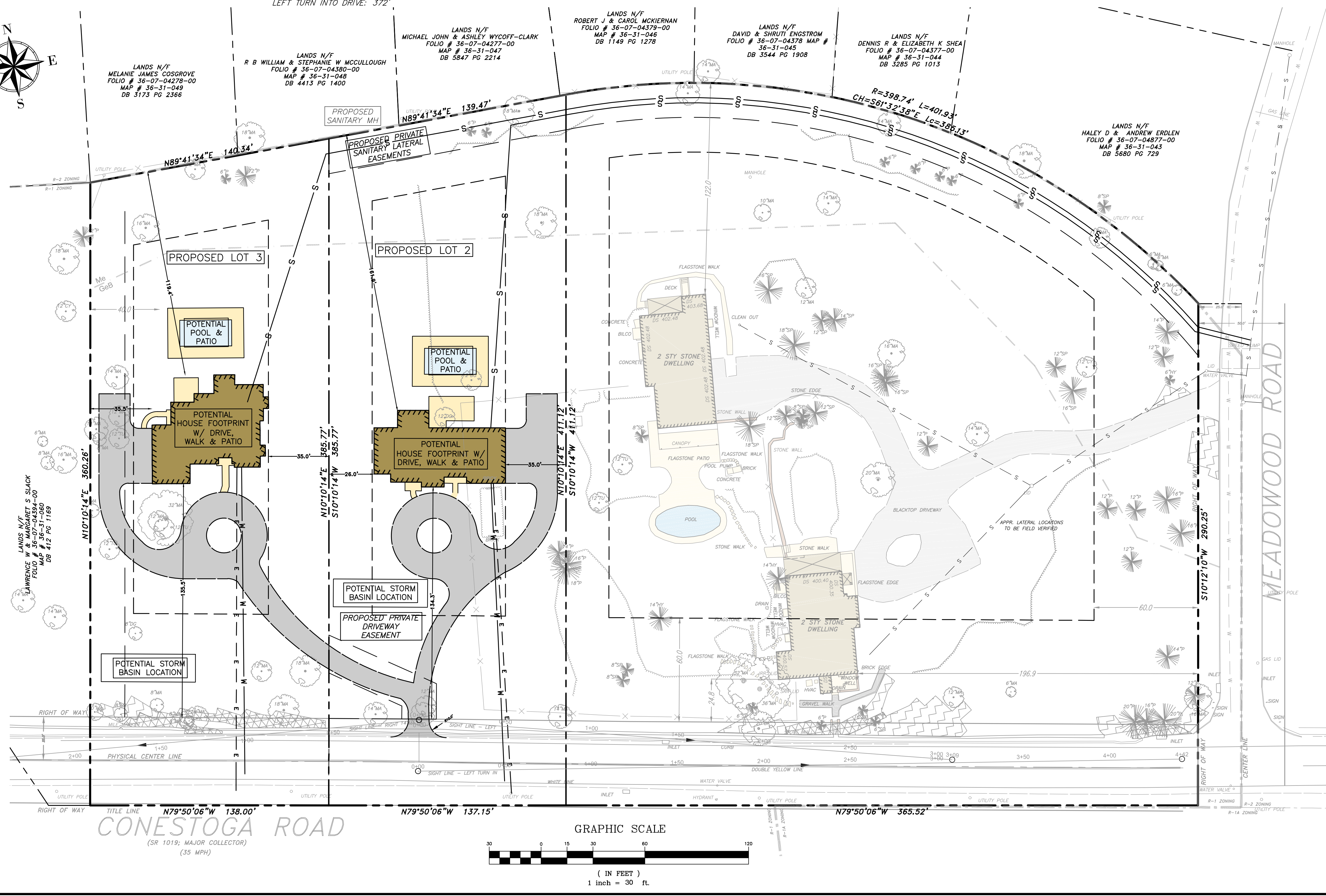
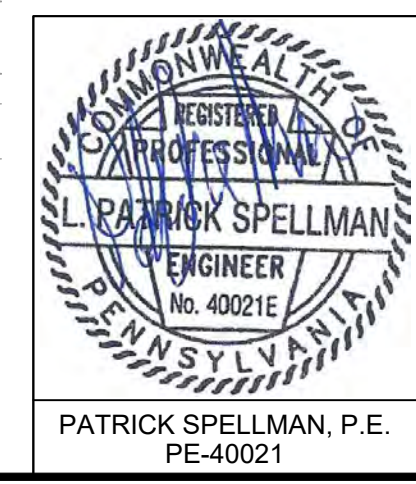
THIS PLAN REPRESENTS ONE POSSIBLE CONFIGURATION FOR LOTS 2 AND 3. FINAL PROPOSED SITE PLANS WILL BE SUBMITTED WITH GRADING PERMIT APPLICATIONS IF THE LOTS ARE DEVELOPED.

1.	6FEB18	REVISED PER 1.16.18 CONDITIONS OF APPROVAL & REVIEW LTRS
NUM.	DATE	REVISION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
JOSEPH L. & MARGO P. EREMUS
1 MEADOWOOD ROAD
BRYN MAWR, PA 19010
RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

POTENTIAL SITE PLAN
SHEET 4 of 4
SCALE: 1" = 30'
DATE: 28 SEPT 2017





December 19, 2019

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†

—
C. Suzanne Buechner
Of Counsel

**LLM in Taxation*

†Also admitted in New Jersey

Mr. Kevin Kochanski, Director of Community Development
Township of Radnor
301 Ivan Avenue
Wayne, PA 19087

Re: 461 S Roberts Road, Bryn Mawr – Petition for Zoning Map Amendment
Our Ref: 5727.009

Dear Mr. Kochanski:

We represent Main Line Classical Academy (“Applicant”), equitable owner of 461 S Roberts Road (“Property”) pursuant to an Agreement of Sale. Applicant has owned and used the adjacent property at 455 S Roberts Road in connection with its private educational institution since 2015. With the authorization of the legal owners, Bruce and Amy Fryer, Applicant herewith petitions the Board of Commissioners for an amendment of the Zoning Map of the Township of Radnor to rezone the Property from R-1 Residence District to PI Planned Institutional District. The proposed rezoning will permit Applicant to incorporate the Property into its existing site and allow Applicant to continue to be viable and modestly grow.

Enclosed in support of Applicant’s petition are the following:

- Memorandum prepared by Glackin Thomas Panzak dated December 18, 2019
- Draft Ordinance for the proposed Zoning Map amendment
- Check made payable to Radnor Township in the amount of \$1,500, the required application fee

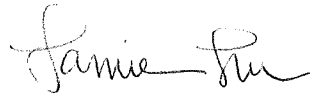
We understand that this petition for Zoning Map amendment will first be reviewed by the Board of Commissioners prior to being forwarded to the Township Planning Commission and the Delaware County Planning Commission for their recommendations as required by Code.

Mr. Kevin Kochanski
December 19, 2019
Page Two

We respectfully request that this matter be scheduled for review by the Board of Commissioners at its January 13th meeting.

Please call if you have any questions or require anything additional. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Jamie Jun". The signature is written in black ink and is positioned above the printed name.

JAMIE JUN

Enclosures

cc: John B. Rice, Esquire
Main Line Classical Academy

Lisa L. Thomas, RLA, AICP,
LEED AP

Bernard S. Panzak, Jr., RLA,
ASLA, LEED AP

Chris H. Garrity, RLA, LEED AP

Associate

Carly W. Jan, CIA, LEED AP

Glackin Thomas Panzak, Inc.

Paoli Executive Green 1
Suite 300
41 Leopard Road
Paoli, Pennsylvania 19301
610.408.9011
plans@glackinplan.com

Memorandum

To: Radnor Township Board of Commissioners

From: Lisa L. Thomas, RLA, AICP, LEED AP

Date: December 19, 2019

Re: Main Line Classical Academy
461 South Roberts Road
Zoning Map Change

Glackin Thomas Panzak has been asked by Main Line Classical Academy to evaluate from a planning perspective the merits of a zoning map change to PI – Planned Institutional for the 461 South Roberts Road property. This will allow Main Line Classical Academy to continue to be viable and progress.

Background

Main Line Classical Academy is a small private school that focuses on providing a classical education for students in kindergarten through 7th grade. The school has occupied the 455 South Roberts Road property for 4 years and is planning on adding 8th grade to round out its enrollment.

The 2.77 acre 455 South Roberts Road school property, zoned PI (Planned Institutional) contains one building utilized for classrooms, administrative offices, conference rooms, and lunch and library areas. A parking lot and small playground are located to the north of the school buildings. The property was previously occupied by the Clarke School for the Deaf from 2001 to 2015. There has been little change to the site configuration and facilities since then.

Main Line Classical Academy was recently presented with the option to purchase the adjacent property to the west, 461 South Roberts Road (“Subject Property”) by the homeowner. This property is 1.83 acres and contains a residence and tennis court. The residence was the former stable/carriage house for Hillbrook House built in 1908 and currently the Mansion located on the Sacred Heart Academy campus to the immediate south. This property shares

driveway access to South Roberts Road with the 463 South Roberts Road property located behind it and is zoned R-1 allowing single family dwellings with minimum lot sizes of one acre.

With the acquisition of the Subject Property, Main Line Classical Academy plans to preserve the existing former Hillbrook House stable/carriage house and renovate it for school uses. The tennis court will be removed and the driveway realigned to connect internally to the existing school parking lot with access to South Roberts Road. New privacy landscaping, parking, and enhanced stormwater management will be incorporated into the project. Additionally, with input from the 463 South Roberts Road neighbors, their driveway will be relocated to the west of the Subject Property providing direct access to South Roberts Road.

Existing Land Uses and Zoning

Main Line Classical Academy is bordered to the north by South Roberts Road and the Village previously known as Presbyterian Children's Village and to the south by Scared Heart Academy, an independent all-girls Catholic school. All three of these adjacent properties are zoned PI. To the east of Main Line Academy is one single family home (461 South Roberts Road) zoned R-1 and to the west is common open space area that is part of the Cornell Drive neighborhood also zoned R-1. (See Exhibit 1)

The PI District allows educational and religious institutions by-right and similar institutions by special exception. The R-1 and R-2 Districts allow residential uses on minimum lot sizes of one acre and 20,000 square feet.

With the incorporation of the Subject Property into the Main Line Classical Academy site, the institutional use will be expanded to the west on South Roberts Road. To the north is a single family home on the corner of Portledge Road, zoned R-2, and the Village, zoned PI. South and west of the Subject Property is Scared Heart Academy zoned PI and one single family home zoned R-1. The adjacency of the institutional use to residential and institutional districts will remain the same.

Opinion

It is my opinion as a professional land planner that the proposed zoning map change to PI – Planned Institutional for the Subject Property is appropriate for this site and compatible with the neighborhood.

1. The existing 101 year old residence and previous stable/carriage house for the Hillbrook House (now located on the Sacred Heart Academy campus) will be renovated and preserved.
2. The shared driveway on the Subject Property will be eliminated. Access to the Subject Property will be internal to the existing school property. A new driveway will be provided for the 463 South Roberts Road property located west of the Subject Property. (See Exhibit 2)
3. The South Roberts Road streetscape aesthetics will remain unchanged including the existing solid wood fence and landscaping. (See Exhibit 3)
4. The modest expansion of the Main Line Classical Academy through the use of an existing building and no new building construction will have minimal impact to the neighborhood.
5. Privacy landscaping and stormwater enhancements will be provided to benefit adjacent neighboring properties.
6. The PI District is interspersed throughout the general Bryn Mawr West neighborhoods (See Exhibit 1) and preserves larger tracts of contiguous land thereby preserving the character and density of the neighborhoods. This proposal is consistent with the character of the adjacent neighborhood.

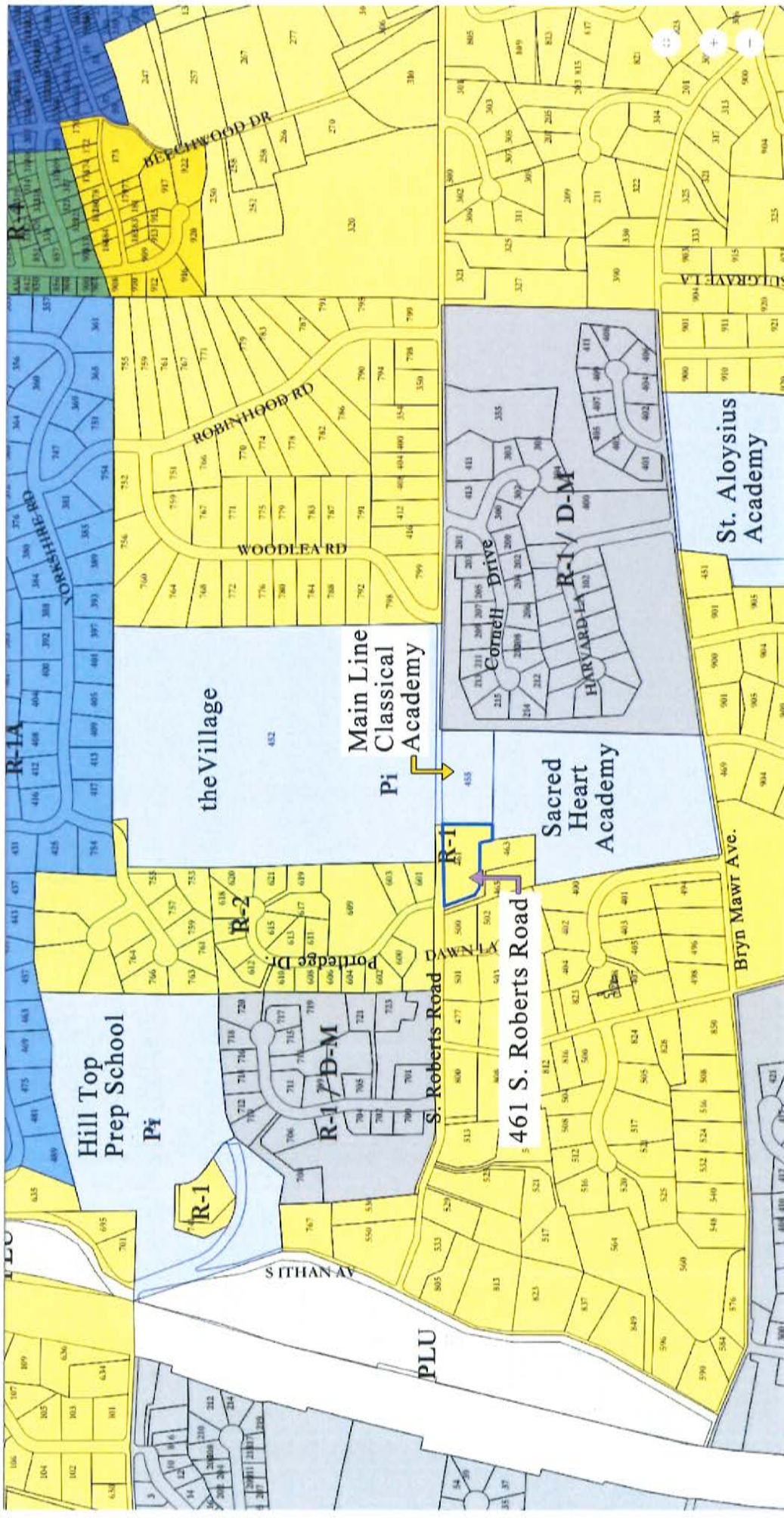


Exhibit 1
 Radnor Township Zoning Map



Existing shared driveway to be relocated to the west for 463 S. Roberts Road Property

Existing school access to remain and be internally consolidated with 461 S. Roberts Road

S. Roberts Road

Exhibit 2
S. Roberts Road Street View



Exhibit 3

461 S. Roberts Road

**RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
ORDINANCE NO. _____**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AMENDING THE ZONING MAP OF
RADNOR TOWNSHIP BY REZONING DELAWARE COUNTY TAX
PARCEL NO. 36-05-03203-00 FROM R-1 RESIDENCE DISTRICT TO
PI PLANNED INSTITUTIONAL DISTRICT**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendment to the Zoning Map of Radnor Township as follows:

SECTION 1. Section 280-6 (entitled “Zoning Map”) and the Zoning Map of Radnor Township, which is adopted as part of the Radnor Township Zoning Ordinance, is hereby revised to zone Delaware County Tax Parcel No. 36-05-03203-00, currently zoned R-1 Residence District, to PI Planned Institutional District.

SECTION 2. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

SECTION 3. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

SECTION 4. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ORDAINED this _____ day of _____, 2020.

ATTEST:

BOARD OF COMMISSIONERS,
RADNOR TOWNSHIP

Robert A. Zienkowski, Secretary

BY: _____
Name:
Title: President

Public Participation -
*Individual comment shall be
limited to not more than five (5)
minutes per Board policy*

Vacancies on
Various Boards & Commissions
(as of January 1, 2020)

- **Citizens Audit Review & Financial Advisory Committee**
2 Vacancies

- **Citizens Communication Council**
1 Vacancy

- **Code Appeals Board**
1 Vacancy
Requirements: Master Electrician, Master Plumber or General Contractor

- **HARB**
2 Vacancy (unexpired term 12/31/2020 & 1 Full term)

- **Parks and Recreation Board**
1 Vacancy

- **Planning Commission**
1 Vacancy

- **Zoning Hearing Board**
1 Vacancy (alternate term expires 12/31/2020)

Committee Reports

Reports of Standing Committees of the Board

New Business

Old Business

Public Participation

Adjournment