



Planning Commission

Agenda Link
Date received:
Date & Time posted:

Minutes Link
Date received:
Date & Time posted:

Meeting Agenda

Date: Thursday, January 12, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All
Meeting Rooms

Time: 7:00 P.M.



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Planning Commission

[Agenda Link](#)

Date received: 03/01/2023 @ 1612
Date & Time posted: 03/02/2023 @ 0821
Updated: 03/07/2023 @ 1307

[Minutes Link](#)

Date received: 04/14/2023 @ 1100
Date & Time posted: 04/14/2023 @ 1320

Meeting Agenda & Minutes

Date: Thursday, March 09, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Meeting Rooms

Time: 7:00 P.M.



REVISED

Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, March 9, 2023 at 7:00 p.m.

Planning Commission Members:

- Angelo Capuzzi
- E. David Chanin
- Maggie Dobbs
- Robert Fiordimondo
- Jack Garrett
- Louis D. Montresor
- Julia Phillips

Others in Attendance:

- Kelly Kirk, Zoning Officer & Community Planner
- Charles Faulkner, Pennoni Associates, Township Engineer
- Marge Buchanan, Planning Commission Scribe

Agenda Items

1. Opening of Meeting

- a. Roll Call
- b. Pledge of Allegiance

2. Reorganization/appointments

- a. Motion to nominate candidates for the following seats:
 - i. Chairperson _____
 - ii. Vice-Chairperson _____
 - iii. Secretary _____
- b. Motion to appoint _____ as scribe for the year 2023.
- c. Motion to set the following 2023 calendar of meetings for the Planning Commission:

April 13 th	September 14 th
May 11 th	October 12 th
June 8 th	November 9 th
July 13 th	December 14 th
August 10 th	
- d. Meetings shall convene at _____ P.M.

**3. PA Small Water & Sewer Program, DCED Small Water Sewer Grant Application
Sanitary Sewer Main Crossing – Naylor's Run Creek
Planning Commission Recommendation**

Review the proposed grant application to fund the rehabilitation of the sewer main crossing Naylor's Run at Bailey Park for consistency with the Comprehensive Plan, and provide a recommendation to the Board of Commissioners.

4. *Review postponed to the April 13, 2023 meeting at the applicant's request*****

~~774 Lawson Avenue, D.C. Folio No. 22-08-00649-00~~

~~Minor Subdivision Plan – Sleepy Valley Holdings, LLC~~

~~The applicant proposes to subdivide a 15,228 square foot lot into two parcels, with Lot "1" to contain 7,233 square feet, and Lot "2" to contain 7,995 square feet. An existing single family home is to be demolished, and two new single family dwellings will be constructed with associated stormwater management improvements. The existing lot contains three previously consolidated parcels, shown on the plan as Parcels "A", "B", & "C".~~

**5. Ordinance amendment review- Chapter 160 Subdivision & Land Development
Sidewalk requirements, Section 160-5.B(4)(c)**

Revision to existing language to require the installation of sidewalks for all plans subject to subdivision and land development approval.

6. Review of Minutes

Planning Commission meeting of November 10, 2022 & December 1, 2022.

Adjournment

COVID-19 ARPA PA SMALL WATER AND SEWER

SMALL PROJECTS TO IMPROVE PUBLIC WATER SUPPLY AND SANITARY SEWER SYSTEMS

Program Guidelines | September 2022



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Section I – Statement of Purpose

The PA Small Water and Sewer Program was established pursuant to § 1774.1-A of the Act of April 25, 2016 (P.L. ____, No. 25)(72 P.S. §1741-A.1 et. seq.), as amended, and authorizes the Commonwealth Financing Authority to award grants to municipalities and municipal authorities for water, sewer, and storm water projects with a cost of not less than \$30,000 and not more than \$500,000.

Act 54 of 2022 appropriated American Rescue Plan Act funds to the PA Small Water and Sewer Program. American Rescue Plan Act funds are subject to federal compliance and reporting requirements. The Commonwealth Financing Authority will provide its Reports Schedules to all grantees for the PA Small Water and Sewer Program.

Section II – Eligibility

A. Eligible Applicants

Any of the following entities who will own the proposed project are eligible to apply for a grant.

1. **A Municipality** includes any city, township, borough, town, county, or home rule
2. **A Municipal Authority** includes any authority created by a municipality pursuant to the act known as the "Municipal Authorities Act"

B. Eligible Projects

Eligible projects are those that have a total project cost of not less than \$30,000 and not more than \$500,000 and involve the construction, improvement, expansion, repair, or rehabilitation of a water supply system, sanitary sewer system, storm sewer system, or infrastructure that reduces the amount of runoff that needs to be managed by traditional infrastructure that are owned and maintained by an eligible applicant. An eligible project also includes consolidation or regionalization of two or more water supply systems or sanitary sewer systems which are managed or operated as an integrated system regardless of whether the system is physically connected.

Projects must be scoped to align to a single Expenditure Category (EC 5.1-5.18) as outlined in Appendix III.

C. Eligible Use of Funds

Funds may be used by the applicant to pay for any of the following project costs:

1. Construction, improvement, expansion, repair, or rehabilitation of a water supply system, sanitary sewer system, storm sewer system, or green stormwater infrastructure, including bioretention basins and rain gardens.
2. Installation of security measures.
3. Acquisition of land, rights-of-way and easements necessary to construct an eligible project.
4. Purchase and installation of fixed equipment.
5. Engineering and design costs not to exceed 10% of the grant amount.
6. Inspection costs related to the construction of an eligible project.
7. Permit Fees.
8. Costs to secure appropriate bonds and insurance.

9. Administrative costs of the applicant that are necessary to administer the grant. Administrative costs include advertising and, legal costs as well as documented staff expenses. Administrative costs shall not exceed 2% of the grant and any amount over 2% cannot be included as match for this program.
10. Project contingencies associated with construction costs are limited to 5% of the eligible construction costs. No other contingencies shall be included as eligible project costs.

Ineligible costs include but are not limited to fees for securing other financing, interest on borrowed funds, refinancing of existing debt, lobbying, fines, application preparation fees, tap in fees, and costs incurred prior to approval.

Section III – Program Requirements

A. Matching Fund Requirement

An eligible applicant shall provide matching funds of not less than 15% of the total eligible project cost. The cash match may come from any other source including PENNVEST.

B. Planning Approvals

All recipients of funding are required to demonstrate in the application that the project complies with regional, county and local comprehensive plans as evidenced by a letter from the appropriate local planning agency. If inconsistencies between plans exist, preference will be given to the approved county-level plans.

C. Other Requirements

1. Conflicts of Interest

An officer, director, or employee of an applicant who is a party to or who has a private interest in a project shall disclose the nature and extent of the interest to the governing body of the applicant and may not vote on any action of the applicant concerning the project nor participate in the deliberations of the applicant concerning the project.

2. Nondiscrimination

No assistance shall be awarded to an applicant under this program unless the applicant and project user, if applicable, certify to the Authority that the applicant and project user, if applicable, shall not discriminate against any employee or against any person seeking employment by reason of race, gender, creed, color, sexual orientation, gender identity or expression, or in violation of the Pennsylvania Human Relations Act, which prohibits discrimination on the basis of race, color, religious creed, ancestry, age, sex, national origin, handicap or disability, or in violation of any applicable federal laws. All contracts for work to be paid with assistance must contain the commonwealth's official nondiscrimination clause.

3. Project Records

The applicant must maintain full and accurate records with respect to the project and must ensure adequate control over related parties in the project. The Authority requires access to such records, as well as the ability to inspect all work, invoices, materials, and other relevant records at reasonable times and places. Upon request of the Authority, the applicant must furnish all data, reports, contracts, documents, and other information relevant to the project.

4. **Pennsylvania Prevailing Wage Act**

The Grantee will comply with the PA Prevailing Wage Act of 1961, as amended (43 P.S. 165-1 through 165-17) in those instances in which the federal Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) either is not applicable or an exception would apply to projects undertaken by the Grantee.

5. **Certification of Expenses**

The applicant shall sign a payment request form certifying that the expenses were incurred and were in accordance with the scope of work approved by the CFA. In lieu of a formal project audit and prior to final closeout of the grant agreement, the applicant shall be required to submit copies of all canceled checks verifying the expenditure of the PA Small Water and Sewer Program proceeds. Bank statements may also be submitted if electronic payment of the expenditure occurred.

6. **Worker Protections**

Contractors and grantees of the Commonwealth must certify that they are in compliance with all applicable Pennsylvania state labor and workforce safety laws. Such certification shall be made through the Worker Protection and Investment Certification Form (BOP-2201) and submitted with the bid, proposal or quote.

7. **Bidding Requirements**

Applicants must comply with all applicable federal, state, and local laws and regulations dealing with bidding and procurement. Applicants are subject to federal procurement requirements in the Uniform Guidance 2 C.F.R. § 200.317 through 200.327.

8. **Compliance Requirements**

Fund payments are subject to the following requirements in the Uniform Guidance: 2 C.F.R. § 200.330 through 200.332 regarding subrecipient monitoring and management, 2 C.F.R. 200 subpart F regarding audit requirements, and 2 C.F.R. 180 regarding competitive bidding and contractor oversight.

9. **Financial Audit**

A Recipient or Sub-Recipient that expends \$750,000 or more in federal awards during its fiscal year is required to provide the appropriate single or Program-Specific Audit in accordance with the provisions outlined in 2 CFR § 200.501.

10. **Reporting Requirements**

Grantees will be required to submit quarterly and annual reports as required under the American Rescue Plan Act. The required data is specific to the project's corresponding Expenditure Category. Templates for these reports have been added to the PA Small Water and Sewer Program page. Please note that these templates have been created using reporting requirements as of the date of these guidelines. Additional reporting requirements may be incorporated as dictated by updates to federal guidance and regulations relative to the administration of American Rescue Plan Act funds.

11. **Guideline Provisions**

The PA Small Water and Sewer Program guidelines provisions may be modified or waived by the Authority unless otherwise required by law.

D. Fees

The Commonwealth Financing Authority charges a \$100 non-refundable application fee for PA Small Water and Sewer Program applications. The application fee must be paid electronically by credit or debit card or electronic check through our secure, third-party vendor. Payment of the application fee must be completed prior to the certification and submission of the Electronic Single Application. Detailed payment instructions will be provided on the Certification Tab of the Electronic Single Application once all required fields have been completed.

Section IV – Grants

1. Grants are available for projects with a total cost of not less than \$30,000 and not more than \$500,000.
2. To be eligible for reimbursement, project costs must be incurred within the time frame established by the grant agreement.

Section V – Application Procedures

1. To apply for funding, the applicant must submit the electronic on-line Department of Community and Economic Development Single Application for Assistance located at dced.pa.gov/singleapp. Required supplemental information outlined in Appendix I of these guidelines must be attached electronically to the application as directed on the Addenda tab. For technical inquiries regarding the submission of the on-line application, contact the Customer Service Center at (800) 379-7448 or (717) 787-3405.
2. Applications will be accepted from October 1, 2022 through December 21, 2022. All applications and required supplemental information must be received by December 21, 2022.
3. Prior to submitting an application, applicants must obtain a Unique Entity ID (UEI) number from the Federal System for Award Management. Information about obtaining a UEI can be found at www.sam.gov.

Section VI – Application Evaluation

All applications for financial assistance will be reviewed by the Authority to determine eligibility and competitiveness of the proposed project using the following criteria:

1. Project readiness.
2. Project is consistent with all local, state and regional comprehensive, regional resource management or economic development plans.
3. The cost-effectiveness of the proposed project when compared to other alternatives.
4. Whether the construction or repair [or consolidation] of a water or sewer project will enable customers of the system or regional system to be more efficiently served.
5. Whether the project serves existing populations or whether the project is intended to serve new development.
6. Whether the project will result in a substantiated positive economic development impact as evidenced by job creation and private investment.
7. The ability of the applicant to secure funding for the project.
8. The proactive implementation of practices to promote sustainability of the system such as asset management, water conservation, energy efficiency, and the use of nonstructural alternatives to minimize the amount of storm water that infiltrates into a system.

Section VII – Procedures for Accessing Funds

Upon approval of an application by the CFA, a grant agreement and commitment letter will be electronically issued to the applicant explaining the terms and conditions of the grant. The Grantee must provide the names, titles and e-mail addresses for two authorized individuals to receive and electronically sign the grant agreement. The grant agreement must be electronically signed and returned to the CFA within 45 days of the date of the commitment letter or the offer may be withdrawn by the CFA.

Section VIII – Program Inquiries

Program inquiries should be directed to:

PA Department of Community & Economic Development
CFA Programs Division
PA Small Water and Sewer Program
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225

Telephone: (717) 787-6245

Fax: (717) 772-3581

E-mail: ra-dcedsitedvpt@pa.gov

These guidelines can also be accessed online at dced.pa.gov.

Appendix I – Supplemental Information

PA Small Water and Sewer Program

In addition to completing the Department's Single Application for Assistance, please include the following items when applying for a grant under the PA Small Water and Sewer Program:

Exhibit 1: Project Description

For Water, Sewer, and Storm Sewer Projects provide a description of the project which discusses all of the following:

- a. a detailed project description;
- b. the specific location of the project area;
- c. whether the project will result in a substantiated positive economic development impact;
- d. the estimated start and end dates of construction;
- e. the names of the municipalities that will potentially benefit from the project;
- f. how the project promotes the most efficient management of water resources and protects the health and safety of the citizens of the commonwealth;
- g. the sound management practices implemented by the applicant in the past five years to enhance the long-term sustainability of the system including but not limited to energy efficiency improvements, water conservation, full cost pricing, asset management, and the installation of non-structural alternatives to minimize the amount of storm water that infiltrates the system;
- h. whether the project serves existing populations or new development.

Exhibit 2: Ownership Letter

A letter stating the project will be owned and maintained by an eligible applicant.

Exhibit 3: Cost Estimate

Provide a thorough and detailed statement as to the estimated cost of the project. This statement should be part of the cost-effectiveness analysis for each feasible alternative and include the identification of the most cost-effective alternative. The most cost-effective alternative is the treatment system that has the lowest present worth value, unless non-monetary costs are overriding, that meets the minimum requirements of applicable effluent limitations, groundwater protection, and other applicable standards. The period for this analysis should be the expected design life of the project. The costs to be considered in the analysis include the present worth or equivalent annual value of capital costs and operation and maintenance (O&M) costs. Monetary costs shall be presented as present worth values for all capital and operation and maintenance (O&M) costs over the expected design life of the project. A description of the significance and impact of non-monetary factors, such as environmental effects, implementation capability, operability, performance reliability, and flexibility.

Exhibit 4: Matching Funds Commitment

Provide funding commitment letters from all other project funding sources (including equity commitments).

- Funding commitments or term sheets provided by lending institutions must include the term, rate, and collateral conditions, and must be signed and dated.
- Funding commitments of equity from the applicant or private third party must be signed and dated (indicating the amount of funds being committed) and be accompanied by documentation (such as audited financial statements) showing the ability to commit such funds.

Exhibit 5: Color-Coded Map

A color-coded map detailing the location of the infrastructure or where the project will be conducted.

Exhibit 6: Planning Letter

A letter from the appropriate planning agency certifying that the proposed project complies with the comprehensive land use plans.

Exhibit 7: Resolution

Provide a resolution duly adopted by the applicant's governing board formally requesting the grant, designating an official to execute all documents, describing briefly the project scope, and identifying the grant amount. (See Appendix II for a Sample Resolution).

Exhibit 8: Permits

A list of all Local, State and Federal planning approvals and permits from the appropriate agencies.

Exhibit 9: Income Demographics for Project Area

Using information from the 2020 edition of the US Census American Community Survey, please provide the following information for the area to be served by the proposed project at the municipal level.

- [Median Household Income](#) of the service area.
- [Lowest Quintile of Income](#) of the service area.

Exhibit 10: Federal Funding Accountability and Transparency Act (FFATA) Sub-Recipient Data Sheet

Provide a completed FFATA Sub-Recipient Data Sheet. A blank form can be found on the [COVID-19 ARPA PA Small Water and Sewer Program under FFATA](#). The Contract # field will be completed by DCED staff upon award.

If you have any questions on completing the application, please call the CFA Programs Division at (717) 787-6245.

Appendix II – Authorized Official Resolution

Be it RESOLVED, that the _____ (Name of Applicant) of _____ (Name of County) hereby request an PA Small Water and Sewer Program grant of \$ _____ from the Commonwealth Financing Authority to be used for _____.

Be it FURTHER RESOLVED, that the Applicant does hereby designate _____ (Name and Title) and _____ (Name and Title) as the official(s) to execute all documents and agreements between the _____ (Name of Applicant) and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, _____, duly qualified Secretary of the _____ (Name of Applicant), _____ (Name of County) _____, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the _____ (Governing Body) at a regular meeting held _____ (Date) and said Resolution has been recorded in the Minutes of the _____ (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the _____ (Applicant),
this ____ day of _____, 20____.

9.

10.

Name of Applicant

County

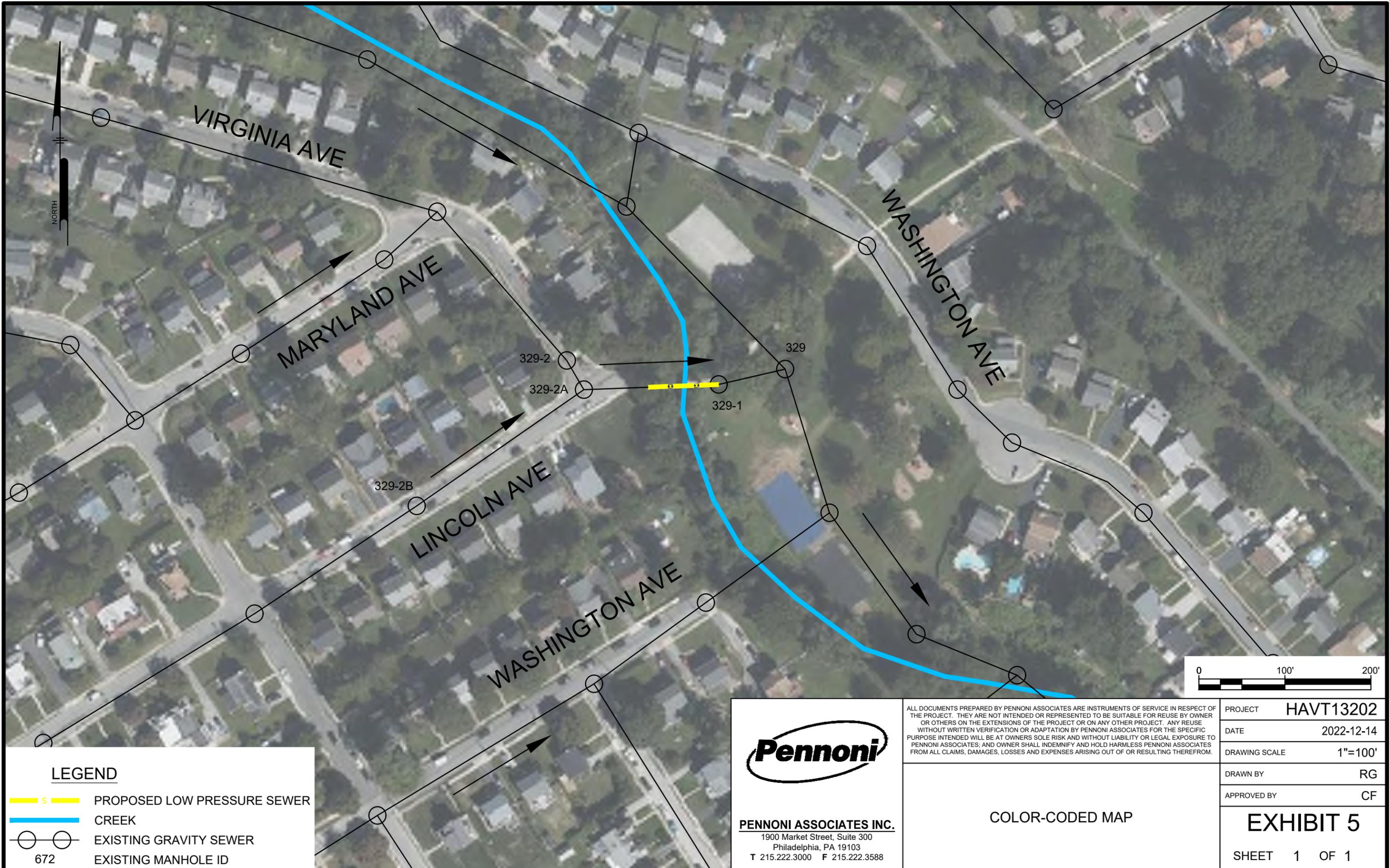
Secretary

Appendix III – Expenditure Categories

The information below is taken from page 43 of the [American Recovery Plan Act Compliance and Reporting Guidance for State and Local Fiscal Recovery Funds Version: 4.2](#).

Water and Sewer	Expenditure Category	Previous Expenditure Category
Clean Water: Centralized Wastewater Treatment	5.1	5.1
Clean Water: Centralized Wastewater Collection and Conveyance	5.2	5.2
Clean Water: Decentralized Wastewater	5.3	5.3
Clean Water: Combined Sewer Overflows	5.4	5.4
Clean Water: Other Sewer Infrastructure	5.5	5.5
Clean Water: Stormwater	5.6	5.6
Clean Water: Energy Conservation	5.7	5.7
Clean Water: Water Conservation	5.8	5.8
Clean Water: Nonpoint Source	5.9	5.9
Drinking water: Treatment	5.10	5.10
Drinking water: Transmission & Distribution	5.11	5.11
Drinking water: Lead Remediation, including in Schools and Daycares	5.12	5.12
Drinking water: Source	5.13	5.13
Drinking water: Storage	5.14	5.14
Drinking water: Other water infrastructure	5.15	5.15
Water and Sewer: Private Wells	5.16	-
Water and Sewer: IJJA Bureau of Reclamation Match	5.17	-
Water and Sewer: Other	5.18	-

P:\PROJECTS\HVT13202 - TOWNSHIP WIDE SANITARY SEWER\2022 SMALL WATER SEWER GRANT\EXHIBITS - 2022\ES-COLOR CODED MAP 2022.DWG
 PLOTTED: 12/16/2022 2:16:21 PM BY: RYAN GASPARI PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: ---



LEGEND	
	PROPOSED LOW PRESSURE SEWER
	CREEK
	EXISTING GRAVITY SEWER
	EXISTING MANHOLE ID

Pennoni

PENNONI ASSOCIATES INC.
 1900 Market Street, Suite 300
 Philadelphia, PA 19103
 T 215.222.3000 F 215.222.3588

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

COLOR-CODED MAP

PROJECT	HAVT13202
DATE	2022-12-14
DRAWING SCALE	1"=100'
DRAWN BY	RG
APPROVED BY	CF
EXHIBIT 5	
SHEET 1 OF 1	











Manager 610-446-1000 ext. 2208
Human Resources 610-446-1000 ext. 2233

TOWNSHIP OF
HAVERFORD

DELAWARE COUNTY
1014 DARBY ROAD
HAVERTOWN, PA 19083-2551
(610) 446-1000

LARRY HOLMES, ESQ., PRESIDENT
JUDY TROMBETTA, VICE PRESIDENT
DAVID R. BURMAN, TWP MANAGER/SECRETARY
AIMEE CUTHBERTSON, ASS'T TWP. MANAGER
JOHN R. WALKO, ESQ., SOLICITOR
PENNONI ASSOCIATES, INC., ENGINEER

WARD COMMISSIONERS
1ST WARD BRIAN D. GONDEK
2ND WARD SHERYL FORSTE-GRUPP, PH.D
3RD WARD KEVIN MCCLOSKEY, ESQ.
4TH WARD JUDY TROMBETTA
5TH WARD LAURA CAVENDER
6TH WARD LARRY HOLMES, ESQ.
7TH WARD CONOR QUINN
8TH WARD GERARD T. HART, MD
9TH WARD WILLIAM F. WECHSLER

HAVT 13202

March 1, 2023

David R. Burman, Township Manager
Haverford Township
1014 Darby Road
Havertown, PA 19083-2251

**RE: PA Small Water & Sewer Program
Haverford Township, Delaware County
Sanitary Sewer Main Crossing – Naylor's Run Creek**

Dear Mr. Burman:

At the Haverford Township Planning Commission meeting of March 9, 2023, the Commission discussed the issues associated with the above referenced project designated for this funding and determined the project is consistent with the goals identified in the 1988 Comprehensive Plan of Haverford Township. Further, the Commission voted to support the application for funding of the proposed project.

Please feel free to contact me if you have any questions regarding this motion.

Sincerely,

HAVERFORD TOWNSHIP PLANNING COMMISSION

Chair

CF/rg

cc: Charles Faulkner, PE, Pennoni Associates

P:\Projects\HAVT\13202 - Township Wide Sanitary Sewer\2022 Small Water Water Sewer grant\3-9-23\Planning Commission Ltr.docx

ORDINANCE NO. _____-2023

**AN ORDINANCE OF THE TOWNSHIP OF HAVERFORD, DELAWARE COUNTY,
COMMONWEALTH OF PENNSYLVANIA, AMENDING CHAPTER 160,
SUBDIVISION AND LAND DEVELOPMENT, SECTION 160-5.B(4)(c), AND CHAPTER
157-1, STREETS AND SIDEWALKS, TO REQUIRE THE
INSTALLATION OF SIDEWALKS AS A SUBDIVISION OR
LAND DEVELOPMENT PLAN DESIGN REQUIREMENT**

WHEREAS, the Charter for the Township of Haverford and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*, authorizes the Board of Commissioners of Haverford Township (“Board”) to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of Haverford Township (“Township”) and the maintenance of peace, good government, health and welfare of the Township and its citizens

WHEREAS, the Haverford Township Code, Chapter 160, Subdivision and Land Development, Section 160-5.B(4)(c), addressing the general design standards for sidewalks, currently provides: “Sidewalks shall be required where, in the opinion of the Board of Township Commissioners, heavy pedestrian traffic will result or where pedestrian safety requires such sidewalks. Sidewalks are required for any multifamily development.”

WHEREAS, the Board desires to amend §160-5 B(4)(c) and Chapter 157, Streets and Sidewalks, §157-1, to require the installation of sidewalks as a subdivision plan or land development plan design requirement, unless such requirement is modified by the Board of Commissioners due to a hardship pursuant to §160-10;

WHEREAS, the Board has met the procedural requirements of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including advertising, submission to the planning commissions, and holding a public hearing; and

WHEREAS, the Board, after due consideration of the proposed ordinance at duly advertised public hearings, has determined that the health, safety and general welfare of the residents and guests of the Township will be served by this amendment of the Haverford Township Code as set forth below;

THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, the Board has determined that the health, safety, and general welfare of the residents and guests of the Township will be served by the following Code amendments:

Section I. Code Amendments.

A. Chapter 160, Subdivision and Land Development, of the Haverford Township Code, §160-5.B(4)(c), is hereby amended to provide as follows:

(c) Sidewalks shall be provided for all existing and proposed streets. Along any existing or proposed street on which a subdivision or land development abuts, sidewalks shall be constructed to accommodate the sidewalk, curbing, and verge requirements of subsection (e) below.

B. Chapter 157, Streets and Sidewalks, Section 157-1, “System of sidewalks and curbs established; width of sidewalks prescribed,” is hereby amended to provide as follows:

A uniform system of sidewalks and curbs along both sides of all streets and highways of Haverford Township is hereby established, said sidewalks and curbs to be installed at the width and pursuant to the other specifications prescribed in the Township Subdivision and Land Development Chapter.

Section II. Repealer. In addition to the above, all other ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed. Further, it is understood and intended that all other sections, parts, provisions, and ordinances that are not otherwise specifically in conflict with or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

Section III. Severability. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude, or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

Section IV. Failure to Enforce Not a Waiver. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

Section V. Effective Date. This Ordinance shall become effective 10 days following final adoption by the Board of Commissioners and publication as required by law.

ADOPTED this _____ day of _____, 2023.

ATTEST:

TOWNSHIP OF HAVERFORD

By: _____
David R. Burman,
Township Manager/Secretary

By: _____
C. Lawrence Holmes
President,
Board of Commissioners



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083

Thursday, March 9, 2023 at 7:00 p.m.

Planning Commission Members:

Angelo Capuzzi
E. David Chanin
Maggie Dobbs
Robert Fiordimondo
Jack Garrett
Louis D. Montresor
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

1. **Opening of Meeting:** Ms. Kirk called the Meeting to order at 7:07P.M.
 - a. *Roll Call- All Members Present*
 - b. *Pledge of Allegiance*

2. **Reorganization/appointments**
 - a. *Motion to nominate candidates for the following seats:*
 - i. *Chairperson:* Mr. Montesor made Motion to nominate *Mr. Chanin*, Mr. Capuzzi
Seconded, All in Favor.
 - ii. *Vice-Chairperson:* Mr. Chanin made Motion to nominate *Ms. Dobbs*, Mr. Montresor
Seconded, All in Favor.
 - iii. *Secretary:* Mr. Chanin made Motion to nominate *Mr. Garrett*, Mr. Montresor Seconded,
All in Favor.
 - b. Mr. Capuzzi made Motion to appoint *Marge Buchanan* as scribe for the year 2023, Mr. Garrett
Seconded, All in Favor.
 - c. Ms. Dobbs made Motion to set the following 2023 calendar of meetings for the
Planning Commission:
 - d.

<i>April 13th</i>	<i>September 14th</i>
<i>May 11th</i>	<i>October 12th</i>
<i>June 8th</i>	<i>November 9th</i>
<i>July 13th</i>	<i>December 14th</i>
<i>August 10th</i>	
 - e. Mr. Chanin made Motion for Meetings to convene at 7:00 P.M., Mr. Capuzzi Seconded, All in Favor.

**3. PA Small Water & Sewer Program, DCED Small Water Sewer Grant Application
Sanitary Sewer Main Crossing – Naylor's Run Creek
Planning Commission Recommendation**

Review the proposed grant application to fund the rehabilitation of the sewer main crossing Naylor's Run at Bailey Park for consistency with the Comprehensive Plan, and provide a recommendation to the Board of Commissioners.

Charles Faulkner, Penonni Associates, Township Engineer presented the information in review for the proposed grant application. Mr. Faulkner was asking the Planning Commission to recommend approval of the grant as being consistent with the planning objectives of the Township and the Comprehensive Plan.

Mr. Faulkner explained the SSO (sanitary sewer overflow) that took place in the location of where the rehabilitation of the sewer main requires the funding through the proposed grant. At the time of the leak, there had been a spot liner placed around the existing pipe that would be a temporary remedy until a future solution could be installed. The Township has applied for the PA Small Water & Sewer Program, DCED Small Water Sewer Grant. The proposed work that would be afforded by the grant would replace the existing terra cotta piping with a robust and newly constructed ductile iron pipe sewer line set as low as possible. The proposed improvement will accommodate the flow from 250-260 homes.

Mr. Fiordimondo asked for clarification on "robust" describing the duct pipe. Mr. Faulkner stated it would be ductile iron pipe which is more ridged and stable.

Ms. Dobbs asked for the timeline of the grant process. Mr. Faulkner stated grants will be announced late spring-early summer. A contract with DCED, it may be designed by the end of the year, bid in the following year and constructed in the summer of that year.

Mr. Capuzzi asked if it is correct that 250 homes would generate about 10 thousand gallons of flow a day? Mr. Faulkner added that it is likely a bit more.

Ms. Phillips asked about flooding of properties during the larger rain storms. Mr. Faulkner verified this to be true but the scope of work for this project does not encompass designs for the redirection of the creek or enlarging pipes.

Mr. Chanin asked if there is confidence in the repair that exists. Mr. Faulkner gave a brief description of the fine work that had been done to date but also stated that the repair will need to be closely monitored due to the literal location of the pipe and the temporary nature of the current repair.

Mr. Capuzzi made Motion that the Planning Commission agrees that the proposed project to rebuild the sanitary sewer main crossing Naylor's Run is in consistent with the goals identified in the Township's Comprehensive Plan and that the Planning Commission supports the application for funding this project. Mr. Garrett Seconded. All in Favor.

[Review postponed to the April 13, 2023 Meeting at the Applicants request](#)

**~~4. 774 Lawson Avenue, D.C. Folio No. 22-08-00649-00
Minor Subdivision Plan – Sleepy Valley Holdings, LLC~~**

~~*The applicant proposes to subdivide a 15,228 square foot lot into two parcels, with Lot "1" to contain 7,233 square feet, and Lot "2" to contain 7,995 square feet. An existing single family home is to be demolished, and two new single family dwellings will be constructed with associated stormwater management improvements. The existing lot contains three previously consolidated parcels, shown on the plan as Parcels "A", "B", & "C".*~~

**5. Ordinance amendment review- Chapter 160 Subdivision & Land Development
Sidewalk requirements, Section 160-5.B(4)(c)**

Revision to existing language to require the installation of sidewalks for all plans subject to subdivision and land development approval.

A lengthy discussion amongst the Planning Commission Board ensued regarding the language within the

proposed ordinance update.

Ms. Dobbs Motioned to recommend the approval of the proposed ordinance amendment regarding the requirement to construct sidewalks with the following conditions:

1. In the third "Whereas" to read: *"The Board desires to amend §160-5.B(4)(c) and Chapter 157, Streets and Sidewalks, §157-1, to require the installation of sidewalks as a subdivision plan or land development plan design requirement, unless such requirement is modified by the Board of Commissioners as provided for in §160-10.*
2. Revise the wording in the SALDO Section **§160-5.B(4)(c)**, *is hereby amended to provide as follows: (c) Sidewalks shall be provided for all existing and proposed streets. Along any existing or proposed street on which a subdivision or land development abuts, sidewalks shall be constructed in accordance with the requirements subsection(e) below.*

Mr. Capuzzi Seconded, Mr. Chanin Abstained. Approved for recommendation 6-0.

6. Review of Minutes

Planning Commission Meeting Minutes of November 10, 2022 & December 8, 2022.

Mr. Garrett made Motion to approve the November 10, 2022 Planning Commission Minutes, Ms. Dobbs Seconded, Mr. Montresor and Ms. Phillips were absent. Minutes Approved.

Mr. Capuzzi made Motion to approve the December 8, 2022 Planning Commission Minutes, Ms. Dobbs Seconded, Mr. Garrett and Mr. Montresor were absent. Minutes Approved.

New Business: Ms. Phillips volunteered and is named as the new Planning Commission Liaison to the Historical Commission. Mr. Capuzzi Motioned and Seconded by Mr. Garrett, All in Favor.

Adjournment

Mr. Capuzzi Motioned to Adjourn, Mr. Garrett Seconded, All in Favor. Meeting Adjourned at 8:20 P.M.



Planning Commission

[Agenda Link](#)

Date received: 04/12/2023 @ 1311
Date & Time posted: 04/12/2023 @ 15207

[Minutes Link](#)

Date received: 05/12/2023 @ 0818
Date & Time posted: 05/12/2023 @ 0902

Meeting Agenda & Minutes

Date: Thursday, April 13, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Meeting Rooms

Time: 7:00 P.M.



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, April 13, 2023 at 7:00 p.m.

Planning Commission Members:

Angelo Capuzzi
E. David Chanin
Maggie Dobbs
Robert Fiordimondo
Jack Garrett
Louis D. Montresor
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting**

- a. *Roll Call*
- b. *Pledge of Allegiance*

2. **774 Lawson Avenue, D.C. Folio No. 22-08-00649-00
Minor Subdivision Plan- Sleepy Valley Holdings, LLC**

The applicant proposes to subdivide a 15,228 square foot lot into two parcels, with Lot "1" to contain 7,233 square feet, and Lot "2" to contain 7,995 square feet. An existing single family home is to be demolished, and two new single family dwellings will be constructed with associated stormwater management improvements. The existing lot contains three previously consolidated parcels, shown on the plan as Parcels "A", "B", & "C".

3. **Review of Minutes**

Planning Commission meeting of March 9, 2023.

Adjournment

Serial Number:
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

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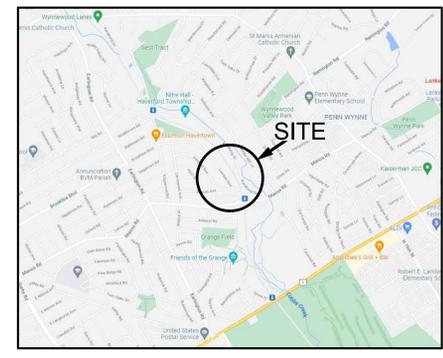
- PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
- FINAL NOTICE: 10-90 DAYS FROM THE START OF CONSTRUCTION
- ROUTINE NOTICE: 3-10 DAYS FROM THE START OF CONSTRUCTION

REFERENCE PLANS:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR VINCE SPOSATO BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA, DATED DECEMBER 1, 2021, FILE NO. 1371.
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON OCTOBER 27, 2021 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA. STATE PLANE ZONE SOUTH HARN
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009
6. REFERENCE PLAN #1 A PLAN ENTITLED "PLAN OF SURVEY MADE FOR HENRY J. CARR", PREPARED BY MARIETTE W. MEEKINS, DATED FEBRUARY 15, 1971, NO REVISIONS.



LOCATION MAP
 SCALE: 1" = 2,000'

EXISTING LOT DATA:
 RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073
 PARCEL ID: 22-08-10649-00
 TAXMAP ID: 22-28-270:000
 DEED BOOK & PAGE NO: 6782 & 5729

PARCEL A: GROSS LOT AREA: 9,245 SF (0.2122 AC)
 PARCEL B: GROSS LOT AREA: 3,015 SF (0.0692 AC)
 PARCEL C: GROSS LOT AREA: 2,968 SF (0.0681 AC)

EXISTING IMPERVIOUS COVERAGE:
 BUILDING: 1,596 SF (10.5%)
 GARAGE: 275 SF (1.8%)
 ROOF OVERHANG: 634 SF
 DRIVEWAY: 451 SF
 WALLS, WALKS, ETC.: 216 SF
 TOTAL: 3,172 SF (20.8%)

PROPOSED LOT 1 DATA:
 GROSS LOT AREA: 7,233 SF (0.1661 AC)
PROPOSED IMPERVIOUS COVERAGE:
 BUILDING: 1,413 SF
 DRIVEWAY: 360 SF
 WALLS, WALKS, ETC.: 45 SF
 TOTAL: 1,818 SF (25.1%)
 MAXIMUM ALLOWED: 3,255 SF (45.0%)

BUILDING COVERAGE CALCULATION:
 BUILDING: 1,413 SF
 DECK: 276 SF
 TOTAL BUILDING COVERAGE: 1,689 SF (23.4%)

PROPOSED LOT 2 DATA:
 GROSS LOT AREA: 7,995 SF (0.1835 AC)
PROPOSED IMPERVIOUS COVERAGE:
 BUILDING: 1,429 SF
 DRIVEWAY: 360 SF
 WALLS, WALKS, ETC.: 58 SF
 TOTAL: 1,847 SF (23.1%)
 MAXIMUM ALLOWED: 3,598 SF (45.0%)

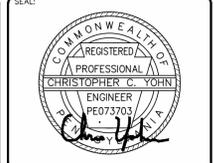
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 BUILDING: 1,429 SF
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 TOTAL BUILDING COVERAGE: 1,620 SF (20.3%)

LINE TYPE LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING BUILDING SETBACK
	EXISTING FENCE
	EXISTING 1" CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED BUILDING
	PROPOSED DRIVEWAY
	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.

0 10' 20'
 SCALE: 1" = 10'

REV	DATE	COMMENTS



PROJECT: RESIDENTIAL SUBDIVISION	
PROJECT ADDRESS: 774 LAWSON AVENUE, HAVERTOWN, PA 19083	
MUNICIPALITY: HAVERFORD TOWNSHIP	COUNTY: DELAWARE COUNTY

PLAN SET: MINOR SUBDIVISION PLANS	
SHEET NAME: ILLUSTRATIVE SITE PLAN	

PREPARED FOR: OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073	DATE: DECEMBER 20, 2022 SCALE: 1" = 10' ONE CALL NUMBER: DRAWN BY: CCY PROJECT NUMBER: 21-114
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PREPARED BY: YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM	SHEET: 1 OF 7
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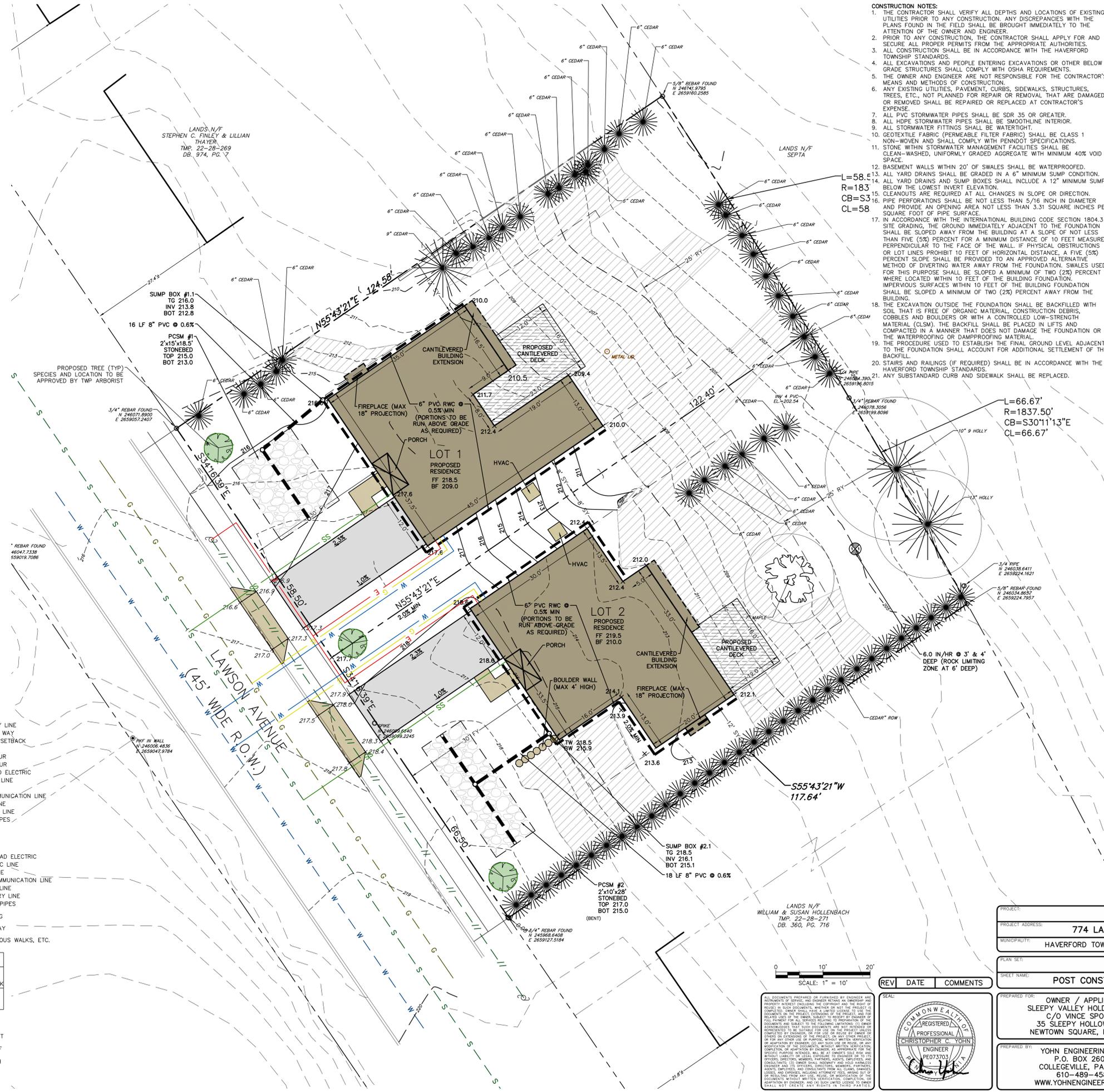
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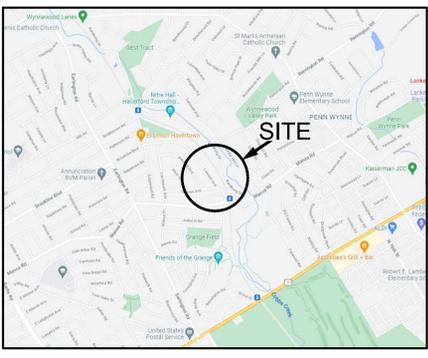
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- - -	EXISTING 5' CONTOUR
- - -	EXISTING OVERHEAD ELECTRIC
- - -	EXISTING ELECTRIC LINE
- - -	EXISTING GAS LINE
- - -	EXISTING TELECOMMUNICATION LINE
- - -	EXISTING WATER LINE
- - -	EXISTING SANITARY LINE
- - -	EXISTING STORM PIPES
---	15%-25% SLOPES
---	>25% SLOPES
- - -	PROPOSED OVERHEAD ELECTRIC
- - -	PROPOSED ELECTRIC LINE
- - -	PROPOSED GAS LINE
- - -	PROPOSED TELECOMMUNICATION LINE
- - -	PROPOSED WATER LINE
- - -	PROPOSED SANITARY LINE
- - -	PROPOSED STORM PIPES
---	PROPOSED BUILDING
---	PROPOSED DRIVEWAY
---	PROPOSED IMPERVIOUS WALKS, ETC.

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH	DEPTH TO WATER BEDROCK
Me	MADE LAND SCHIST AND ONES MATERIALS	NOT RATED	C	4.98	5.41

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.



- CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE OWNER AND ENGINEER.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HAVERFORD TOWNSHIP STANDARDS.
 - ALL EXCAVATIONS AND PEOPLE ENTERING EXCAVATIONS OR OTHER BELOW GRADE STRUCTURES SHALL COMPLY WITH OSHA REQUIREMENTS.
 - THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.
 - ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR REPAIR OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - ALL PVC STORMWATER PIPES SHALL BE SDR 35 OR GREATER.
 - ALL HOPE STORMWATER PIPES SHALL BE SMOOTHLINE INTERIOR.
 - ALL STORMWATER FITTINGS SHALL BE WATER TIGHT.
 - GEOTEXTILE FABRIC (PERMEABLE FILTER FABRIC) SHALL BE CLASS 1 NON-WOVEN AND SHALL COMPLY WITH PENNDOT SPECIFICATIONS.
 - STONE WITHIN STORMWATER MANAGEMENT FACILITIES SHALL BE CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE WITH MINIMUM 40% VOID SPACE.
 - BASEMENT WALLS WITHIN 20' OF SWALES SHALL BE WATERPROOFED.
 - ALL YARD DRAINS AND SUMP BOXES SHALL INCLUDE A 12" MINIMUM SUMP BELOW THE LOWEST INVERT ELEVATION.
 - CLEANOUTS ARE REQUIRED AT ALL CHANGES IN SLOPE OR DIRECTION.
 - PIPE PERFORATIONS SHALL BE NOT LESS THAN 5/16 INCH IN DIAMETER AND PROVIDE AN OPENING AREA NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE.
 - IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 1804.3 SITE GRADING, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN FIVE (5%) PERCENT FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT TO FEET OF HORIZONTAL DISTANCE, A FIVE (5%) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT AWAY FROM THE BUILDING.
 - THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL.
 - THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
 - STAIRS AND RAILINGS (IF REQUIRED) SHALL BE IN ACCORDANCE WITH THE HAVERFORD TOWNSHIP STANDARDS.
 - ANY SUBSTANDARD CURBS AND SIDEWALK SHALL BE REPLACED.



EXISTING LOT DATA:

RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073
 22-08-10649-00
 22-28-270-000
 DEED BOOK & PAGE NO: 6782 & 5729

PARCEL ID: [blank]
 TAXMAP ID: [blank]
 DEED BOOK & PAGE NO: [blank]

PARCEL A: GROSS LOT AREA: 9,245 SF (0.2122 AC)
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BUILDING COVERAGE CALCULATION:

BUILDING: 1,429 SF
 DECK: 191 SF
 TOTAL BUILDING COVERAGE: 1,620 SF (20.3%)

THE LANDOWNER ACKNOWLEDGES THAT THE STORMWATER CONTROLS AND BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY HAVERFORD TOWNSHIP. ANY REVISION TO THE APPROVED DRAINAGE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

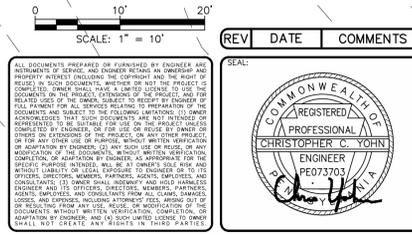
VINCE SPOSATO, MEMBER OF SLEEPY VALLEY HOLDINGS, LLC
 I, CHRISTOPHER C. YOHN, P.E., CPESC, ON THIS DATE 12/20/22, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE HAVERFORD TOWNSHIP STORMWATER MANAGEMENT CODE.
 Christopher C. Yohn
 CHRISTOPHER C. YOHN, P.E., CPESC

PROJECT:	RESIDENTIAL SUBDIVISION
PROJECT ADDRESS:	774 LAWSON AVENUE, HAVERTOWN, PA 19083
MUNICIPALITY:	HAVERFORD TOWNSHIP
COUNTY:	DELAWARE COUNTY

PLAN SET:	MINOR SUBDIVISION PLANS
SHEET NAME:	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PREPARED FOR:	OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073
DATE:	DECEMBER 20, 2022
SCALE:	1" = 10'
DRAWN BY:	ONE CALL NUMBER: CCY
PROJECT NUMBER:	21-114

PREPARED BY:	YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM
ENGINEER:	CHRISTOPHER C. YOHN, P.E., CPESC PE073703
SEAL:	
SHEET:	4 OF 7



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Serial Number:
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN
 ON THIS PLAN, HAVE BEEN DEVELOPED FROM
 FIELD LOCATIONS OF VISIBLE ABOVE GROUND
 UTILITY STRUCTURES AND/OR INFORMATION
 FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED
 APPROXIMATE. COMPLETENESS OR ACCURACY
 OF THE LOCATIONS AND DEPTH OF ALL
 STRUCTURES CANNOT BE GUARANTEED.
 CONTRACTORS MUST VERIFY ALL LOCATIONS
 AND DEPTHS OF ALL UNDERGROUND UTILITIES
 AND FACILITIES BEFORE THE START OF ANY
 WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE
 THE START OF ANY EXCAVATION WORK THE
 CONTRACTOR SHALL NOTIFY THE AFFECTED
 UTILITY COMPANIES THROUGH THE
 PENNSYLVANIA "ONE CALL SYSTEM"
 1-800-242-1776 ACCORDING TO THE
 FOLLOWING SCHEDULE:

- PRELIMINARY NOTICE: MORE THAN 90 DAYS
 FROM THE START OF CONSTRUCTION
- FINAL NOTICE: 10-90 DAYS FROM THE
 START OF CONSTRUCTION
- ROUTINE NOTICE: 3-10 DAYS FROM THE
 START OF CONSTRUCTION

REFERENCE PLANS:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED
 FOR VINCE SPOSATO BY SCHOOK GROUP, LLC,
 CONSHOHOCKEN, PA, DATED DECEMBER 1, 2021, FILE NO.
 1371.
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED
 ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY
 DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES
 WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT
 CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES
 CONSERVATION SERVICE WEB SOIL SURVEY
 (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

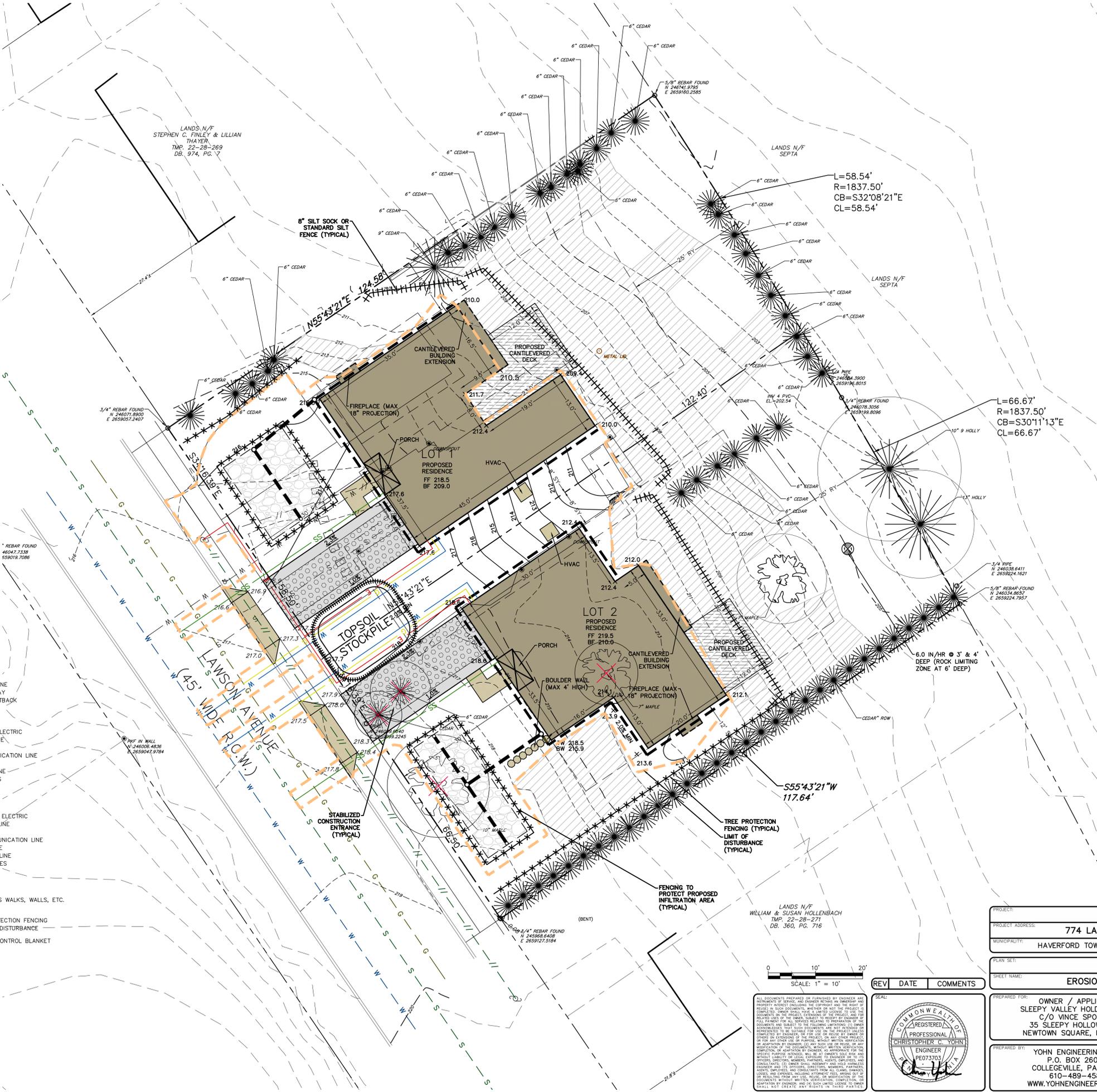
1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY
 PERFORMED ON THE PREMISES ON OCTOBER 27, 2021 AND
 DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE
 UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST
 BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO
 CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS
 PA. STATE PLANE ZONE SOUTH HARN
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER
 NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL
 FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL
 42045C0106F, EFFECTIVE DATE 11/18/2009
6. REFERENCE PLAN
 A PLAN ENTITLED "PLAN OF SURVEY MADE FOR HENRY J.
 CARR", PREPARED BY MARIETTE W. MEEKINS, DATED
 FEBRUARY 15, 1971, NO REVISIONS.

LINETYPE LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- - - -	EXISTING BUILDING SETBACK
- - - -	EXISTING FENCE
- - - -	EXISTING 1" CONTOUR
- - - -	EXISTING 5' CONTOUR
- - - -	EXISTING OVERHEAD ELECTRIC
- - - -	EXISTING ELECTRIC LINE
- - - -	EXISTING GAS LINE
- - - -	EXISTING TELECOMMUNICATION LINE
- - - -	EXISTING WATER LINE
- - - -	EXISTING SANITARY LINE
- - - -	EXISTING STORM PIPES
---/---	15%-25% SLOPES
---/---	>25% SLOPES
- - - -	PROPOSED OVERHEAD ELECTRIC
- - - -	PROPOSED ELECTRIC LINE
- - - -	PROPOSED GAS LINE
- - - -	PROPOSED TELECOMMUNICATION LINE
- - - -	PROPOSED WATER LINE
- - - -	PROPOSED SANITARY LINE
- - - -	PROPOSED STORM PIPES
■	PROPOSED BUILDING
■	PROPOSED DRIVEWAY
■	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
■	PROPOSED SILT SOCK
■	PROPOSED TREE PROTECTION FENCING
■	PROPOSED LIMITS OF DISTURBANCE
■	PROPOSED EROSION CONTROL BLANKET

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH	DEPTH TO WATER BEDROCK
Me	MADE LAND SCHIST AND ONEIS MATERIALS	NOT RATED	C	4.98	5.41

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

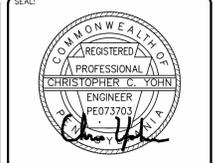


- CONSTRUCTION TIMING AND SEQUENCE NOTES:**
1. ANTICIPATED START OF CONSTRUCTION: MARCH 2023.
 2. INSTALL THE TREE PROTECTION FENCING AND NOTIFY TOWNSHIP FOR APPROVAL AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
 3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE. ALL CONSTRUCTION VEHICLES SHALL UTILIZE THIS ENTRANCE TO EXIT THE SITE.
 4. INSTALL SILT FENCE, STRIP TOPSOIL AND STOCKPILE FOR FUTURE USE. SURROUND STOCKPILE WITH SILT FENCE AND IMMEDIATELY STABILIZE.
 5. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DISTURBANCE.
 6. DEMOLISH PORTIONS OF EXISTING IMPERVIOUS AS NOTED ON THE PLAN.
 7. EXCAVATE FOR THE PROPOSED FOUNDATIONS, CONSTRUCT BACKFILL AND ROUGH GRADE THE SITE.
 8. INSTALL THE STONE BASE FOR THE DRIVEWAYS.
 9. CONCURRENT WITH DRIVEWAY STONE, BEGIN BUILDING CONSTRUCTION.
 10. FINAL GRADE THE SITE AND INSTALL THE WALKWAYS, PATIOS AND FINAL PAVING.
 11. SPREAD TOPSOIL, SEED AND IMMEDIATELY STABILIZE.
 12. NOTIFY THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED FACILITIES. UPON SITE STABILIZATION, INSTALL THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL NOT RECEIVE RUNOFF WITHOUT THE PRIOR APPROVAL FROM THE TOWNSHIP ENGINEER AND UNTIL THE ENTIRE DRAINAGE AREA CONTRIBUTORY HAS ACHIEVED FINAL STABILIZATION.
 13. REMOVE THE EROSION AND SEDIMENTATION CONTROLS AND IMMEDIATELY STABILIZE DENuded AREAS.
 14. ANTICIPATED END OF CONSTRUCTION: MARCH 2024.

DISTURBED AREA: 8,000± SF (0.18 AC)
UNDISTURBED AREA: 7,000± SF (0.16 AC)

SCALE: 1" = 10'

REV	DATE	COMMENTS



PROJECT: RESIDENTIAL SUBDIVISION	
PROJECT ADDRESS: 774 LAWSON AVENUE, HAVERTOWN, PA 19083	
MUNICIPALITY: HAVERFORD TOWNSHIP	COUNTY: DELAWARE COUNTY

PLAN SET: MINOR SUBDIVISION PLANS	
SHEET NAME: EROSION AND SEDIMENTATION CONTROL PLAN	

PREPARED FOR: OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073	DATE: DECEMBER 20, 2022 SCALE: 1" = 10' ONE CALL NUMBER: CCY DRAWN BY: 21-114 PROJECT NUMBER:
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PREPARED BY: YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM	SHEET: 6 OF 7
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STANDARD E&S PLAN NOTES:

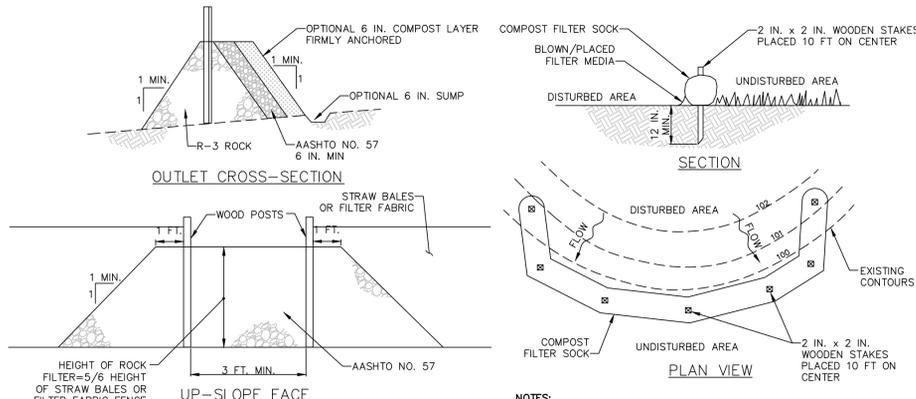
- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE MUNICIPALITY PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 15 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE MUNICIPALITY. ALL BUILDING MATERIALS SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE COMPLETED AND SUBMITTED TO THE MUNICIPALITY WITH THE E&S PLAN. FORM FP-001 MUST BE COMPLETED FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED AND EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL SEDIMENT AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACING, REGRADING, RESEEDING AND REACTIVATING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. TOPSOIL TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL TO BE PLACED PRIOR TO SEEDING AND MULCHING.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO PREVENT EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL PLACED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF FACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEDS OR SPRINGS ENCLOSING DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPLETELY UNVEGETATED ROCK AND ROCK FILL NEED NOT BE VEGETATED. SEEDED AREAS 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATED COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE MUNICIPALITY.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MUNICIPALITY TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES AS PENALIZED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
- SEDIMENT BASINS AND/OR TRAPS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
- ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
- SOD OR EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 4H:1V OR STEEPER, WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
- HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. HAY AND STRAW MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR DRAWN IMPLEMENT MAY BE USED TO CRIMP THE HAY OR STRAW INTO THE SOIL (ABOUT 3").
- STRAW MULCH SHALL NOT BE APPLIED IN LONG STRANDS, NOR BE CHOPPED.
- GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENURED DURING THIS TIME PERIOD.
- THE RUNOFF CROSSING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE MANAGED SO THAT THE WATER QUALITY / QUANTITY IMPACT IS MINIMIZED TO THE ADJACENT PROPERTIES. ADDITIONAL DIVERSION BERMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPING SHALL BE PROVIDED AS NECESSARY / DIRECTED IN ORDER TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE.
- ALL TOPSOIL SHALL REMAIN ONSITE UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE NPDES BOUNDARY IS EQUAL TO THE LIMITS OF DISTURBANCE FOR THE SITE, AND ANY OFF-SITE AREAS WITHIN THE LIMITS OF DISTURBANCE THAT ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL. OFF-SITE FACILITIES SUCH AS UTILITIES AND ROADWAY IMPROVEMENTS.
- FILL MATERIAL AND TOPSOIL STOCKPILES AND ACCESS TO THEM SHALL NOT BE LOCATED WITHIN THE DRIPLINE OF EXISTING TREES.

CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE NOTES:

- IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE APPLICANT. IF ALL CUT AND FILL MATERIALS WILL BE USED ON THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED BY THE OPERATOR UNLESS THERE IS A BELIEF THAT A SPILL OR RELEASE OF REGULATED SUBSTANCE OCCURRED ON SITE.
- APPLICANTS AND/OR OPERATORS MUST USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THE PROJECT QUALIFIES AS CLEAN FILL. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL," DOCUMENT NUMBER 258-2182-773 A COPY OF THIS POLICY IS AVAILABLE ONLINE AS WWW.DEPWEB.STATE.PA.US
- CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SODIUM MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
- CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE SHALL QUALIFY AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THIS CONSTRUCTION PHASE.
- ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS, ANALYTICAL TESTING OR PART OF DUE DILIGENCE REQUIREMENTS UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".
- FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

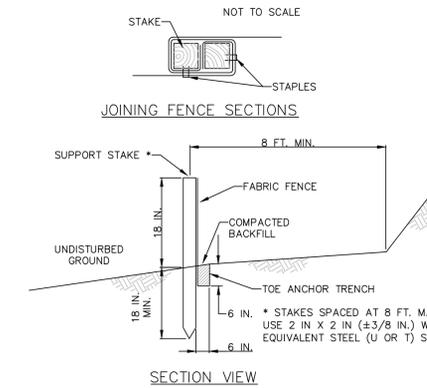
TOPSOIL APPLICATION, TURFGRASS ESTABLISHMENT AND SEEDING NOTES:

- CONTRACTOR TO CONFIRM ADDITIONAL SPECIFIC REQUIREMENTS WITH THE OWNER AND OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- TOPSOIL APPLICATION:**
 - GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3 TO 5 INCHES TO MEET THE BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPE.
 - TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 6 INCHES MINIMUM - 2 INCHES ON FILL OUTSLOPES. SPREADING SHOULD BE DONE IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE. IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.
 - TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DANGEROUS TO PROPER GRADING AND SEEDING PREPARATION. TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.
- TURFGRASS ESTABLISHMENT:**
 - A SOIL TEST TO DETERMINE LIME AND FERTILIZER REQUIREMENTS PROVIDES THE BEST GUIDE FOR PROPER TURFGRASS ESTABLISHMENT.
 - ROUGH-GRADING
 - REMOVE ALL BRUSH, INCLUDING LARGE STONES.
 - FILL MATERIAL AND/OR TILLAGE IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOIL PLACEMENT SHOULD BE CORRECTED IN ORDER TO PREVENT FORMATION OF DEPRESSIONS UNLESS SUCH DEPRESSIONS ARE PART OF THE PCSM PLAN.
 - WHERE TOPSOIL IS TO BE REPLACED OR BROUGHT IN, FIRST ROUGH-GRADE THE AREA TO THE CONTOUR OF THE FINISHED GRADE TO FACILITATE UNIFORM DISTRIBUTION OF TOPSOIL.
- SEEDING:**
 - WHERE A TEST HAS BEEN MADE, BROADCAST AND WORK INTO A 4 TO 6-INCH DEPTH TO MEET THE REQUIREMENT SHOWN BY THE TEST.
 - WHERE LIME REQUIREMENT EXCEEDS 200 LBS. PER 1,000 SF, APPLY ONE HALF THE TOTAL REQUIREMENT, TILL, APPLY THE REMAINING ONE HALF AND RETILL.
 - WHERE A TEST IS NOT AVAILABLE, BROADCAST AND WORK INTO A 4 TO 6-INCH SOIL DEPTH A MINIMUM OF 100 LBS. PER 1,000 SF.
- SOIL AMENDMENTS:**
 - WHERE A TEST INDICATES THE SOIL HAS A LOW ORGANIC MATTER CONTENT, CONSIDER WORKING THE UNCOMMINDED ORGANIC MATTER INTO THE SOIL TO A 2 TO 4-INCH DEPTH BEFORE APPLYING THE STARTER FERTILIZER.
 - REED SEDGE PEAT, MOSS PEAT, OR A COMBINATION OF THE TWO MATERIALS IS RECOMMENDED AS A SOURCE OF ORGANIC MATTER.
- TILLAGE:**
 - TILL SEEDBED TO A 4 TO 6-INCH DEPTH MAKING SURE THE LIMESTONE (IF REQUIRED), AMENDMENTS (IF REQUIRED) AND THE BASIC FERTILIZER ARE UNIFORMLY MIXED THROUGHOUT THE SOIL PROFILE. POCKETS OF LIMESTONE, AMENDMENTS OR FERTILIZER MUST BE AVOIDED.
- FINISH-GRADING:**
 - RAKE TO FINISH-GRAD PRIOR TO SEEDING. LIGHT ROLLING WILL INDICATE ANY LOW SPOTS OR OTHER IRREGULARITIES OF THE AREA. STARTER FERTILIZATION
 - IMMEDIATELY PRIOR TO SEEDING, BROADCAST AND WORK INTO THE TOP SOIL TO A 4 TO 6-INCH DEPTH TO MEET THE REQUIREMENT SHOWN BY THE TEST. 16-8-B FERTILIZER OR THE EQUIVALENT PER 1,000 SF. THE FERTILIZER MUST BE TUFF GRADE, HAVING AN APPROXIMATE 2-1-1 RATIO AND CONTAINING 35 PERCENT OR MORE OF THE TOTAL NITROGEN AS WATER INSOLUBLE OR CONTROLLED RELEASE NITROGEN.
- PERMANENT TURFGRASS:**
 - LATE SUMMER TO EARLY FALL IS THE BEST TIME FOR SEEDING PERMANENT TURFGRASS.
 - SOW RECOMMENDED SEED MIXTURE ADAPTED TO USE AND CLIMATIC CONDITIONS OF THE AREA.
 - DIVIDE TOTAL SEED QUANTITY INTO TWO EQUAL LOTS, SOWING ONE LOT IN ONE DIRECTION AND THE SECOND LOT AT RIGHT ANGLES TO THE FIRST WITH A MECHANICAL SEEDER OR SPREADER.
- COVER SEED:**
 - RAKE LIGHTLY OR DRAG AREA TO COVER SEED NO DEEPER THAN 1/4 IN.
- SEED-SOIL CONTACT:**
 - ROLL LIGHTLY TO FIRM SOIL AROUND SEED.
- MULCHING:**
 - MULCH SEEDED AREA WITH CLEAN STRAW OR MARSH HAY AT 3.0 TONS PER ACRE. LIGHT MULCHES (SOME SOIL SHOWING THROUGH MULCH) MAY BE LEFT ON THE AREA TO DECOMPOSE. HEAVY MULCHES (COMPLETE SOIL COVERAGE) SHOULD BE REMOVED FROM THE AREA WITHIN A FEW DAYS AFTER SEED GERMINATION.



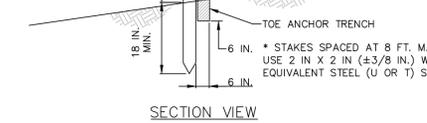
- NOTES:**
- ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST FILTER SOCK SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
 - SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

**STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET**

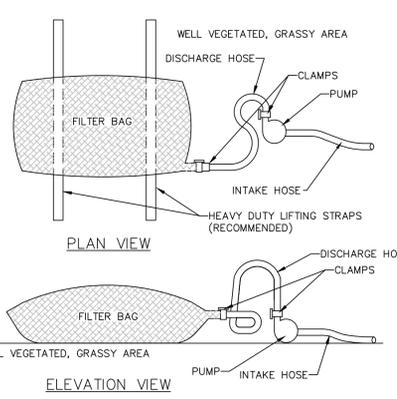


- NOTES:**
- SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
 - COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
 - TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 - COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 - BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK**

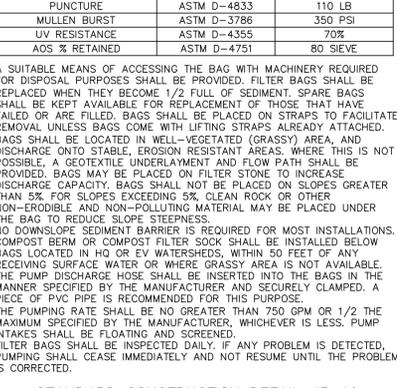


- NOTES:**
- LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE TIES. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:
- | PROPERTY | TEST METHOD | MINIMUM STANDARD |
|--------------------------|-------------|------------------|
| AVG. WIDE WIDTH STRENGTH | ASTM D-4884 | 60 LB/IN |
| GRAB TENSILE | ASTM D-4632 | 205 LB |
| PUNCTURE | ASTM D-4833 | 110 LB |
| MULLEN BURST | ASTM D-3786 | 350 PSI |
| UV RESISTANCE | ASTM D-4355 | 70% |
| AOS % RETAINED | ASTM D-4751 | 80 SIEVE |
- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL. UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED, BAGS SHALL BE LOCATED IN WELL-VEGETATED AREAS.
 - DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
 - NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
 - THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
 - THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
 - FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.



- NOTES:**
- FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.
 - FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
 - SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
 - SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
 - ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).
 - FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

**STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)**



- NOTES:**
- SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 - PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
 - BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
 - THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.



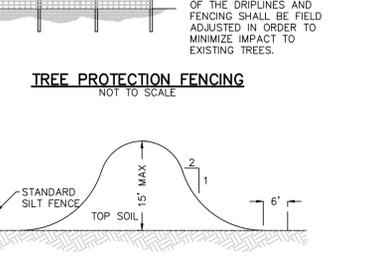
- NOTES:**
- SILT FENCE MUST COMPLETELY ENCLOSE STOCKPILES.
 - TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE OR USED AS FILL.
 - TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY.
 - TOPSOIL SHALL BE STABILIZED TO MINIMIZE EROSION DURING STORAGE.
 - UPON COMPLETION OF CONSTRUCTION, THE TOPSOIL SHALL BE UNIFORMLY REDISTRIBUTED ON THE SITE.

**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**



- NOTES:**
- SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 - PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
 - SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
 - BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
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**STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION**

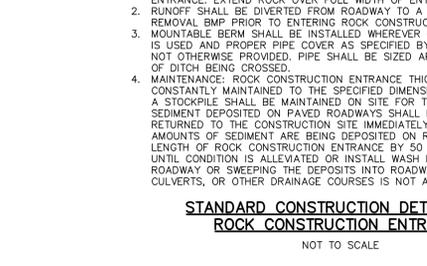


- NOTES:**
- SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 - PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
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TYPICAL SOIL STOCKPILE CROSS SECTION

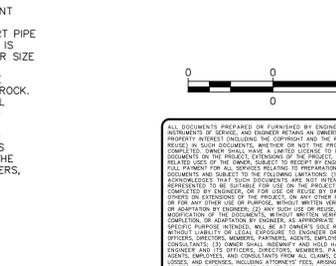


**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**



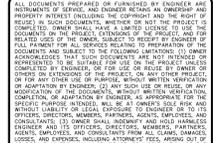
- NOTES:**
- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK COVER FULL WIDTH OF ENTRANCE.
 - RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 - MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
 - MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS.
 - MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
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 - UNLIT CONDITION IS ELLEVATED OR INSTALLED WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**



- NOTES:**
- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK COVER FULL WIDTH OF ENTRANCE.
 - RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
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PROJECT: RESIDENTIAL SUBDIVISION	
PROJECT ADDRESS: 774 LAWSON AVENUE, HAVERTOWN, PA 19083	
MUNICIPALITY: HAVERFORD TOWNSHIP	COUNTY: DELAWARE COUNTY
PLAN SET: MINOR SUBDIVISION PLANS	
SHEET NAME: EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS	
PREPARED FOR: OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VOLUME SPOSAUTO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073	DATE: DECEMBER 20, 2022 SCALE: 1" = 20' ONE CALL NUMBER: CCY DRAWN BY: CCY PROJECT NUMBER: 21-114
PREPARED BY: YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHENGINEERING.COM	SHEET: 7 OF 7





TOWNSHIP OF
HAVERFORD

DELAWARE COUNTY
1014 DARBY ROAD
HAVERTOWN, PA 19083-2551
(610) 446-1000

LARRY HOLMES, ESQ, PRESIDENT
JUDY TROMBETTA, VICE PRESIDENT
DAVID R. BURMAN, TWP MANAGER/SECRETARY
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9TH WARD WILLIAM F. WECHSLER

Manager 610-446-1000 ext. 2208
Human Resources 610-446-1000 ext. 2233

HAVTT 30244

March 6, 2023

Kelly Kirk, Zoning Officer and Community Planner
Haverford Township
1014 Darby Road
Havertown, PA 19083-2251

**RE: Minor Subdivision
Sleepy Valley Holdings, LLC – 774 Lawson Avenue**

Dear Ms. Kirk:

As requested, we have reviewed the following information prepared by Yohn Engineering, LLC, submitted for the referenced project:

- *“Minor Subdivision Plans”* (seven sheets) dated December 20, 2022.
- *“Stormwater Management Calculations -774 Lawson Avenue”* dated December 20, 2022.

The applicant, Sleepy Valley Holdings, LLC, proposes to subdivide an existing lot (Folio No. 22-08-00649-00) into two (2) new lots. The existing dwelling and related appurtenances are proposed to be demolished. Lot 1 is proposed to have an area of 7,233 square feet, and Lot 2 is proposed to have an area of 7,995 square feet. A new single-family dwelling and driveway are proposed on each lot. An underground infiltration system in the front yard is proposed for stormwater management for each new lot. The property is located within the R-4 Zoning District and the proposed single-family dwellings will be serviced by public water and sanitary sewer connected to existing utilities on Lawson Avenue.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4.G). We offer the following comments:

ZONING

1. The applicant should provide documentation indicating conformity with the median setback line of the existing structures on the same side of the street within 300-feet of the proposed construction. (§182-715)
2. The proposed driveways on each lot do not appear to accommodate the required two (2) parking spaces for a single-family dwelling. (§182-707.B) The applicant should clarify if garages are proposed for each dwelling.
3. Retaining walls within the front yard shall not exceed 30-inches in height. (§182-727.C(1))

4. The applicant should confirm that the proposed dwellings are located outside of steep slopes. Construction of a dwelling within steep slopes is a prohibited use per (§182-720.C(3))

SLOPE CONTROL

5. It appears the proposed improvements will require some level of disturbance to the existing steep slopes indicated. The applicant should delineate the areas of disturbance on the plan and provide the percentage of slopes on each lot that will be disturbed. (§154A-5)

SUBDIVISION AND LAND DEVELOPMENT

6. The plan should indicate Lawson Avenue is a State Highway (SR 1050) (§160-4.E(5)[e](3))
7. Horizontal sight distance should be indicated for each proposed driveway. (§160-4.E(5)[g](12))
8. The cartway width for Lawson Avenue should be identified on the plan. (§160-4.E(5)[e](3))
9. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
10. Monuments are required to be provided on right-of-way lines at corners and at angle points. (§160-5.B(8))
11. Shade trees are required to be installed at a minimum distance of six (6) feet from the inside edge of the sidewalk or right-of-way line (§160-5.B(6)).
12. The Shade Tree Commission should review all proposed landscaping and tree replacement.

STORMWATER MANAGEMENT

13. Infiltration testing is required to be conducted at the elevation of the proposed infiltration surface (§78-34.B(2)). Additional testing should be conducted for the proposed infiltration facilities on each lot.
14. The limit of disturbance should be indicated on the plans. (§78-25.B(7))
15. Additional information should be provided regarding installation and maintenance of the proposed above grade rainwater conductors. It may be prudent to lower the elevation of the infiltration beds to allow for underground installation of the rainwater conductors.

GENERAL

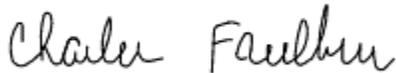
16. A PennDOT Highway Occupancy permit will be required for the proposed driveway and utility installations.
17. The plans should indicate whether the existing sanitary sewer lateral is being utilized for Lot 1 or a new lateral connection is proposed.
18. Please clarify whether the proposed cantilever decks are supplemented with any ground anchorage.

19. A detail should be provided for the proposed boulder wall.
20. The minimum longitudinal length of depressed curb for private driveway openings is 14 feet. (Township Design Standards) The depressed curb detail should indicate the same. In addition, the plan should indicate the replacement of the sidewalk between the proposed driveways and associated aprons.
21. The applicant should consider an alternate route for the proposed electric service for Lot 2 to avoid a significant distance within the right-of-way of Lawson Avenue.
22. The “metal lid” on Lot 1 should be identified.
23. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot.
24. A BMP Maintenance Agreement shall be executed and a contribution of \$2,200.00 per lot to the Township Stormwater Control and BMP Operation and Maintenance Fund shall be made (§78-49; §78-51).

Should you have any questions or comments, please feel free to contact the undersigned.

Sincerely,

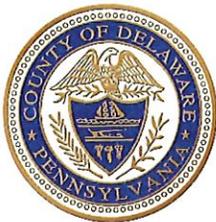
PENNONI



Charles Faulkner, PE
Senior Engineer

CF/brg

cc: Chris Yohn, PE, Yohn Engineering, LLC (via email)
Sleepy Valley Holdings, LLC (via email)



DELAWARE COUNTY PLANNING COMMISSION

1055 E. Baltimore Pike – Suite 100

Media, PA 19063

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

COUNCIL

DR. MONICA TAYLOR
CHAIRMAN

ELAINE PAUL SCHAEFER
VICE CHAIR

KEVIN M. MADDEN
CHRISTINE A. REUTHER
RICHARD R. WOMACK

March 17, 2023

Mr. David R. Burman
Haverford Township
1014 Darby Road
Havertown, PA 19083

RE: Name of Dev't: 774 Lawson Avenue
DCPD File No.: 20-7827-23
Developer: Sleepy Hollow Holdings, LLC
Location: East side of Lawson Avenue, approximately
200' north of the intersection with
Merion Avenue
Recv'd in DCPD: February 8, 2023

Dear Mr. Burman:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on March 16, 2023, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Gina Burritt
Director

cc: Sleepy Valley Holdings, LLC
Yohn Engineering, LLC



1055 E. Baltimore Pike
Media, PA 19063
Phone: (610) 891-5200
Email: planning_department@co.delaware.pa.us

Date: March 16, 2023
File No.: 20-7827-23

PLAN TITLE: 774 Lawson Avenue

DATE OF PLAN: February 3, 2023

OWNER OR AGENT: Sleepy Valley Holdings LLC

LOCATION: East side of Lawson Avenue,
approximately 200' north of the
intersection with Merion Avenue

MUNICIPALITY: Haverford Township

TYPE OF REVIEW: Final Subdivision/Land Development

ZONING DISTRICT: R-4

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivision: Subdivide 0.35 acre
into two lots

Land Development: Develop two
single-family detached dwellings

UTILITIES: Public

RECOMMENDATIONS: Approval

PREPARED BY: Komeh Lansana

REMARKS:

CURRENT PROPOSAL

The applicant proposes to resubdivide the existing three parcels to create two lots and develop single-family residential dwellings on each parcel.



Date: March 16, 2023
File No.: 20-7827-23

REMARKS (continued):

SITE CHARACTERISTICS

The site's existing conditions include open space, trees, paved sidewalk surrounded by other single-family detached dwellings.

APPLICABLE ZONING

The proposal is located within the R-4 district and is subject to applicable regulations set forth by the Municipal zoning code.

NONCONFORMITIES

The lot area, street frontage, front yard, side yard and lot width of two of the existing parcels do not appear to comply with the regulations as established within the Municipal zoning code. It should be noted that the proposal cures the previously mentioned nonconformities.

COMPLIANCE

The proposal appears to comply with the R-4 district provisions.

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

STORMWATER MANAGEMENT

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

Date: March 16, 2023
File No.: 20-7827-23

REMARKS (continued):

HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE

The house at 774 Lawson Avenue was built between 1913 and 1920 in the Penfield section of Haverford Township. Penfield was developed in the 1910s and 1920s by Clifford Harmon and Company to appeal to commuters who would use the railroad (now Norristown High Speed Line) from Center City Philadelphia. The house is unique to Penfield and it retains good integrity. It would be preferable if the lot could be subdivided and just one house built in the new parcel and retain the existing building. Any new building should be sympathetic to the historic character of the Penfield development, as many infill sites have over the years. If the demolition of the house is inevitable, then DCPD and the Haverford Township Historical Commission would like to document the building prior to demolition. Most of the buildings in Penfield are not on the historic resource survey, but they all contribute to the character of the neighborhood and the Township.

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



MINUTES

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, April 13, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairman
Maggie Dobbs, Vice-Chairperson
Angelo Capuzzi
Robert Fiordimondo
Jack Garrett, Secretary-Absent
Louis D. Montresor-Absent
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting-** Mr. Chanin called the Meeting to Order at 7:10 P.M.
 - a. *Roll Call*
 - b. *Pledge of Allegiance*

2. **774 Lawson Avenue, D.C. Folio No. 22-08-00649-00
Minor Subdivision Plan- Sleepy Valley Holdings, LLC**

The applicant proposes to subdivide a 15,228 square foot lot into two parcels, with Lot "1" to contain 7,233 square feet, and Lot "2" to contain 7,995 square feet. An existing single family home is to be demolished, and two new single family dwellings will be constructed with associated stormwater management improvements. The existing lot contains three previously consolidated parcels, shown on the plan as Parcels "A", "B", & "C".

Chris Yohn, PE, Yohn Engineering, LLC, gave a full description of the project including the existing conditions, demolition proposed and the proposed construction of two new single family dwellings along with the storm water management and replacement tree plantings.

Mr. Yohn stated there were no waivers being requested from the Township Engineer. Mr. Yohn stated the project had been to the Shade Tree Committee and the proposed landscaping for the project received the Shade Tree Commission's recommendation for approval. The applicant had received a review letter from the Delaware County Planning Department as well the Township Engineer's letter dated March 6, 2023 and it is the Applicant's intent to comply with all the comments listed therein. The revised plans had yet to be submitted due to the timing of the Planning Commission Meeting.

Mr. Chanin asked for clarification to the noted A, B and C lots on the site plan provided to which Mr. Yohn explained the existing conditions.

In discussing the Township Engineer's review letter, Mr. Yohn indicated that the will comply with all of the review comments and the plans will be revised accordingly.

Mr. Yohn addressed The Delaware County Planning Department recommendation letter stating all recommendations and requirements were noted.

Public Comment: Ellis Eisen, Attorney for 10 neighbors in opposition of the project. Mr. Eisen requested a decision not be made until a later date.

John Yacina, 805 Lawson Ave., stated he wished the existing home be preserved. He said the people who actually live in the neighborhood would be grateful if that could be done.

Steve Finley, 758 Lawson Ave., stated he would like the original structure home and garage preserved. Mr. Finley would prefer the original plan to be approved to keep the beautiful stone home.

Joe Reed 714 Lawson Ave., expressed his wish for the existing home be preserved to keep the feel of the neighborhood. Mr. Reed stated his home had been renovated and has kept the uniqueness of the area.

John Calhoun, 615 Penfield Ave., agrees with Mr. Yacina and Mr. Finley. Mr. Calhoun asked what steep slope requirements achieve. Ms. Dobbs explained cutting into steep slope causes erosion and the ordinance is in place to protect against such erosion and maintain the integrity of the steep slope.

Alex Volkov 734 Penfield Ave., spoke in support of Mr. Sposato. Mr. Volkov stated he lives in a home renovated by Mr. Sposato and said he and his neighbors could not be happier with his masterful work. Mr. Volkov added the objections to the original plan had come from people who do not live in the immediate neighborhood.

John Bateman, 786 Lawson Ave., stated the character of the neighborhood was what he and his wife were attracted to and the homes are all unique. Mr. Bateman was in agreement that the existing house would remain.

Regina Knecht, 818 Merion Ave., stated she also purchased her home because of the diversity of the neighborhood. Ms. Knecht said her home is similar to the home that is proposed to be demolished and would like to see the craftsmanship be preserved.

Susan Hollenbach, 780 Lawson Ave., said it would be a shame to knock down the house as it adds to the character of the neighborhood.

Robert Whitney, 100 Larchmont Ave., stated the architecture of the homes is what dictates the character of the neighborhood. Mr. Whitney added some history of the homes and materials used in building.

Christine Rudolph, 722 Lawson Ave., would like the integrity of the neighborhood intact.

Mr. Capuzzi addressed the steep slope and very steep slope issues and asked that the measurements and contouring be checked for accuracy on all parcels. Mr. Capuzzi stated that waivers will be required from the Township requirements regarding the cartway width (24-feet existing vs 27-feet required) and right-of-way width (45-feet existing vs. 50-feet required). Mr. Capuzzi did not agree with the 6" diameter PVC pipes proposed on the building. Mr. Capuzzi stated the pipe may not be stable and it would be an eyesore. Mr. Capuzzi asked why the seepage beds are not in the rear of the property. Mr. Yohn explained there would be relief required from the Zoning Hearing Board to go through the steep slope. Mr. Capuzzi offered alternative options to the proposed downspout and rain gutter system. Mr. Yohn explained there would be cooperation between the architect, the applicant and the Township Engineer to reduce the amount of gutters in the back and bring them to the front.

Mr. Fiordimondo asked if the proposed boulder wall was esthetic or a retaining wall. Mr. Yohn explained the boulder wall is more for esthetics but a portion of it does act as a retaining wall to control the grade between the existing ground and the first floor elevation of the proposed house.

Ms. Dobbs asked about the tree replacement. Mr. Yohn stated street trees are not counted as replacement trees and said he'd have to check his notes from the Shade Tree Commission. Ms. Dobbs said it appeared 3 trees were to be replaced. Ms. Dobbs asked for clarification regarding the zoning variance relief that had been sought previously. Mr. Yohn explained the application was to preserve the existing house and build a new house on the empty lot adjacent to it. The variances requested were to allow the lot for the new home to be 17 square feet short of the required 6000 square feet, to disturb the steep slopes and a few variances to keep the existing home in its nonconforming location. Ms. Dobbs asked why the Zoning Hearing application had not been accomplished. Mr. Fred Fromhold, Attorney for the Applicant explained the application had been withdrawn due to considerable opposition. A decision was made by the applicant to move on with a "by right" plan in order to move the project along. Ms. Dobbs asked about the condition of the existing home. Mr. Sposato, Applicant, described the condition

of the current home as needing interior renovation but the exterior could be mostly maintained. Ms. Dobbs expressed her disappointment in tearing down the existing house due to existing nonconformities that she believes should be protected in the Zoning Ordinance.

Ms. Phillips asked for clarification on the proposed height of the new homes. Mr. Sposato explained it would be two stories high in the front and 3 in the back as the basement would be above grade due to the steep slope. Ms. Phillips added her disappointment to tearing down the existing home that has historic significance and adds value to the character of neighborhood.

Mr. Chanin noted the DCPC comment regarding the home at 774 Lawson Ave., adding to the character of the neighborhood in its historic relevance.

Mr. Chanin verified the applicant would address the various concerns with the Township Engineer and present revised plans at a later meeting with a more complete proposal. Mr. Yohn agreed. Proposed Meeting date May 11, 2023.

Mr. Fromhold suggested offering the original plan and the revised plan at the next meeting. All were open to seeing both plans.

Mr. Whitney, 100 Larchmont Ave., asked Mr. Eisen to speak to his clients regarding the original plan.

3. Review of Minutes

Mr. Capuzzi made motion to approve the minutes of the Planning Commission Meeting of March 9, 2023 as submitted.

Ms. Dobbs Seconded.

All in Favor.

Adjournment

Ms. Phillips moved to Adjourn.

Ms. Dobbs Seconded.

All in Favor.

Adjourned 8:30 P.M.



Planning Commission

[Agenda Link](#)

Date received: 05/10/2023 @ 0918
Date & Time posted: 05/10/2023 @ 0926

[Minutes Link](#)

Date received: 06/09/2023 @ 1008
Date & Time posted: 06/09/2023 @ 1018

Meeting Agenda

Date: Thursday, May 11, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Meeting Rooms

Time: 7:00 P.M.



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, April 13, 2023 at 7:00 p.m.

Planning Commission Members:

Angelo Capuzzi
E. David Chanin
Maggie Dobbs
Robert Fiordimondo
Jack Garrett
Louis D. Montresor
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting**
 - a. *Roll Call*
 - b. *Pledge of Allegiance*

2. **774 Lawson Avenue, D.C. Folio No. 22-08-00649-00**
Continued Review- Minor Subdivision Plan- Sleepy Valley Holdings, LLC
The applicant proposes to subdivide a 15,228 square foot lot into two parcels, with Lot "1" to contain 7,233 square feet, and Lot "2" to contain 7,995 square feet. An existing single family home is to be demolished, and two new single family dwellings will be constructed with associated stormwater management improvements. The existing lot contains three previously consolidated parcels, shown on the plan as Parcels "A", "B", & "C".

3. **1601 Darby Road, D.C. Folio No. 22-07-00328-00**
Preliminary/Final Land Development Plan- Haverford Township Free Library
The Applicant proposes to construct a 5,044 square foot second floor addition over the existing parking lot, along with associated site improvements and stormwater management. This project is subject to Delaware County Court of Common Pleas Stipulation No CV-2021-009064, and is an identified Haverford Township Historic Resource (Survey No. 045-HA-077.)

3. **Review of Minutes**
Planning Commission meeting of April 13, 2023.

Adjournment



TOWNSHIP OF
HAVERFORD

DELAWARE COUNTY
1014 DARBY ROAD
HAVERTOWN, PA 19083-2551
(610) 446-1000

LARRY HOLMES, ESQ, PRESIDENT
JUDY TROMBETTA, VICE PRESIDENT
DAVID R. BURMAN, TWP MANAGER/SECRETARY
AIMEE CUTHBERTSON, ASS'T TWP. MANAGER
JOHN R. WALKO ESQ., SOLICITOR
PENNONI ASSOCIATES INC., ENGINEER

WARD COMMISSIONERS
1ST WARD BRIAN D. GONDEK
2ND WARD SHERYL FORSTE-GRUPP, PH.D
3RD WARD KEVIN MCCLOSKEY, ESQ
4TH WARD JUDY TROMBETTA
5TH WARD LAURA CAVENDER
6TH WARD LARRY HOLMES, ESQ
7TH WARD CONOR QUINN
8TH WARD GERARD T. HART, MD
9TH WARD WILLIAM F. WECHSLER

Manager 610-446-1000 ext. 2208
Human Resources 610-446-1000 ext. 2233

HAVTT 30244

May 9, 2023

Kelly Kirk, Zoning Officer and Community Planner
Haverford Township
1014 Darby Road
Havertown, PA 19083-2251

RE: Minor Subdivision
Sleepy Valley Holdings, LLC – 774 Lawson Avenue- 2nd Review

Dear Ms. Kirk:

As requested, we have reviewed the following information prepared by Yohn Engineering, LLC, submitted for the referenced project:

- *“Minor Subdivision Plans”* (seven sheets) dated December 20, 2022, last revised April 20, 2023.

The applicant, Sleepy Valley Holdings, LLC, proposes to subdivide an existing lot (Folio No. 22-08-00649-00) into two (2) new lots. The existing dwelling and related appurtenances are proposed to be demolished. Lot 1 is proposed to have an area of 7,233 square feet, and Lot 2 is proposed to have an area of 7,995 square feet. A new single-family dwelling and driveway are proposed on each lot. An underground infiltration system in the front yard is proposed for stormwater management for each new lot. The property is located within the R-4 Zoning District and the proposed single-family dwellings will be serviced by public water and sanitary sewer connected to existing utilities on Lawson Avenue.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4.G). We offer the following comments:

ZONING

1. Addressed.
2. Addressed.
3. Retaining walls within the front yard shall not exceed 30-inches in height. (§182-727.C(1)) **The detail should be revised to indicate a 30-inch maximum height.**
4. Addressed.

SLOPE CONTROL

5. Addressed.

SUBDIVISION AND LAND DEVELOPMENT

6. Addressed.
7. Addressed.
8. Addressed.
9. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
10. Monuments are required to be provided on right-of-way lines at corners and at angle points. (§160-5.B(8)) **A monument should be provided at the rear shared corner of Lots 1 and 2.**
11. Addressed.
12. Addressed.

STORMWATER MANAGEMENT

13. Infiltration testing is required to be conducted at the elevation of the proposed infiltration surface (§78-34.B(2)). Additional testing should be conducted for the proposed infiltration facilities on each lot. **It would be prudent to conduct additional infiltration testing prior to construction to determine if basin elevations can be adjusted to accommodate a revised roof drain configuration.**
14. Addressed.
15. Additional information should be provided regarding installation and maintenance of the proposed above grade rainwater conductors. It may be prudent to lower the elevation of the infiltration beds to allow for underground installation of the rainwater conductors. **Please provide additional information on anchorage of the gutter/downspout and how the gutter/downspout will be maintained given proximity in areas to existing grade and the number of bends indicated. Also, based on the current design for Lot 2, it does not appear that the roof drain from the east portion of the house can be accommodated through the boulder wall.**

GENERAL

16. A PennDOT Highway Occupancy permit will be required for the proposed driveway and utility installations.
17. The plans should indicate whether the existing sanitary sewer lateral is being utilized for Lot 1 or a new lateral connection is proposed. **A new lateral is proposed for Lot No 1. A detail shall be provided for the abandonment of the existing lateral such that it does not permit groundwater to enter. (§149-4.C(2))**
18. Please clarify whether the proposed cantilever decks are supplemented with any ground anchorage. **Applicant has confirmed no ground anchorage will be required.**
19. Addressed.
20. Addressed.
21. Addressed.

22. Addressed.

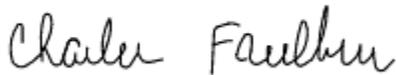
23. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot.

24. A BMP Maintenance Agreement shall be executed and a contribution of \$2,200.00 per lot to the Township Stormwater Control and BMP Operation and Maintenance Fund shall be made (§78-49; §78-51).

Should you have any questions or comments, please feel free to contact the undersigned.

Sincerely,

PENNONI



Charles Faulkner, PE
Senior Engineer

CF/brg

cc: Chris Yohn, PE, Yohn Engineering, LLC (via email)
Sleepy Valley Holdings, LLC (via email)

YOHN ENGINEERING, LLC
P.O. Box 26094
Collegeville, PA 19426-3674
610-489-4580
www.yohnengineering.com

April 20, 2023

Kelly Kirk
Community Planning Assistant
Haverford Township
1014 Darby Road
Havertown, PA 19083

**RE: 774 Lawson Avenue - Subdivision
Haverford Township, Delaware County**

File No. 21-114

Dear Ms. Kirk,

For your use and review, included are revised Final Minor Subdivision Plans for a residential subdivision at the above referenced site to create two new single-family dwellings. Please note that the plans have been revised to address the Township Engineer's letter dated March 6, 2023 as follows:

ZONING

1. The plans have been revised to include dimensions and a median setback note as shown on sheet 2. Please note that the front yard setback is more restrictive than the median setback and therefore that has been used to place the proposed dwellings.
2. The plans have been revised to widen the driveways as shown on sheet 1.
3. The plans have been revised to note a max 30" retaining wall as shown on sheet 1.
4. The proposed building footprints were developed to not be placed within the steep slopes and any areas of the building which extend over steep slopes are proposed to be cantilevered without any permanent portion within the steep slopes.

SLOPE CONTROL

5. The plans have been revised to show the disturbance required within the steep slopes and to provide a calculation of percent disturbed as shown on sheet 6.

SUBDIVISION AND LAND DEVELOPMENT

6. The plans have been revised to label Lawson Avenue as a state route as shown on sheet 1.
7. The plans have been revised to include sight distance triangles as shown on sheet 4.
8. The plans have been revised to dimension the cartway width as shown on sheet 1.
9. The Applicant is working with Upper Darby Township to obtain a capacity certification and will provide copies to the Township once available.
10. The plans have been revised to specify monuments as shown on sheet 2.

11. The plans have been revised to shift the shade trees a minimum of 6' from the right of way and to note this distance as shown on sheet 4.
12. The Shade Tree Commission approved the plans, subject to the following revisions, at their January 23, 2023 meeting:
 - a. Include replacement trees, which have been added to the plans as shown on sheet 4 along with a replacement chart.

STORMWATER MANAGEMENT

13. The plans have been revised to include Construction Timing and Sequence Item #12 as shown on sheet 6.
14. The plans have been revised to include the limit of disturbance as shown on sheet 4.
15. The plans have been revised to note that gutters and downspouts shall be utilized to convey rear roof drainage to the front and linetypes have been revised to distinguish between underground rainwater conductors and gutters as shown on sheet 4.

GENERAL

16. The Applicant will coordinate with PADOT to obtain a minimum use driveway permit for each proposed dwelling.
17. The plans have been revised to label the proposed sewer lateral as shown on sheet 4.
18. The cantilevered decks will not have any ground anchorage.
19. The plans have been revised to include a boulder wall detail as shown on sheet 5.
20. The plans have been revised to update the detail to specify a minimum width of 14' as shown on sheet 5. Additionally, the plans have been revised to show new sidewalk between the driveway and apron as shown on sheet 1.
21. The Applicant will coordinate with PECO to determine the optimal location of the underground electric lateral.
22. The plans have been revised to label the existing septic tank and to note it to be abandoned or removed as shown on sheet 3.
23. Comment for the Applicant.
24. Comment for the Applicant.

In addition to the revisions noted above, the plans have been revised to address comments made during the April 13, 2023 Planning Commission meeting as follows:

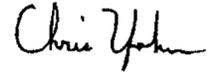
- The plans were revised to include the following waivers as shown on sheet 2:
 - §160-5.B(3)[j](1) - A partial waiver to not provide a minimum cartway width of 27 feet and right of way of 50 feet. The Applicant is not proposing to modify the cartway other than narrow widths in order to connect to the existing utility mains. The existing cartway is about 25 feet wide and remains that width in either direction well passed the property boundaries, so there would not be a benefit to widen a small section of the road. Similarly with the right of way, the street and sidewalk are located within the right of way, on the property and adjacent properties, so providing additional right of way would not be beneficial for a small section of the road.
- The plan prepared for the Zoning Hearing application in 2022 is included in the plan set.
- The plans have been revised to note the downspouts to be anchored to the building foundations as shown on sheet 4.

- The plans have been revised to delineate unregulated areas of very steep slopes.

Please call with any questions or concerns or if you require any additional information.

Regards,

Yohn Engineering, LLC

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

Christopher C. Yohn, P.E., CPESC

21114L01_HT.docx

Serial Number:
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN
 ON THIS PLAN, HAVE BEEN DEVELOPED FROM
 FIELD LOCATIONS OF VISIBLE ABOVE GROUND
 UTILITY STRUCTURES AND/OR INFORMATION
 FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED
 APPROXIMATE. COMPLETENESS OR ACCURACY
 OF THE LOCATIONS AND DEPTH OF ALL
 STRUCTURES CANNOT BE GUARANTEED.
 CONTRACTORS MUST VERIFY ALL LOCATIONS
 AND DEPTHS OF ALL UNDERGROUND UTILITIES
 AND FACILITIES BEFORE THE START OF ANY
 WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE
 THE START OF ANY EXCAVATION WORK THE
 CONTRACTOR SHALL NOTIFY THE AFFECTED
 UTILITY COMPANIES THROUGH THE
 PENNSYLVANIA "ONE CALL SYSTEM"
 1-800-242-1776 ACCORDING TO THE
 FOLLOWING SCHEDULE:

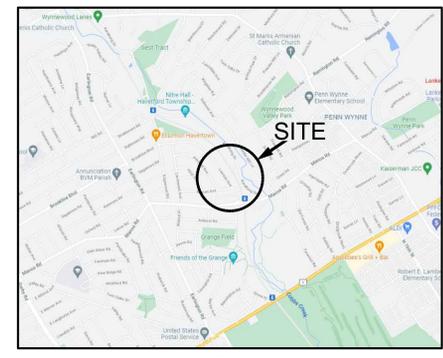
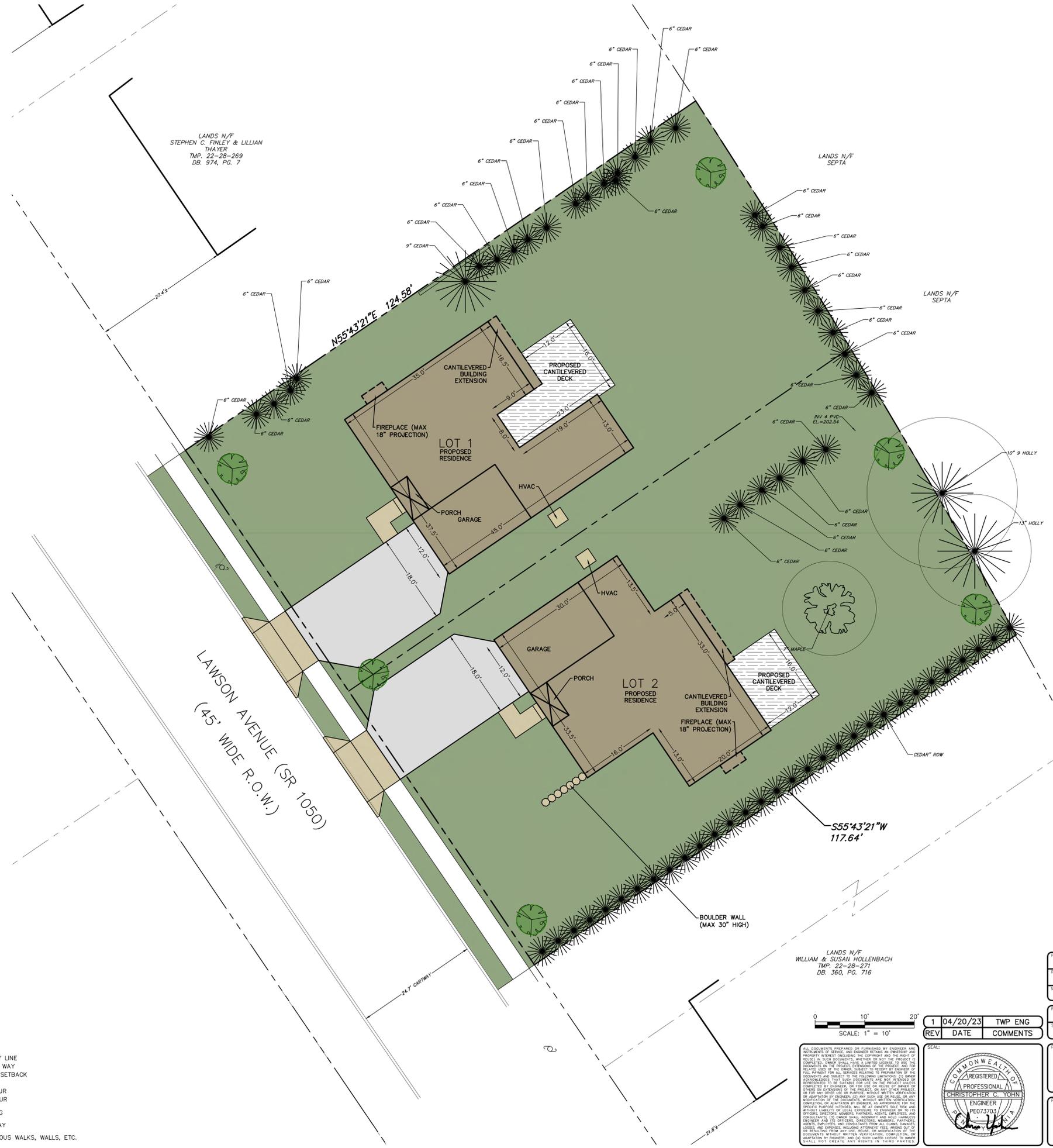
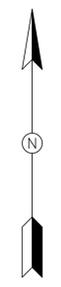
- PRELIMINARY NOTICE: MORE THAN 90 DAYS
 FROM THE START OF CONSTRUCTION
- FINAL NOTICE: 10-90 DAYS FROM THE
 START OF CONSTRUCTION
- ROUTINE NOTICE: 3-10 DAYS FROM THE
 START OF CONSTRUCTION

REFERENCE PLANS:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED
 FOR VINCE SPOSATO BY SCHOCK GROUP, LLC,
 CONSHOHOCKEN, PA, DATED DECEMBER 1, 2021. FILE NO.
 1371.
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED
 ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY
 DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES
 WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT
 CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES
 CONSERVATION SERVICE WEB SOIL SURVEY
 (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY
 PERFORMED ON THE PREMISES ON OCTOBER 27, 2021 AND
 DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE
 UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST
 BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO
 CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS
 PA. STATE PLANE ZONE SOUTH HARN
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER
 NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL
 FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL
 42045C0106F, EFFECTIVE DATE 11/18/2009
6. REFERENCE PLAN
 A PLAN ENTITLED "PLAN OF SURVEY MADE FOR HENRY J.
 CARR", PREPARED BY MARIETTE W. MEEKINS, DATED
 FEBRUARY 15, 1971, NO REVISIONS.



LOCATION MAP
 SCALE: 1" = 2,000'

EXISTING LOT DATA:
 RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073
 PARCEL ID: 22-08-10649-00
 TAXMAP ID: 22-28-270:000
 DEED BOOK & PAGE NO: 6782 & 5729

PARCEL A: GROSS LOT AREA: 9,245 SF (0.2122 AC)
 PARCEL B: GROSS LOT AREA: 3,015 SF (0.0692 AC)
 PARCEL C: GROSS LOT AREA: 2,968 SF (0.0681 AC)

EXISTING IMPERVIOUS COVERAGE:
 BUILDING: 1,596 SF (10.5%)
 GARAGE: 275 SF (1.8%)
 ROOF OVERHANG: 634 SF
 DRIVEWAY: 451 SF
 WALLS, WALKS, ETC.: 216 SF
 TOTAL: 3,172 SF (20.8%)

PROPOSED LOT 1 DATA:
 GROSS LOT AREA: 7,233 SF (0.1661 AC)
PROPOSED IMPERVIOUS COVERAGE:
 BUILDING: 1,413 SF
 DRIVEWAY: 512 SF
 WALLS, WALKS, ETC.: 45 SF
 TOTAL: 1,970 SF (27.2%)
 MAXIMUM ALLOWED: 3,255 SF (45.0%)

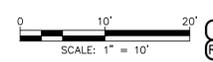
BUILDING COVERAGE CALCULATION:
 BUILDING: 1,413 SF
 DECK: 276 SF
 TOTAL BUILDING COVERAGE: 1,689 SF (23.4%)

PROPOSED LOT 2 DATA:
 GROSS LOT AREA: 7,995 SF (0.1835 AC)
PROPOSED IMPERVIOUS COVERAGE:
 BUILDING: 1,429 SF
 DRIVEWAY: 512 SF
 WALLS, WALKS, ETC.: 58 SF
 TOTAL: 1,999 SF (25.0%)
 MAXIMUM ALLOWED: 3,598 SF (45.0%)

BUILDING COVERAGE CALCULATION:
 BUILDING: 1,429 SF
 DECK: 191 SF
 TOTAL BUILDING COVERAGE: 1,620 SF (20.3%)

LINE TYPE LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING BUILDING SETBACK
	EXISTING FENCE
	EXISTING 1" CONTOUR
	EXISTING 5" CONTOUR
	PROPOSED BUILDING
	PROPOSED DRIVEWAY
	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.



REV	DATE	COMMENTS
1	04/20/23	TWP ENG

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 INFORMATION CONTAINED THEREIN.

LANDS N/F
 WILLIAM & SUSAN HOLLENBACH
 TMP. 22-28-271
 DB. 360, PG. 716

SEAL:

PROJECT:	RESIDENTIAL SUBDIVISION
PROJECT ADDRESS:	774 LAWSON AVENUE, HAVERTOWN, PA 19083
MUNICIPALITY:	HAVERTOWN TOWNSHIP
COUNTY:	DELAWARE COUNTY

PLAN SET:	MINOR SUBDIVISION PLANS
SHEET NAME:	ILLUSTRATIVE SITE PLAN

PREPARED FOR:	OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073	DATE:	DECEMBER 20, 2022
		SCALE:	1" = 10'
		ONE CALL NUMBER:	CCY 21-114
		DRAWN BY:	
		PROJECT NUMBER:	

PREPARED BY:	YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM	SEAL:	SHEET:	1 OF 7
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Serial Number:
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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- FINAL NOTICE: 10-90 DAYS FROM THE START OF CONSTRUCTION
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2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

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4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009
6. REFERENCE PLAN #1 A PLAN ENTITLED "PLAN OF SURVEY MADE FOR HENRY J. CARR", PREPARED BY MARIETTE W. MEEKINS, DATED FEBRUARY 15, 1971, NO REVISIONS.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED VINCE SPOSATO, MEMBER OF SLEEPY VALLEY HOLDINGS, LLC, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT SLEEPY VALLEY HOLDINGS, LLC IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN WAS MADE AT HIS DISCRETION AS SUCH MEMBER AND THAT HE ACKNOWLEDGES THE SAME TO BE THE ACT AND PLAN OF SLEEPY VALLEY HOLDINGS, LLC AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SLEEPY VALLEY HOLDINGS, LLC

BY: _____
 NAME: VINCE SPOSATO
 TITLE: MEMBER

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED BY THE HAVERFORD TOWNSHIP ENGINEER.

HAVERFORD TOWNSHIP ENGINEER _____ DATE _____

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

PRESIDENT _____ DATE _____

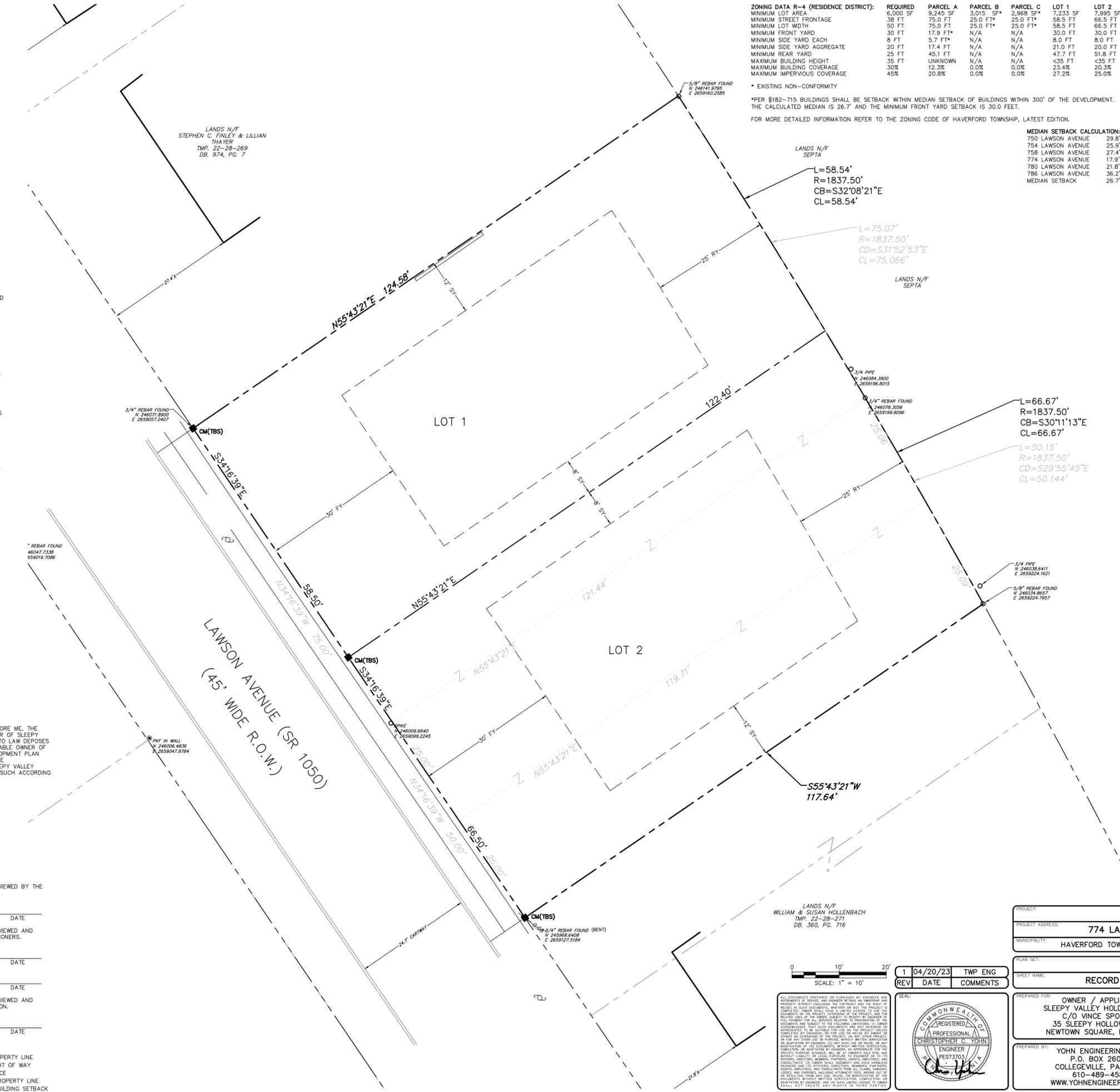
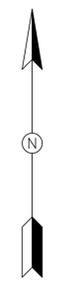
SECRETARY _____ DATE _____

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE HAVERFORD TOWNSHIP PLANNING COMMISSION.

PLANNING COMMISSION MEMBER _____ DATE _____

LINE/TYPE LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING FENCE
---	PROPOSED PROPERTY LINE
---	PROPOSED BUILDING SETBACK



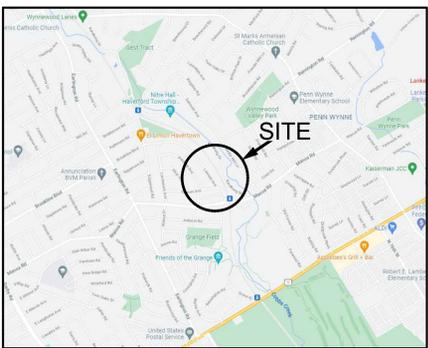
ZONING DATA R-4 (RESIDENCE DISTRICT):

REQUIRED	6,000 SF	PARCEL A	9,245 SF	PARCEL B	3,015 SF*	PARCEL C	2,968 SF*	LOT 1	7,233 SF	LOT 2	7,995 SF
MINIMUM LOT AREA	38 FT	MINIMUM LOT WIDTH	50 FT	MINIMUM STREET FRONTAGE	30 FT	MINIMUM FRONT YARD	8 FT	MINIMUM SIDE YARD EACH	20 FT	MINIMUM REAR YARD	25 FT
MINIMUM SIDE YARD AGGREGATE	25 FT	MINIMUM BUILDING HEIGHT	35 FT	MAXIMUM BUILDING COVERAGE	30%	MAXIMUM IMPERVIOUS COVERAGE	45%	EXISTING NON-CONFORMITY			

*PER §182-715 BUILDINGS SHALL BE SETBACK WITHIN MEDIAN SETBACK OF BUILDINGS WITHIN 300' OF THE DEVELOPMENT. THE CALCULATED MEDIAN IS 26.7' AND THE MINIMUM FRONT YARD SETBACK IS 30.0 FEET.
 FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF HAVERFORD TOWNSHIP, LATEST EDITION.

MEDIAN SETBACK CALCULATION:

750 LAWSON AVENUE	29.8'
754 LAWSON AVENUE	25.9'
758 LAWSON AVENUE	27.4'
774 LAWSON AVENUE	17.9'
780 LAWSON AVENUE	21.8'
786 LAWSON AVENUE	36.2'
MEDIAN SETBACK	26.7'



LOCATION MAP
 SCALE: 1" = 2,000'

EXISTING LOT DATA:
 RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073
 TAXMAP ID: 22-08-1066-90-00
 DEED BOOK & PAGE NO: 6782 & 5729

PARCEL A: GROSS LOT AREA: 9,245 SF (0.2122 AC)
 PARCEL B: GROSS LOT AREA: 3,015 SF (0.0692 AC)
 PARCEL C: GROSS LOT AREA: 2,968 SF (0.0681 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	1,596 SF (10.5%)
GARAGE	275 SF (1.8%)
ROOF OVERHANG	634 SF
DRIVEWAY	451 SF
WALLS, WALKS, ETC.	216 SF
TOTAL	3,172 SF (20.8%)

PROPOSED LOT 1 DATA:
 GROSS LOT AREA: 7,233 SF (0.1661 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	1,413 SF
DRIVEWAY	512 SF
WALLS, WALKS, ETC.	45 SF
TOTAL	1,970 SF (27.2%)

MAXIMUM ALLOWED 3,255 SF (45.0%)
BUILDING COVERAGE CALCULATION:
 BUILDING 1,413 SF
 DECK 275 SF
 TOTAL BUILDING COVERAGE 1,689 SF (23.4%)

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GENERAL NOTES:

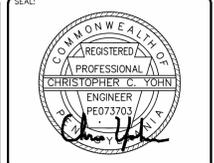
1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF THE EXISTING LOT AND THE CONSTRUCTION OF TWO NEW SINGLE FAMILY DWELLINGS.
 2. THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED FOR 7,117 SF OF PROPOSED IMPERVIOUS:
- | | PCSM #1 | PCSM #2 | UNCONTROLLED | TOTAL |
|------------------------|-----------------|-----------------|-----------------|-----------------|
| PROP IMPERVIOUS ON LOT | 1,413 SF | 1,429 SF | 1,127 SF | 3,969 SF |
| PROP IMPERVIOUS IN ROW | 0 SF | 0 SF | 264 SF | 264 SF |
| FUT IMPERVIOUS ON LOT | 0 SF | 0 SF | 2,884 SF | 2,884 SF |
| TOTAL | 1,413 SF | 1,429 SF | 4,275 SF | 7,117 SF |
- EX IMPERVIOUS UNCHANGED 0 SF 0 SF 0 SF 0 SF
3. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
 4. THE DEVELOPMENT BE SERVICED BY NEW INDIVIDUAL PRIVATE, GRAVITY SEWER LATERALS AND WATER LATERALS, WHICH WILL CONNECT TO THE EXISTING TOWNSHIP SEWER MAIN AND AQUA WATER MAIN WITHIN LAWSON AVENUE.
 5. FOUNDATION AS-BUILTS SHALL BE SUBMITTED TO THE TOWNSHIP FOR APPROVAL.

WAIVER REQUESTS:

- §160-5.B(3)(j)(1) - A PARTIAL WAIVER TO NOT PROVIDE A MINIMUM CARTWAY WIDTH OF 27 FEET AND A MINIMUM RIGHT-OF-WAY WIDTH OF 50 FEET.



1	04/20/23	TWP ENG
REV	DATE	COMMENTS



PROJECT: RESIDENTIAL SUBDIVISION
PROJECT ADDRESS: 774 LAWSON AVENUE, HAVERTOWN, PA 19083
MUNICIPALITY: HAVERFORD TOWNSHIP **COUNTY:** DELAWARE COUNTY

PLAN SET: MINOR SUBDIVISION PLANS
SHEET NAME: RECORD PLAN (SHEET 1 OF 1 FOR RECORDING)

PREPARED FOR: OWNER / APPLICANT
 SLEEPY VALLEY HOLDINGS, LLC
 C/O VINCE SPOSATO
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073

DATE: DECEMBER 20, 2022
SCALE: 1" = 10'
ONE CALL NUMBER: CCY
DRAWN BY: CCY
PROJECT NUMBER: 21-114

PREPARED BY: YOHN ENGINEERING, LLC
 P.O. BOX 26094
 COLLEGEVILLE, PA 19426
 610-489-4580
 WWW.YOHNENGINEERING.COM

SEAL: YOHN Engineering, LLC
SHEET: 2 OF 7

Serial Number:
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
**3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL**
 Pennsylvania One Call System, Inc.
 1-800-242-1776



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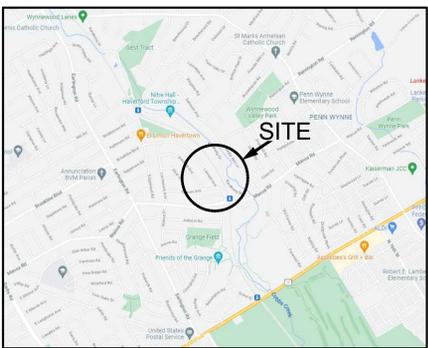
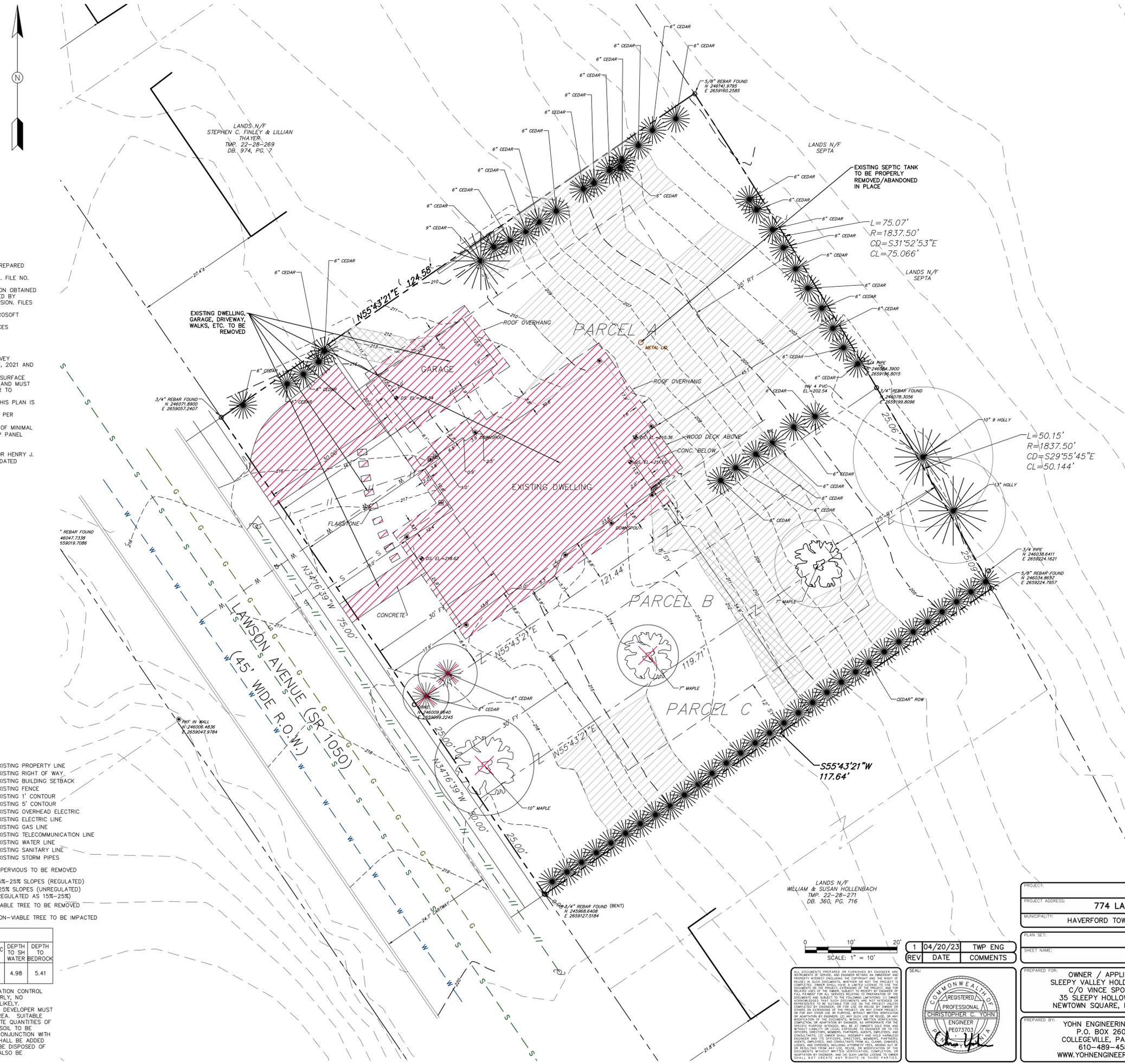
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LOCATION MAP
SCALE: 1" = 2,000'

EXISTING LOT DATA:

RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073

PARCEL ID: 22-08-106-49-00
 TAXMAP ID: 22-28-270-000
 DEED BOOK & PAGE NO: 6782 & 5729

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PARCEL B: GROSS LOT AREA: 3,015 SF (0.0692 AC)

PARCEL C: GROSS LOT AREA: 2,968 SF (0.0681 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	1,596 SF (10.5%)
GARAGE	275 SF (1.8%)
ROOF OVERHANG	634 SF
DRIVEWAY	451 SF
WALLS, WALKS, ETC.	216 SF
TOTAL	3,172 SF (20.8%)

TREES TO BE REMOVED (REPLACEMENT REQUIRED)

NO.	SIZE / SPECIES	COUNT	STATUS	HEALTH
1	6" CEDAR	1	REMOVED	HEALTHY
2	6" CEDAR	1	REMOVED	HEALTHY
3	7" MAPLE	1	REMOVED	HEALTHY
4	10" MAPLE	1	REMOVED	HEALTHY
TOTAL		4		

TREES TO REMAIN

NO.	SIZE / SPECIES	COUNT	STATUS	HEALTH
4	6" CEDAR	65	NOT REMOVED	HEALTHY
5	9" CEDAR	1	NOT REMOVED	HEALTHY
6	7" MAPLE	1	NOT REMOVED	HEALTHY
TOTAL		67		

DIAMETER TO BE REMOVED: 29 INCHES
 REQUIRED REPLACEMENT DIAMETER: 1 INCH PER 4 INCHES REMOVED
 TOTAL DIAMETER REQUIRED: 29 / 4 = 7.25 INCHES
 TOTAL 2.5" TREES REQUIRED: 3 TREES

APPLICANT AND TOWNSHIP TO DETERMINE SPECIES, SIZE AND LOCATION OF REPLACEMENT TREES.

LINE TYPE LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING BUILDING SETBACK
---	EXISTING FENCE
---	EXISTING 1" CONTOUR
---	EXISTING 5" CONTOUR
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELECOMMUNICATION LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM PIPES
---	IMPERVIOUS TO BE REMOVED
---	15%-25% SLOPES (REGULATED)
---	>25% SLOPES (UNREGULATED) (REGULATED AS 15%-25%)
---	VIAIBLE TREE TO BE REMOVED
---	NON-VIAIBLE TREE TO BE IMPACTED

SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH	DEPTH TO WATER BEDROCK
Me	MADE LAND SCHIST AND ONES MATERIALS	NOT RATED	C	4.98	5.41

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

0 10' 20'
 SCALE: 1" = 10'

1	04/20/23	TWP ENG
REV	DATE	COMMENTS

PROJECT: RESIDENTIAL SUBDIVISION

PROJECT ADDRESS: 774 LAWSON AVENUE, HAVERTOWN, PA 19083

MUNICIPALITY: HAVERFORD TOWNSHIP COUNTY: DELAWARE COUNTY

PLAN SET: MINOR SUBDIVISION PLANS

SHEET NAME: EXISTING CONDITIONS PLAN

PREPARED FOR: OWNER / APPLICANT
 SLEEPY VALLEY HOLDINGS, LLC
 C/O VINCE SPOSATO
 35 SLEEPY HOLLOW DRIVE
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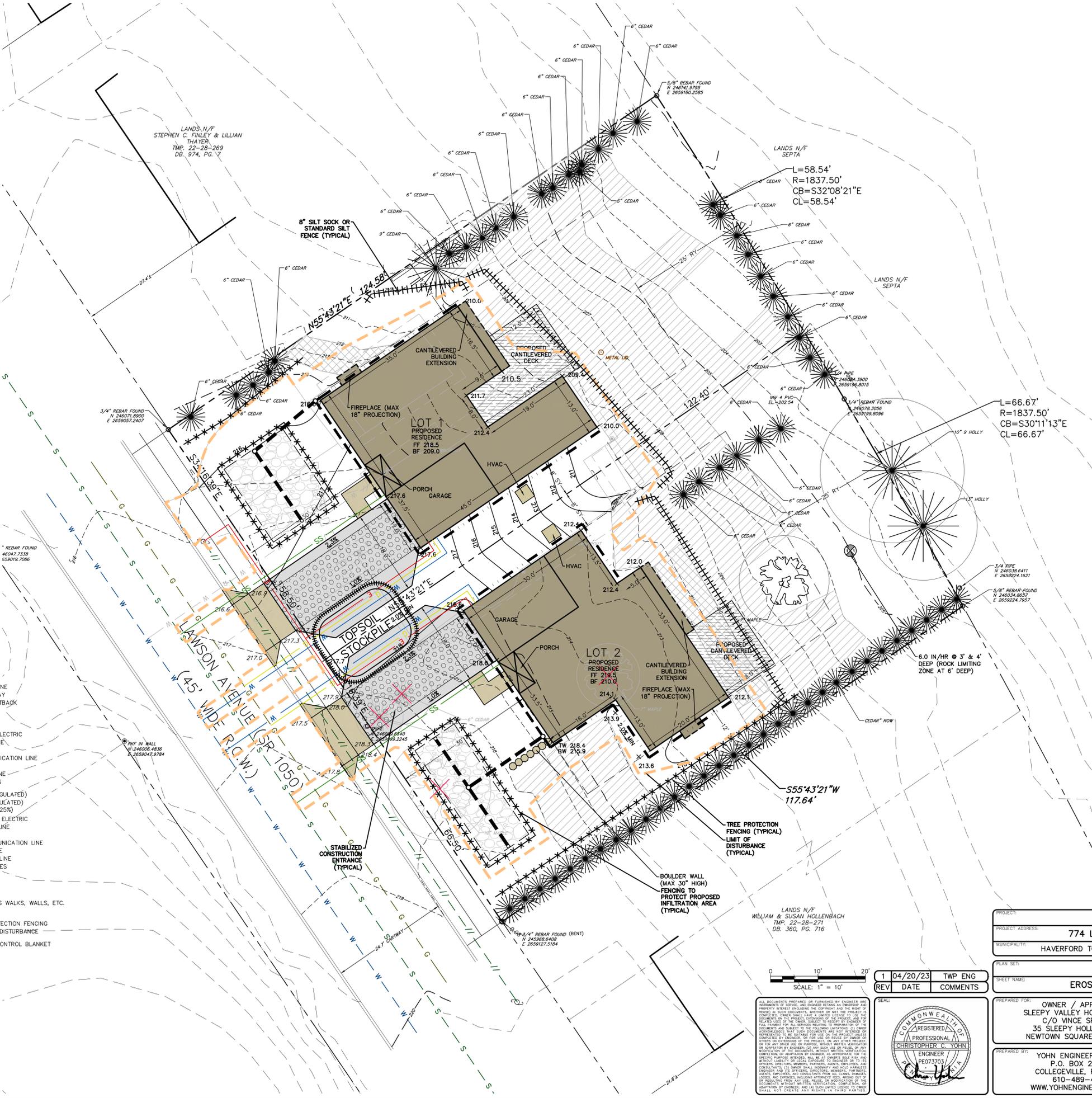
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LINE TYPE LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- - - -	EXISTING BUILDING SETBACK
- - - -	EXISTING FENCE
- - - -	EXISTING 1" CONTOUR
- - - -	EXISTING 5' CONTOUR
- - - -	EXISTING OVERHEAD ELECTRIC
- - - -	EXISTING ELECTRIC LINE
- - - -	EXISTING GAS LINE
- - - -	EXISTING TELECOMMUNICATION LINE
- - - -	EXISTING WATER LINE
- - - -	EXISTING SANITARY LINE
- - - -	EXISTING STORM PIPES
- - - -	15%-25% SLOPES (REGULATED)
- - - -	>25% SLOPES (UNREGULATED) (REGULATED AS 15%-25%)
- - - -	PROPOSED OVERHEAD ELECTRIC
- - - -	PROPOSED ELECTRIC LINE
- - - -	PROPOSED GAS LINE
- - - -	PROPOSED TELECOMMUNICATION LINE
- - - -	PROPOSED WATER LINE
- - - -	PROPOSED SANITARY LINE
- - - -	PROPOSED STORM PIPES
- - - -	PROPOSED BUILDING
- - - -	PROPOSED DRIVEWAY
- - - -	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
- - - -	PROPOSED SILT SOCK
- - - -	PROPOSED TREE PROTECTION FENCING
- - - -	PROPOSED LIMITS OF DISTURBANCE
- - - -	PROPOSED EROSION CONTROL BLANKET

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH	DEPTH TO WATER BEDROCK
Me	MADE LAND SCHIST AND ONES MATERIALS	NOT RATED	C	4.98	5.41

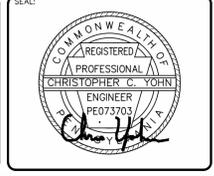
NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.



- CONSTRUCTION TIMING AND SEQUENCE NOTES:**
1. ANTICIPATED START OF CONSTRUCTION: MARCH 2023.
 2. INSTALL THE TREE PROTECTION FENCING AND NOTIFY TOWNSHIP FOR APPROVAL AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
 3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE. ALL CONSTRUCTION VEHICLES SHALL UTILIZE THIS ENTRANCE TO EXIT THE SITE.
 4. INSTALL SILT FENCE, STRIP TOPSOIL AND STOCKPILE FOR FUTURE USE. SURROUND STOCKPILE WITH SILT FENCE AND IMMEDIATELY STABILIZE.
 5. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DISTURBANCE.
 6. DEMOLISH PORTIONS OF EXISTING IMPERVIOUS AS NOTED ON THE PLAN.
 7. EXCAVATE FOR THE PROPOSED FOUNDATIONS, CONSTRUCT BACKFILL AND ROUGH GRADE THE SITE.
 8. INSTALL THE STONE BASE FOR THE DRIVEWAYS.
 9. CONCURRENT WITH DRIVEWAY STONE, BEGIN BUILDING CONSTRUCTION.
 10. FINAL GRADE THE SITE AND INSTALL THE WALKWAYS, PATIOS AND FINAL PAVING.
 11. SPREAD TOPSOIL, SEED AND IMMEDIATELY STABILIZE.
 12. NOTIFY THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED FACILITIES. UPON SITE STABILIZATION, INSTALL THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL NOT RECEIVE RUNOFF WITHOUT THE PRIOR APPROVAL FROM THE TOWNSHIP ENGINEER AND UNTIL THE ENTIRE DRAINAGE AREA CONTRIBUTORY HAS ACHIEVED FINAL STABILIZATION. PRIOR TO PCSM INSTALLATION, INFILTRATION TESTING SHALL BE PERFORMED TO CONFIRM INFILTRATION RATE AND LIMITING ZONES.
 13. REMOVE THE EROSION AND SEDIMENTATION CONTROLS AND IMMEDIATELY STABILIZE DENuded AREAS.
 14. ANTICIPATED END OF CONSTRUCTION: MARCH 2024.

DISTURBED AREA:	8,000± SF (0.18 AC)
UNDISTURBED AREA:	7,000± SF (0.16 AC)
LOT 1 SLOPE DISTURBANCE:	
AREA OF SLOPES 15-25%	2,190 SF
AREA OF SLOPES 25%+	0 SF
DISTURBANCE OF SLOPES 15-25%	302 SF (13.8%)
DISTURBANCE OF SLOPES 25%+	0 SF (0.0%)
ALLOWABLE DISTURBANCE (15-25%)	329 SF (15.0%)
ALLOWABLE DISTURBANCE (25%+)	0 SF (0.0%)
LOT 2 SLOPE DISTURBANCE:	
AREA OF SLOPES 15-25%	2,268 SF
AREA OF SLOPES 25%+	0 SF
DISTURBANCE OF SLOPES 15-25%	301 SF (13.3%)
DISTURBANCE OF SLOPES 25%+	0 SF (0.0%)
ALLOWABLE DISTURBANCE (15-25%)	340 SF (15.0%)
ALLOWABLE DISTURBANCE (25%+)	0 SF (0.0%)

1	04/20/23	TWP ENG
REV	DATE	COMMENTS



PROJECT: RESIDENTIAL SUBDIVISION	
PROJECT ADDRESS: 774 LAWSON AVENUE, HAVERTOWN, PA 19083	
MUNICIPALITY: HAVERFORD TOWNSHIP	COUNTY: DELAWARE COUNTY

PLAN SET: MINOR SUBDIVISION PLANS	
SHEET NAME: EROSION AND SEDIMENTATION CONTROL PLAN	

PREPARED FOR: OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073	DATE: DECEMBER 20, 2022 SCALE: 1" = 10' ONE CALL NUMBER: CCY 21-114 DRAWN BY: PROJECT NUMBER:
--	--

PREPARED BY: YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM	SHEET: 6 OF 7
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Serial Number:
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 ACCORDING TO THE FOLLOWING SCHEDULE:

- PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
- FINAL NOTICE: 10-90 DAYS FROM THE START OF CONSTRUCTION
- ROUTINE NOTICE: 3-10 DAYS FROM THE START OF CONSTRUCTION

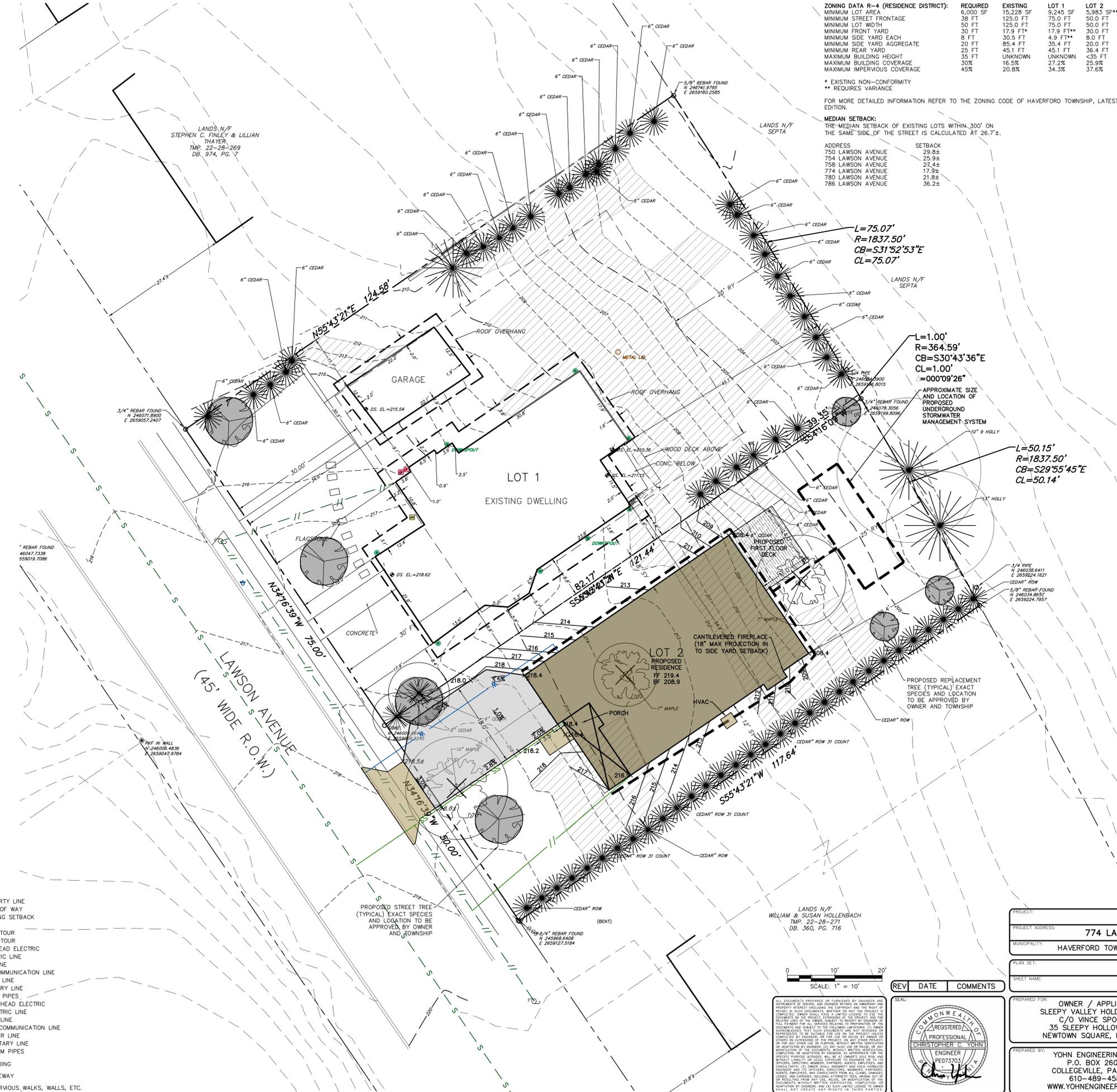
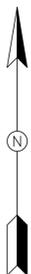
REFERENCE PLANS:

- BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR VINCE SPOSATO BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA. DATED DECEMBER 1, 2021. FILE NO. 1371.
- LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
- AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
- SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON OCTOBER 27, 2021 AND DEPICTS CONDITIONS ON THAT DATE.
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA. STATE PLANE ZONE SOUTH HARN.
- THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
- THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009
- REFERENCE PLAN "PLAN OF SURVEY MADE FOR HENRY J. CARR", PREPARED BY MARIETTE W. MEEKINS, DATED FEBRUARY 15, 1971, NO REVISIONS.

LINETYPE LEGEND	
---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- . - . -	EXISTING BUILDING SETBACK
- x - x -	EXISTING FENCE
- 379 -	EXISTING '1' CONTOUR
- 380 -	EXISTING '5' CONTOUR
- - - -	EXISTING OVERHEAD ELECTRIC
- E - E -	EXISTING ELECTRIC LINE
- G - G -	EXISTING GAS LINE
- T/C - T/C -	EXISTING TELECOMMUNICATION LINE
- W - W -	EXISTING WATER LINE
- S - S -	EXISTING SANITARY LINE
- ST - ST -	EXISTING STORM PIPES
- - - -	PROPOSED OVERHEAD ELECTRIC
- E -	PROPOSED ELECTRIC LINE
- G -	PROPOSED GAS LINE
- T/C -	PROPOSED TELECOMMUNICATION LINE
- W -	PROPOSED WATER LINE
- SS -	PROPOSED SANITARY LINE
- ST -	PROPOSED STORM PIPES
█	PROPOSED BUILDING
█	PROPOSED DRIVEWAY
█	PROPOSED IMPERVIOUS, WALKS, WALLS, ETC.



ZONING DATA R-4 (RESIDENCE DISTRICT):

REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	6,000 SF	9,245 SF	5,983 SF**
MINIMUM STREET FRONTAGE	38 FT	125.0 FT	50.0 FT
MINIMUM LOT WIDTH	50 FT	125.0 FT	50.0 FT
MINIMUM FRONT YARD	30 FT	17.9 FT*	30.0 FT
MINIMUM SIDE YARD EACH	8 FT	30.5 FT	8.0 FT
MINIMUM SIDE YARD AGGREGATE	20 FT	85.4 FT	35.4 FT
MINIMUM REAR YARD	25 FT	45.1 FT	36.4 FT
MAXIMUM BUILDING HEIGHT	35 FT	UNKNOWN	<35 FT
MAXIMUM IMPERVIOUS COVERAGE	45%	16.5%	25.9%
		20.8%	37.6%

* EXISTING NON-COMFORMITY ** REQUIRES VARIANCE

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF HAVERFORD TOWNSHIP, LATEST EDITION.

MEDIAN SETBACK:
 THE MEDIAN SETBACK OF EXISTING LOTS WITHIN .300' ON THE SAME SIDE OF THE STREET IS CALCULATED AT 26.7'±.

ADDRESS	SETBACK
750 LAWSON AVENUE	29.8±
754 LAWSON AVENUE	25.9±
758 LAWSON AVENUE	27.4±
774 LAWSON AVENUE	17.3±
780 LAWSON AVENUE	21.8±
786 LAWSON AVENUE	36.2±



EXISTING LOT DATA:
 RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073
 22-08-00649-00
 22-28-270:000
 6782 & 5729
 15,228 SF (0.3496 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	1,596 SF (10.5%)
GARAGE	275 SF (1.8%)
ROOF OVERHANG	634 SF (4.2%)
DRIVEWAY	451 SF
WALLS, WALKS, ETC.	216 SF
TOTAL	3,172 SF (20.8%)

PROPOSED LOT 1 DATA:
 GROSS LOT AREA: 9,245 SF (0.2122 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	1,596 SF (17.3%)
GARAGE	275 SF (3.0%)
ROOF OVERHANG	634 SF (6.9%)
DRIVEWAY	451 SF
WALLS, WALKS, ETC.	216 SF
TOTAL	3,172 SF (34.3%)

MAXIMUM ALLOWED
 4,160 SF (45.0%)

PROPOSED LOT 2 DATA:
 GROSS LOT AREA: 5,983 SF (0.1374 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	1,449 SF (24.2%)
PORCH	103 SF (1.7%)
DECK	154 SF
DRIVEWAY	513 SF
WALLS, WALKS, ETC.	31 SF
TOTAL	2,250 SF (37.6%)

MAXIMUM ALLOWED
 2,692 SF (45.0%)

- VARIANCE REQUESTS:**
- §182-206.C.(1) - A VARIANCE TO ALLOW A LOT AREA LESS THAN ALLOWABLE.
 - §182-206.C.(5)(A) - A VARIANCE TO ALLOW THE EXISTING FRONT PORCH TO ENCRoACH ON THE FRONT YARD SETBACK.
 - §182-206.C.(6)(A) - A VARIANCE TO ALLOW THE EXISTING OVERHANG AND BAY WINDOW TO ENCRoACH ON THE SIDE YARD SETBACK.
 - §182-711.B.(1) - A VARIANCE TO ALLOW THE EXISTING GARAGE TO ENCRoACH ON THE ACCESSORY SETBACKS.
 - §182-712.B. - A VARIANCE TO ALLOW THE EXISTING BUILDING AND GARAGE TO MAINTAIN THEIR EXISTING NON-COMFORMITIES.
 - §182-720.C.(6) - A VARIANCE TO THE PERMIT THE LOT 2 BUILDING AND ASSOCIATED FEATURES IN STEEP SLOPES.

TREE REPLACEMENT CALCULATIONS:

TOTAL DIAMETER TO BE REMOVED	36 INCHES
REQUIRED REPLACEMENT DIAMETER	1 INCH PER 4 INCHES REMOVED
TOTAL DIAMETER REQUIRED	36 / 4 = 9 INCHES
TOTAL '3\"/>	

APPLICANT AND TOWNSHIP TO DETERMINE SPECIES, SIZE AND LOCATION OF REPLACEMENT TREES.

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND INSTRUMENTED SURVEYOR SHALL BE THE PROPERTY OF THE ENGINEER AND INSTRUMENTED SURVEYOR. THE CLIENT'S RESPONSIBILITY IS TO PROTECT THESE DOCUMENTS FROM UNAUTHORIZED REPRODUCTION, ALTERATION, OR DESTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DOCUMENTS FROM UNAUTHORIZED REPRODUCTION, ALTERATION, OR DESTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DOCUMENTS FROM UNAUTHORIZED REPRODUCTION, ALTERATION, OR DESTRUCTION.

0 10' 20'
 SCALE: 1" = 10'

REVISIONS:
 REV | DATE | COMMENTS

SEAL:
 GOMMONWEALTH REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER C. YOHN PE073703

PROJECT: RESIDENTIAL SUBDIVISION
PROJECT ADDRESS: 774 LAWSON AVENUE, HAVERTOWN, PA 19083
MUNICIPALITY: HAVERFORD TOWNSHIP **COUNTY:** DELAWARE COUNTY

PLAN SET: SITE PLAN
SHEET NAME: ZONING HEARING BOARD

PREPARED FOR: OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073
DATE: AUGUST 4, 2022
SCALE: 1" = 10'
ONE CALL NUMBER: CCY
DRAWN BY: CCY
PROJECT NUMBER: 21-114

PREPARED BY: YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM
SEAL: YOHN Engineering, LLC
SHEET: 1 OF 1



TOWNSHIP OF
HAVERFORD

DELAWARE COUNTY
1014 DARBY ROAD
HAVERTOWN, PA 19083-2551
(610) 446-1000

LARRY HOLMES, ESQ, PRESIDENT
JUDY TROMBETTA, VICE PRESIDENT
DAVID R. BURMAN, TWP MANAGER/SECRETARY
AIMEE CUTHBERTSON, ASS'T TWP. MANAGER
JOHN R. WALKO ESQ., SOLICITOR
PENNONI ASSOCIATES INC., ENGINEER

WARD COMMISSIONERS
1ST WARD BRIAN D. GONDEK
2ND WARD SHERYL FORSTE-GRUPP, PH.D
3RD WARD KEVIN MCCLOSKEY, ESQ
4TH WARD JUDY TROMBETTA
5TH WARD LAURA CAVENDER
6TH WARD LARRY HOLMES, ESQ
7TH WARD CONOR QUINN
8TH WARD GERARD T. HART, MD
9TH WARD WILLIAM F. WECHSLER

Manager 610-446-1000 ext. 2208
Human Resources 610-446-1000 ext. 2233

HAVTT 30245

May 9, 2023

Kelly Kirk, Zoning Officer and Community Planner
Haverford Township
1014 Darby Road
Havertown, PA 19083-2251

**RE: Preliminary/Final Land Development Plan
Haverford Township Free Library- 1601 Darby Road**

Dear Ms. Kirk:

As requested, we have reviewed the following information prepared by Momenee, Inc., of Bryn Mawr, Pa submitted for the referenced project:

- *"Minor Land Development Plan"* (eight sheets) dated April 3, 2023.
- *"Stormwater Management Report and Post- Construction Stormwater Narrative"* dated April 3, 2023.
- *"Landscape Plan/Landscape Detail and Notes"* (two-sheets) dated April 11, 2023.

The Applicant, Haverford Township Free Library, proposes to construct a new second floor addition and re-configured parking lot. A portion of the existing parking lot and sidewalk along Mill Road are proposed to be demolished. A subsurface stormwater management system is proposed for stormwater management. The property is located within the INS-Institutional Zoning District and is serviced by public water and sanitary sewer connected to existing utilities on Mill Road.

This project is subject to Delaware County Court of Common Pleas Stipulation No CV-2021-009064 which requires that *"The revised construction plans shall be substantially in accordance with Exhibit "A".* (attached). Further, Item 8 of the stipulation requires that *"Subject to compliance with the terms and conditions of this Settlement stipulation, the Library shall be permitted to construct the proposed addition in accordance with the plan attached hereto as Exhibit "A" without the need to obtain any variances or other relief or approvals related to the Library property from the Zoning Hearing Board."*

The Applicant is requesting the following waivers, as noted in the attached April 6, 2023 letter:

- From §160-4.E(5)[e](3) regarding property lines and names within 200 feet of the property.
- From §160-4.E(5)[e](4) regarding owners of storm sewer and public water and maintenance of the same within 400 feet of the property.
- From §160-4.E(5)[i] regarding submission of a Traffic Impact Study.
- From §160-4.G(14) regarding required open space.

- From §160-5.C regarding lands set aside for recreation.
- From §78-34 regarding the requirement for groundwater recharge.

We offer the following comments:

CONFORMANCE WITH STIPULATION No CV-2021-009064:

1. The proposed plan does not include the “New Large Buffer Planting (Typ)” at the northeast corner of the site as indicated in the Proposed Conditions Zoning Exhibit (Exhibit “A”) referenced in the Stipulation.
2. (Exhibit “A”) indicates a 29-foot proposed rear setback. The proposed plans indicate 28-foot and 27.77-foot setback, respectively.
3. The Applicant should indicate the dimension between the property line and proposed improvements on the north and east sides of the northern portion of the parking lot to document conformance with Exhibit “A”.

SUBDIVISION AND LAND DEVELOPMENT:

4. The Zoning Districts for the adjacent properties should be indicated on the plan. (§160-4.E(5)(b))
5. The minimum required cartway width is 27-feet. (§160-5.B(3)(j)) The Mill Road cartway width is 23.7-feet. A waiver will be required.
6. The sight distance note on Sheet No. 8 should be revised to include the required sight distance for the driveway at the posted speed limit. (§160-4.E(5)(g)(12))
7. Shade trees are required to be installed at a minimum distance of six (6) feet from the inside edge of the sidewalk or right-of-way line (§160-5.B(6)).
8. The Shade Tree Commission should review all proposed landscaping and tree replacement.
9. Provide Engineering design details for the parking lot lighting including the location, type, illuminance levels, etc. to indicate conformance with Township standards. (§160-5.B(10))
10. Revise the road restoration detail to conform to the Township standard (§157-30F).
11. Provide a detailed drawing of the proposed ADA ramp modifications for the sidewalk at the entrance to the parking lot at Mill Road to verify conformance with applicable standards. (§157-2).
12. A note should be added to the plan indicating that pavement restoration will be provided in accordance with §157-30G.

STORMWATER MANAGEMENT:

13. The Applicant has requested a waiver from Section §78-34 Groundwater Recharge. The two (2) infiltration tests performed within the east parking area produced rates less than the minimum requirement. We recommend that an additional test be performed in the north parking area in the vicinity of proposed Inlet No 4.
14. The drainage area map should indicate the post-development bypass area. (§78-25.A(3))

15. Rational method peak rates are to be added to determine total post-development peak rates for each storm event. (§78-39.H)
16. The extent of the proposed area of amended soil should be identified on the plan. Additional information should be provided regarding how runoff is conveyed to this area. (§78-25.D(1))
17. The detail for the proposed outlet structure appears to be incorrectly labeled.
18. The basin elevations indicated in the stormwater management report are inconsistent with the elevations identified on the plan.
19. It is unclear if roof drains and/or a sump pump will connect to the new stormwater management system. Please clarify.

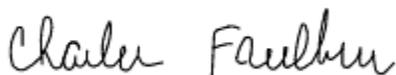
GENERAL:

20. Indicate the largest vehicle that will be required to access the parking lot and confirm the ability of this vehicle to maneuver within the lot and exit without having to back out onto Mill Road. Also, confirm the proposed radii at the entrance can accommodate this vehicle.
21. The Erosion and Sedimentation Control plan indicates the sidewalk on Mill Road will be closed for the duration of the work. Pedestrian detour signage should be installed near the Greenway Road intersection to direct pedestrians to the sidewalk on the south side of Mill Road. In addition, the plan indicates construction fencing within the sidewalk area along Darby Road. It appears this fencing prohibits pedestrians from using the sidewalk. Indicate how pedestrian access will be maintained through this area.
22. Revise the Record Plan to indicate "Board of Commissioners".
23. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required.
24. A BMP Maintenance Agreement shall be executed and a contribution to the Township Stormwater Control and BMP Operation and Maintenance Fund shall be made (§78-49; §78-51).

Should you have any questions or comments, please feel free to contact the undersigned.

Sincerely,

PENNONI



Charles Faulkner, PE
Senior Engineer

CF/brg

cc: Robert Newton, PE, Momenee, Inc. (via email)
Haverford Township Free Library (via email)
David Burman, Township Manager (via email)
John F. Walko, Esq, Township Solicitor (via email)

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

IN RE: APPEAL OF THE HAVERFORD TOWNSHIP : CIVIL ACTION
FREE LIBRARY ASSOCIATION FROM THE :
DECISION OF OCTOBER 7, 2021 OF THE :
HAVERFORD TOWNSHIP ZONING HEARING :
BOARD : NO. CV-2021-009064

STIPULATION

And Now, this 16th day of December, 2021, the parties in the above-captioned zoning appeal (Haverford Township Free Library Association "Library", Haverford Zoning Hearing Board "ZHB" and Haverford Township "Township") desiring to resolve the issues between them and believing that such resolution is in the best interests of the citizens of Haverford Township agree as follows:

1. The Library will supply two additional book-drop boxes for the return of materials to the Library, at two offsite locations serving distinct areas of Haverford Township to be determined by the Library in areas not currently served by an existing drop box. (It is the hope and intention of the parties that these boxes will alleviate the number of automobile trips to the Library for the purpose of returning materials.)
2. The Library will comply with the stormwater regulations of the Township and will, during the Land Development Process, screen roof top mechanical equipment from street view and from 2nd and 3rd floors of adjacent buildings.
3. The Library will revise its construction plans to pull the outer walls of the proposed new second story back from the property lines of adjacent residential properties, other than party walls, by at least one foot, and verify the design in writing by the architect of record,

and provide the Township codes office with certified, as-built drawings demonstrating the same after completion. The revised construction plans shall be substantially in accordance with the plan attached hereto as **Exhibit "A."**

4. The Township agrees to provide at least 10 additional parking places within 1,000 feet of the Library for 25 years either by purchasing property or by a lease agreement until such a purchase can be accomplished.. This transaction will be completed prior to the issuance of the final Certificate of Occupancy.

5. The Library will develop a system of electronic signage, with sensors for open spaces to advise Library patrons of parking availability on the existing Library property, in accordance with the notes of testimony in the underlying hearings before the zoning hearing board.

6. Upon execution of this Agreement, the pending Zoning Appeal will be marked "Settled, Discontinued and Ended".

7. Notwithstanding paragraph (6) hereinabove, this Honorable Court will maintain jurisdiction of this matter.

8. Subject to compliance with the terms and conditions of this Settlement Stipulation, the Library shall be permitted to construct the proposed addition in accordance with the plan attached hereto as **Exhibit "A"** without the need to obtain any variances or other relief or approvals related to the Library property from the Zoning Hearing Board.

9. All other Township rules and regulations, not embodied in this Zoning Appeal, will remain applicable to this project.

By: 
David Burman, Township Manager
For Haverford Township

By: _____
Phil Goldsmith
for the Haverford Library

By: _____
James J. Byrne, Jr., Esq
Counsel For Haverford Township

By: _____
Andrew R. Freimuth, Esq
Counsel for the Haverford Library

By: 
Robert Kane
For Haverford Township Zoning
Hearing Board

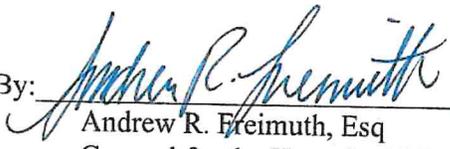
By: 
William Malone, Jr., Esq
For Zoning Hearing Board

9. All other Township rules and regulations, not embodied in this Zoning Appeal, will remain applicable to this project.

By: _____
David Burman, Township Manager
For Haverford Township

By: _____
Phil Goldsmith
for the Haverford Library

By: _____
James J. Byrne, Jr., Esq
Counsel For Haverford Township

By:  _____
Andrew R. Feimuth, Esq
Counsel for the Haverford Library

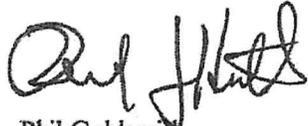
By: _____
Robert Kane
For Haverford Township Zoning
Hearing Board

By: _____
William Malone, Jr., Esq
For Zoning Hearing Board

9. All other Township rules and regulations, not embodied in this Zoning Appeal, will remain applicable to this project.

By: _____

David Burman, Township Manager
For Haverford Township

By: 
Phil Goldsmith
for the Haverford Library

By: _____

James J. Byrne, Jr., Esq
Counsel For Haverford Township
Library

By: _____
Andrew R. Freimuth, Esq
Counsel for the Haverford

By: _____

Robert Kane
For Haverford Township Zoning
Hearing Board

By: _____
William Malone, Jr., Esq
For Zoning Hearing Board



Karins and Associates

Engineering • Planning • Surveying

Newark, DE | Georgetown, DE | Bryn Mawr, PA | Exton, PA | Forest Hill, MD

919 Conestoga Road, Building #3, Suite 213, Bryn Mawr, PA 19010

Phone: (610) 527-3030 Fax: (610) 527-9008

April 6, 2023

Haverford Township Board of Supervisors
1014 Darby Road
Havertown, PA 19083

Re: Haverford Township Free Library
1601 Darby Road
Waiver Request

Dear Board of Supervisors:

On behalf of Haverford Township Free Library, they are requesting the following waivers from the following ordinances:

- Subdivision and Land Development ordinance: Chapter 160
- Erosion and Sediment Control; Stormwater Management: Chapter 78

Listed below are the waiver request we are seeking:

1. Chapter 160-4(5)(e)3: Property lines and owner names within 200-feet of the property.

In lieu of providing property owners and property lines within 200-feet of the subject tract, we are providing the property owner names and addresses of contiguous properties. Please note, the location map depicts property lines well beyond 200-feet of the Haverford Free Public Library.

2. Chapter 160-4(5)(e)4: Storm sewer / public water owner and responsible party for maintenance within 400-feet of the property.

Utility owners within 400-feet of the property are noted on the Record Plan. However, the plans do not document the entity responsible for maintenance of these utilities.

3. Chapter 160-4(5).i: Traffic impact study.

It's anticipated that improvements to 1601 Darby Road, Haverford Township Free Library, will not adversely impact traffic patterns or peak traffic conditions. Additionally, proposed signage indicating parking space availability will provide traffic calming for both Mill and Darby Road.

4. Chapter 160-4.g(14): Open Space.

The property location, site area and existing land use limit the owner's capabilities to provide open space area.

5. 160.5.c: Land for recreation

In lieu of land for recreation, the library is an adequate substitute for this function.

"Better Communities through Better Engineering"

karinsengineering.com

6. Chapter 78-34. Groundwater recharge.

Due to infiltration testing results, soil hydraulic conductivity is limited and as such the site is not conducive for stormwater infiltration. Additionally, a perched water table exists that might be adversely impacted by pollutants if stormwater is infiltrated.

If you have any additional information, I can contact me via email at bnewton@karinseengineering.com.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "R M Newton". The signature is written in a cursive, flowing style.

Robert M. Newton, P.E.

Cc: Ken Matthews

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

IN RE: APPEAL OF THE HAVERTOWN TOWNSHIP FREE LIBRARY ASSOCIATION FROM THE DECISION OF OCTOBER 7, 2021 OF THE HAVERTOWN TOWNSHIP ZONING HEARING BOARD

CIVIL ACTION
NO. CV-2021-009064

And Now, this 16th day of December, 2021, the parties in the above-captioned zoning appeal (Havertown Township Free Library Association "Library", Havertown Zoning Hearing Board "ZHB" and Havertown Township "Township") desiring to resolve the issues between them and believing that such resolution is in the best interests of the citizens of Havertown Township agree as follows:

- The Library will supply two additional book-drop boxes for the return of materials to the Library, at two off-site locations serving distinct areas of Havertown Township to be determined by the Library in areas not currently served by an existing drop box. (It is the hope and intention of the parties that these boxes will alleviate the number of automobile trips to the Library for the purpose of returning materials.)
- The Library will comply with the stormwater regulations of the Township and will, during the Land Development Process, screen roof top mechanical equipment from street view and from 2nd and 3rd floors of adjacent buildings.
- The Library will revise its construction plans to pull the outer walls of the proposed new second story back from the property lines of adjacent residential properties, other than party walls, by at least one foot, and verify the design in writing by the architect of record.



and provide the Township codes office with certified, as-built drawings demonstrating the same after completion. The revised construction plans shall be substantially in accordance with the plan attached hereto as Exhibit "A".

- The Township agrees to provide at least 10 additional parking places within 1,000 feet of the Library for 25 years either by purchasing property or by a lease agreement until such purchase can be accomplished. This transaction will be completed prior to the issuance of the final Certificate of Occupancy.
- The Library will develop a system of electronic signs, with sensors for open spaces to advise Library patrons of parking availability on the existing Library property, in accordance with the notes of testimony in the underlying hearings before the zoning hearing board.

6. Upon execution of this Agreement, the pending Zoning Appeal will be marked "Settled, Discontinued and Ended".

7. Notwithstanding paragraph (6) hereinabove, this Honorable Court will maintain jurisdiction of this matter.

8. Subject to compliance with the terms and conditions of this Settlement Stipulation, the Library shall be permitted to construct the proposed addition in accordance with the plan attached hereto as Exhibit "A" without the need to obtain any variances or other relief or approvals related to the Library property from the Zoning Hearing Board.

9. All other Township rules and regulations, not embodied in this Zoning Appeal, will remain applicable to this project.

By: *David Burman*, Township Manager for Havertown Township
By: *Phil Goldsmith*, for the Havertown Library

By: *James J. Byrne, Jr.*, Esq. Counsel for Havertown Township
By: *Andrew R. Freimuth, Esq.* Counsel for the Havertown Library

By: *Robert Kane*, For Havertown Township Zoning Hearing Board
By: *William Matton, Jr., Esq.* For Zoning Hearing Board

LINE TYPE LEGEND

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	ROW LINE
---	EXISTING BUILDING
---	CURB
---	EXISTING FENCE
---	CONCRETE WALK
---	BRICK WALK
---	EXISTING BUILDING
---	PROPOSED SECOND FLOOR/OVERHANG
●	PROPOSED SECOND FLOOR/OVERHANG COLUMN

Serial Number: 20170390179

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

OSHA NOTE:
ALL CONTRACTORS PROVIDING CONSTRUCTION SERVICES AT THIS SITE (OR SITE RELATED CONSTRUCTION) SHALL BE RESPONSIBLE FOR CONFORMANCE WITH APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS AND REGULATIONS. KARINS AND ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LIABILITY ARISING FROM THE FAILURE OF ANY PARTY TO CONFORM WITH THE APPLICABLE OSHA STANDARDS AND REGULATIONS.

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

IN RE: APPEAL OF THE HAVERTOWN TOWNSHIP FREE LIBRARY ASSOCIATION FROM THE DECISION OF OCTOBER 7, 2021 OF THE HAVERTOWN TOWNSHIP ZONING HEARING BOARD

CIVIL ACTION
NO. CV-2021-009064

ORDER

AND NOW, this 29 day of December, 2021, the parties hereto having entered and executed the Stipulation (attached hereto as Exhibit "A"), this Honorable Court hereby approves the settlement of this zoning matter pursuant to the said Stipulation.

BY THE COURT:

Brian J. Lopez, J.

SYMBOL LEGEND

○	IRON PIN
□	CONCRETE MONUMENT
⊠	HANDICAP PARKING SPACE
⊙	LIGHT POLE
⊕	SANITARY MANHOLE
⊖	WATER VALVE
⊗	BOLLARD
⊘	CLEANOUT
⊙	STORM MANHOLE
⊕	AC UNIT
⊖	ELECTRIC BOX
⊗	FIRE HYDRANT
⊘	FIRE VALVE
⊕	GAS VALVE
⊖	DECIDUOUS TREE
⊗	EVERGREEN TREE
⊘	STORM INLET
⊕	TELEPHONE BOX
⊖	GAS METER
⊗	ELECTRIC MANHOLE
⊘	POSTED SIGN
⊕	BENCHMARK

UTILITY CONTACTS

GAS
PECO
1060 W SWEDSFORD ROAD
BERWYN, PA 19312
1-800-454-4100

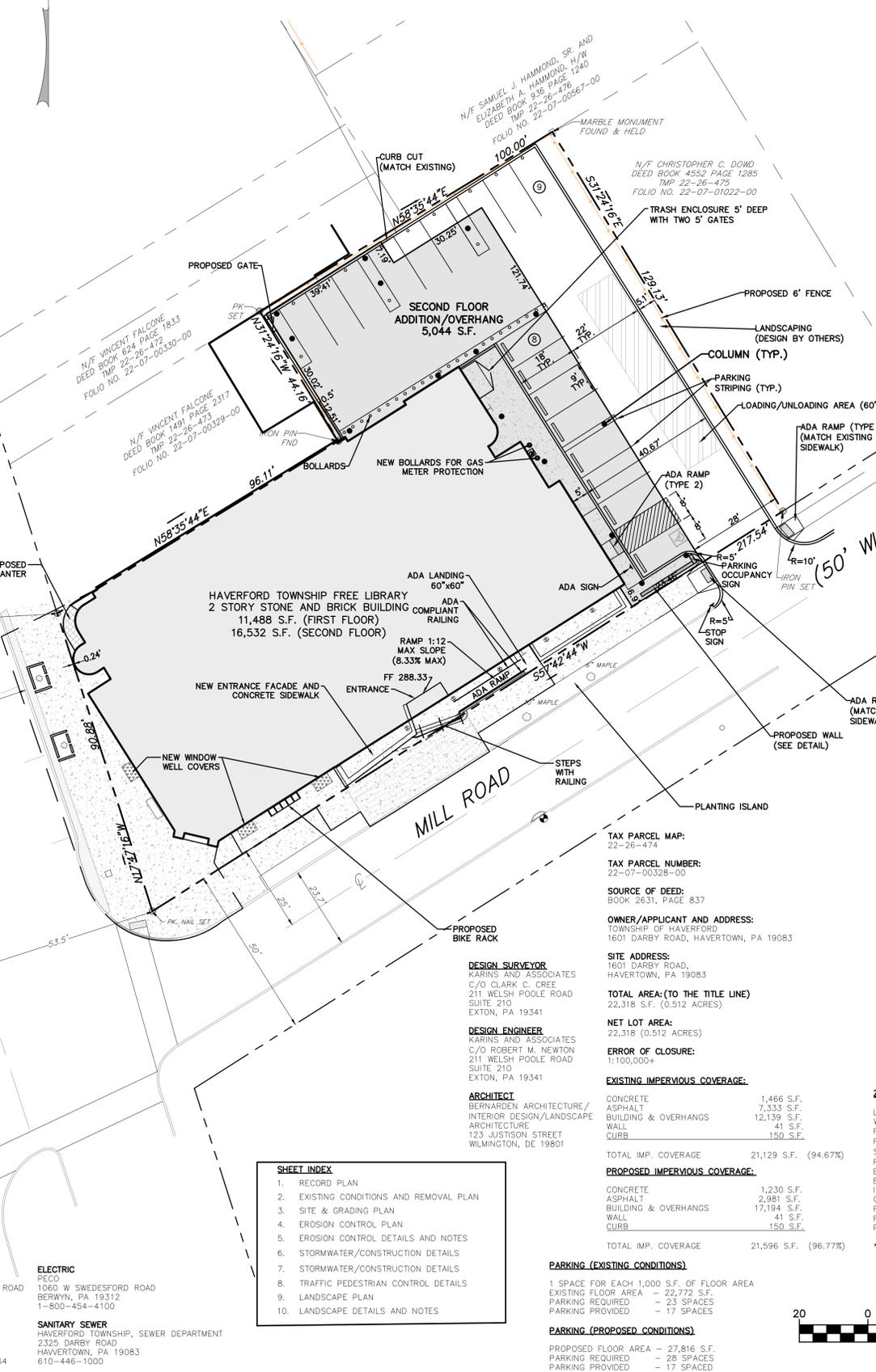
ELECTRIC
PECO
1060 W SWEDSFORD ROAD
BERWYN, PA 19312
1-800-454-4100

SANITARY SEWER
HAVERTOWN TOWNSHIP, SEWER DEPARTMENT
2325 DARBY ROAD
HAVERTOWN, PA 19083
610-446-1000

WATER
AQUA AMERICA, INC
DEANNA CIOTTI
700 W SPRINGFIELD ROAD
SPRINGFIELD, PA 19064
610-541-4160

LINE TYPE LEGEND

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	ROW LINE
---	EXISTING BUILDING
---	CURB
---	EXISTING FENCE
---	CONCRETE WALK
---	BRICK WALK
---	EXISTING BUILDING
---	PROPOSED SECOND FLOOR/OVERHANG
●	PROPOSED SECOND FLOOR/OVERHANG COLUMN



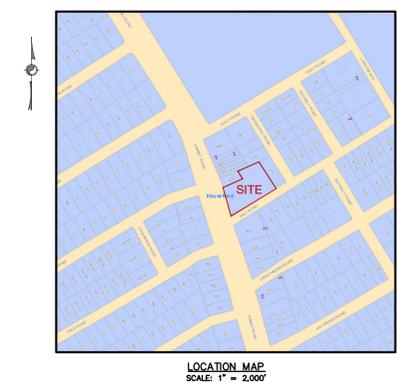
- WAIVER REQUEST**
- 160-4(5)(e)3 - PROPERTY LINES AND NAMES WITHIN 200 FEET OF THE PROPERTY
 - 160-4(5)(e)4 - STORM SEWER/PUBLIC WATER OWNER AND RESPONSIBLE PARTY FOR MAINTENANCE WITHIN 400' OF THE PROPERTY
 - 160-4(5)i - TRAFFIC IMPACT STUDY
 - 160-4g(14) - OPEN SPACE
 - 160-5.c - LAND FOR RECREATION
 - 78-34 - GROUNDWATER RECHARGE

- NOTES:**
- ENTIRE TRACT AREA = 0.51 ACRES GROSS.
 - EXISTING USE: INSTITUTIONAL.
 - ALL ELECTRIC, TELEPHONE, CABLE TELEVISION AND SIMILAR FACILITIES, BOTH MAIN AND SERVICE LINE SHALL BE PROVIDED BY UNDERGROUND CABLES, INSTALLED IN ACCORDANCE WITH PREVAILING STANDARDS AND PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDING SUCH SERVICES.
 - THE AREA BETWEEN THE TITLE LINE FOR PARCEL 22-26-474 AND THE ULTIMATE RIGHT-OF-WAY ALONG MILL ROAD AND DARBY ROAD IS HERBY OFFERED FOR DEDICATION TO HAVERTOWN TOWNSHIP OR THE GOVERNMENTAL BODY HAVING JURISDICTION AT TIME OF PLAN RECOGNITION.
 - ALL CONCRETE MONUMENTS AND IRON PINS SHALL BE SET PRIOR TO PLAN RECOGNITION.
 - THIS LAND DEVELOPMENT PLAN WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS ESTABLISHED IN THE HAVERTOWN TOWNSHIP ZONING ORDINANCE CHAPTER 162, AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHAPTER 160.
 - ALL SIGHT DISTANCE OBSTRUCTION (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE OWNER TO PROVIDE THE MINIMUM SIGHT DISTANCE BOTH WAYS FOR DRIVER EXITING AND ENTERING THE PROJECT AREA.
 - TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON THE SITE.
 - TREES, STUMPS, OR CONSTRUCTION MATERIALS SHALL BE REMOVED FROM THE PROPERTY.
 - THE MINIMUM DEPTH OF TOPSOIL TO BE SPREAD ON-SITE IS 8" OR EQUAL TO THE EXISTING DEPTH OF TOPSOIL ENCOUNTERED ON THE SITE, WHICHEVER IS GREATER.
 - IF ANY CHANGES BE MADE TO THE PROPOSED LAYOUT, PLOT PLAN SHOWING THESE CHANGES SHALL BE APPROVED BY THE TOWNSHIP.
 - NO FILL OR EARTH DISTURBANCE SHALL TAKE PLACE IN ALLUVAL SOILS, WETLANDS, FLOODPLAINS, STREAMS OR PONDS WITHOUT SECURING THE PROPER PERMITS.
 - ALL SHEETS INCLUDED IN THIS SUBDIVISION SUBMISSION ARE TO BE CONSIDERED AS IF RECORDED WITH THE RECORD PLAN.
 - DEVELOPER/FINANCIAL SECURITY AGREEMENTS SHALL BE EXECUTED BETWEEN THE OWNER/DEVELOPER AND THE TOWNSHIP TO GUARANTEE INSTALLATION OF PUBLIC IMPROVEMENTS.
 - INFILTRATION BASIN MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - THE BMP'S AND STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) ARE A PERPETUAL PART OF THE STORMWATER DRAINAGE SYSTEM OF THE TOWNSHIP OF HAVERTOWN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER(S) ON WHOSE LAND THE STRUCTURE(S) IS (ARE) LOCATED. THE TOWNSHIP OF HAVERTOWN AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LAND FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID BMP'S IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNER(S).
 - THE OWNER(S) IS (ARE) RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND BMP'S.

- GENERAL NOTES:**
- THE NOTED SURVEY PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON FEBRUARY 14, 2017 AND NOVEMBER 21, 2022 AND DEPICTS CONDITIONS ON THAT DATE.
 - PUBLIC SANITARY SEWER AND PUBLIC WATER SERVICE WILL BE UTILIZED ON THIS PROPERTY.
 - THE EXISTENCE AND/OR LOCATION OF ALL SUB SURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/>.
 - THE REFERENCED SURVEY PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
 - IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0106F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
 - BEARINGS ON THIS PLAN ARE SHOWN IN ACCORDANCE TO PA STATE PLANE SOUTH ZONE 3702.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS NAVD 1988 OBTAINED VIA GPS NETWORK.
 - NO FENCE, HEDGE, SHRUBBERY, WALL, PLANTINGS OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY. ADDITIONALLY, SIGHT AT INTERSECTION SHALL NOT BE OBLSCURED.
 - THE OWNER SHALL PROVIDE AS-BUILT PLANS UPON COMPLETION OF CONSTRUCTION.

REFERENCES:

- A PLAN TITLED "CONSTRUCTION PLAN OF 1601 DARBY ROAD" PREPARED BY MOMENEE INC., DATED NOVEMBER 9, 2017
- A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 1601 DARBY ROAD" PREPARED BY MOMENEE INC., DATED FEBRUARY 14, 2017.



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE

ON THE _____ DAY OF _____, 2023, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, COUNTY OF DELAWARE, COMMUNWEAL OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED, WITNESSED MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES (SEAL) _____

OWNER OF TAX PARCEL NUMBER 22-07-00328-00, HAVE LAID OUT UPON MY LAND SITUATE IN THE TOWNSHIP OF HAVERTOWN, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED, WITNESSED MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HAVERTOWN THIS _____ DAY OF _____, 2023.

SECRETARY OF THE BOARD OF SUPERVISORS _____

RECOMMENDED FOR APPROVAL BY THE HAVERTOWN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

CHAIRMAN OF THE PLANNING COMMISSION _____

REVIEWED BY THE TOWNSHIP ENGINEER: _____

DCPC NO. _____ PROCESSED AND REVIEWED. REPORT PREPARED BY THE DELAWARE COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, DELAWARE COUNTY PLANNING COMMISSION _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, DELAWARE COUNTY, PENNSYLVANIA IN PLAN BOOK: _____ PAGE: _____ ON THE _____ DAY OF _____, 2023.

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME AND THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

CLARK CREE, PLS: NO. _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE EXISTING CONDITIONS ARE AS SHOWN AND THAT THE PLAN COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 121 OF THE CODE OF THE TOWNSHIP OF TREDYFFRIN FOR ALL PROPOSED EARTHMOVING ACTIVITIES AND OTHER WORK AND THAT THE PROPOSED MEASURES WILL MEET THE CURRENT REQUIREMENTS OF TREDYFFRIN TOWNSHIP.

ROBERT M. NEWTON, P.E.

RECORD PLAN

FILE NO.: 21-083

MOMENEE, INC.
a Karins Company

919 CONESTOGA ROAD - BRYN MAWR - PA - 19010

MINOR LAND DEVELOPMENT PLAN

1601 DARBY ROAD

HAVERTOWN TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

ONE-CALL: 20170390179

DRAWN BY: RC

CHECKED BY: RMN

APPLICANT
HAVERFORD TOWNSHIP FREE LIBRARY
1601 DARBY ROAD
HAVERTOWN, PA 19083

SHEET 1 of 8

DATE: APRIL 3, 2023

SCALE: 1" = 20'



SYMBOL LEGEND

- IRON PIN
- CONCRETE MONUMENT
- HANDICAP PARKING SPACE
- LIGHT POLE
- SANITARY MANHOLE
- WATER VALVE
- BOLLARD
- CLEANOUT
- STORM MANHOLE
- AC UNIT
- ELECTRIC BOX
- FIRE HYDRANT
- FIRE VALVE
- GAS VALVE
- DECIDUOUS TREE
- EVERGREEN TREE
- STORM INLET
- TELEPHONE BOX
- GAS METER
- ELECTRIC MANHOLE
- POSTED SIGN
- BENCHMARK

LINETYPE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROW LINE
- EXISTING BUILDING
- CURB
- EXISTING FENCE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- WATER LINE
- SANITARY LINE
- ST — STORM PIPES
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR

- CONCRETE WALK
- BRICK WALK
- IMPERVIOUS TBR/RELOCATED
- TBR TO BE REMOVED/RELOCATED
- TREE TO BE REMOVED/REPLACED
- ▲ TEST PIT

UTILITY CONTACTS

GAS
PECO
1060 W SWEDSFORD ROAD
BERWYN, PA 19312
1-800-454-4100

WATER
AQUA AMERICA, INC
DEANNA CIOTTI
700 W SPRUOL ROAD
SPRINGFIELD, PA 19064
610-541-4160

ELECTRIC
PECO
1060 W SWEDSFORD ROAD
BERWYN, PA 19312
1-800-454-4100

SANITARY SEWER
HAVERFORD TOWNSHIP, SEWER DEPARTMENT
2325 DARBY ROAD
HAVERTOWN, PA 19083
610-446-1000

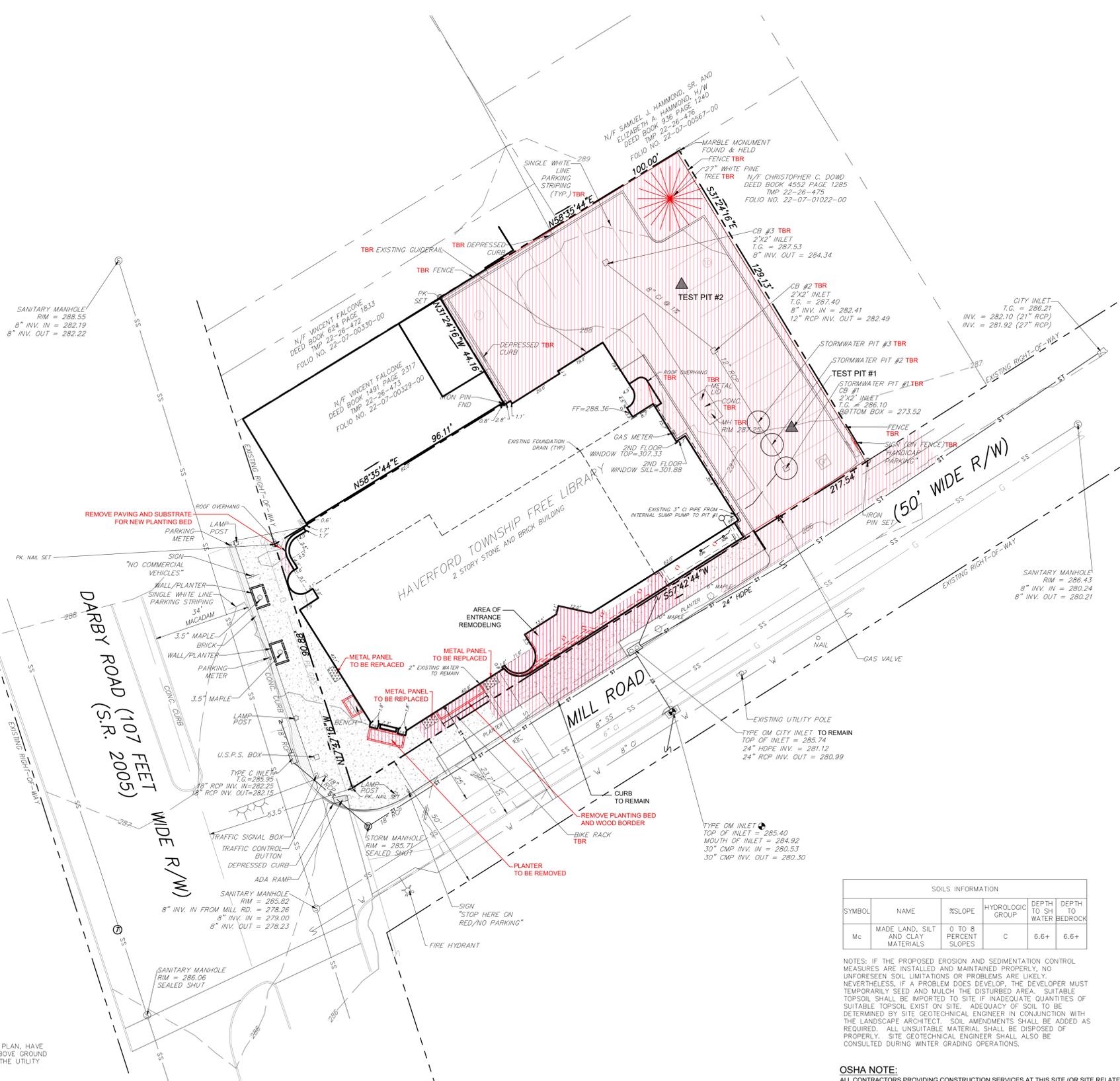
Serial Number: 20170390179

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
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DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



LOCATION MAP
SCALE: 1" = 2,000'

TEST PIT #1

TEST	INFILTRATION RATE (IN/HR)
1A	0.008
1B	0.075
1C	0.113

TEST PIT #2

TEST	INFILTRATION RATE (IN/HR)
2A	0.011
2B	0.004

TAX PARCEL MAP:
22-26-474

TAX PARCEL NUMBER:
22-07-00328-00

SOURCE OF DEED:
BOOK 2631, PAGE 837

OWNER/APPLICANT AND ADDRESS:
TOWNSHIP OF HAVERFORD
1601 DARBY ROAD, HAVERTOWN, PA 19083

SITE ADDRESS:
1601 DARBY ROAD,
HAVERTOWN, PA 19083

TOTAL AREA (TO THE TITLE LINE)
22,318 S.F. (0.512 ACRES)

NET LOT AREA:
22,318 (0.512 ACRES)

ERROR OF CLOSURE:
1:100,000+

GENERAL NOTES:

1. THE NOTED SURVEY PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON FEBRUARY 14, 2017 AND NOVEMBER 21, 2022 AND DEPICTS CONDITIONS ON THAT DATE.
2. PUBLIC SANITARY SEWER AND PUBLIC WATER SERVICE ARE UTILIZED ON THIS PROPERTY.
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7. BEARINGS ON THIS PLAN ARE SHOWN IN ACCORDANCE TO PA STATE PLANE SOUTH ZONE 3702.
8. THE VERTICAL DATUM SHOWN ON THIS PLAN IS NAVD 1988 OBTAINED VIA GPS NETWORK.
9. CONTOURS DEVELOPED FROM A TOPOGRAPHIC SURVEY BY KARINS AND ASSOCIATES BENCHMARK(BM) - INLET ELEVATION - 285.40.
10. CONTRACTOR TO CONTACT GAS LINE OWNER FOR INSTRUCTIONS WITH CONSTRUCTION IN THE VICINITY OF THE GAS LINE.
11. TOPSOIL, IF ENCOUNTERED, SHALL BE STORED OFFSITE AND SPREAD ON-SITE FOLLOWING CONSTRUCTION COMPLETION.
12. BURIAL OF STUMPS OR CONSTRUCTION MATERIAL IS PROHIBITED. TREES, STUMPS AND CONSTRUCTION WASTE MATERIAL TO BE REMOVED FROM THE SITE.
13. EXISTING OIL TANK TO BE REMOVED BY OTHERS. SOILS WILL BE TESTED BY ENVIRONMENTAL CONSULTANTS TO DETERMINE THE EXTENT, IF ANY, OF HYDROCARBON CONTAMINATION.
14. APPROXIMATELY THE FIRST 24 INCHES OF SOIL BENEATH THE DRIVEWAY/PARKING LOT SHALL BE REMOVED AND PROPERLY DISPOSED OF.

REFERENCES:

1. A PLAN TITLED "CONSTRUCTION PLAN OF 1601 DARBY ROAD" PREPARED BY MOMENE INC., DATED NOVEMBER 9, 2017
2. A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 1601 DARBY ROAD" PREPARED BY MOMENE INC., DATED FEBRUARY 14, 2017.

SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO WATER	DEPTH TO BEDROCK
Mc	MADE LAND, SILT AND CLAY MATERIALS	0 TO 8 PERCENT SLOPES	C	6.6+	6.6+

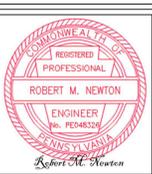
NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

OSHA NOTE:

ALL CONTRACTORS PROVIDING CONSTRUCTION SERVICES AT THIS SITE (OR SITE RELATED CONSTRUCTION) SHALL BE RESPONSIBLE FOR CONFORMANCE WITH APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS AND REGULATIONS. KARINS AND ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LIABILITY ARISING FROM THE FAILURE OF ANY PARTY TO CONFORM WITH THE APPLICABLE OSHA STANDARDS AND REGULATIONS.



EXISTING CONDITIONS AND REMOVAL PLAN		FILE NO.: 21-083
MOMENE, INC. a Karins Company		
919 CONESTOGA ROAD - BRYN MAWR - PA - 19010		
MINOR LAND DEVELOPMENT PLAN		
1601 DARBY ROAD		
HAVERFORD TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		
ONE-CALL: 20170390179	APPLICANT: HAVERFORD TOWNSHIP FREE LIBRARY	SHEET 2 OF 8 DATE: APRIL 3, 2023 SCALE: 1" = 20'
DRAWN BY: RC	1601 DARBY ROAD	
CHECKED BY: RMN	HAVERTOWN, PA 19083	





SYMBOL LEGEND

○	IRON PIN
□	CONCRETE MONUMENT
□	HANDICAP PARKING SPACE
⊙	LIGHT POLE
⊙	SANITARY MANHOLE
⊙	WATER VALVE
⊙	BOLLARD
⊙	CLEANOUT
⊙	STORM MANHOLE
⊙	AC UNIT
⊙	ELECTRIC BOX
⊙	FIRE HYDRANT
⊙	FIRE VALVE
⊙	GAS VALVE
⊙	DECIDUOUS TREE
⊙	EVERGREEN TREE
⊙	STORM INLET
⊙	TELEPHONE BOX
⊙	GAS METER
⊙	ELECTRIC MANHOLE
⊙	POSTED SIGN
⊙	BENCHMARK

LINETYPE LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ROW LINE
---	EXISTING BUILDING
---	CURB
---	EXISTING FENCE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	WATER LINE
---	SANITARY LINE
---	STORM PIPES
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	CONCRETE WALK
---	BRICK WALK
●	PROPOSED SECOND FLOOR/OVERHANG COLUMN
---	AMENDED SOILS

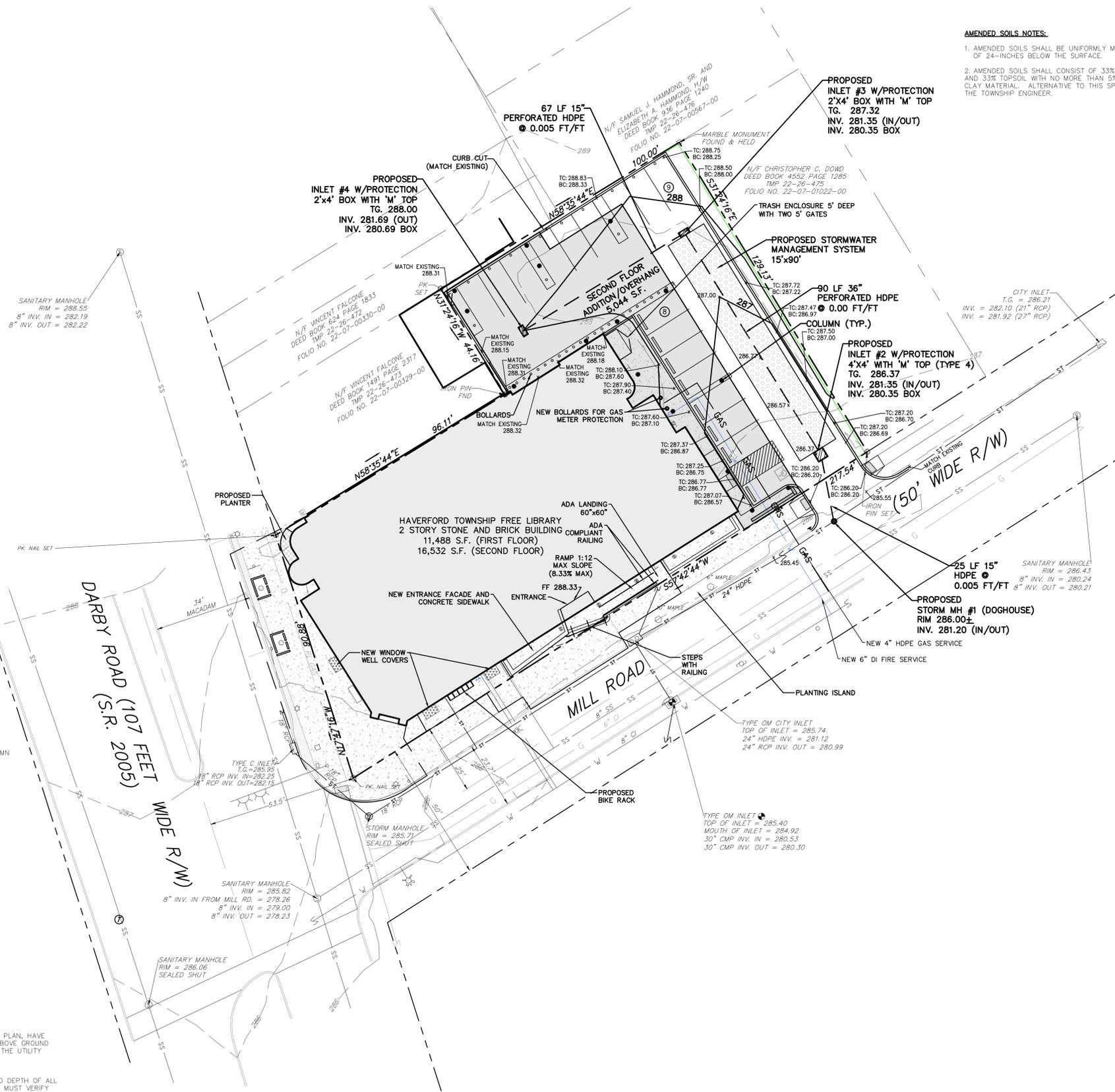
UTILITY CONTACTS

GAS
PECO
1060 W SWEDSFORD ROAD
BERWYN, PA 19312
1-800-454-4100
WATER
AQUA AMERICA, INC
DEANNA CIOTTI
700 W SPROUL ROAD
SPRINGFIELD, PA 19064
610-541-4160
ELECTRIC
PECO
1060 W SWEDSFORD ROAD
BERWYN, PA 19312
1-800-454-4100
SANITARY SEWER
HAVERTOWN TOWNSHIP, SEWER DEPARTMENT
2325 DARBY ROAD
HAVERTOWN, PA 19083
610-446-1000

Serial Number: 20170390179

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.
ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.
AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



AMENDED SOILS NOTES:

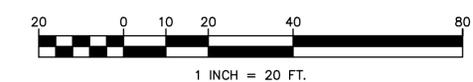
1. AMENDED SOILS SHALL BE UNIFORMLY MIXED AND SPREAD TO A DEPTH OF 24-INCHES BELOW THE SURFACE.
2. AMENDED SOILS SHALL CONSIST OF 33% SAND, 34% ORGANIC MATERIAL, AND 33% TOPSOIL WITH NO MORE THAN 5% OF AMENDED CONSISTING OF CLAY MATERIAL. ALTERNATIVE TO THIS SPECIFICATION IF APPROVED BY THE TOWNSHIP ENGINEER.



LOCATION MAP
SCALE: 1" = 200'

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF A PROPOSED BUILDING ADDITION, AND OTHER RELATED APPURTENANCES.
2. THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY UPON CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
4. THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
5. THERE SHALL BE NO GRADE CHANGES WITHIN THREE (3) FEET OF THE PROPERTY LINE IN ORDER TO ENSURE TRANSITION TO THE GRADING ON THE ADJOINING PROPERTY.
6. THE ARCHITECTURAL PLANS MUST BE COORDINATED WITH AND MUST COMPLY WITH THE GRADING PROPOSED WITH THIS PERMIT PLAN.
7. NEWLY GRADED SLOPES OVER 25% MUST BE STABILIZED WITH NORTH AMERICAN GREEN D575 GEOTEXTILE.
8. ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIPLINES. ACCURATE LOCATION OF THE DRIPLINES SHALL BE PROVIDED. IF TREE PROTECTION FENCE IS NOT AT THE DRIPLINES OF ALL TREES TO REMAIN, THE TOWNSHIP ARBORIST MUST APPROVE THE LOCATION OF THE PLANS. A DETAIL SHALL BE PROVIDED CONFORMING TO TOWNSHIP STANDARDS.
9. GRADE CHANGES AROUND THE DRIPLINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. IMPACTED TREES SHALL BE NOTED ON THE PLAN. TREATMENT OF THE IMPACTED TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED IF/AS DIRECTED BY THE TOWNSHIP ARBORIST. THE TOWNSHIP ARBORIST MUST APPROVE THE LOCATION OF THE PLANS. A DETAIL SHALL BE PROVIDED CONFORMING TO TOWNSHIP STANDARDS.
10. ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
11. ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE CROWN AND DEEP ROOTING FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING PRIOR TO THE ISSUANCE OF AN EROSION CONTROL OR MINOR GRADING PERMIT. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 16-32-16 SLOW RELEASE, WATER DISPERSIBLE @ 15 LBS. PER 100 GALLON OR EQUAL. AN ARBORIST SHALL APPROVE THE PROCEDURE.
12. SHOULD ANY TREES NOT SCHEDULED OR PERMITTED TO BE REMOVED BE IRREPARABLY DAMAGED DURING CONSTRUCTION AND DIE WITHIN EIGHTEEN (18) MONTHS OF THE CONCLUSION OF CONSTRUCTION ACTIVITIES, THOSE TREES WILL BE REQUIRED TO BE REPLACED.
13. GRADING AND EARTH-MOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOD SHALL BE USED TO STABILIZE ALL AREAS DENuded DURING THIS TIME PERIOD.
14. THE MAXIMUM TIME OF EXPOSURE FOR BARE SOIL AREAS SHALL BE TWENTY (20) DAYS BEFORE STABILIZATION MEASURES ARE IMPLEMENTED.
15. CONTOURS DEVELOPED FROM A TOPOGRAPHIC SURVEY BY KARINS AND ASSOCIATES BENCHMARK(BM) - INLET ELEVATION = 285.40.
16. NO IMPERVIOUS COVER SHALL BE PERMITTED WITHIN THE DRIPLINES OF TREES TO REMAIN WITHOUT APPROVAL FROM AN ARBORIST.
17. IF TRENCHES FOR PIPING OR ANY STORM FACILITIES ARE PROPOSED WITHIN THE DRIPLINES OF TREES, ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
18. HDPE PIPE SHALL BE SMOOTH LINED WITH A MANNING'S N VALUE OF 0.012.
19. ROOF DRAINS SHALL NOT DISCHARGE TO SANITARY SEWERS OR DIRECTLY OVER ANY SIDEWALK.
20. ALL FILL SHALL BE PLACED MECHANICALLY AND BE FREE OF ANY DEBRIS OR ORGANIC MATERIAL, ROOTS AND STUMPS. FILL SHALL BE IN 8 INCH LIFTS AND COMPACTED MECHANICALLY WITH EQUIPMENT WEIGHING NOT LESS THAN 10 TONS OR WITH SIMILAR FOOT ROLLER. THE TOWNSHIP MAY REQUIRE AT THE OWNERS EXPENSE A TEST CERTIFYING ADEQUATE COMPACTION OF THE FILL.



SITE/GRADING PLAN		FILE NO.: 21-083
MOMENEY, INC. a Karins Company		
919 CONESTOGA ROAD - BRYN MAWR - PA - 19010		
MINOR LAND DEVELOPMENT PLAN		
1601 DARBY ROAD		
HAVERTOWN TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA		
ONE-CALL: 20170390179	APPLICANT: HAVERTOWN TOWNSHIP FREE LIBRARY	SHEET 3 OF 8
DRAWN BY: RC	1601 DARBY ROAD	DATE: APRIL 3, 2023
CHECKED BY: RMN	HAVERTOWN, PA 19083	SCALE: 1" = 20'





Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, May 11, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairman
Maggie Dobbs, Vice-Chairperson-7:10 P.M. arrival
Angelo Capuzzi
Robert Fiordimondo
Jack Garrett
Louis D. Montresor
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting**-Mr. Chanin called the Meeting to Order at 7:07 P.M.

- a. *Roll Call*
- b. *Pledge of Allegiance*

2. **774 Lawson Avenue, D.C. Folio No. 22-08-00649-00**

Continued Review- Minor Subdivision Plan- Sleepy Valley Holdings, LLC

The applicant proposes to subdivide a 15,228 square foot lot into two parcels, with Lot "1" to contain 7,233 square feet, and Lot "2" to contain 7,995 square feet. An existing single family home is to be demolished, and two new single family dwellings will be constructed with associated stormwater management improvements. The existing lot contains three previously consolidated parcels, shown on the plan as Parcels "A", "B", & "C".

Chris Yohn, PE, Yohn Engineering, LLC. commented on the Township Engineers review letter as well as comments made by the Planning Commission at the Planning Commission Meeting of April 13, 2023 in regards to the submitted revised plans.

-The waiver requests for the cartway (24-feet existing vs 27-feet required) and right-of-way (45-feet vs 50-feet required) had been added to the plans.

-The alternative plan, which is the original plan that preserves the existing house, has been added as sheet 8.

-Information had been added regarding the rain gutters and downspouts that are proposed for the side of the building. The final design will be adjusted for consistency with the final building details developed by the architect.

-Confirmed the designation of the slopes on Parcel B as steep slopes but not very steep slopes.

Mr. Yohn addressed the current review letter of May 9, 2023 from the Township Engineer.

Comment #3: Standard detail will be added to depict the wall height of no more than 30 inches.

Comment #9: Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption has been prepared and sent to Upper Darby Township, after it is returned by from Upper Darby it will be signed by Haverford Township and sent to the DEP.

Comment #10: A monument will be added at the shared rear corner of Lots 1 and 2.

Comment #13: Plans have been revised to indicate that additional tests would be required to confirm the design.

Comment #15: Additional information will be provided regarding the above ground rainwater conductors and roof drain accommodation through the boulder wall on Lot 2.

Comment #16: PennDOT Highway Occupancy permit will be submitted after the preliminary plans are approved.

Comment #17: Details will be added to the plans indicating utilization of the existing sewer or plan for a new lateral on Lot 1.

Comment #18: Applicant has confirmed that no ground anchorage will be required on the proposed cantilevered decks.

Comment #23: Grading, Drainage, Soil Erosion and Sedimentation Control Permits have been submitted but will not be issued until after the plans are recorded.

Comment #24: ABMP Maintenance Agreement shall be executed and a contribution of \$2,200.00 per lot to the Township Stormwater Control and BMP Operation and Maintenance Fund will be made.

Ms. Phillips questioned whether the project was within 100 feet of the historic property located on Karakung Drive and if a review by the Historic Commission was required. Ms. Kirk clarified that the ordinance reads "within 100 feet of the historic resource". This project is not within those boundaries.

Mr. Capuzzi restated the applicant should do everything they can to have the gutters placed in another location other hanging from the side of the house.

Mr. Garrett asked about the tree proposed at the property line. Mr. Yohn added the project had been presented to the Shade Tree Commission. Mr. Garrett asked if the placement of the tree would cause long term challenges for the owners of the properties debating who is responsible for the tree. Mr. Yohn added the tree could be shifted a foot. Mr. Montresor added it is recommended that the tree be 3-4 feet back from the property line.

Ms. Dobbs inquired about the tree species. The tree in question is identified on the plan as a red maple.

Mr. Chanin asked for clarification that the cantilevered deck would not require additional posts that would disturb the steep slope. Mr. Yohn stated the deck would be set back as not to disturb the slope.

Mr. Fiordimondo stated the deck on the back of Lot 2 is protruding out approximately 10 feet and should require anchoring to the rear wall of the home if there will not be ground anchorage.

Mr. Yohn explained the (original) alternative plan that had been prepared for presentation for the Zoning Hearing Board in 2022 to support an application for several variances. Mr. Yohn identified each of the variances which would be required to preserve the existing home built in approximately 1920.

Ms. Dobbs asked for clarification on steep slope disturbance between the two new home plan and the (original) alternative plan. Mr. Yohn said the two new home plan shows no structure being built in the steep slope; there would be some earth disturbance (approximately 15%) but no structure built into it. The (original) alternative plan would require disturbance of the slope as well as structure built into it. Ms. Dobbs asked for the maximum allowable impervious that would be left to the new owners of the properties post construction for both the current plan with two new-home plan and the (original) alternative plan. Mr. Yohn said the impervious does not change with either plan. Ms. Dobbs verified both plans would have impervious coverage to spare but some of that area would be in steep slope therefore requiring the lot owners to seek relief from the Zoning Hearing Board.

Ms. Dobbs offered her opinion: disturbance of the steep slope on the alternative plan is a valid compromise if it preserves the existing home and integrity of the neighborhood.

Mr. Chanin asked Mr. Yohn if there was a specific action being requested of the Planning Commission in regards to the alternative plan. Mr. Yohn stated that the reason for presenting the current plan was to obtain a recommendation from the Planning Commission. The alternative plan was the preferred plan all along but met with opposition from a group of residents. If the applicant were to go back to the Zoning Hearing Board, the applicant would like a recommendation from the Planning Commission.

Mr. Fromhold, Attorney for the applicant, stated the applicant would want a positive recommendation for the current, by right, plan that was presented to the Planning Commission. Additionally, a recommendation that the Planning Commission would prefer the alternative plan to return to the Zoning Hearing Board.

Mr. Chanin added the Delaware County Planning Commission also preferred keeping the existing house.

Mr. Fromhold and Mr. Capuzzi discussed the option of a recommendation for the current, two new home plan from the Planning Commission and taking the recommendation to the Board of Commissioners for a preliminary approval with a condition to revisit the Zoning Hearing Board with the (original) preferred, alternative plan. Mr. Fiordimondo asked how extensive the renovation would be if the existing home was to remain. Mr. Sposato agreed the renovations would be in keeping with the integrity of the neighborhood.

Mr. Garrett addressed a large tree that exists in the steep slope that would be removed with the alternative plan but would be kept with the current plan. Ms. Dobbs spoke about the valuation of preserving the house as the ultimate goal and sacrifice a tree. Ms. Dobbs states she was not comfortable making a conditional recommendation but was comfortable with recommending seeking approval of the Zoning Hearing Board.

Steve Finely- 758 Lawson Ave., Thanked the Planning Commission and hopes the (original) alternative plan will take place.

3. **1601 Darby Road, D.C. Folio No. 22-07-00328-00**

Preliminary/Final Land Development Plan- Haverford Township Free Library

The Applicant proposes to construct a 5,044 square foot second floor addition over the existing parking lot, along with associated site improvements and stormwater management. This project is subject to Delaware County Court of Common Pleas Stipulation No CV-2021-009064, and is an identified Haverford Township Historic Resource (Survey No. 045-HA-077.)

Mr. Robert Newton, PE, Momenee, Inc., explained the proposed expansion and renovation of the Haverford Township Free Library including the parking lot and stormwater management system. The project had gone before the Zoning Hearing Board October 7, 2021 and ultimately to the Court of Common Pleas of Delaware County, Pennsylvania to appeal the decision of the Zoning Hearing Board. An agreement was reached between the Township and various individuals to allow the project to proceed with the variances required.

Mr. Newton addressed the Township Engineers Review Letter of May 9, 2023.

Waivers that have been requested:

§160-4.E(5)[e](3) regarding property lines and names within 200 feet of the property.

§160-4.E(5)[e](4) regarding owners of storm sewer and public water and maintenance of the same within 400 feet of the property.

§160-4.E(5)[i] regarding submission of a traffic study.

§160-4.G(14) regarding required open space.

§160-5.C regarding land set aside for recreation.

§78-34 regarding the requirement for groundwater recharge.

Mr. Capuzzi clarified no waiver for the traffic study would be required as the project is not commercial or industrial use or a subdivision of 10 or more lots. Additionally, open space or recreation set-aside areas are only required for land developments greater than one acre in size.

In reference to the Township Engineer's review, Mr. Newton stated Comment #5 under Subdivision and Land Development section of the Review Letter is a waiver request from the minimum cartway width of 27-feet and (the current cartway on Mill Rd is 23.7-feet).

Comment #7: The Shade Tree Commission will be consulted as to how to substitute the required (§160-5.B(6)) tree configuration to meet the existing conditions.

Mr. Capuzzi stated another waiver request would be required for submitting the plan as a preliminary/ final subdivision; a waiver from the two-step process (§180-4.A).

Mr. Newton addressed a comment under the Conformance with Stipulation section of the Review Letter.

Comment # 2: Twenty-nine (29) feet would be the average rear setback to meet the intent of the stipulation set by the court agreement.

Mr. Newton addressed Comment #20 under the General section of the Review Letter. The largest vehicle that enters the lot currently is a garbage truck. More studies will be done on the maximum size vehicle able to enter and exit without backing out on to Mill Road.

Mr. Newton stated remaining items on the Township Engineer Review Letter are will comply items.

Mr. Capuzzi inquired of the progress regarding Stipulation #4 of the Court of Common Pleas Document dated December 16, 2021, where the Township was to provide at least an additional 10 parking spaces within 1000 feet of the library either by land purchase or land lease. Mr. Lowe, Board of Trustees of the Haverford Township Library and Chairman of the Building Committee, stated his understanding is the Township is making progress acquiring property for parking which is their responsibility.

Mr. Montresor asked if the properties had been identified. Mr. Lowe said he believed they had been.

Mr. Chanin asked if the library would be shut down for a time and where would the alternate space be. Mr. Lowe stated the storefront in Manoa Shopping Center that had previously been C&M Sports had become available and is 3000 square feet of space for use. The old Haverford Township Building will be of use as office space.

Mr. Capuzzi asked about the plan for pedestrian traffic during construction. Ken Matthews, 3rd Party Consultant overseeing construction, stated the building would be fenced in but the Darby Road sidewalk would be open to foot traffic. The entire frontage of Mill Road will be closed off with directional signage added. Mr. Capuzzi

advised on specific ways to add signs and crosswalks for needed safety.

Ms. Dobbs advised that the waiver request letter be updated and updated on the plans as well. Ms. Dobbs asked about the existing trees and if they would remain. Mr. Matthews discussed which would remain and confirmed that the Applicant would be meeting with the Shade Tree Commission would be May 22, 2023 for recommendations. Ms. Dobbs asked for an explanation on the parking space counter. Mr. Matthews said there would be an approximately 4'x4' sign that would be stationed at the entrance of the parking lot that would keep count of available parking spaces.

Mr. Fiordimondo asked the estimated length of construction. Mr. Matthews stated approximately 15 to 18 months. Mr. Fiordimondo asked about the extent of the addition being 5044 square feet, that is attached to the existing second floor. Mr. Matthews used the plan overhead to show exactly where the extension is proposed. Mr. Fiordimondo asked about the extent of the renovation. Mr. Matthews stated it would be a complete gut and renovation. Mr. Fiordimondo asked if that included elevators, bathrooms and mechanical rooms etc. Mr. Matthews said they will be keeping the boilers which had been very recently installed but basically everything else will be removed and replaced. Mr. Fiordimondo asked about the total cost of the project. Mr. Matthews said a nearly 21 million dollars.

Mr. Montresor added collaborating with the school district as well as the Township on the pedestrian issue may be a good idea.

Ms. Phillips asked about the design standards of the rest of the Township Buildings being incorporated into the project. Mr. Matthews stated high efficiency and sustainability are integral to the design. Ms. Phillips and Mr. Matthews discussed black vs. white roof. Ms. Phillips asked if there had been any solutions for rain water knowing the lot is 95% impervious coverage. Mr. Newton answered, explaining the proposed the stormwater management system. Ms. Phillips asked about the new window wells. Mr. Matthews gave details to material and strength. An elevation was shown and a discussion on additional building material took place.

Mr. Garrett asked if confirmation had been made regarding accessible vans able to fit under the overhang. Mr. Matthews stated the height under the overhang is 8.5 to 9 feet. Mr. Capuzzi added 8 feet is required to clear an accessible van.

Ms. Phillips asked how the design of the building evolved. Mr. Lowe provided the history of the project development.

Mr. Capuzzi asked if trash pickup would be after hours with where the trash enclosure is. Mr. Matthews stated trash pickup is in the morning before the library is open.

Mr. Chanin asked for verification that the Township would be consulted in regards to vehicle traffic as well as the pedestrian traffic. Mr. Matthews added that there will be times that Mill Road will have to be partially or completely shut down for several reasons.

Mr. Matthews added there will be many situations to coordinate with this effort.

4. Review of Minutes

Mr. Capuzzi motioned to approve Planning Commission Meeting Minutes of April 13, 2023 as submitted.

Mr. Fiordimondo seconded.

All in Favor

Mr. Garrett and Mr. Montresor abstained.

Adjournment

Mr. Chanin motioned to adjourn.

Mr. Dobbs seconded.

All in Favor.

Adjourned at 8:37 P.M.



Planning Commission

[Agenda Link](#)

Date received: 06/06/2023 @ 1152
Date & Time posted: 06/06/2023 @ 1322

[Minutes Link](#)

Date received: 08/11/2023 @ 0811
Date & Time posted: 08/11/2023 @ 1021

Meeting Agenda

Date: Thursday, June 08, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Meeting Rooms

Time: 7:00 P.M.



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, June 8, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice Chairperson
Jack Garrett, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting**

- a. *Roll Call*
- b. *Pledge of Allegiance*

2. **774 Lawson Avenue, D.C. Folio No. 22-08-00649-00**

ALTERNATE PLAN- Minor Subdivision Plan- Sleepy Valley Holdings, LLC

The applicant proposes to subdivide a 15,228 square foot lot into two parcels, with an existing single family home to remain, with one new single family dwelling constructed, along with associated stormwater management improvements. The existing lot contains three previously consolidated parcels, shown on the plan as Parcels "A", "B", & "C".

3. **1601 Darby Road, D.C. Folio No. 22-07-00328-00**

Continued Review- Preliminary/Final Land Development Plan- Haverford Township Free Library

The Applicant proposes to construct a 5,044 square foot second floor addition over the existing parking lot, along with associated site improvements and stormwater management. This project is subject to Delaware County Court of Common Pleas Stipulation No CV-2021-009064, and is an identified Haverford Township Historic Resource (Survey No. 045-HA-077.)

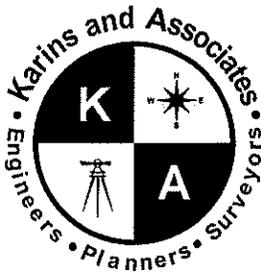
4. **Presentation- Ted Ritsic, PaDCED Local Government Policy Specialist**

Mr. Ritsick will be providing an overview to the Planning Commission on the roles, responsibilities, and best practices of the organization. The presentation will provide opportunity for questions and open discussion.

5. **Review of Minutes**

Planning Commission meeting of May 11, 2023.

Adjournment



Karins and Associates

Engineering • Planning • Surveying

Newark, DE | Georgetown, DE | Bryn Mawr, PA | Exton, PA | Belcamp, MD

919 Conestoga Road, Building #3, Suite 213, Bryn Mawr, PA 19010

Phone: (610) 527-3030 Fax: (610) 527-9008

MEMORANDUM

To: Charles Faulker

From: Robert M. Newton, P.E. *RMN*

Subject: Haverford Free Public Library
Preliminary / Final Land Development

Date: May 23, 2023

Listed below are responses to each of comment within your May 9, 2023 review letter:

Conformance with Stipulation No. CV-2021-009064:

1. The proposed plan does not include the “New Large Bluffer Planting (typ)” at the northeast corner of the site as indicated in the Proposed Conditions Zoning Exhibit (Exhibit “A”) referenced in the stipulation.

Refer to the revised Landscaping Plan prepared by Bernardon that depicts a white fir in the north corner of the property and an assortment of buffer plantings designed to comply with Stipulation No. CV-2021-009064.

2. (Exhibit “A”) indicates a 29-foot proposed rear setback. The proposed plans indicate 28-feet and 27.77-foot setback respectively.

As mentioned at the Planning Commission meeting, to construct the building parallel to existing walls, the northern portion of the building addition will be 30.02 feet setback from the property line and the southern portion of the building will be 28-feet from the property line. The average setback will be 29.01-feet and as-such this proposal meets the intent of Stipulation No. CV-2021-009064.

3. The applicant should indicate the dimension between the property line and the proposed improvements on the north and east sides of the northern portion of the parking lot to document conformance with Exhibit “A”.

As requested, we are providing two (2) exhibits on sheet 1 to depict conformance with the Exhibit “A”.

Subdivision and Land Development:

4. The Zoning Districts for the adjacent properties should be indicated on the plans.

Zoning District for contiguous properties have been depicted on Plan Sheet 1. As for properties within 200-feet of the site, Zoning Districts have been depicted on the location map.

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5. The minimum required cartway width is 27-feet. The Mill Road cartway width is 23.7-feet. A waiver will be required.

We are requesting a waiver of SALDO Section (160-5.B(3)[j]).

6. The sight distance note on Sheet No. 8 should be revised to include the required sight distance for the driveway at the posted speed limit.

Posted speed limit is 25 MPH and the required sight distance (left and right) from the driveway have been added to Sheet 8.

7. Shade trees are required to be installed at a minimum distance of six (6) feet from the inside edge of the sidewalk or right of way line.

We are requesting a waiver of SALDO Section (160-5.B(6)).

8. The Shade Tree Commission should review all proposed landscaping and tree replacement.

The Shade Tree Commission met on May 22 had reviewed the Landscaping Plans and made several recommendations, which had been incorporated into this submission package. Refer to the Landscaping Plans prepared by Bernardon.

9. Provide engineering design details for the parking lot lighting including the location, type, illuminance levels, etc. to indicate conformance with Township standards.

Bernardon will be supplying a lighting plan as soon as it has been finalized.

10. Revise the road restoration detail to conform to the Township standard.

The revised road restoration detail consists of 8-inches of bituminous concrete and 2-inches of wearing course. Refer to the revised detail on Sheet 6.

11. Proposed a detailed drawing of he proposed ADA for the sidewalk at the entrance to the parking lot at Mill Road to verify conformance with applicable standards.

Sheet 9 contains details grading specifications for construction of the Type 1 curb ramps.

12. A note should be added to the plan indicating that a pavement restoration will be provided in accordance with Chapter 157-30G.

Requested note has been added to Sheet 6, adjacent to the road restoration detail.

Stormwater Management:

13. The applicant has requested a waiver from Section 78-34 Groundwater Recharge. The two (2) infiltration tests performed within the east parking area produced rates less than the minimum

requirement. We recommend that an additional test be performed in the north parking area in the vicinity of proposed inlet 4.

The additional testing had been completed on May 22 and infiltration results are inadequate for groundwater infiltration (0.03 inches per hour). As such, we are requesting a waiver of groundwater infiltration, Section 78-34.

14. The drainage area map should indicate the post-development bypass area.

The revised drainage area map depicts the post-development bypass drainage area. This area consists of the entrance at Mill Road and portions of the sidewalk. Refer to the Post-Construction Stormwater Management Report for detailed information, Section III.

15. Rational method peak rates are to be added to determine total post-development peak rates for each storm event.

As requested, peak flow rates were added in lieu of adding hydrographs. Refer to the revised PCSM Report for more information.

16. The extent of proposed area of amended soil should be identified on the plan. Additional information should be provided regarding how runoff is conveyed to this area.

The layer for amended soils has been altered to make the location of these soils discernable in plan view. Additionally, because of limited location for placement of amended soil, we selected the only available open area for this BMP, adjacent to the Dowd property. The source of water for this BMP will be direct rainfall and surface runoff from the Dowd property.

17. The detail for the proposed outlet structure appears to be incorrectly labeled.

Corrected.

18. The basin elevations indicated in the stormwater management report are inconsistent with the elevations identified on the plan.

Information in the report was correct and the plans adjusted accordingly.

19. It is unclear if roof drains and /or a sump pump will connect to the new stormwater management system.

Yes, it is the intention to connect an 8-inch roof drain and 3-inch CI pipe sump pump drain to the stormwater management system.

General

20. Indicate the largest vehicle that will be required to access the parking lot and confirm the ability of this vehicle to maneuver within the lot and exit without have to back out onto Mill Road. Also, confirm the proposed radii at the entrance can accommodate this vehicle.

The largest expected vehicle will be a trash truck. A trash truck can maneuver to enter the driveway, but will need to back out of the driveway to exit the property. Limiting factor is the clearance with the proposed second floor addition, which is 8-feet plus. Refer to the trash truck turning radius plan attached to this response.

21. The Erosion and Sedimentation Control Plan indicates the sidewalk on Mill Road will be closed for the duration of the work. Pedestrian detour signage should be installed near the Greenway Road intersection to direct pedestrians to the sidewalk on the south side of Mill Road. In addition, the plan indicates construction fencing within the sidewalk area along Darby Road. It appears that fencing prohibits pedestrians from using the sidewalk. Indicate how pedestrian access will be maintained through this area.

At the intersection of Mill and Beverly Road proposed is a sign that directs pedestrians to cross Mill to the corner of Mill and Beverly and follow the sidewalk from that location to Darby Road. As for the construction fencing within the sidewalk of Darby Road, it has been adjusted to provide pedestrians with a minimum of 5-foot walkway for ingress and egress.

22. Revise the Record Plan to indicate "Board of Commissioners".

Corrected.

23. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required.

Noted.

24. A BMP Maintenance Agreement shall be executed and a contribution to the Township Stormwater Control and BMP Operation and Maintenance Fund Shall be made.

Noted.



Karins and Associates

Engineering • Planning • Surveying

Newark, DE | Georgetown, DE | Bryn Mawr, PA | Exton, PA | Belcamp, MD

919 Conestoga Road, Building #3, Suite 213, Bryn Mawr, PA 19010

Phone: (610) 527-3030 Fax: (610) 527-9008

April 6th, 2023

Revised: May 18, 2023

Haverford Township Board of Commissioners
1014 Darby Road
Havertown, PA 19083

Re: Haverford Township Free Library
1601 Darby Road
Waiver Request Letter

Dear Board of Commissioners:

On behalf of Haverford Township Free Library, they are requesting the waivers from the following ordinances:

- Subdivision and Land Development Ordinance, Chapter 160
- Erosion and Sediment Control; Stormwater Management, Chapter 78.

Listed below are the waiver request we are seeking:

1. Chapter 160-4(5)(e)3: Property lines and owners names within 200-feet of the property.

In lieu of providing property owners and property lines within 200-feet of the subject tract, we are providing the property owner, names and addresses of contiguous properties. Please note, the location map depicts property lines well beyond 200-feet of the Haverford Free Public Library.

2. Chapter 160-4(5)(e)4, Storm sewer / public owner and responsible party for maintenance within 400-feet of the property.

Utility owners within 400-feet of the property are noted on the Record Plan. However, the plans do not document the entity responsible for maintenance of these utilities.

3. Chapter 160-5.B.(3)[j] – Widening of Mill Road from a width of 23.7' to 27' feet.

Mill Road is a 23.7' foot wide macadam cartway with parking restrictions on both sides of street. As such, widening from 23.7' to 27' will not improve traffic patterns and may alter the appearance of the residential areas with the removal / relocation of existing landscaping.

4. Chapter 160-5.B.(6) – Shade trees installed at a minimum of six (6) feet from the inside edge of the sidewalk.

This ordinance requirement will conflict with the existing library building and site infrastructure improvements.

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5. Chapter 78 – 34: Groundwater Recharge

Soil infiltration testing results indicate limited hydraulic conductivity and as such, this property is not conducive for stormwater infiltration. Additionally, a perched water table exists that might be adversely impacted by infiltrating stormwater without providing a filtering component to retain particulate matter entrained in the stormwater runoff.

6. Chapter 160.4.A: Submission of Preliminary and Final Plans using two (2) stages.

Combining the preliminary and final plans submission in one (1) stage will allow for expedited review process and plan recording.

If you have any additional information, I can be contacted at 610-527-3030.

Thank you.

Sincerely,



Robert M. Newton, P.E.

Cc: Ken Mathews

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

IN RE: APPEAL OF THE HAVERFORD TOWNSHIP FREE LIBRARY ASSOCIATION FROM THE DECISION OF OCTOBER 7, 2021 OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD : CIVIL ACTION : NO. CV-2021-009064

STIPULATION

And Now, this 16th day of December, 2021, the parties in the above-captioned zoning appeal (Haverford Township Free Library Association "Librarians", Haverford Zoning Hearing Board "ZHB" and Haverford Township "Township") desiring to resolve the issues between them and believing that such resolution is in the best interests of the citizens of Haverford Township agree as follows:

- The Librarians will supply two additional book-drop boxes for the return of materials to the Library, at two offsite locations serving distinct areas of Haverford Township to be determined by the Librarians in areas not currently served by an existing drop box. (It is the hope and intention of the parties that these boxes will alleviate the number of automobile trips to the Library for the purpose of returning materials.)
- The Librarians will comply with the stormwater regulations of the Township and will, during the Land Development Process, screen roof top mechanical equipment from street view and from 2nd and 3rd floors of adjacent buildings.
- The Librarians will revise its construction plans to pull the outer walls of the proposed new second story back from the property lines of adjacent residential properties, other than party walls, by at least one foot, and verify the design in writing by the architect of record.



and provide the Township codes office with certified, as-built drawings demonstrating the same after completion. The revised construction plans shall be substantially in accordance with the plan attached hereto as Exhibit "A."

- The Township agrees to provide at least 10 additional parking spaces within 1,000 feet of the Library for 25 years either by purchasing property or by a lease agreement until such a purchase can be accomplished. This transaction will be completed prior to the issuance of the final Certificate of Occupancy.
- The Librarians will develop a system of electronic signs, with sensors for open spaces to advise Librarian patrons of parking availability on the existing Library property, in accordance with the notes of testimony in the underlying hearings before the zoning hearing board.
- Upon execution of this Agreement, the pending Zoning Appeal will be marked "Settled, Discontinued and Ended".
- Notwithstanding paragraph (6) hereinabove, this Honorable Court will maintain jurisdiction of this matter.
- Subject to compliance with the terms and conditions of this Settlement Stipulation, the Librarians shall be permitted to construct the proposed addition in accordance with the plan attached hereto as Exhibit "A" without the need to obtain any variances or other relief or approvals related to the Library property from the Zoning Hearing Board.

9. All other Township rules and regulations, not embodied in this Zoning Appeal, will remain applicable to this project.

By: *David Burman*, Township Manager For Haverford Township
By: *Phil Goldsmith*, for the Haverford Library
By: *James J. Byrne, Jr.*, Esq., Council For Haverford Township
By: *Andrew R. Freimuth*, Esq., Council For the Haverford Library
By: *Robert Krue*, For Haverford Township Zoning Hearing Board
By: *William Malone, Jr.*, Esq., For Zoning Hearing Board

LINE TYPE LEGEND

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	ROW LINE
---	EXISTING BUILDING
---	CURB
---	EXISTING FENCE
---	CONCRETE WALK
---	BRICK WALK
---	EXISTING BUILDING
---	PROPOSED SECOND FLOOR/OVERHANG
---	PROPOSED SECOND FLOOR/OVERHANG COLUMN

Serial Number: 20170390179
CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc. 1-800-242-1776

OSHA NOTE:
ALL CONTRACTORS PROVIDING CONSTRUCTION SERVICES AT THIS SITE (OR SITE RELATED CONSTRUCTION) SHALL BE RESPONSIBLE FOR CONFORMANCE WITH APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS AND REGULATIONS. KARINS AND ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LIABILITY ARISING FROM THE FAILURE OF ANY PARTY TO CONFORM WITH THE APPLICABLE OSHA STANDARDS AND REGULATIONS.

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATION AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

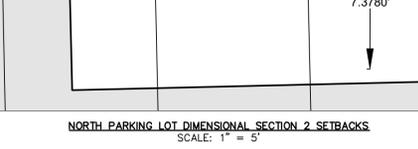
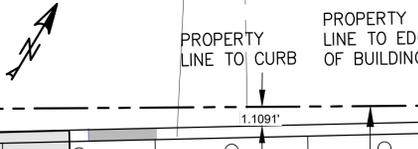
IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

IN RE: APPEAL OF THE HAVERFORD TOWNSHIP FREE LIBRARY ASSOCIATION FROM THE DECISION OF OCTOBER 7, 2021 OF THE HAVERFORD TOWNSHIP ZONING HEARING BOARD : CIVIL ACTION : NO. CV-2021-009064

ORDER

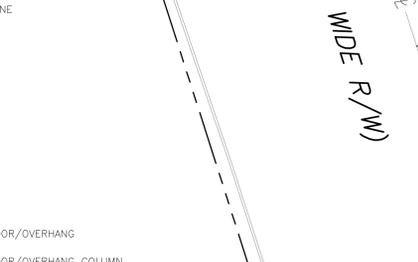
AND NOW, this 29 day of December, 2021, the parties hereto having entered and executed the Stipulation (attached hereto as Exhibit "A"), this Honorable Court hereby approves the settlement of this zoning matter pursuant to the said Stipulation.

BY THE COURT:
Barry L. Dreyer, J.



SYMBOL LEGEND

○	IRON PIN
□	CONCRETE MONUMENT
□	HANDICAP PARKING SPACE
○	LIGHT POLE
○	SANITARY MANHOLE
○	WATER VALVE
○	BOLLARD
○	CLEANOUT
○	STORM MANHOLE
○	AC UNIT
○	ELECTRIC BOX
○	FIRE HYDRANT
○	FIRE VALVE
○	GAS VALVE
○	DECIDUOUS TREE
○	EVERGREEN TREE
○	STORM INLET
○	TELEPHONE BOX
○	GAS METER
○	ELECTRIC MANHOLE
○	POSTED SIGN
○	BENCHMARK



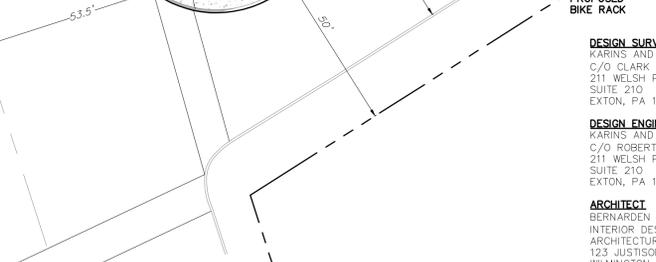
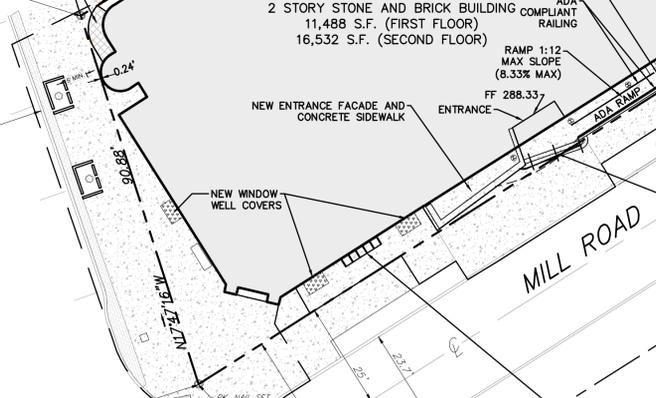
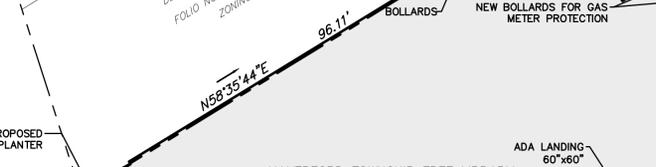
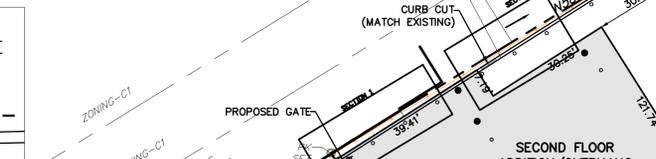
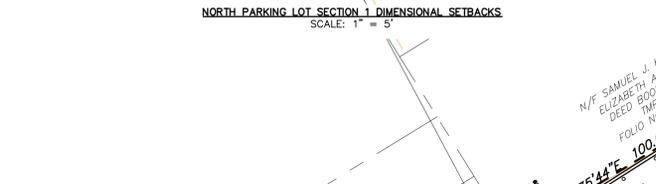
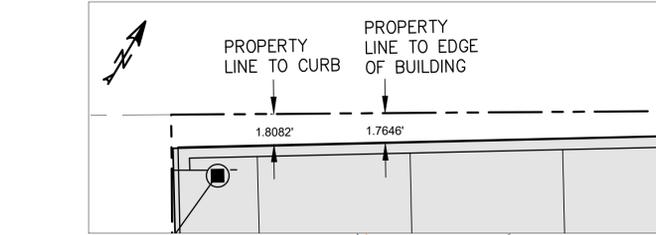
UTILITY CONTACTS

GAS
PECO
1060 W SWEDSFORD ROAD
BERWYN, PA 19312
1-800-454-4100

ELECTRIC
PECO
1060 W SWEDSFORD ROAD
BERWYN, PA 19312
1-800-454-4100

SANITARY SEWER
HAVERFORD TOWNSHIP, SEWER DEPARTMENT
2325 DARBY ROAD
HAVERFORD, PA 19083
610-446-1000

WATER
AQUA AMERICA, INC
DEANNA CIOTTI
700 W SPOURD ROAD
SPRINGFIELD, PA 19064
610-541-4160



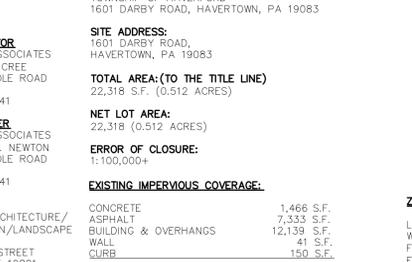
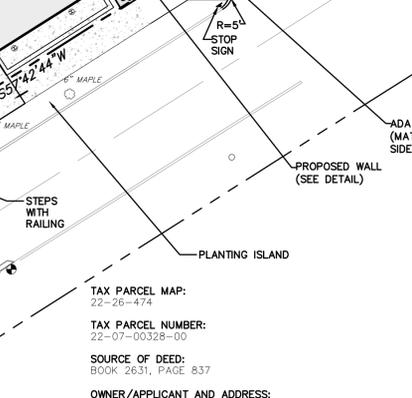
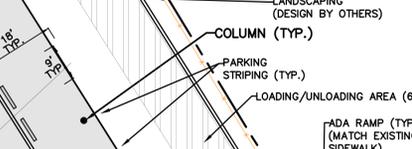
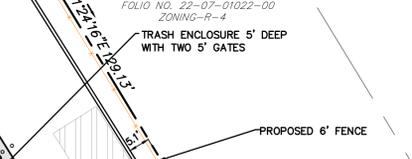
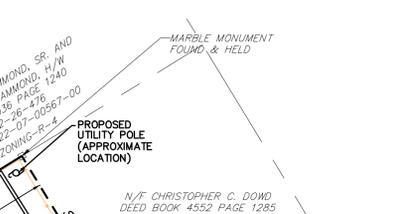
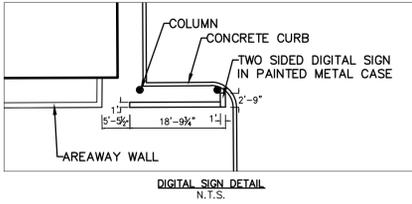
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SANITARY SEWER
HAVERFORD TOWNSHIP, SEWER DEPARTMENT
2325 DARBY ROAD
HAVERFORD, PA 19083
610-446-1000

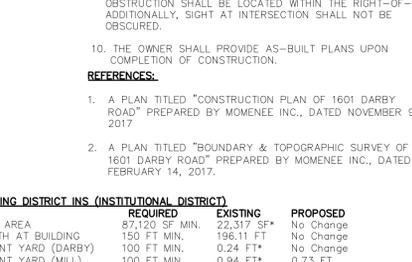
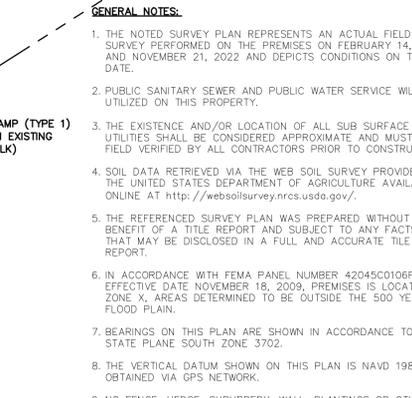
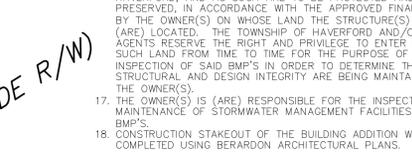
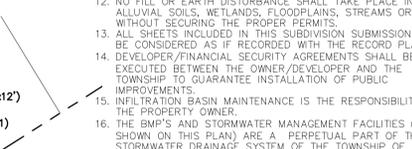
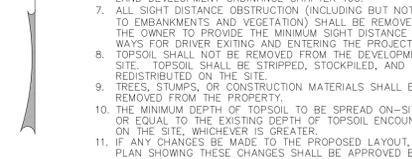
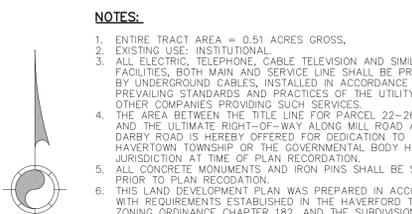
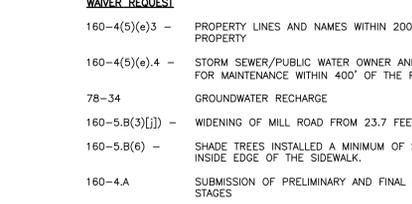
WATER
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DEANNA CIOTTI
700 W SPOURD ROAD
SPRINGFIELD, PA 19064
610-541-4160



DESIGN SURVEYOR
KARINS AND ASSOCIATES
C/O CLARK C. CREE
211 WELSH POOLE ROAD
SUITE 210
EXTON, PA 19341

DESIGN ENGINEER
KARINS AND ASSOCIATES
C/O ROBERT M. NEWTON
211 WELSH POOLE ROAD
SUITE 210
EXTON, PA 19341

ARCHITECT
BERNARDEN ARCHITECTURE/
INTERIOR DESIGN/LANDSCAPE
ARCHITECTURE
123 JUSTISON STREET
WILMINGTON, DE 19801



DESIGN SURVEYOR
KARINS AND ASSOCIATES
C/O CLARK C. CREE
211 WELSH POOLE ROAD
SUITE 210
EXTON, PA 19341

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KARINS AND ASSOCIATES
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SUITE 210
EXTON, PA 19341

ARCHITECT
BERNARDEN ARCHITECTURE/
INTERIOR DESIGN/LANDSCAPE
ARCHITECTURE
123 JUSTISON STREET
WILMINGTON, DE 19801

WAIVER REQUEST

160-4(5)(e)3 - PROPERTY LINES AND NAMES WITHIN 200 FEET OF THE PROPERTY

160-4(5)(e)4 - STORM SEWER/PUBLIC WATER OWNER AND RESPONSIBLE PARTY FOR MAINTENANCE WITHIN 400' OF THE PROPERTY

78-34 - GROUNDWATER RECHARGE

160-5.B(3)(j) - WIDENING OF MILL ROAD FROM 23.7 FEET TO 27 FEET.

160-5.B(6) - SHADE TREES INSTALLED A MINIMUM OF SIX (6) FEET FROM THE INSIDE EDGE OF THE SIDEWALK.

160-4.A - SUBMISSION OF PRELIMINARY AND FINAL PLANS USING TWO (2) STAGES

NOTES:

- ENTIRE TRACT AREA = 0.51 ACRES GROSS.
- EXISTING USE: INSTITUTIONAL.
- ALL ELECTRIC, TELEPHONE, CABLE TELEVISION AND SIMILAR FACILITIES, BOTH MAIN AND SERVICE LINE SHALL BE PROVIDED BY UNDERGROUND CABLES, INSTALLED IN ACCORDANCE WITH PREVAILING STANDARDS AND PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDING SUCH SERVICES.
- THE AREA BETWEEN THE TITLE LINE FOR PARCEL 22-26-474 AND THE ULTIMATE RIGHT-OF-WAY ALONG MILL ROAD AND DARBY ROAD IS HEREBY OFFERED FOR DEDICATION TO HAVERFORD TOWNSHIP OR THE GOVERNMENTAL BODY HAVING JURISDICTION AT TIME OF PLAN RECORDATION.
- ALL CONCRETE MONUMENTS AND IRON PINS SHALL BE SET PRIOR TO PLAN RECORDATION.
- THIS LAND DEVELOPMENT PLAN WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS ESTABLISHED IN THE HAVERFORD TOWNSHIP ZONING ORDINANCE CHAPTER 182, AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHAPTER 160.
- ALL SIGHT DISTANCE OBSTRUCTION (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE OWNER TO PROVIDE THE MINIMUM SIGHT DISTANCE BOTH WAYS FOR DRIVER EXITING AND ENTERING THE PROJECT AREA.
- TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON THE SITE.
- TREES, STUMPS, OR CONSTRUCTION MATERIALS SHALL BE REMOVED FROM THE PROPERTY.
- THE MINIMUM DEPTH OF TOPSOIL TO BE SPREAD ON-SITE IS 8" OR EQUAL TO THE EXISTING DEPTH OF TOPSOIL ENCOUNTERED ON THE SITE, WHICHEVER IS GREATER.
- IF ANY CHANGES BE MADE TO THE PROPOSED LAYOUT, PLOT PLAN SHOWING THESE CHANGES SHALL BE APPROVED BY THE TOWNSHIP.
- NO FILL OR EARTH DISTURBANCE SHALL TAKE PLACE IN ALLUVIAL SOILS, WETLANDS, FLOODPLAINS, STREAMS OR PONDS WITHOUT SECURING THE PROPER PERMITS.
- ALL SHEETS INCLUDED IN THIS SUBDIVISION SUBMISSION ARE TO BE CONSIDERED AS IF RECORDED WITH THE RECORD PLAN.
- DEVELOPER/FINANCIAL SECURITY AGREEMENTS SHALL BE EXECUTED BETWEEN THE OWNER/DEVELOPER AND THE TOWNSHIP TO GUARANTEE INSTALLATION OF PUBLIC IMPROVEMENTS.
- INFILTRATION BASIN MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE BMP'S AND STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) ARE A PERPETUAL PART OF THE STORMWATER DRAINAGE SYSTEM OF THE TOWNSHIP OF HAVERFORD, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER(S) ON WHOSE LAND THE STRUCTURE(S) IS (ARE) LOCATED. THE TOWNSHIP OF HAVERFORD AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LAND FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID BMP'S IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNER(S).
- THE OWNER(S) IS (ARE) RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND BMP'S.
- CONSTRUCTION STAKEOUT OF THE BUILDING ADDITION WILL BE COMPLETED USING BERNARD ARCHITECTURAL PLANS.

GENERAL NOTES:

- THE NOTED SURVEY PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON FEBRUARY 14, 2017 AND NOVEMBER 21, 2022 AND DEPICTS CONDITIONS ON THAT DATE.
- PUBLIC SANITARY SEWER AND PUBLIC WATER SERVICE WILL BE UTILIZED ON THIS PROPERTY.
- THE EXISTENCE AND/OR LOCATION OF ALL SUB SURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- SOIL DATA RETRIEVED VIA THE WEB SOIL SURVEY PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/>.
- THE REFERENCED SURVEY PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
- IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0106F EFFECTIVE DA NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- BEARINGS ON THIS PLAN ARE SHOWN IN ACCORDANCE TO PA STATE PLANE SOUTH ZONE 3702.
- THE VERTICAL DATUM SHOWN ON THIS PLAN IS NAVD 1988 OBTAINED VIA GPS NETWORK.
- NO FENCE, HEDGE, SHRUBBERY, WALL, PLANTINGS OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY. ADDITIONALLY, SIGHT AT INTERSECTION SHALL NOT BE OBSCURED.
- THE OWNER SHALL PROVIDE AS-BUILT PLANS UPON COMPLETION OF CONSTRUCTION.

REFERENCES:

- A PLAN TITLED "CONSTRUCTION PLAN OF 1601 DARBY ROAD" PREPARED BY MOMENEY INC., DATED NOVEMBER 9, 2017
- A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF 1601 DARBY ROAD" PREPARED BY MOMENEY INC., DATED FEBRUARY 14, 2017.

ZONING DISTRICT INS (INSTITUTIONAL DISTRICT)

REQUIRED	EXISTING	PROPOSED
LOT AREA	87,120 SF MIN.	22,317 SF* No Change
WIDTH AT BUILDING	150 FT MIN.	196.11 FT No Change
FRONT YARD (DARBY)	100 FT MIN.	0.24 FT* No Change
FRONT YARD (MILL)	100 FT MIN.	0.94 FT* No Change
SIDE YARD (OPP MILL)	50 FT MIN.	0.0 FT No Change
REAR YARD (OPP DARBY)	75 FT MIN.	50.43 FT 28.00 FT
BUILDING HEIGHT	35 FT MAX.	<35 FT <35 FT
BUILDING AREA	20% MAX.	94.50%* 77.04%
IMPERVIOUS SURFACE	40% MAX.	94.67% 96.77%
GROSS FLOOR AREA	32 EX/38 PR	31,791 SF 36,971 SF
PARKING	17 SPACES*	17 SPACES*
PLANTING STRIP	5 FT	3.64 FT* 5.1 FT

PARKING (EXISTING CONDITIONS)

1 SPACE FOR EACH 1,000 S.F. OF FLOOR AREA
EXISTING FLOOR AREA = 22,772 S.F.
PARKING REQUIRED = 23 SPACES
PARKING PROVIDED = 17 SPACES

PARKING (PROPOSED CONDITIONS)

PROPOSED FLOOR AREA = 27,816 S.F.
PARKING REQUIRED = 28 SPACES
PARKING PROVIDED = 17 SPACES

ZONING NON-CONFORMITIES APPROVED BY THE COURT OF COMMON PLEAS, DELAWARE COUNTY PA



COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF DELAWARE:

ON THE _____ DAY OF _____, 2023, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THEMSELVES TO BE THE EQUITABLE OWNER OF TAX PARCEL NUMBER: 22-07-00328-00, AND AS SUCH, BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID TOWN, LLC IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT IT DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES (SEAL) _____

I, _____ OWNER OF TAX PARCEL NUMBER: 22-07-00328-00, HAVE LAID OUT UPON MY LAND SITUATE IN THE TOWNSHIP OF HAVERFORD, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HAVERFORD THIS _____ DAY OF _____, 2023.

SECRETARY OF THE BOARD OF SUPERVISORS

RECOMMENDED FOR APPROVAL BY THE HAVERFORD TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

CHAIRMAN OF THE PLANNING COMMISSION

REVIEWED BY THE TOWNSHIP ENGINEER: _____

DCPC NO. _____ PROCESSED AND REVIEWED. REPORT PREPARED BY THE DELAWARE COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, DELAWARE COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, DELAWARE COUNTY, PENNSYLVANIA IN PLAN BOOK: _____ PAGE: _____ ON THE _____ DAY OF _____, 2023.

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME AND THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

CLARK CREE, PLS: NO. _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE EXISTING CONDITIONS ARE AS SHOWN AND THAT THE PLAN COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 121 OF THE CODE OF THE TOWNSHIP OF TREDYFFRIN FOR ALL PROPOSED EARTHMOVING ACTIVITIES AND OTHER WORK AND THAT THE PROPOSED MEASURES WILL MEET THE CURRENT REQUIREMENTS OF TREDYFFRIN TOWNSHIP.

ROBERT M. NEWTON, P.E.

RECORD PLAN

FILE NO.: 21-083

MOMENEY, INC.
a Karins Company
919 CONESTOGA ROAD - BRYN MAWR - PA - 19010

MINOR LAND DEVELOPMENT PLAN

1601 DARBY ROAD

HAVERFORD TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

ONE-CALL: 20170390179 APPLICANT: HAVERFORD TOWNSHIP FREE LIBRARY
DRAWN BY: RC 1601 DARBY ROAD
CHECKED BY: RMN HAVERTOWN, PA 19083

SHEET 1 of 11
DATE: APRIL 3, 2023
SCALE: 1" = 20'



SYMBOL LEGEND

○	IRON PIN
□	CONCRETE MONUMENT
□	HANDICAP PARKING SPACE
○	LIGHT POLE
○	SANITARY MANHOLE
○	WATER VALVE
○	BOLLARD
○	CLEANOUT
○	STORM MANHOLE
○	AC UNIT
○	ELECTRIC BOX
○	FIRE HYDRANT
○	FIRE VALVE
○	GAS VALVE
○	DECIDUOUS TREE
○	EVERGREEN TREE
○	STORM INLET
○	TELEPHONE BOX
○	GAS METER
○	ELECTRIC MANHOLE
○	POSTED SIGN
○	BENCHMARK

LINE TYPE LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	ROW LINE
---	EXISTING BUILDING
---	CURB
---	EXISTING FENCE
---	OVERHEAD ELECTRIC
---	ELECTRIC LINE
---	GAS LINE
---	WATER LINE
---	SANITARY LINE
---	STORM PIPES
---	EXISTING 1" CONTOUR
---	EXISTING 5" CONTOUR
---	PROPOSED 1" CONTOUR
---	PROPOSED 5" CONTOUR
---	CONCRETE WALK
---	BRICK WALK
---	PROPOSED STORM PIPE
○	PROPOSED INLET
○	PROPOSED STORM MANHOLE
○	PROPOSED SECOND FLOOR/OVERHANG COLUMN

E&S LEGEND:

---	PROPOSED 12" COMPOST FILTER SOCK
---	LIMIT OF DISTURBANCE
---	PROPOSED TREE PROTECTION/CONSTRUCTION FENCE
○	INLET PROTECTION
○	CONCRETE WASHOUT

UTILITY CONTACTS

GAS PECO 1060 W SWEDSFORD ROAD BERWYN, PA 19312 1-800-454-4100	ELECTRIC PECO 1060 W SWEDSFORD ROAD BERWYN, PA 19312 1-800-454-4100
WATER ADIA AMERICA, INC DEANNA COTTI 700 W SPROUL ROAD SPRINGFIELD, PA 19064 610-541-4160	SANITARY SEWER HAVERFORD TOWNSHIP, SEWER DEPARTMENT 2325 DARBY ROAD HAVERTOWN, PA 19083 610-446-1000

Serial Number: 20170390179

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776

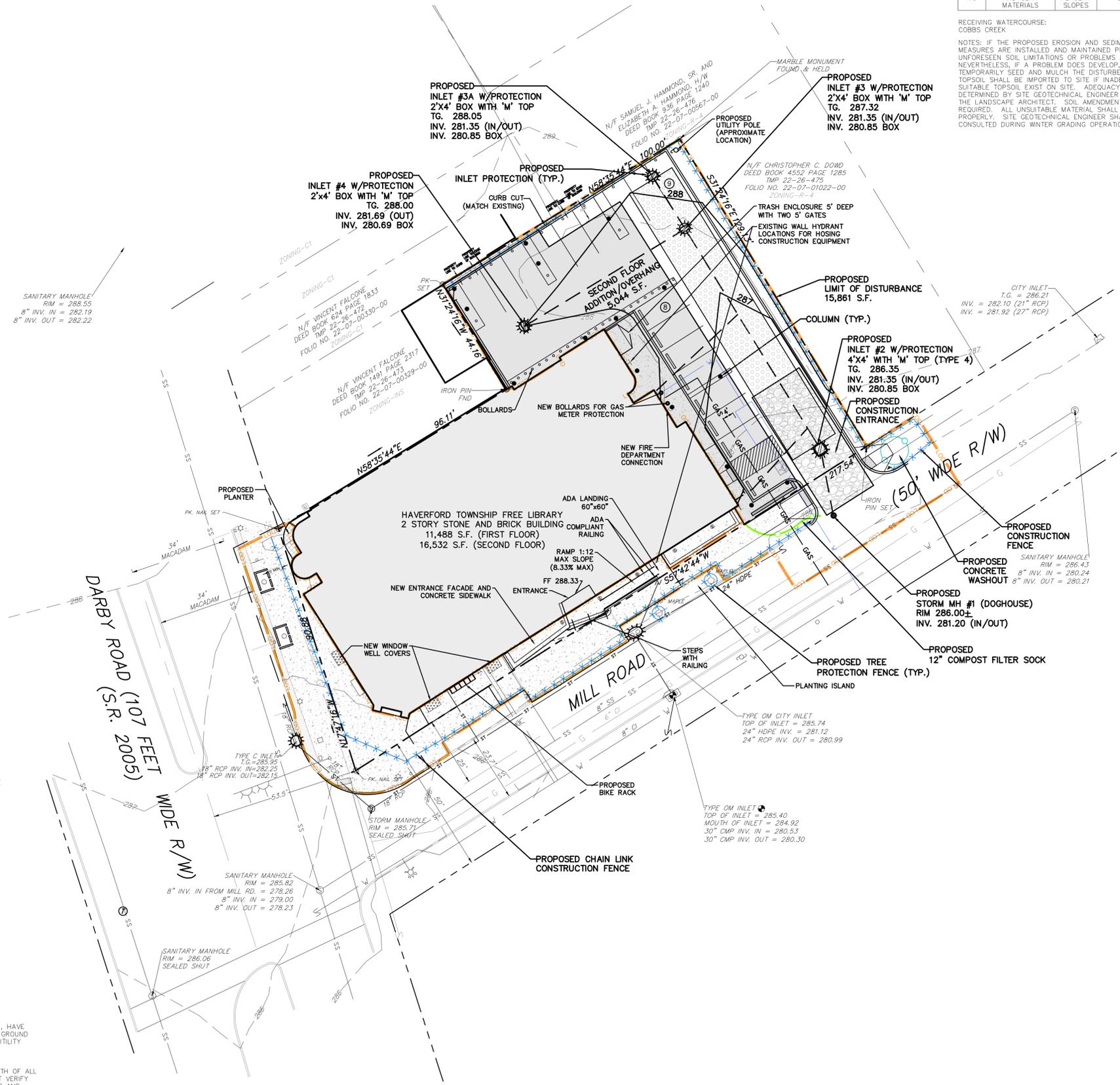
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

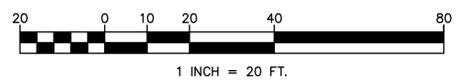
AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
Mc	MADE LAND, SILT AND CLAY MATERIALS	0 TO 8 PERCENT SLOPES	C	6.6+	6.6+

RECEIVING WATERCOURSE: COBB'S CREEK
NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNDESIRABLE SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.



- GENERAL NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF A PROPOSED BUILDING ADDITION, AND OTHER RELATED APPURTENANCES.
 - THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
 - THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
 - THERE SHALL BE NO GRADE CHANGES WITHIN THREE (3) FEET OF THE PROPERTY LINE IN ORDER TO ENSURE TRANSITION TO THE GRADING ON THE ADJOINING PROPERTY.
 - THE ARCHITECTURAL PLANS MUST BE COORDINATED WITH AND MUST COMPLY WITH THE GRADING PROPOSED WITH THIS PERMIT PLAN.
 - NEWLY GRADED SLOPES OVER 25% MUST BE STABILIZED WITH NORTH AMERICAN GREEN D575 GEOTEXTILE.
 - ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIPLINES. ACCURATE LOCATION OF THE DRIPLINES SHALL BE PROVIDED. IF TREE PROTECTION FENCE IS NOT AT THE DRIPLINES OF ALL TREES TO REMAIN, THE TOWNSHIP ARBORIST MUST APPROVE THE LOCATION OF THE SHOWN OF THE PLANS. A DETAIL SHALL BE PROVIDED CONFORMING TO TOWNSHIP STANDARDS.
 - GRADE CHANGES AROUND THE DRIPLINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. IMPACTED TREES SHALL BE NOTED ON THE PLAN. TREATMENT OF THE IMPACTED TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED IF/AS DIRECTED BY THE TOWNSHIP ARBORIST. THE TOWNSHIP ARBORIST MUST APPROVE THE PROCEDURE.
 - ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
 - ON-SITE TREES TO BE SAVED SHALL BE PREPARED FOR CONSTRUCTION BY APPROPRIATE CROWN AND DEEP ROOTING FERTILIZATION AND PROTECTED BY APPROPRIATE FENCING PRIOR TO THE ISSUANCE OF AN EROSION CONTROL OR MINOR GRADING PERMIT. ALL TREES ARE TO BE DEEP ROOT FERTILIZED USING 16-32-16 SLOW RELEASE, WATER DISPENSIBLE @ 15 LBS. PER 100 GALLON OR EQUAL. AN ARBORIST SHALL APPROVE THE PROCEDURE.
 - SHOULD ANY TREES NOT SCHEDULED OR PERMITTED TO BE REMOVED BE IRREPARABLY DAMAGED DURING CONSTRUCTION AND DIE WITHIN EIGHTEEN (18) MONTHS OF THE CONCLUSION OF CONSTRUCTION ACTIVITIES, THOSE TREES WILL BE REQUIRED TO BE REPLACED.
 - GRADING AND EARTHMOVING OPERATIONS SHALL BE MINIMIZED DURING THE PERIOD FROM NOVEMBER 15 TO APRIL 1 WHEN RE-VEGETATION OF EXPOSED GROUND SURFACE IS DIFFICULT. MULCH, STRAW, STONE AND/OR SOIL SHALL BE USED TO STABILIZE ALL AREAS DENuded DURING THIS TIME PERIOD. THE MAXIMUM TIME OF EXPOSURE FOR BARE SOIL AREAS SHALL BE TWENTY (20) DAYS BEFORE STABILIZATION MEASURES ARE IMPLEMENTED.
 - CONTOURS DEVELOPED FROM A TOPOGRAPHIC SURVEY BY KARINS AND ASSOCIATES ELEVATION DATUM NAVD83 SITE BENCHMARK(BM) -FIRST FLOOR ELEVATION = 288.33.
 - NO IMPERVIOUS COVER SHALL BE PERMITTED WITHIN THE DRIPLINES OF TREES TO REMAIN WITHOUT APPROVAL FROM AN ARBORIST.
 - IF TRENCHES FOR PIPING OR ANY STORM FACILITIES ARE PROPOSED WITHIN THE DRIPLINES OF TREES, ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.
 - HDPE PIPE SHALL BE SMOOTH LINED WITH A MANNING'S N VALUE OF 0.012.
 - TOPSOIL, IF ENCOUNTERED, SHALL BE STORED OFF-SITE AND SPREAD ON-SITE FOLLOWING CONSTRUCTION COMPLETION.
 - MINIMUM DEPTH OF TOPSOIL TO BE SPREAD ON-SITE IS 8" OR EQUAL TO THE EXISTING DEPTH OF TOPSOIL ENCOUNTERED ON SITE, WHICHEVER IS GREATER.
 - STUMPS AND WASTE CONSTRUCTION MATERIAL SHALL BE TRANSPORTED AND DISPOSED AT A PADEP PERMITTED FACILITY.



EROSION AND SEDIMENT CONTROL PLAN		FILE NO.: 21-083
MOMENEE, INC. a Karins Company		
919 CONESTOGA ROAD - BRYN MAWR - PA - 19010		
MINOR LAND DEVELOPMENT PLAN		
1601 DARBY ROAD		
HAVERFORD TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA		
ONE-CALL: 20170390179	APPLICANT	
DRAWN BY: RC	HAVERFORD TOWNSHIP FREE LIBRARY	
CHECKED BY: RMN	1601 DARBY ROAD HAVERTOWN, PA 19083	
DATE: 12/18/2023	DATE: APRIL 3, 2023	SHEET 4 OF 11
SCALE: 1" = 20'		

YOHN ENGINEERING, LLC
P.O. Box 26094
Collegeville, PA 19426-3674
610-489-4580
www.yohnengineering.com

May 18, 2023

Kelly Kirk
Community Planning Assistant
Haverford Township
1014 Darby Road
Havertown, PA 19083

**RE: 774 Lawson Avenue - Subdivision
Haverford Township, Delaware County**

File No. 21-114

Dear Ms. Kirk,

For your use and review, included are:

- Eight (8) copies of revised Final Minor Subdivision Plans,
- Eight (8) copies of Alternate Final Minor Subdivision Plans, and
- Three (3) copies of Stormwater Management Calculations for the Alternative Plan

for a residential subdivision at the above referenced site. As a brief background and explanation of how the Applicant would like to proceed, please note the following:

- In May of 2022, the Applicant submitted an application to the ZHB to preserve the existing home and subdivide the property to construct 1 new home.
- In June of 2022, the Applicant withdrew the ZHB application, due to Township resident objections, which we believe we mostly residents from Farwood Avenue.
- In January 2023, the Applicant submitted a Subdivision application for the demolition of the existing home and the subdivision of the property to construct 2 new homes, without the need for variances.
- April 13, 2023, the Applicant presented the 2 new home plan to the Planning Commission. Several neighbors, living on Lawson Avenue, requested that the plan that preserved the existing home. The PC also requested to see that plan and requested revisions to the 2 new home plan.
- May 11, 2023, the Applicant presented the revised 2 new home plan as well as the originally submitted ZHB plan that preserves the existing home.
- As a result of the requests made by the PC and Lawson neighbors, at the May 11, 2023 PC, the Applicant is submitting in this package:
 - Revised plans for the 2 new homes that include General Notes #6 & #7, that require additional infiltration testing be performed and additional detail be provided for the

anchored gutters, prior to the recording of the Final Plans. We believe these were the only outstanding items that have not yet been addressed and because we believe the PC and neighbors would prefer the plan that preserves the existing home, we believe this additional work will not be necessary and so is not appropriate to be completed at this time, or needed for this plan to be recommended for approval.

- Fully engineered plans and stormwater calculations for the plan that preserves the existing home. This plan does not have the infiltration and gutter conditions the other plans does, but it does require several variances, which are listed on the plan. We believe with the submission of fully engineered plans for this alternative, this plan can also be recommended for approval.
- At the June 8, 2023, the Applicant will be requesting a recommendation for approval of both plans, with the condition that the ZHB approval of the plan that preserves the existing home be sought. We believe the approval of both plans put the ZHB application for the preservation of the existing home in the best chance for success, because it shows the PC supports it, while also recognizing the PC accepts there is a viable alternative plan. If helpful, the Applicant would be happy to suggest a conditions or conditions of approval to accomplish the goals above, which we believe are shared between the PC and neighbors and Applicant.

Please note that the plans have been revised to address the Township Engineer's letter dated May 9, 2023 as follows:

ZONING

1. No response necessary.
2. No response necessary.
3. The retaining wall detail has been revised to note a max 30" height as shown on sheet 5.
4. No response necessary.

SLOPE CONTROL

5. No response necessary.

SUBDIVISION AND LAND DEVELOPMENT

6. No response necessary.
7. No response necessary.
8. No response necessary.
9. The Applicant is working with Upper Darby Township to obtain a capacity certification and will provide copies to the Township once available.
10. The plans have been revised to provide the additional monument as shown on sheet 2.
11. No response necessary.
12. No response necessary.

STORMWATER MANAGEMENT

13. The plans have been revised to include General Note #6 as shown on sheet 2.
14. No response necessary.
15. The plans have been revised to include General Note #7 as shown on sheet 2.

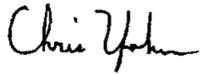
GENERAL

16. The Applicant will coordinate with PADOT to obtain a minimum use driveway permit for each proposed dwelling.
17. The plans have been revised to note the proper capping and abandonment of the existing sewer lateral as shown on sheet 3.
18. No response necessary.
19. No response necessary.
20. No response necessary.
21. No response necessary.
22. No response necessary.
23. Comment for the Applicant.
24. Comment for the Applicant.

Please call with any questions or concerns or if you require any additional information.

Regards,

Yohn Engineering, LLC



Christopher C. Yohn, P.E., CPESC

21114L02_HT.docx

Serial Number:
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776



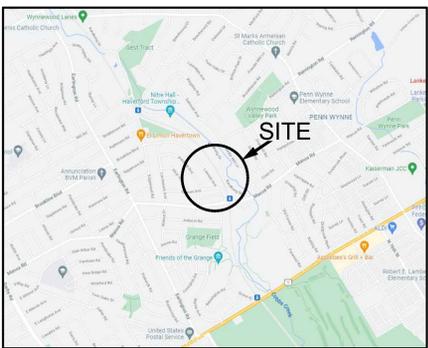
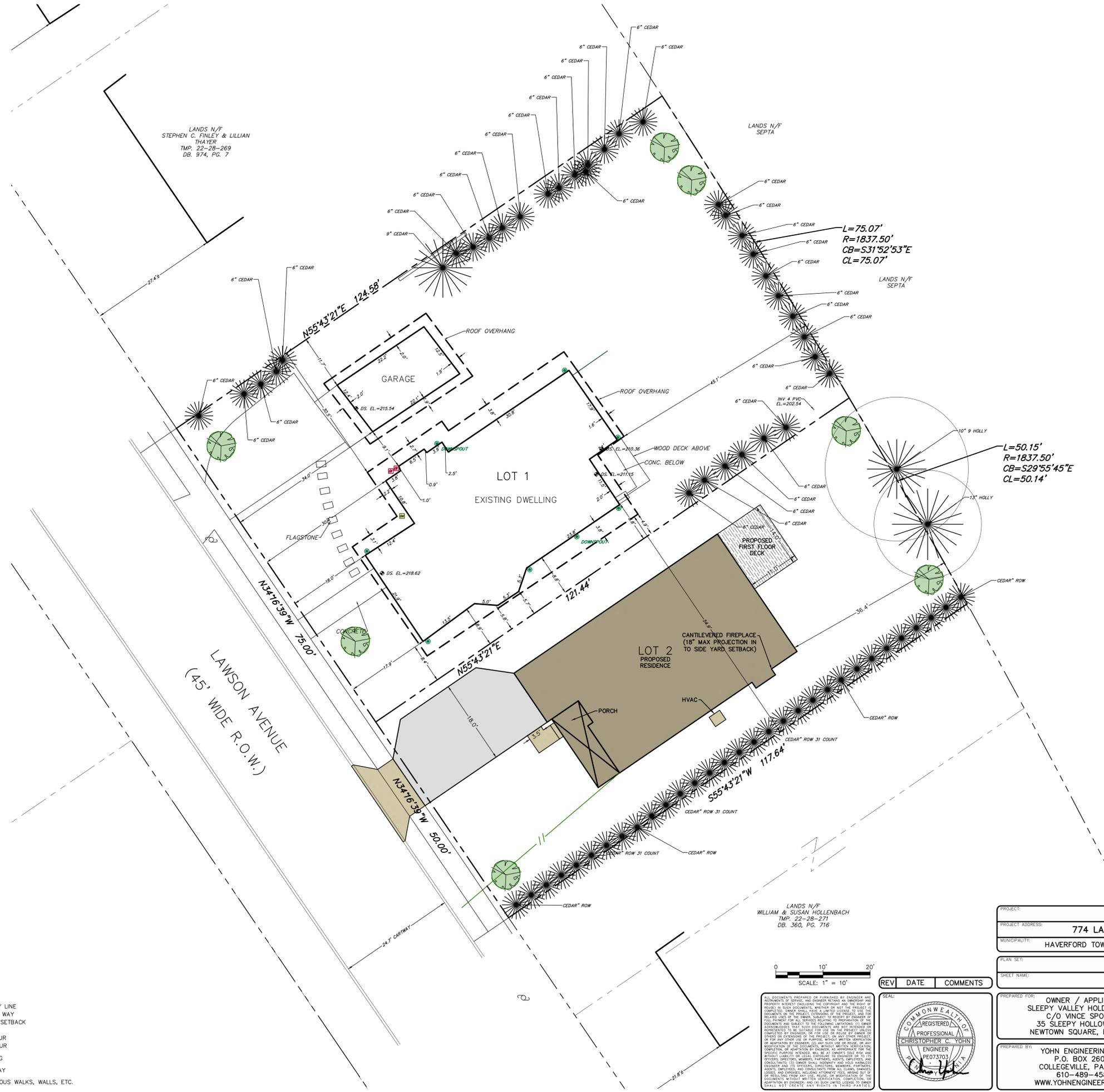
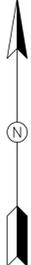
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 ACCORDING TO THE FOLLOWING SCHEDULE:
 • PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
 • FINAL NOTICE: 10-90 DAYS FROM THE START OF CONSTRUCTION
 • ROUTINE NOTICE: 3-10 DAYS FROM THE START OF CONSTRUCTION

- REFERENCE PLANS:**
- BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR VINCE SPOSATO BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA, DATED DECEMBER 1, 2021, FILE NO. 1371.
 - LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
 - AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
 - SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

- REFERENCE PLAN #1 NOTES:**
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON OCTOBER 27, 2021 AND DEPICTS CONDITIONS ON THAT DATE.
 - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA. STATE PLANE ZONE SOUTH HARN.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
 - THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009.
 - REFERENCE PLAN "PLAN OF SURVEY MADE FOR HENRY J. CARR", PREPARED BY MARIETTE W. MEEKINS, DATED FEBRUARY 15, 1971, NO REVISIONS.



LOCATION MAP
SCALE: 1" = 2,000'

EXISTING LOT DATA:
 RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073
 PARCEL ID: 22-08-00649-00
 TAXMAP ID: 22-28-270:000
 DEED BOOK & PAGE NO: 6782 & 5729

PARCEL A: GROSS LOT AREA: 9,245 SF (0.2122 AC)
 PARCEL B: GROSS LOT AREA: 3,015 SF (0.0692 AC)
 PARCEL C: GROSS LOT AREA: 2,968 SF (0.0681 AC)

EXISTING IMPERVIOUS COVERAGE:
 BUILDING: 1,596 SF (10.5%)
 GARAGE: 275 SF (1.8%)
 ROOF OVERHANG: 634 SF (6.9%)
 DRIVEWAY: 451 SF
 WALLS, WALKS, ETC.: 216 SF
 TOTAL: 3,172 SF (20.8%)

PROPOSED LOT 1 DATA:
 GROSS LOT AREA: 9,245 SF (0.2122 AC)
PROPOSED IMPERVIOUS COVERAGE:
 BUILDING: 1,596 SF (17.3%)
 GARAGE: 275 SF (3.0%)
 ROOF OVERHANG: 634 SF (6.9%)
 DRIVEWAY: 451 SF
 WALLS, WALKS, ETC.: 216 SF
 TOTAL: 3,172 SF (34.3%)

MAXIMUM ALLOWED: 4,160 SF (45.0%)

PROPOSED LOT 2 DATA:
 GROSS LOT AREA: 5,983 SF (0.1374 AC)
PROPOSED IMPERVIOUS COVERAGE:
 BUILDING: 1,449 SF (24.2%)
 PORCH: 103 SF (1.7%)
 DECK: 154 SF
 DRIVEWAY: 513 SF
 WALLS, WALKS, ETC.: 31 SF
 TOTAL: 2,250 SF (37.6%)

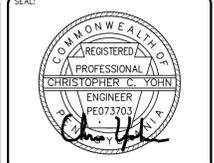
MAXIMUM ALLOWED: 2,692 SF (45.0%)

LINE/TYPE LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING BUILDING SETBACK
	EXISTING FENCE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED BUILDING
	PROPOSED DRIVEWAY
	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.

0 10' 20'
 SCALE: 1" = 10'

REV	DATE	COMMENTS



PROJECT:	REVERSE SUBDIVISION
PROJECT ADDRESS:	774 LAWSON AVENUE, HAVERTOWN, PA 19083
MUNICIPALITY:	HAVERFORD TOWNSHIP
COUNTY:	DELAWARE COUNTY

PLAN SET:	MINOR SUBDIVISION PLANS
SHEET NAME:	ILLUSTRATIVE SITE PLAN

PREPARED FOR:	OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073	DATE:	MAY 17, 2023
PREPARED BY:	YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM	ONE CALL NUMBER:	1" = 10'
		DRAWN BY:	CCY
		PROJECT NUMBER:	21-114

	SHEET:	1 OF 7
--	--------	--------

Serial Number:
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
**3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL**
 Pennsylvania One Call System, Inc.
 1-800-242-1776



ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND/OR INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 ACCORDING TO THE FOLLOWING SCHEDULE:
 • PRELIMINARY NOTICE: MORE THAN 90 DAYS FROM THE START OF CONSTRUCTION
 • FINAL NOTICE: 10-90 DAYS FROM THE START OF CONSTRUCTION
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REFERENCE PLANS:
 1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR VINCE SPOSATO BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA. DATED DECEMBER 1, 2021. FILE NO. 1371.
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REFERENCE PLAN #1 NOTES:
 1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON OCTOBER 27, 2021 AND DEPICTS CONDITIONS ON THAT DATE.
 2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA. STATE PLANE ZONE SOUTH HARN
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 5. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009
 6. REFERENCE PLAN "PLAN OF SURVEY MADE FOR HENRY J. CARR", PREPARED BY MARIETTE W. MEEKINS, DATED FEBRUARY 15, 1971, NO REVISIONS.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED VINCE SPOSATO, MEMBER OF SLEEPY VALLEY HOLDINGS, LLC, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT SLEEPY VALLEY HOLDINGS, LLC IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN WAS MADE AT HIS DISCRETION AS SUCH MEMBER AND THAT HE ACKNOWLEDGES THE SAME TO BE THE ACT AND PLAN OF SLEEPY VALLEY HOLDINGS, LLC AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SLEEPY VALLEY HOLDINGS, LLC
 BY: _____
 NAME: VINCE SPOSATO
 TITLE: MEMBER

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED BY THE HAVERFORD TOWNSHIP ENGINEER.

HAVERFORD TOWNSHIP ENGINEER _____ DATE _____

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

PRESIDENT _____ DATE _____

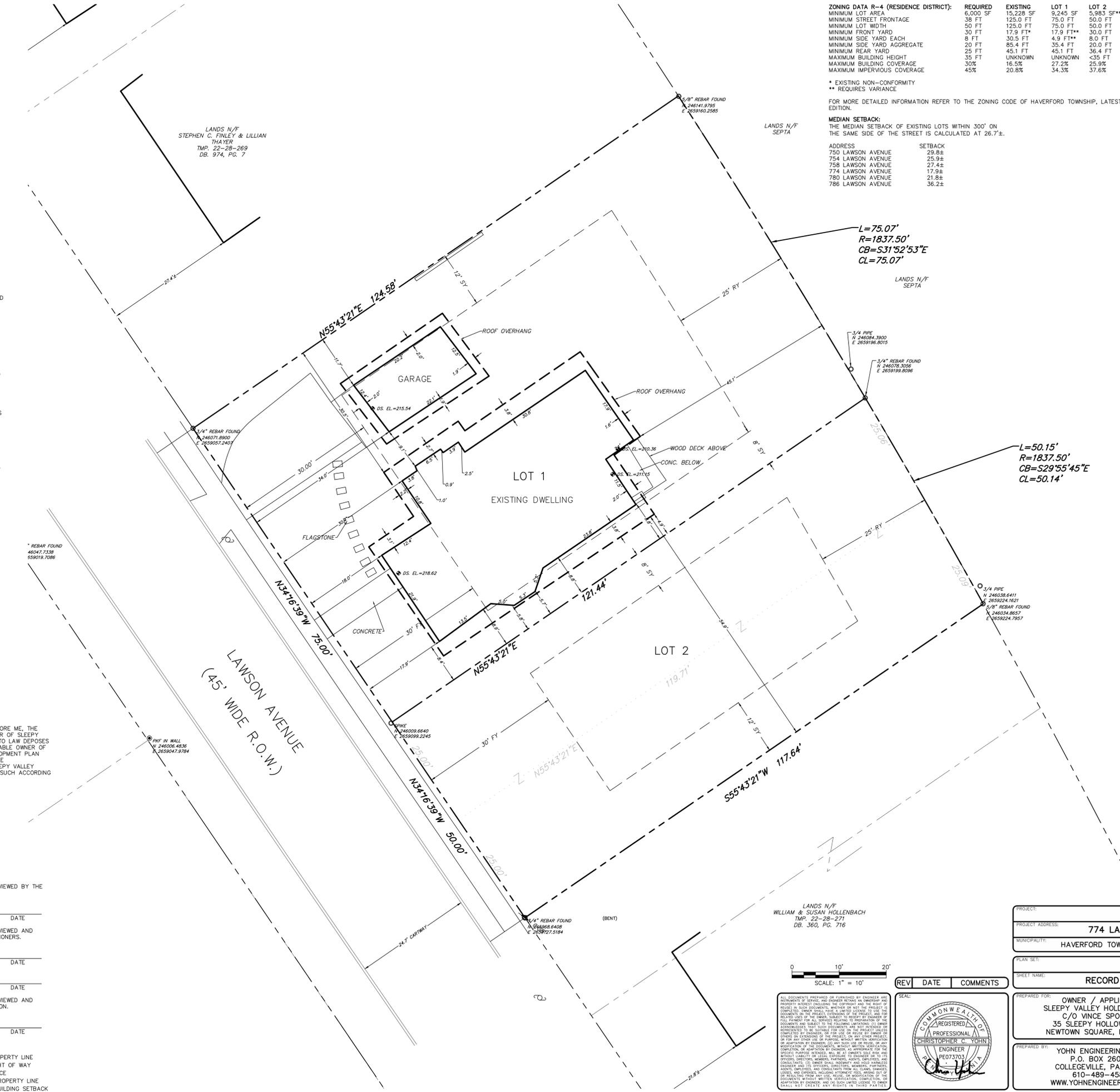
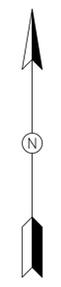
SECRETARY _____ DATE _____

I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE HAVERFORD TOWNSHIP PLANNING COMMISSION.

PLANNING COMMISSION MEMBER _____ DATE _____

LINE/TYPE LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
-X-X-	EXISTING FENCE
---	PROPOSED PROPERTY LINE
---	PROPOSED BUILDING SETBACK



ZONING DATA R-4 (RESIDENCE DISTRICT):

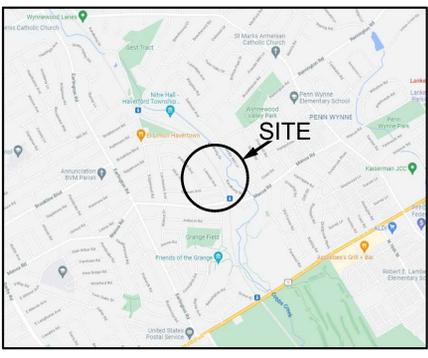
REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	6,000 SF	9,245 SF	5,983 SF**
MINIMUM STREET FRONTAGE	38 FT	125.0 FT	75.0 FT
MINIMUM LOT WIDTH	50 FT	125.0 FT	75.0 FT
MINIMUM FRONT YARD	30 FT	17.9 FT*	17.9 FT**
MINIMUM SIDE YARD EACH	8 FT	30.5 FT	8.0 FT
MINIMUM SIDE YARD AGGREGATE	20 FT	85.4 FT	35.4 FT
MINIMUM REAR YARD	25 FT	45.1 FT	36.4 FT
MAXIMUM BUILDING HEIGHT	35 FT	UNKNOW	<35 FT
MAXIMUM BUILDING COVERAGE	30%	16.5%	27.2%
MAXIMUM IMPERVIOUS COVERAGE	45%	20.8%	34.3%

* EXISTING NON-COMFORMITY
 ** REQUIRES VARIANCE

FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF HAVERFORD TOWNSHIP, LATEST EDITION.

MEAN SETBACK:
 THE MEDIAN SETBACK OF EXISTING LOTS WITHIN 300' ON THE SAME SIDE OF THE STREET IS CALCULATED AT 26.7'±.

ADDRESS	SETBACK
750 LAWSON AVENUE	29.8±
754 LAWSON AVENUE	25.9±
758 LAWSON AVENUE	27.4±
774 LAWSON AVENUE	17.9±
780 LAWSON AVENUE	21.8±
786 LAWSON AVENUE	36.2±



LOCATION MAP
 SCALE: 1" = 2,000'

EXISTING LOT DATA:
 RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073
 PARCEL ID: 22-08-10649-00
 TAXMAP ID: 22-28-270:000
 DEED BOOK & PAGE NO: 6782 & 5729

PARCEL A:
 GROSS LOT AREA: 9,245 SF (0.2122 AC)

PARCEL B:
 GROSS LOT AREA: 3,015 SF (0.0692 AC)

PARCEL C:
 GROSS LOT AREA: 2,968 SF (0.0681 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	1,596 SF (10.5%)
GARAGE	275 SF (1.8%)
ROOF OVERHANG	634 SF (6.9%)
DRIVEWAY	451 SF
WALLS, WALKS, ETC.	216 SF
TOTAL	3,172 SF (20.8%)

PROPOSED LOT 1 DATA:
 GROSS LOT AREA: 9,245 SF (0.2122 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	1,596 SF (17.3%)
GARAGE	275 SF (3.0%)
ROOF OVERHANG	634 SF (6.9%)
DRIVEWAY	451 SF
WALLS, WALKS, ETC.	216 SF
TOTAL	3,172 SF (34.3%)

MAXIMUM ALLOWED: 4,160 SF (45.0%)

PROPOSED LOT 2 DATA:
 GROSS LOT AREA: 5,983 SF (0.1374 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	1,449 SF (24.2%)
PORCH	103 SF (1.7%)
DECK	154 SF
DRIVEWAY	513 SF
WALLS, WALKS, ETC.	31 SF
TOTAL	2,250 SF (37.6%)

MAXIMUM ALLOWED: 2,692 SF (45.0%)

GENERAL NOTES:

- THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE REVERSE SUBDIVISION OF PARCEL B & C AND THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING.
 - THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED FOR 2,671 SF OF PROPOSED IMPERVIOUS:
- | PROP IMPERVIOUS ON LOT | PCSM #1 | UNCONTROLLED | TOTAL |
|------------------------|----------|--------------|-------|
| 1,552 SF | 544 SF | 2,096 SF | |
| 0 SF | 133 SF | 133 SF | |
| 0 SF | 442 SF | 442 SF | |
| TOTAL | 1,119 SF | 2,671 SF | |
- EX IMPERVIOUS UNCHANGED: 0 SF
 - 0 SF
 - 0 SF

- THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
- THE DEVELOPMENT BE SERVICED BY NEW INDIVIDUAL PRIVATE, GRAVITY SEWER LATERAL AND WATER LATERAL, WHICH WILL CONNECT TO THE EXISTING TOWNSHIP SEWER MAIN AND AQUA WATER MAIN WITHIN LAWSON AVENUE.
- FOUNDATION AS-BUILTS SHALL BE SUBMITTED TO THE TOWNSHIP FOR APPROVAL.

VARIANCE REQUESTS:

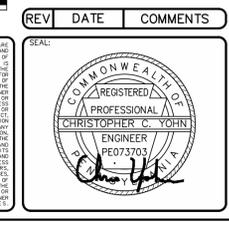
- §182-206.C(1) - A VARIANCE TO ALLOW A LOT AREA LESS THAN ALLOWABLE.
- §182-206.C(5)(A) - A VARIANCE TO ALLOW THE EXISTING FRONT PORCH TO ENCRACH ON THE FRONT YARD SETBACK.
- §182-206.C(6)(A) - A VARIANCE TO ALLOW THE EXISTING OVERHANG AND BAY WINDOW TO ENCRACH ON THE SIDE YARD SETBACK.
- §182-711.B(1) - A VARIANCE TO ALLOW THE EXISTING GARAGE TO ENCRACH ON THE ACCESSORY SETBACKS.
- §182-713.B - A VARIANCE TO ALLOW THE EXISTING BUILDING AND GARAGE TO MAINTAIN THEIR EXISTING NON-COMFORMITIES.
- §182-720.C(6) - A VARIANCE TO THE PERMIT THE LOT 2 BUILDING AND ASSOCIATED FEATURES IN STEEP SLOPES.

WAIVER REQUESTS:

- §160-5.B(3)(1) - A PARTIAL WAIVER TO NOT PROVIDE A MINIMUM CARTWAY WIDTH OF 27 FEET AND A MINIMUM RIGHT-OF-WAY WIDTH OF 50 FEET. (CONDITIONAL UPON DETERMINATION OF NECESSITY BY PLANNING COMMISSION)



SCALE: 1" = 10'



PROJECT: REVERSE SUBDIVISION
PROJECT ADDRESS: 774 LAWSON AVENUE, HAVERTOWN, PA 19083
MUNICIPALITY: HAVERFORD TOWNSHIP **COUNTY:** DELAWARE COUNTY

PLAN SET: MINOR SUBDIVISION PLANS
SHEET NAME: RECORD PLAN (SHEET 1 OF 1 FOR RECORDING)

PREPARED FOR: OWNER / APPLICANT
 SLEEPY VALLEY HOLDINGS, LLC
 C/O VINCE SPOSATO
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073

DATE: MAY 17, 2023
SCALE: 1" = 10'
ONE CALL NUMBER: CCY
DRAWN BY: CCY
PROJECT NUMBER: 21-114

PREPARED BY: YOHN ENGINEERING, LLC
 P.O. BOX 26094
 COLLEGEVILLE, PA 19426
 610-489-4580
 WWW.YOHNEENGINEERING.COM

SEAL: YOHN Engineering, LLC
SHEET: 2 OF 7

Serial Number:
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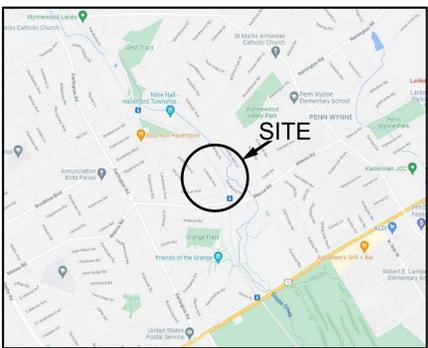
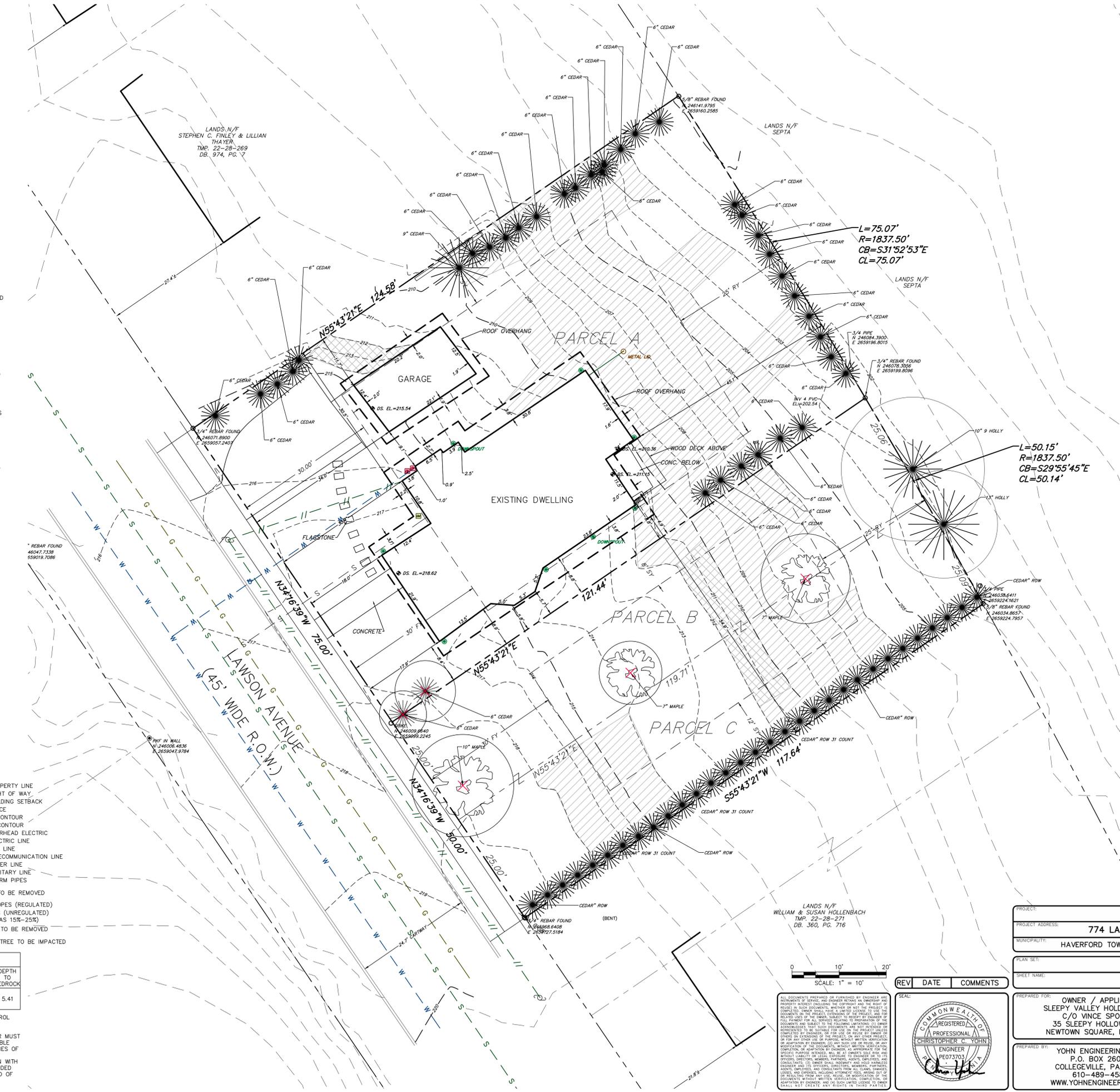
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 6. REFERENCE PLAN "PLAN OF SURVEY MADE FOR HENRY J.
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LOCATION MAP
 SCALE: 1" = 2,000'

EXISTING LOT DATA:
 RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE, PA 19073
 22-08-10649-00
 22-28-270:000
 DEED BOOK & PAGE NO: 6782 & 5729

PARCEL ID: GROSS LOT AREA: 9,245 SF (0.2122 AC)
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 GARAGE: 275 SF (1.8%)
 ROOF OVERHANG: 634 SF
 DRIVEWAY: 451 SF
 WALLS, WALKS, ETC.: 216 SF
 TOTAL: 3,172 SF (20.8%)

TREES TO BE REMOVED (REPLACEMENT REQUIRED)				
NO.	SIZE / SPECIES	COUNT	STATUS	HEALTH
1	6" CEDAR	1	REMOVED	HEALTHY
2	6" CEDAR	1	REMOVED	HEALTHY
3	7" MAPLE	1	REMOVED	HEALTHY
6	7" MAPLE	1	NOT REMOVED	HEALTHY
4	10" MAPLE	1	REMOVED	HEALTHY
TOTAL		5		

TREE REPLACEMENT CALCULATIONS:
 TOTAL DIAMETER TO BE REMOVED: 36 INCHES
 REQUIRED REPLACEMENT DIAMETER: 1 INCH PER 4 INCHES REMOVED
 TOTAL DIAMETER REQUIRED: 36 / 4 = 9 INCHES
 TOTAL 2.5" TREES REQUIRED: 4 TREES

APPLICANT AND TOWNSHIP TO DETERMINE SPECIES, SIZE AND LOCATION OF REPLACEMENT TREES.

LINE TYPE LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- - - -	EXISTING BUILDING SETBACK
- - - -	EXISTING FENCE
- - - -	EXISTING 1' CONTOUR
- - - -	EXISTING 5' CONTOUR
- - - -	EXISTING OVERHEAD ELECTRIC
- - - -	EXISTING ELECTRIC LINE
- - - -	EXISTING GAS LINE
- - - -	EXISTING TELECOMMUNICATION LINE
- - - -	EXISTING WATER LINE
- - - -	EXISTING SANITARY LINE
- - - -	EXISTING STORM PIPES
	IMPERVIOUS TO BE REMOVED
	15%-25% SLOPES (REGULATED)
	>25% SLOPES (UNREGULATED) (REGULATED AS 15%-25%)
⊗	VIAIBLE TREE TO BE REMOVED
⊗	NON-VIAIBLE TREE TO BE IMPACTED

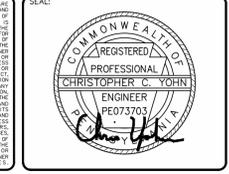
SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH	DEPTH TO WATER BEDROCK
Me	MADE LAND SCHIST AND ONCS MATERIALS	NOT RATED	C	4.98	5.41

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

0 10' 20'
 SCALE: 1" = 10'

REV	DATE	COMMENTS



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SHEET NAME: EXISTING CONDITIONS PLAN

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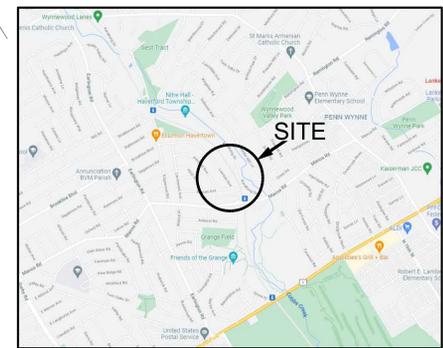
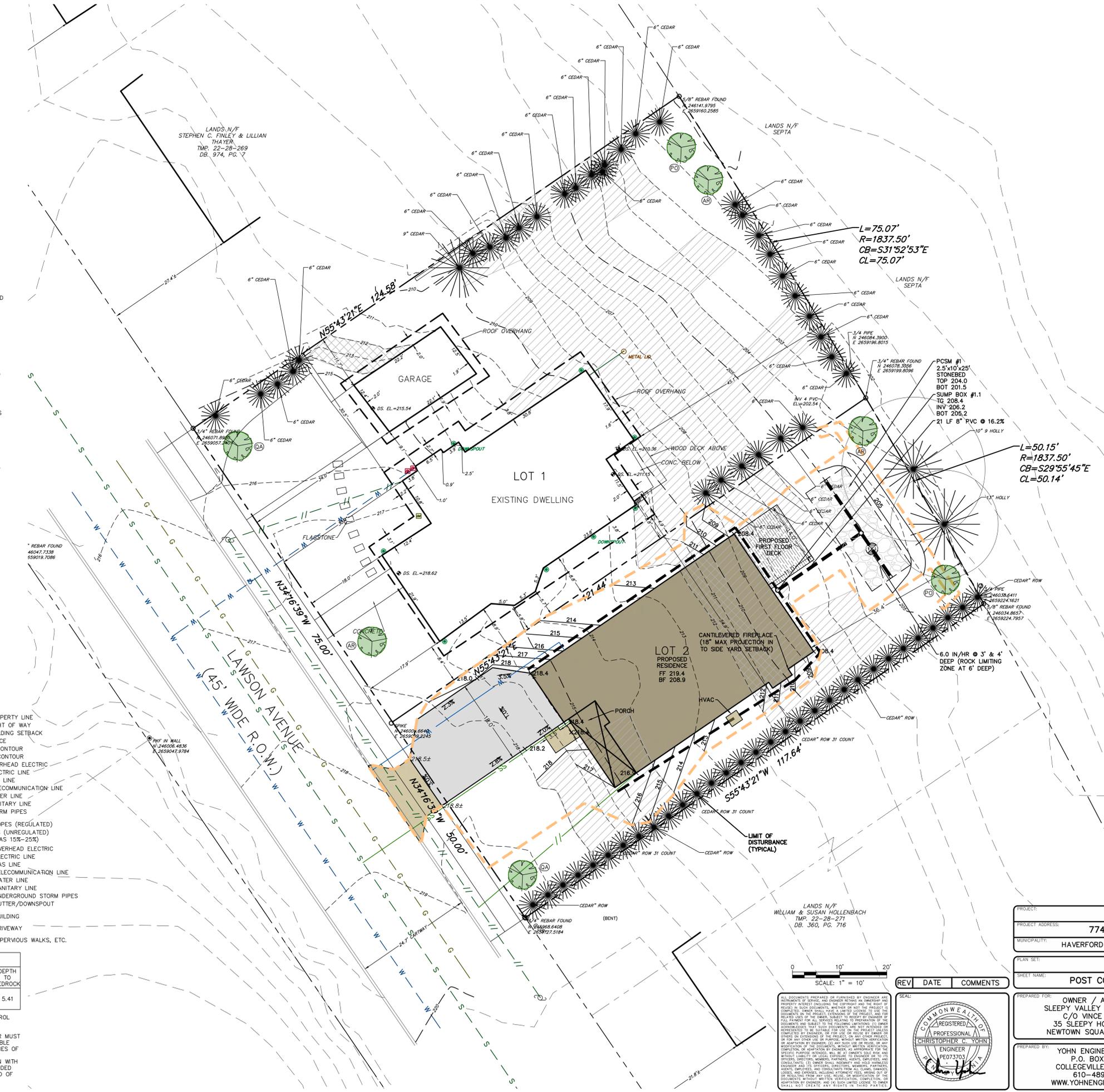
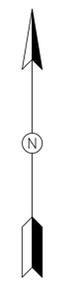
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- X - X -	EXISTING BUILDING SETBACK
- X - X -	EXISTING FENCE
- 379 -	EXISTING 1' CONTOUR
- 380 -	EXISTING 5' CONTOUR
- E -	EXISTING OVERHEAD ELECTRIC
- E -	EXISTING ELECTRIC LINE
- G -	EXISTING GAS LINE
- T/C -	EXISTING TELECOMMUNICATION LINE
- W -	EXISTING WATER LINE
- S -	EXISTING SANITARY LINE
- ST -	EXISTING STORM PIPES
- 15%-25% SLOPES (REGULATED)	
- >25% SLOPES (UNREGULATED)	
- 15%-25% SLOPES (UNREGULATED)	
- E -	PROPOSED OVERHEAD ELECTRIC
- G -	PROPOSED GAS LINE
- T/C -	PROPOSED TELECOMMUNICATION LINE
- W -	PROPOSED WATER LINE
- SS -	PROPOSED SANITARY LINE
- ST -	PROPOSED UNDERGROUND STORM PIPES
- ST -	PROPOSED GUTTER/DOWNSPOUT
-	PROPOSED BUILDING
-	PROPOSED DRIVEWAY
-	PROPOSED IMPERVIOUS WALKS, ETC.

SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH	DEPTH TO WATER BEDROCK
Me	MADE LAND SCHIST AND ONCS MATERIALS	NOT RATED	C	4.98	5.41

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

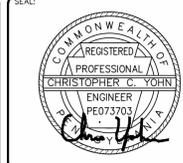
Symbol	Quantity	Common Name	Scientific Name	Size
AR	3	RED MAPLE	ACER RUBRUM	2.5" CAL.
PO	2	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	2.5" CAL.
QA	2	WHITE OAK	QUERCUS ALBA	2.5" CAL.

THE LANDOWNER ACKNOWLEDGES THAT THE STORMWATER CONTROLS AND BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY HAVERFORD TOWNSHIP. ANY REVISION TO THE APPROVED DRAINAGE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

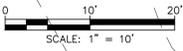
VINCE SPOSATO, MEMBER OF SLEEPY VALLEY HOLDINGS, LLC
 I, CHRISTOPHER C. YOHN, P.E., CPESC, ON THIS DATE 05/17/23,
 HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN
 STANDARDS AND CRITERIA OF THE HAVERFORD TOWNSHIP STORMWATER
 MANAGEMENT CODE.
 Christopher C. Yohn
 CHRISTOPHER C. YOHN, P.E., CPESC

PROJECT:	REVERSE SUBDIVISION	
PROJECT ADDRESS:	774 LAWSON AVENUE, HAVERTOWN, PA 19083	
MUNICIPALITY:	HAVERFORD TOWNSHIP	COUNTY: DELAWARE COUNTY
PLAN SET:	MINOR SUBDIVISION PLANS	
SHEET NAME:	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	

PREPARED FOR:	OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073	DATE:	MAY 17, 2023
SCALE:	1" = 10'	ONE CALL NUMBER:	CCY 21-114
DRAWN BY:	PROJECT NUMBER:		
PREPARED BY:	YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM		

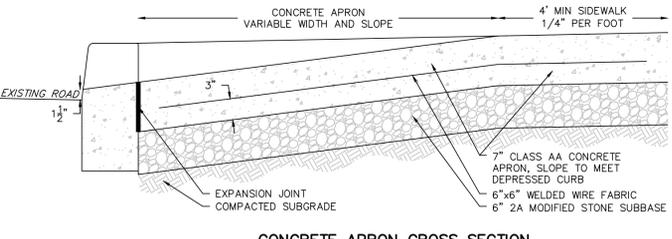
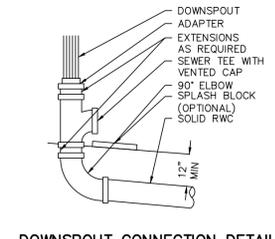
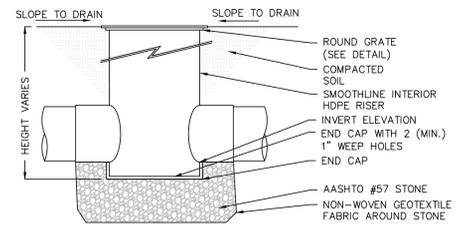
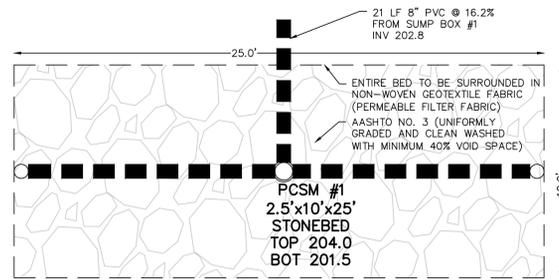


ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND INSTRUMENTED BY SURVEYOR SHALL BE THE PROPERTY OF THE ENGINEER AND SURVEYOR. THE ENGINEER AND SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER AND SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER AND SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ENGINEER AND SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



SCALE: 1" = 10'

REV	DATE	COMMENTS



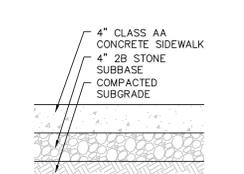
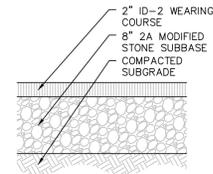
YARD DRAIN/SUMP BOX DETAIL (OR APPROVED EQUAL)
NOT TO SCALE

DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

CONCRETE APRON CROSS SECTION
NOT TO SCALE

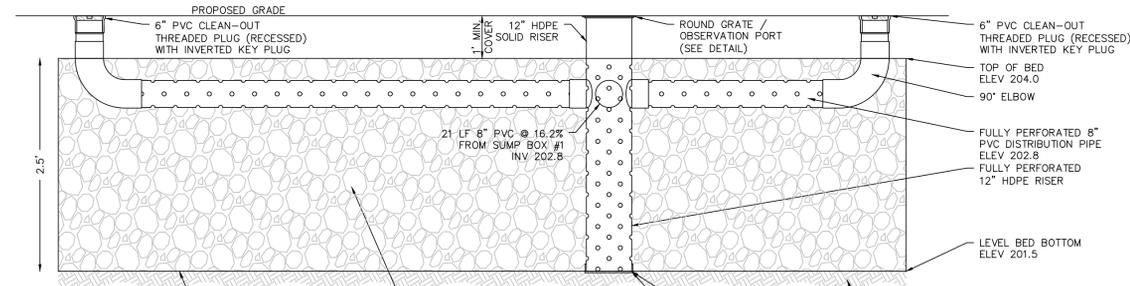
PIPE SIZE	HOLES PER LINEAR FOOT (1/2" HOLES)	HOLES PER LINEAR FOOT (3/4" HOLES)
6"	68	12
8"	90	16
10"	113	20
12"	136	24
15"	169	30
18"	203	36
24"	271	48
30"	339	60
36"	407	72
48"	542	96
60"	678	120
72"	813	144

NOTE: PIPE PERFORATIONS SHALL BE NOT LESS THAN 5/16 INCH IN DIAMETER AND PROVIDE AN OPENING AREA NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE.



DRIVEWAY CROSS SECTION
NOT TO SCALE

SIDEWALK CROSS SECTION
NOT TO SCALE



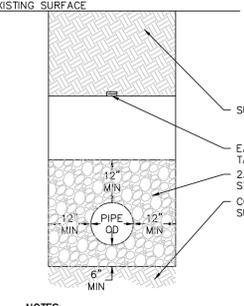
PCSM #1 - 2.5'x10'x25' Stonebed Cross Sections
NOT TO SCALE

POST CONSTRUCTION STORMWATER MANAGEMENT INSTALLATION:

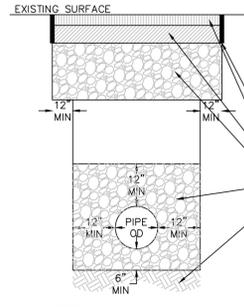
1. STONEBED FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED THE STONEBED, IT SHALL BE CLEANED FROM THE FABRIC, STONE, BED, ETC. AND/OR THE FABRIC AND STONE SHALL BE REPLACED.
2. GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE SEEPAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS LINER AND GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
3. CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE WITH MINIMUM 40% VOID SPACE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS.
4. APPROVED SOIL MEDIA SHOULD BE PLACED OVER INFILTRATION BED IN MAXIMUM 6-INCH LIFTS.
5. THE EXISTING SUBGRADE UNDER THE RAIN GARDEN AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO INSTALLATION.
6. STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE EXISTING WITHIN THE RAIN GARDEN AREA.
7. EXCAVATE RAIN GARDEN TO PROPOSED INVERT DEPTH AND SCARIFY THE EXISTING SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL RAIN GARDEN BOTTOMS SHOULD BE AT LEVEL GRADE.
8. SITE PLANTING SOIL SHALL BE NATIVE ON-SITE SOILS CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER. SOILS SHOULD BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL. A TYPICAL ORGANIC AMENDED SOIL IS COMBINED WITH 20-30% ORGANIC MATERIAL (COMPOST), AND 70-80% SOIL BASE (PREFERABLY TOPSOIL). PLANTING SOIL SHOULD BE APPROXIMATELY 4 INCHES DEEPER THAN THE BOTTOM OF THE LARGEST ROOT BALL. SOIL SHALL HAVE AN INFILTRATION RATE OF 3-5" PER HOUR AND A POROSITY OF 15%.
9. THE MODIFIED SOILS / PLANTING MIX SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION. OVERWATERING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
10. PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT.
11. SPREAD ERN315 ERN315-180 RAIN GARDEN MIX (OR EQUAL) TO SUPPLIER'S RECOMMENDATIONS AND ONLY FROM MID-MARCH THROUGH THE END OF JUNE OR FROM MID-SEPTEMBER THROUGH MID-NOVEMBER.
12. COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS, LEAVING SPACE FOR UPPER LAYER OF COMPOST MULCH OR TOPSOIL.
13. INSTALL 2-3" SHREDDED HARDWOOD MULCH (MINIMUM AGE 6 MONTHS.) LEAF COMPOST MULCH OR OTHER COMPARABLE PRODUCT UNIFORMLY IMMEDIATELY AFTER RAIN GARDEN IS SEEDING WITH RAIN GARDEN MIX. DO NOT APPLY MULCH IN AREAS WHERE GROUND COVER IS TO BE GRASS OR WHERE COVER WILL BE ESTABLISHED BY SEEDING. WOOD CHIPS SHOULD BE AVOIDED AS THEY TEND TO FLOAT DURING INUNDATION PERIODS.
14. WATER VEGETATION AT THE END OF EACH DAY FOR TWO WEEKS AFTER PLANTING IS COMPLETED. WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED.
15. CONTRACTOR SHOULD PROVIDE A ONE-YEAR ROPE CARE AND REPLACEMENT WARRANTY FOR ALL PLANTING BEGINNING AFTER INSTALLATION AND INSPECTION OF ALL PLANTS.

CONSTRUCTION NOTES:

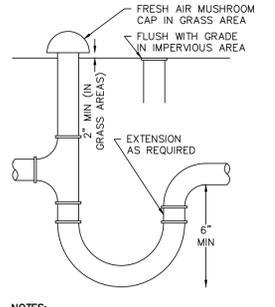
1. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE OWNER AND ENGINEER.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HAVERFORD TOWNSHIP STANDARDS.
4. ALL EXCAVATIONS AND PEOPLE ENTERING EXCAVATIONS OR OTHER BELOW GRADE STRUCTURES SHALL COMPLY WITH OSHA REQUIREMENTS.
5. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.
6. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR REPAIR OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
7. ALL PVC STORMWATER PIPES SHALL BE SDR 35 OR GREATER.
8. ALL HDPE STORMWATER PIPES SHALL BE SMOOTHLINE INTERIOR.
9. ALL STORMWATER FITTINGS SHALL BE WATER-TIGHT.
10. GEOTEXTILE FABRIC (PERMEABLE FILTER FABRIC) SHALL BE CLASS 1 NON-WOVEN AND SHALL COMPLY WITH PENNDOT SPECIFICATIONS.
11. STONE WITHIN STORMWATER MANAGEMENT FACILITIES SHALL BE CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE WITH MINIMUM 40% VOID SPACE.
12. BASEMENT WALLS WITHIN 20' OF SWALES SHALL BE WATERPROOFED.
13. ALL YARD DRAINS SHALL BE GRADED IN A 6" MINIMUM SUMP CONDITION.
14. ALL YARD DRAINS AND SUMP BOXES SHALL INCLUDE A 12" MINIMUM SUMP BELOW THE LOWEST INVERT ELEVATION.
15. CLEANOUTS ARE REQUIRED AT ALL CHANGES IN SLOPE OR DIRECTION.
16. PIPE PERFORATIONS SHALL BE NOT LESS THAN 5/16 INCH IN DIAMETER AND PROVIDE AN OPENING AREA NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE.
17. IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 1804.3 SITE GRADING, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN FIVE (5%) PERCENT FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT TO FEET OF HORIZONTAL DISTANCE, A FIVE (5%) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT AWAY FROM THE BUILDING.
18. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL.
19. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
20. STAIRS AND RAILINGS (IF REQUIRED) SHALL BE IN ACCORDANCE WITH THE HAVERFORD TOWNSHIP STANDARDS.
21. ANY SUBSTANDARD CURB AND SIDEWALK SHALL BE REPLACED.



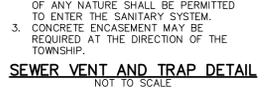
TRENCH RESTORATION DETAIL
NOT TO SCALE



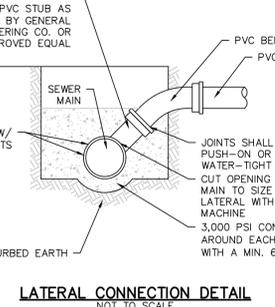
TRENCH AND ROADWAY RESTORATION DETAIL
NOT TO SCALE



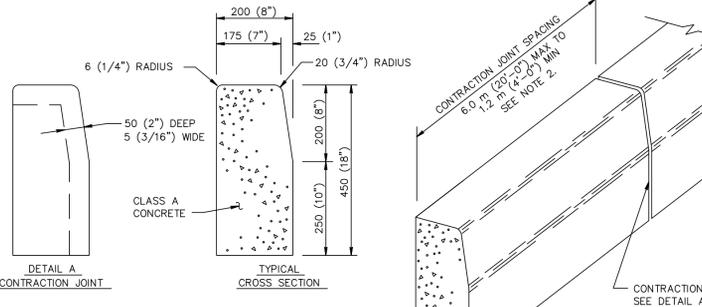
SEWER VENT AND TRAP DETAIL
NOT TO SCALE



LATERAL CONNECTION DETAIL
NOT TO SCALE



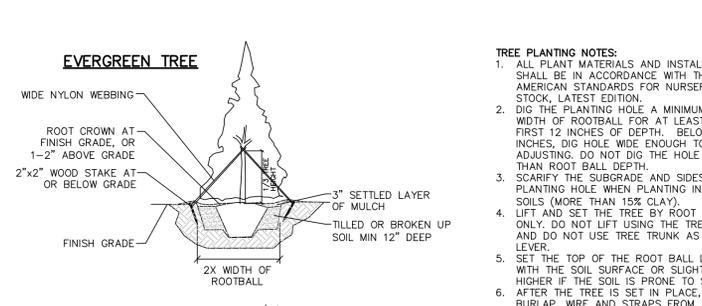
DEPRESSED CURB FOR DRIVEWAYS
NOT TO SCALE



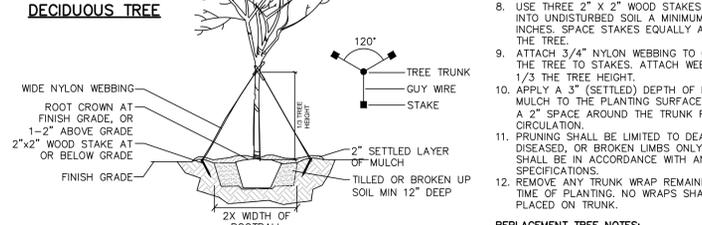
PLAIN CEMENT CONCRETE CURB
NOT TO SCALE

- NOTES:**
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB CUTTER.
 2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
 3. PLACE 20 (3/4") THICK PREMOLEDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
 4. SEE RC-SOM FOR PLAIN CEMENT CONCRETE CURB SLOPE/TOP TREATMENT AT END OF STRUCTURES.
 5. WHERE CURBS ARE INSTALLED ADJACENT TO PARKING LANES A 150 (6") HIGH CURB CAN BE UTILIZED WITH APPROVAL FROM THE LOCAL MUNICIPALITY.
 6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. CUSTOMARY UNITS IN () PARENTHESES.

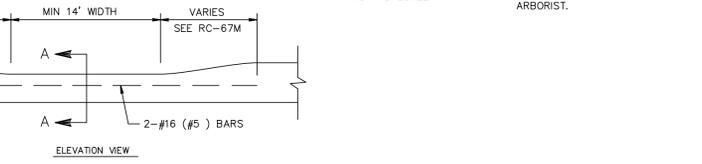
EVERGREEN TREE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PROCEDURES:

- A. THE RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER ASSOCIATED FACILITIES DURING CONSTRUCTION SHALL BE THE OBLIGATION OF THE CONTRACTOR.
 - B. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER ASSOCIATED FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
 - C. THE PERMITTED STORMWATER CONTROLS AND BMPs ARE FIXTURES OF THE PROPERTY THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP.
1. THE POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM MUST BE INSPECTED FOR ROUTINE MAINTENANCE A MINIMUM OF TWO TIMES A YEAR, ONCE IN THE EARLY SPRING AND ONCE IN THE FALL AFTER THE MAJORITY OF THE LEAVES HAVE FALLEN.
 2. VISUAL OBSERVATIONS OF THE GROUND SURFACE TO DETECT PONDING OF WATER OR GROUND SETTLEMENTS THAT WOULD PREVENT RUNOFF FROM ENTERING INLETS AS DESIGNED MUST BE MADE. THE DRAINAGE AREAS DESIGNED FOR THE SYSTEM MUST BE MAINTAINED. ADJUSTMENTS TO THE GRADING OR INLETS MUST BE MADE TO ENSURE THAT THE SYSTEM IS FUNCTIONING AS DESIGNED. SMALL SINKHOLES CAN BE REPAIRED EASILY BY FILLING WITH TOPSOIL AND MAY BE THE RESULT OF SETTLEMENT OF THE SOIL. LARGER SINKHOLES OR SINKHOLES THAT REAPPEAR IN THE SAME LOCATION MAY INDICATE A BREAK IN THE GEOTEXTILE LINER. INLET BOX STRUCTURE, PIPE CONNECTION OR A BREAK IN A STORM CONVEYANCE LINE. THESE TYPES OF SINKHOLES MUST BE EXCAVATED AND THE FAILURE IDENTIFIED AND REPAIRED IMMEDIATELY IN ORDER TO PREVENT SOIL FROM ENTERING THE POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM AND CLOGGING IT OR REDUCING THE CAPACITY OF THE BMP FOR RECHARGE OF RUNOFF.
 3. ALL SEDIMENT TRAPS AND INLETS MUST BE VISUALLY INSPECTED SEVERAL TIMES A YEAR FOR ACCUMULATED SOIL AND DEBRIS. INLET GRATES MUST BE KEPT FREE OF LEAVES, STICKS, MULCH, AND OTHER LAWN DEBRIS OR TRASH THAT WOULD PREVENT INFLOW OF RUNOFF. SUMPS IN SEDIMENT TRAPS OR INLET BOTTOMS MUST HAVE ACCUMULATED SEDIMENT REMOVED TO ENSURE SUFFICIENT CAPACITY TO TRAP SEDIMENT AND DEBRIS FROM ENTERING ANY SEEPAGE BED. ANY WEEP HOLES IN THE BOTTOM OF THE INLETS OR SEDIMENT TRAP SHOULD BE CLEARED TO ALLOW WATER TO SEEP OUT.
 4. ONCE A YEAR, THE POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM MUST BE INSPECTED TO DETERMINE IF IT IS DRAINING WITHIN THE REQUIRED TIME PERIOD (USUALLY TWENTY-FOUR HOURS). THE INSPECTION PORT SHALL BE OPENED AT LEAST TWENTY-FOUR HOURS FOLLOWING A STORM AND THE LEVEL OF WATER IN THE BED NOTED. VENTED CLEAN-OUTS MUST BE CHECKED TO ENSURE OPENINGS ARE CLEAR. ADJUSTMENTS TO THE CLEAN-OUTS MUST BE MADE IF SOIL OR OTHER LAWN DEBRIS IS OBSERVED TO BE ENTERING THE SYSTEM.
 5. ANY CLEAN-OUT, INLET OR LEVEL SPREADER THAT HAS BEEN DAMAGED BY LAWN EQUIPMENT MUST BE REPAIRED OR REPLACED. CLEAN-OUTS THAT BECOME BURIED SHOULD BE RAISED TO GRADE. THE CONFIGURATION MUST NOT ALLOW SOIL OR OTHER DEBRIS TO CLOG THE COLLECTION PIPE. ALL COLLECTION PIPES MUST BE CHECKED ANNUALLY TO ENSURE THEY ARE FLOWING FREELY. IF THE COLLECTION PIPES BECOME CLOGGED, JET CLEANING MUST BE PERFORMED AT THE CLEANOUT-OUTS. ADDITIONAL PROTECTION MUST BE MADE AT THE SEDIMENT TRAP DURING JET CLEANING TO ENSURE THAT DEBRIS IS NOT TRANSMITTED TO THE SEEPAGE BED.
 6. SMALL TREES THAT BEGIN TO GROW IN THE VICINITY OF SEEPAGE BEDS OR STRUCTURES MUST BE REMOVED TO ENSURE THAT THE ROOTS DO NOT PUNCTURE THE FILTER FABRIC OF THE SEEPAGE BED OR DAMAGE ANY STORMWATER COLLECTION/CONVEYANCE STRUCTURE.
 7. ROOF GUTTER SYSTEMS THAT ARE INTEGRAL WITH THE SEEPAGE BED MUST BE FUNCTIONAL. REPAIRS TO GUTTERS THAT BECOME SEPARATED, SAG OR OTHERWISE DO NOT FUNCTION AS DESIGNED MUST BE MADE.
 8. PREVENTATIVE MAINTENANCE WOULD INCLUDE REMOVAL OF LEAVES FROM GUTTER SYSTEMS AND LAWN AREAS AS SOON AS POSSIBLE TO AVOID CONTAMINATION OF CLOGGING OF THE SYSTEM. LOCATING LANDSCAPE-MULCHED AREAS AWAY FROM CONCENTRATED RUNOFF AREAS OR SWALES THAT COULD WASH MULCH INTO INLET OR LEVEL SPREADER IS RECOMMENDED.

PROJECT:	REVERSE SUBDIVISION
PROJECT ADDRESS:	774 LAWSON AVENUE, HAVERTOWN, PA 19083
MUNICIPALITY:	HAVERFORD TOWNSHIP
COUNTY:	DELAWARE COUNTY

PLAN SET:	MINOR SUBDIVISION PLANS
SHEET NAME:	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS

PREPARED FOR:	OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSA TO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073
DATE:	MAY 17, 2023
SCALE:	NO SCALE
ONE CALL NUMBER:	CCY
DRAWN BY:	CCY
PROJECT NUMBER:	21-114

PREPARED BY:	YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM
SHEET:	5 OF 7



Serial Number:
CALL BEFORE YOU DIG!
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 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
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ALL LOCATIONS OF EXISTING UTILITIES, SHOWN
 ON THIS PLAN, HAVE BEEN DEVELOPED FROM
 FIELD LOCATIONS OF VISIBLE ABOVE GROUND
 UTILITY STRUCTURES AND/OR INFORMATION
 FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED
 APPROXIMATE. COMPLETENESS OR ACCURACY
 OF THE LOCATIONS AND DEPTH OF ALL
 STRUCTURES CANNOT BE GUARANTEED.
 CONTRACTORS MUST VERIFY ALL LOCATIONS
 AND DEPTHS OF ALL UNDERGROUND UTILITIES
 AND FACILITIES BEFORE THE START OF ANY
 WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE
 THE START OF ANY EXCAVATION WORK THE
 CONTRACTOR SHALL NOTIFY THE AFFECTED
 UTILITY COMPANIES THROUGH THE
 PENNSYLVANIA "ONE CALL SYSTEM"
 1-800-242-1776 ACCORDING TO THE
 FOLLOWING SCHEDULE:
 • PRELIMINARY NOTICE: MORE THAN 90 DAYS
 FROM THE START OF CONSTRUCTION
 • FINAL NOTICE: 10-90 DAYS FROM THE
 START OF CONSTRUCTION
 • ROUTINE NOTICE: 3-10 DAYS FROM THE
 START OF CONSTRUCTION

REFERENCE PLANS:

- BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR VINCE SPOSATO BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA, DATED DECEMBER 1, 2021, FILE NO. 1371.
- LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
- AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
- SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

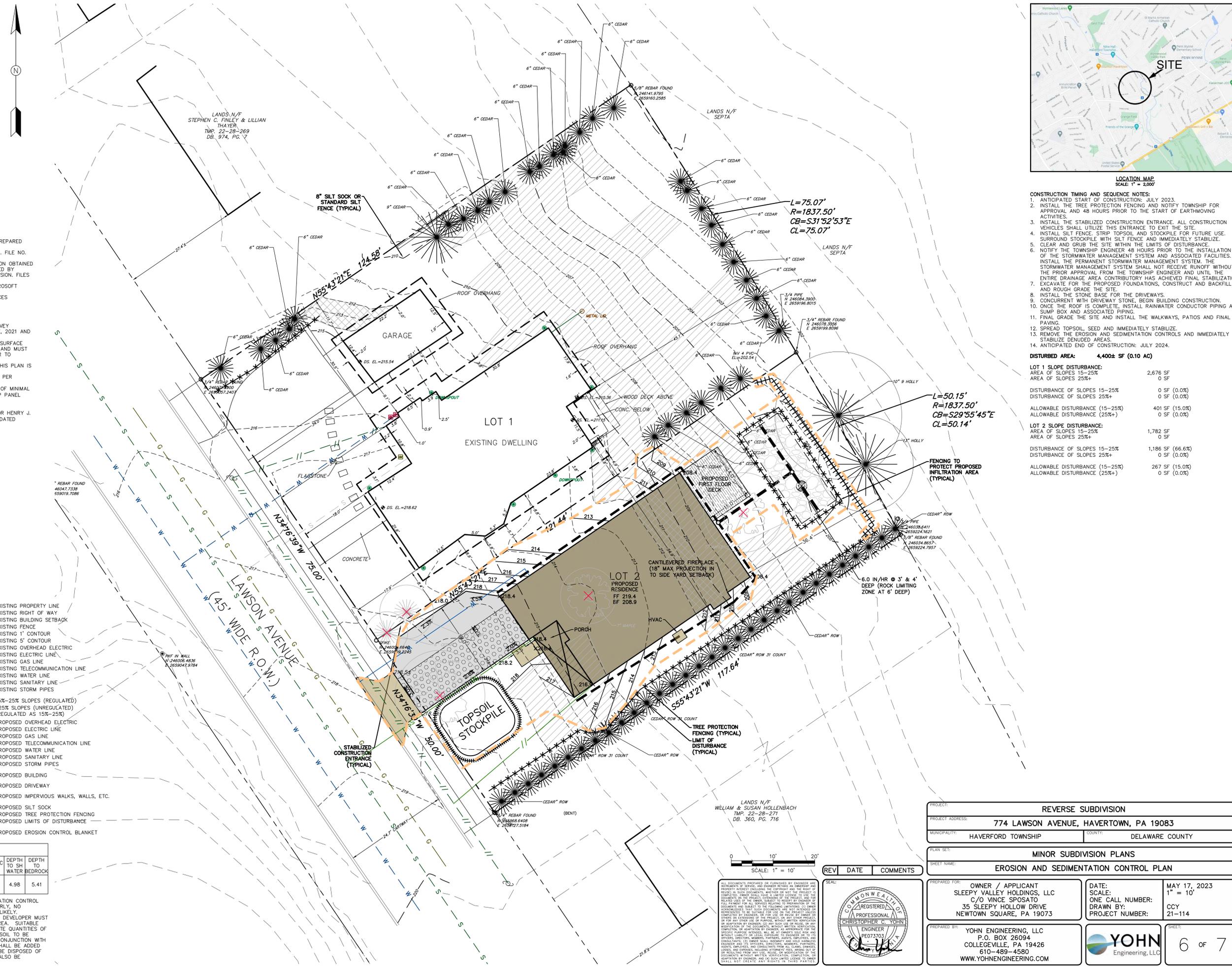
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON OCTOBER 27, 2021 AND DEPICTS CONDITIONS ON THAT DATE.
- THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
- THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA. STATE PLANE ZONE SOUTH HARN.
- THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
- THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0106F, EFFECTIVE DATE 11/18/2009.
- REFERENCE PLAN #1: A PLAN ENTITLED "PLAN OF SURVEY MADE FOR HENRY J. CARR", PREPARED BY MARIETTE W. MEEKINS, DATED FEBRUARY 15, 1971, NO REVISIONS.

LINETYPE LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- . - . -	EXISTING BUILDING SETBACK
- x - x -	EXISTING FENCE
- - - - -	EXISTING 1" CONTOUR
- - - - -	EXISTING 5' CONTOUR
- - - - -	EXISTING OVERHEAD ELECTRIC
- - - - -	EXISTING ELECTRIC LINE
- - - - -	EXISTING GAS LINE
- - - - -	EXISTING TELECOMMUNICATION LINE
- - - - -	EXISTING WATER LINE
- - - - -	EXISTING SANITARY LINE
- - - - -	EXISTING STORM PIPES
---	15%-25% SLOPES (REGULATED)
---	>25% SLOPES (UNREGULATED) (REGULATED AS 15%-25%)
---	PROPOSED OVERHEAD ELECTRIC
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS LINE
---	PROPOSED TELECOMMUNICATION LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED STORM PIPES
---	PROPOSED BUILDING
---	PROPOSED DRIVEWAY
---	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
---	PROPOSED SILT SOCK AND ONEIS
---	PROPOSED TREE PROTECTION FENCING
---	PROPOSED LIMITS OF DISTURBANCE
---	PROPOSED EROSION CONTROL BLANKET

SOILS INFORMATION					
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH	DEPTH TO WATER BEDROCK
Me	MADE LAND SCHIST AND ONEIS MATERIALS	NOT RATED	C	4.98	5.41

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.



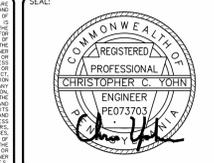
- CONSTRUCTION TIMING AND SEQUENCE NOTES:**
- ANTICIPATED START OF CONSTRUCTION: JULY 2023.
 - INSTALL THE TREE PROTECTION FENCING AND NOTIFY TOWNSHIP FOR APPROVAL AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
 - INSTALL THE STABILIZED CONSTRUCTION ENTRANCE. ALL CONSTRUCTION VEHICLES SHALL UTILIZE THIS ENTRANCE TO EXIT THE SITE.
 - INSTALL SILT FENCE, STRIP TOPSOIL AND STOCKPILE FOR FUTURE USE. SURROUND STOCKPILE WITH SILT FENCE AND IMMEDIATELY STABILIZE.
 - CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DISTURBANCE.
 - NOTIFY THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED FACILITIES. INSTALL THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL NOT RECEIVE RUNOFF WITHOUT THE PRIOR APPROVAL FROM THE TOWNSHIP ENGINEER AND UNTIL THE ENTIRE DRAINAGE AREA CONTRIBUTORY HAS ACHIEVED FINAL STABILIZATION.
 - EXCAVATE FOR THE PROPOSED FOUNDATIONS, CONSTRUCT AND BACKFILL AND ROUGH GRADE THE SITE.
 - INSTALL THE STONE BASE FOR THE DRIVEWAYS.
 - CONCURRENT WITH DRIVEWAY STONE, BEGIN BUILDING CONSTRUCTION.
 - ONCE THE ROOF IS COMPLETE, INSTALL RAINWATER CONDUCTOR PIPING AND SUMP BOX AND ASSOCIATED PIPING.
 - FINAL GRADE THE SITE AND INSTALL THE WALKWAYS, PATIOS AND FINAL PAVING.
 - SPREAD TOPSOIL, SEED AND IMMEDIATELY STABILIZE.
 - REMOVE THE EROSION AND SEDIMENTATION CONTROLS AND IMMEDIATELY STABILIZE DENuded AREAS.
 - ANTICIPATED END OF CONSTRUCTION: JULY 2024.

DISTURBED AREA: 4,400± SF (0.10 AC)

LOT 1 SLOPE DISTURBANCE:	2,676 SF
AREA OF SLOPES 15-25%	0 SF
AREA OF SLOPES 25%+	0 SF
DISTURBANCE OF SLOPES 15-25%	0 SF (0.0%)
DISTURBANCE OF SLOPES 25%+	0 SF (0.0%)
ALLOWABLE DISTURBANCE (15-25%)	401 SF (15.0%)
ALLOWABLE DISTURBANCE (25%+)	0 SF (0.0%)
LOT 2 SLOPE DISTURBANCE:	1,782 SF
AREA OF SLOPES 15-25%	0 SF
AREA OF SLOPES 25%+	0 SF
DISTURBANCE OF SLOPES 15-25%	1,186 SF (66.6%)
DISTURBANCE OF SLOPES 25%+	0 SF (0.0%)
ALLOWABLE DISTURBANCE (15-25%)	267 SF (15.0%)
ALLOWABLE DISTURBANCE (25%+)	0 SF (0.0%)

SCALE: 1" = 10'

REV	DATE	COMMENTS



PROJECT:	REVERSE SUBDIVISION
PROJECT ADDRESS:	774 LAWSON AVENUE, HAVERTOWN, PA 19083
MUNICIPALITY:	HAVERFORD TOWNSHIP
COUNTY:	DELAWARE COUNTY

PLAN SET:	MINOR SUBDIVISION PLANS
SHEET NAME:	EROSION AND SEDIMENTATION CONTROL PLAN

PREPARED FOR:	OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073
DATE:	MAY 17, 2023
SCALE:	1" = 10'
ONE CALL NUMBER:	CCY
DRAWN BY:	21-114
PROJECT NUMBER:	

PREPARED BY:	YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM
SHEET:	6 OF 7



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, June 8, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice Chairperson
Jack Garrett, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting** *Mr. Chanin called the Meeting to order at 7:05 P.M.*
 - a. *Roll Call*
 - b. *Pledge of Allegiance*

2. **774 Lawson Avenue, D.C. Folio No. 22-08-00649-00**

ALTERNATE PLAN- Minor Subdivision Plan- Sleepy Valley Holdings, LLC

The applicant proposes to subdivide a 15,228 square foot lot into two parcels, with an existing single family home to remain, with one new single family dwelling constructed, along with associated stormwater management improvements. The existing lot contains three previously consolidated parcels, shown on the plan as Parcels "A", "B", & "C".

Chris Yohn, PE, Yohn Engineering, LLC. began the presentation stating the plan had been reviewed by the Haverford Township Planning Commission in April, May was being presented for the third time in June. This presentation of the third meeting included two sets of fully engineered plans: The first set shows demolition of the existing home and the construction of two new homes, and the second set shows the existing home to remain and one new home to be built.

Mr. Yohn discussed the following comments in the Township Engineer's Review Letter for the two new home Minor Subdivision Plans (Subdivision Plan) last revised May 17, 2023, dated June 6, 2023:

8. Regarding the DEP sewage planning waiver, the applicant is waiting for approval from Upper Darby to be sent for approval from the City of Philadelphia, then Haverford Township and then to the Department of Environmental Protection.

13. Infiltration tests in the front of the Lots 1 and 2 will be done prior to recording as the feeling is the two new home plan is not the most preferred.

15. Similarly, the additional information regarding the proposed downspouts and gutters would be provided prior to recording the plans.

16. A PennDOT Highway Occupancy permit requirement is noted on the plan.

17. Plans will show details for the abandonment of the existing lateral.

23. A Grading, Drainage, Soil Erosion and Sedimentation Control Permit was applied for and will be processed after the plans have been recorded.

24. A BMP Maintenance Agreement shall be executed and a contribution of \$2,200.00 per lot to the Township Stormwater Control and BMP Operation and Maintenance Fund agreed to prior to issuance of permits.

Mr. Yohn then discussed the following comments from the Township Engineer's Review Letter for the original home/one new home Minor Subdivision Plans (Alternate Plan), dated June 6, 2023:

The applicant has requested the following variances from the Zoning Hearing Board:

§182-206.C(1) to allow a lot area less than allowable.

§182-206.C(5) to allow the existing front porch to encroach on the front yard setback.

§182-206.C(6)[a] to allow the existing overhang and bay window to encroach on the side yard setback.

§182-711.B(1) to allow the existing garage to encroach on the accessory setbacks.

§182-713.B to allow the existing building and garage to maintain their existing non-conformities.

§182-720.C(6) to permit the Lot 2 building and associated features in steep slopes.

The applicant has requested the following waiver:

From §160-5.B(3)[j](i) requiring a minimum cartway width of 27 feet and minimum right-of-way width of 50 feet.

1. It appears that the proposed residence on Lot 2 will impact very steep slopes. *Disturbance will be in the 15% to 20% range, but a variance to disturb the slopes will still be required.*
2. The applicant should delineate the areas of disturbance on the plan and provide the percentage of slopes on Lot 2 that will be disturbed. *A chart has been provided on sheet 6, Erosion and Sediment Control Plan*
3. The plan should indicate Lawson Avenue is a State Highway. *Will comply.*
4. Horizontal sight distance should be indicated for the proposed driveway on Lot 2. *Will comply.*
5. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. *In progress.*
6. The Shade Tree Commission should review all proposed landscaping and tree replacement. *Will comply.*
7. A pre-development drainage area map should be provided. Additionally, the post-development drainage area map and calculations should include the entire limit of disturbance. *Will comply.*
8. A PennDOT Highway Occupancy permit will be required for the proposed driveway and utility installations. *Noted on the Plan.*
9. The applicant should consider moderating the proposed slope between Lots 1 and 2. *Will comply.*
10. The minimum longitudinal length of depressed curb for private driveway openings is 14 feet. (Township Design Standards) The existing driveway opening on Lot 1 does not meet this requirement. *Will be revised to meet Code.*
11. The plan should indicate the existing sanitary sewer lateral. *Will comply.*
12. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot. *Lot 1 requires no new impervious coverage, but will comply.*
13. A BMP Maintenance Agreement shall be executed and a contribution of \$2,200.00 per lot to the Township Stormwater Control and BMP Operation and Maintenance Fund shall be made. *Will comply as needed.*

Mr. Yohn read: Suggested Conditions of Approval

- Prior to recording the approved Subdivision Plan, dated December 20, 2022, last revised May 17, 2023 (a plan that proposes to demolish the existing house and permit construction of two new houses on two new lots) as the Final Plan, Applicant shall submit and pursue in good faith to decision an application to the Zoning Hearing Board for the variances needed to implement the Alternative Plan, dated May 17, 2023 (a plan that proposes to preserve the existing house on one of two newly created lots and permit construction of a new house on the other lot) as the Final Plan.
- If the Zoning Hearing Board approves the variances necessary to implement the Alternative Plan as the Final Plan and if no appeal is taken from such approval, Applicant shall record and develop pursuant to the Alternative Plan as the Final Plan.
- If the Zoning Hearing Board denies any of the requested variances necessary to implement the Alternative Plan (original home) , Applicant may either (a) appeal such denial and continue to pursue those variances or (b) revise the Subdivision Plan (two new houses) as the Final Plan by (i) relocating the stormwater facilities to an area where stormwater testing has been satisfactorily performed and / or providing additional infiltration testing to the satisfaction of the Township Engineer and (ii) either eliminating the need for horizontal downspouts being anchored to the new homes or providing the necessary details to confirm the construction and maintenance of the horizontal downspouts to the satisfaction of the Township Engineer, prior to recording the Subdivision Plan as the Final Plan and developing pursuant thereto.

Ms. Dobbs requested and received clarification that the applicant is requesting combined preliminary /final approval.

Mr. Yohn stated in his opinion, seeking approval from the Board of Commissioners in addition to the recommendation from the Planning Commission, would carry more weight seeking variances from the Zoning Hearing Board.

The request is seeking the recommendation of the Planning Commission for final approval of the two new home plan, and seeking approval from the Board of Commissioners for the two new home plan, both with the condition that the applicant first pursues in good faith Zoning Hearing Board approval for preservation of the original home with new home plan.

Mr. Capuzzi asked if variances would be required for the stormwater management system shown on the Alternate Plan. Mr. Yohn stated he did not believe so. Mr. Capuzzi and Mr. Yohn discussed the options of both plans.

Mr. Chanin and Ms. Kirk discussed the legality of the applicant's conditional requests. Mr. Fromhold added the request for the Planning Commission recommendation to be in favor of both plans but the Planning Commission would prefer to see the approval of the plan with the original home.

A discussion among the Board took place regarding the recommendations.

Mr. Capuzzi made a motion to recommend final approval of the minor subdivision plan at 774 Lawson Ave. "By Right subdivision plan" which is two new homes subject to the following conditions: 1) All outstanding comments in the Township Engineers Review Letter of June 6, 2023 be addressed to the satisfaction of the Township. 2) Prior to recording the approved "By Right" subdivision plan, dated Dec. 20, 2022, last revised May 17, 2023, as a final plan the applicant shall submit and pursue to decision that application to the Zoning Hearing Board for the variances needed to implement the Alternate Plan that it dated May 17, 2023. The Alternate Plan is the plan that proposes to preserve the existing house on the property as the final plan. 3) If the Zoning Hearing Board approves the variances necessary to implement the Alternative Plan as the final plan and no appeal is taken from such approval, the applicant shall record and develop pursuant to the Alternate Plan as the final plan.

Seconded by Mr. Montresor.

All in Favor.

3. **1601 Darby Road, D.C. Folio No. 22-07-00328-00**

Continued Review- Preliminary/Final Land Development Plan- Haverford Township Free Library

The Applicant proposes to construct a 5,044 square foot second floor addition over the existing parking lot, along with associated site improvements and stormwater management. This project is subject to Delaware County Court of Common Pleas Stipulation No CV-2021-009064, and is an identified Haverford Township Historic Resource (Survey No. 045-HA-077.)

Ken Matthews, owner's representatives CB development for the Haverford Township Library and Bob Newton, P.E. with Karins and Assoc. spoke for the project.

Mr. Newton began with the discussion regarding Township Engineers Review Letter of June 6, 2023. Mr. Newton said the applicant is requesting 6 waivers from the SALDO and Chapter 78.

From §160-4.E(5)[e](3) regarding property lines and names within 200 feet of the property.

From §160-4.E(5)[e](4) regarding owners of storm sewer and public water and maintenance of the same within 400 feet of the property.

From §78-34 regarding the requirement for groundwater recharge.

From §160-5.B(3)[j] regarding the minimum required cartway width of 27 feet it is currently 23.7 feet.

From §160-5.B(6) regarding shade trees being installed a minimum of six (6) feet from the inside edge of the sidewalk. It is physically impossible to accomplish.

Additionally, not on the Review Letter, §160-4.A to submit the plans a preliminary/final and not in two stages.

2. (Exhibit "A") indicates a 29-foot proposed rear setback. The proposed plans indicate 28-feet and 27.77-foot setback, respectively. Mr. Newton stated the revised plans show these setbacks as 30.02 feet and 28 feet with an average of 29.01 feet.
3. The Applicant should indicate the dimension between the property line and proposed improvements on the north and east sides of the northern portion of the parking lot to document conformance with Exhibit "A". **The proposed layout provides for a minimum distance between the back of the proposed curb and the north property line of 1.76-feet. Exhibit A indicates a maximum distance of 0.23-feet. On the west side, the proposed layout provides for a minimum distance of 0.50-feet. Exhibit A indicates a distance of 0.53-feet and 1.0-feet for the northwest and southwest corners respectively. The current plan appears to provide a distance of 0.50-feet.** Mr. Newton explained how the Applicant will comply.
6. The sight distance note on Sheet No. 8 should be revised to include the required sight distance for the driveway at the posted speed limit. (§160-4.E(5)[g](12)) **The applicant has indicated the sight distance on Sheet 8. However, the drawing should be revised to confirm that the existing and proposed landscaping will not impact the sight distance.** Mr. Newtown said the Applicant will comply.
8. The Shade Tree Commission should review all proposed landscaping and tree replacement. Mr. Newtown said the Shade Tree Commission did review the plans and their recommendations have been incorporated into the revised plans.
9. Provide Engineering design details for the parking lot lighting including the location, type, illuminance levels, etc. to indicate conformance with Township standards. (§160-5.B(10)) **Illuminance levels have been provided. It appears that levels in excess of 0.20 foot-candles will spill over to the adjacent residential property to the northeast. The applicant should adjust the lighting in this area to mitigate the spillover to acceptable levels. Also, a note should be added to the plan indicating that "Except for security lighting, all lighting shall be controlled by automatic switching devices to extinguish light sources between one hour after close of business and dawn." (Township Design Standards)** Will comply.
11. Provide a detailed drawing of the proposed ADA ramp modifications for the sidewalk at the entrance to the parking lot at Mill Road to verify conformance with applicable standards. (§157-2). **Additional elevations should be provided to confirm the side flares will be in conformance with ADA standards. In addition, crosswalk striping should be provided within the driveway between the ramps.** Will comply.

13. The Applicant has requested a waiver from Section §78-34 Groundwater Recharge. The two (2) infiltration tests performed within the east parking area produced rates less than the minimum requirement. We recommend that an additional test be performed in the north parking area in the vicinity of proposed Inlet No 4. **The applicant has conducted additional infiltration tests and the results indicate that groundwater recharge is not feasible on site.** Has been completed.
19. It is unclear if roof drains and/or a sump pump will connect to the new stormwater management system. Please clarify. **Additional information should be provided quantifying the volume of water conveyed to the proposed stormwater management system from the sump pump.** Information relayed to the Project Architect. Will comply
20. Indicate the largest vehicle that will be required to access the parking lot and confirm the ability of this vehicle to maneuver within the lot and exit without having to back out onto Mill Road. Also, confirm the proposed radii at the entrance can accommodate this vehicle. **The applicant has indicated that the largest vehicle required to access the site will be a trash truck; however, truck turning templates do not appear to be included in this submission.** Mr. Newton explained the information had just been submitted to Mr. Faulkner and Ms. Kirk but a trash truck can turn into the property.
21. The Erosion and Sedimentation Control plan indicates the sidewalk on Mill Road will be closed for the duration of the work. Pedestrian detour signage should be installed near the Greenway Road intersection to direct pedestrians to the sidewalk on the south side of Mill Road. In addition, the plan indicates construction fencing within the sidewalk area along Darby Road. It appears this fencing prohibits pedestrians from using the sidewalk. Indicate how pedestrian access will be maintained through this area. **All proposed pedestrian access modifications should be indicated on the plans.** Mr. Newton explained the addition the plan from the requirement of the Township where there will be signage, fencing and temporary crosswalks. Mr. Matthews added that it's understood with the municipality that Mill Road will be closed to pedestrian sidewalks for the duration of the project but the sidewalk on Darby road remains open. The plan is under general agreement with Township Manager Dave Burman and Chief Viola.
23. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required. Will comply.
24. A BMP Maintenance Agreement shall be executed and a contribution to the Township Stormwater Control and BMP Operation and Maintenance Fund shall be made (§78-49; §78-51). Will Comply.

Mr. Newton stated the applicant is seeking preliminary/final approval from the Planning Commission.

Mr. Garrett suggested the public should have the opportunity to review the pedestrian access modifications prior to approval. Mr. Montresor agreed that the residents in the area may have a valuable insight to the pedestrian modification plan.

Mr. Faulkner stated the protocol in the Township when there is a project is to go to the police to get their input because they know the roads the best. The plan is being reviewed by the Township staff.

Mr. Matthews said the applicant would speak to neighbors directly affected after there was an approved plan.

PUBLIC COMMENT:

Bob McDonald-7 Mill Rd., spoke in regards to being uninformed of the project. Start dates and interference in the lives of the street users. Mr. Matthews showed the intent on the plans displayed. Tentative start date is beginning of September with a roughly 15-month construction project to be completed late November 2024 with approximately 6 weeks of moving into the space and a goal of opening the library in January 2025.

Mr. Fiordimondo inquired if there would be a trailer on site. Mr. Matthews stated that is realistically unlikely until maybe the second half of the project but the project being put in the bid documents has no storage on site.

Mr. Capuzzi made a motion to recommend preliminary/final approval for the Haverford Township Library project subject to the following conditions:

- 1) All the outstanding comments of the Township Engineers Review Letter of June 6, 2023 are addressed to the satisfaction of the Township.
- 2) The Board of Commissioners approve an additional waiver from SALDO §160-4.A, which requires a two-stage approval process.
- 3) The Applicant consult with the appropriate Township staff to develop and implement a plan that adequately protects the safety of pedestrian traffic around the project site during construction with a recommendation that a crossing guard be added at the closest intersection at Greenway Road during school hours.
- 4) The hours of closure of Mill Rd. be coordinated with the Middle School hours of operation.
- 5) A detailed plan be developed showing the grades for the new handicap access ramp to the main entrance similar to sheet nine for curb cuts at the driveway.

Mr. Garrett commented that he would like to see that the neighbors have the opportunity to review the pedestrian plan noted in condition #2.

Mr. Capuzzi agreed that this requirement be included as an additional condition of approval.

Ms. Dobbs seconded.

All in Favor.

4. Presentation- Ted Ritsick, PaDCED Local Government Policy Specialist

“Ted Ritsick is a Local Government Policy Specialist and an AICP certified planner in the Pennsylvania Department of Community and Economic Development (DCED). He primarily works with communities in Northeast PA on multimunicipal comprehensive planning. DCED offers a multitude of free trainings for municipal leaders to provide the tools necessary for local governments to succeed.”

Mr. Ritsick provided an overview to the Planning Commission on the roles, responsibilities, and best practices of the organization. The presentation provided opportunity for questions and open discussion. The Commission thanked Mr. Ritsick for his excellent presentation.

5. Review of Minutes

Planning Commission meeting of May 11, 2023.

Mr. Capuzzi made a motion to approve the Planning Commission Minutes of May 11, 2023 as submitted.

Mr. Garrett seconded.

All in Favor

Adjournment:

Mr. Garrett made a motion to adjourn.

Mr. Capuzzi seconded.

All in Favor.

Adjourned: 9:50 P.M.



Planning Commission

Agenda Link
Date received:
Date & Time posted:

Minutes Link
Date received:
Date & Time posted:

Meeting Agenda

Date: Thursday, January 12, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All
Meeting Rooms

Time: 7:00 P.M.



Planning Commission

[Agenda Link](#)

Date received: 08/07/2023 @ 1232
Date & Time posted: 08/07/2023 @ 1529

[Minutes Link](#)

Date received: 09/15/2023 @ 0950
Date & Time posted: 09/15/2023 @ 1142

Meeting Agenda & Minutes

Date: Thursday, August 10, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Meeting Rooms

Time: 7:00 P.M.



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, August 10, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice Chairperson
Jack Garrett, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting**

- a. *Roll Call*
- b. *Pledge of Allegiance*

2. **104 & 108 Allgates Drive, D.C. Folio Nos. 22-04-00001-64 & 22-04-00001-65**

Lot Line Change (Minor Subdivision/Reverse Subdivision Plan)- Edmund and Michelle Grant

Applicant proposes to revise the boundary line between 108 Allgates Drive and 104 Allgates Drive to transfer and merge 1,523 square feet from 108 Allgates Drive into 104 Allgates Drive. A variance was granted by the Zoning Hearing Board to allow the lot area of 108 Allgates Drive to be decreased, resulting in an increase of the existing nonconforming impervious coverage on 108 Allgates Drive from 43.29% to 45.43% on June 15, 2023 (ZHB Case No. Z23-11).

3. **Review of Minutes**

Planning Commission meeting of June 8, 2023.

Adjournment



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, August 10, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice Chairperson
Jack Garrett, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor-Absent
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting** Mr. Chanin called the meeting to order at 7:05 P.M.

- a. *Roll Call*
- b. *Pledge of Allegiance*

2. **104 & 108 Allgates Drive, D.C. Folio Nos. 22-04-00001-64 & 22-04-00001-65**

Lot Line Change (Minor Subdivision/Reverse Subdivision Plan)- Edmund and Michelle Grant

Applicant proposes to revise the boundary line between 108 Allgates Drive and 104 Allgates Drive to transfer and merge 1,523 square feet from 108 Allgates Drive into 104 Allgates Drive. A variance was granted by the Zoning Hearing Board to allow the lot area of 108 Allgates Drive to be decreased, resulting in an increase of the existing nonconforming impervious coverage on 108 Allgates Drive from 43.29% to 45.43% on June 15, 2023 (ZHB Case No. Z23-11).

William Dion, attorney with Silverang, Rosenzweig & Haltzman, LLC. spoke as representative for Ed and Michelle Grant of 104 Allgates Drive. Mr. Dion explained how over the years, various improvements had been done on the properties including a pool and fencing with permits. Mr. Alan Letofsky, the owner of 108 Allgates Drive was present. Mr. Dion stated that Mr. Letofsky had gotten a survey to find that the fence all had regarding as the property line was not. The Grants and Letofskys entered into an agreement of sale to shift the property line. With the property line shift, there would be an increase in nonconformity in regards to the impervious coverage on the Letofsky property at 108 Allgates Drive. The addition of the nonconformity required a special exception for the impervious coverage on 108 Allgates and was granted (Z23-11) by the Zoning Hearing Board. The lot line change project was being presented to the Planning Commission for recommendation to the Board of Commissioners for approval.

Mr. Dion noted the Township Engineer Review Letter of August 8, 2023: 1. Side yard setbacks would be indicated on the plan. 2. Signature blocks would be provided on the plan. 3. A monument would be indicated at the corner on the right-of-way line on Allgates Drive. 4. A note would be added on the plan indicating no improvements are proposed as part of the plan.

A member of the Planning Commission asked when the fence that had been used as the property line guide prior to the survey was built. Mr. Letofsky stated the fence was constructed in 1986.

Mr. Capuzzi requested a copy of the Zoning Order to be put on the plan. Mr. Capuzzi stated the Zoning Table for the SRD District is not showing the allowable impervious coverage and would like it to be on the plan as well. Mr. Capuzzi added the plans are required to be stamped and sealed by a licensed professional land surveyor prior to being recorded.

Mr. Fiordimondo inquired about the river rocks around the pool. Mr. Dion stated that he believed they were most likely decorative but may serve as a runoff purpose. Michael Rokosny, Site Engineering Concepts, LLC., confirmed the decorative purpose of the river rock.

Ms. Dobbs asked for clarification of what the actual allowable impervious was for the SRD District and was informed that it was 30%.

Ms. Kirk added the current impervious ordinance was adopted in 1993 and the development predated that.

Ms. Dobbs asked for the clarification on the setback for pools. Ms. Kirk stated 10' from waters edge and also clarified there are no setbacks in regards to the patio around the pool.

Mr. Garrett asked if the increase in lot size of 104 Allgates Drive would then increase the amount of allowable impervious coverage on the lot. Mr. Dion verified that it would. A discussion began between Mr. Garrett and Mr. Dion Mr. Garrets thoughts of capping the allowable impervious on the property at 108 Allgates Drive to the amount of square footage that exists prior to lot line change.

Ms. Dobbs added that the lot line change is fixing an existing violation nonconformity by the setback being incorrect from the pool as built.

Ms. Dobbs made a motion to approve recommendation of the Minor Subdivision Plan for 104-108 Allgates Drive with the condition that the comments from Mr. Capuzzi be incorporated into the final approved plan and any outstanding comments from the Township Engineer be met prior to plan adoption.

Mr. Capuzzi seconded.

All in Favor.

3. Review of Minutes

Planning Commission meeting of June 8, 2023.

Mr. Capuzzi made a motion to approve the Planning Commission Minutes of June 8, 2023 as submitted.

Mr. Chanin seconded.

All in Favor.

Adjournment

Mr. Capuzzi made a motion to adjourn.

Ms. Dobbs seconded.

All in Favor.

Adjourned: 7:24P.M.



Planning Commission

[Agenda Link](#)

Date received: 09/11/2023 @ 1220
Date & Time posted: 09/11/2023 @ 1245

Minutes Link

Date received:
Date & Time posted:

Meeting Agenda

Date: Thursday, September 14, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Meeting Rooms

Time: 7:00 P.M.



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, September 14, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice Chairperson
Jack Garrett, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting**

- a. *Roll Call*
- b. *Pledge of Allegiance*

2. **0 Darby Road (Vacant Lot Adjacent to 4008 Darby Road)**

EBuild Construction, LLC- Review and recommendation- Act 537 Sewage Facilities Planning Module

Review of an Act 537 Sewage Facilities Planning module for a low pressure sanitary sewer main extension within Darby Road, to tie directly into an existing gravity sewer manhole. A grinder pump and service lateral force main is proposed to tie in each of the 2 new homes into the new LPSS Main extension. The LPSS Main extension is to be offered for dedication to Haverford Township. The property is surrounded by existing residential uses served by on-Lot Septic Systems, with nearby Public Gravity sewer approximate 700 feet to the East of the site.

Adjournment



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, September 14, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice Chairperson
Jack Garrett, Secretary-Absent
Angelo Capuzzi- Absent
Robert Fiordimondo
Louis D. Montresor
Julia Phillips-Absent

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner-Absent
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. **Opening of Meeting** Mr. Chanin called the meeting to order at 7:09 P.M.
 - a. *Roll Call*
 - b. *Pledge of Allegiance*

2. **0 Darby Road (Vacant Lot Adjacent to 4008 Darby Road)**

EBuild Construction, LLC- Review and recommendation- Act 537 Sewage Facilities Planning Module

Review of an Act 537 Sewage Facilities Planning module for *a low pressure sanitary sewer main extension within Darby Road, to tie directly into an existing gravity sewer manhole. A grinder pump and service lateral force main is proposed to tie in each of the 2 new homes into the new LPSS Main extension. The LPSS Main extension is to be offered for dedication to Haverford Township. The property is surrounded by existing residential uses served by on-Lot Septic Systems, with nearby Public Gravity sewer approximate 700 feet to the East of the site.*

Charles Faulkner, Pennoni Associates, Township Engineer, provided the overview of the 3 lot subdivision plan at the subject property approved for recommendation in August of 2022 which was approved by the Board of Commissioners with conditions. Mr. Faulkner explained the home that existed had a failing on lot sewer system. Mike Ciocco from Catania Engineer (present) requested from DEP an exemption from Planning for an emergency connection of that one house to public sewer which was granted. This allowed for the low pressure system to be installed and that one property to be connected. That exemption was for that one property only and because of the failing on lot system. Mr. Faulkner stated the remainder of the two new homes and 3 existing homes to be tied into the system would require the Planning Commission to review and approve the Sewage Facilities Planning Module Component 4A- Municipal Planning Agency Review.

Mr. Faulkner did a full review of the Sewage Facilities Planning Module Component 4A.

Mr. Ciocco explained that the Chairperson of the Planning Commission, Mr. Chanin would be filling out #17.

Mr. Montresor asked if there was a separate document titled "Official Sewage Facilities Plan"? Mr. Faulkner replied that in Delaware County the sewage plan is the County Plan dating back to 1972.

Mr. Montresor inquired about the historic review. Mr. Faulkner explained the review process. Ms. Dobbs asked for clarification of what had been installed. Mr. Faulkner explained the whole sewer infrastructure has been placed and will allow for the two new homes and three other existing to connect. Ms. Dobbs asked if the system in place would have the capacity for other homes in the area to connect into their own lateral. Mr. Faulkner confirmed the system is sized for the additions and can be extended to accommodate. Mr. Chanin asked if there was a septic system on the 4008 Darby Road property. Mr. Faulkner and Mr. Ciocco agreed the system had been abandoned.

Mr. Chanin moved that, after review, comment and discussion, the Planning Commission authorized return to the applicant of Sewage Facilities Planning Module Component 4A as completed. Mr. Montresor seconded. All in Favor.

Mr. Chanin thanked Mr. Ted Ritsick, PaDCED Local Government Policy Specialist who provided an overview to the Planning Commission on the roles, responsibilities, and best practices of the organization at the June 8, 2023 Planning Commission Meeting.

Ms. Dobbs motioned to amend the Agenda to include review of the Planning Commission Minutes of August 10, 2023. Mr. Chanin seconded. All in Favor.

3. **Review of Minutes**

Planning Commission meeting of August 10, 2023.

Ms. Dobbs motioned to approve the Planning Commission Minutes of August 10, 2023 as submitted. Mr. Chanin seconded. Minutes approved.

Adjournment:

Mr. Chanin motioned to adjourn. Ms. Dobbs seconded. All in Favor. Adjournment at 7:36 P.M.



Planning Commission

Agenda Link
Date received:
Date & Time posted:

Minutes Link
Date received:
Date & Time posted:

Meeting Agenda

Date: Thursday, January 12, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All
Meeting Rooms

Time: 7:00 P.M.



Planning Commission

[Agenda Link](#)

Date received: 11/07/2023 @ 1511
Date & Time posted: 11/07/2023 @ 1516

Minutes Link

Date received:
Date & Time posted:

Meeting Agenda

Date: Thursday, Novmeber 9, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083 – All Meeting Rooms

Time: 7:00 P.M.



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, November 9, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice Chairperson
Jack Garrett, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. Opening of Meeting

- a. Roll Call
- b. Pledge of Allegiance

2. Proposed Ordinance Amendment- Chapter 182, Zoning, Article VII, Supplemental Regulations "LIMITED MUNICIPAL EXEMPTION"

Review of a proposed ordinance to allow for "Limited Municipal Exemptions" consisting of the following, "Limited Municipal Exemption: The provisions of this chapter shall not apply to land and buildings or portions thereof owned or used by the Township of Haverford for governmental use and purposes."

3. Welltower, Inc.- Zoning/Sketch Plan Review

**731 Old Buck Lane & 855 Martin Avenue- Brandywine Assisted Living
D.C. Folio Nos. 22-05-00586-00 & 22-05-00683-00**

Applicant proposes to subdivide an existing 3.78-acre property into two lots. 855 Martin Avenue and is proposed to be 0.29 acres, with 731 Old Buck Lane to be 3.49-acres. No construction is proposed.

4. Jim Miller Holdings, LLC- Preliminary/Final Land Development Plan 2224 & 2228 Haverford Road

D.C. Folio Nos. 22-06-01067-01 & 22-06-01067-02

Applicant proposes to consolidate two parcels and to construct a 3,289 square foot, 2nd floor addition to be constructed over the footprint of an existing commercial warehouse for the purpose of offices to support the businesses located on the first floor.

5. Approval of Minutes

Adjournment



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, November 9, 2023 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice Chairperson-Absent
Jack Garrett, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor-Absent
Julia Phillips

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

1. Opening of Meeting Mr. Chanin called the meeting to order at 7:04 P.M.

- a. Roll Call
- b. Pledge of Allegiance

**2. Proposed Ordinance Amendment- Chapter 182, Zoning, Article VII, Supplemental Regulations
"LIMITED MUNICIPAL EXEMPTION"**

Review of a proposed ordinance to allow for "Limited Municipal Exemptions" consisting of the following, "Limited Municipal Exemption: The provisions of this chapter shall not apply to land and buildings or portions thereof owned or used by the Township of Haverford for governmental use and purposes."

The proposal was presented by Kelly Kirk, Zoning Officer and Community Planner. Ms. Kirk supplied a list of 37 municipalities who currently have a similar ordinance in effect (enclosed with the document). Ms. Kirk stated that in her view this "exemption" would only apply to government buildings for government uses, would not apply to a use or lease of a Township owned building.

Mr. Capuzzi asked if the case such as the library parking lot; would not require Planning Commission review. Ms. Kirk clarified the Ordinance amendment would be for Zoning exemptions not Planning Commission Review.

Mr. Capuzzi asked if the County Planning Commission received the proposed Ordinance Amendment. Ms. Kirk said they had but no comment had been received to date.

Mr. Chanin disagreed on the meaning of the language of the Amended Ordinance.

Mr. Garrett is concerned that this amendment is open ended. Ms. Kirk added some explanation of the INS Zoning District and how the parcels are absorbed into the surrounding zoning districts once the institutional use is discontinued.

Mr. Capuzzi asked if all the Township owned properties were zoned INS (Institutional). Ms. Kirk stated that most are. Mr. Capuzzi asked if government uses were allowed in all zoning districts. Ms. Kirk stated no.

Mr. Chanin seconded Mr. Garrett's comments.

Ms. Phillips added that skipping the zoning review would omit the system of checks and balances as well as leaving the community out of proposed plans.

A motion to Table due to the language in the proposed Amendment being unclear.

Mr. Chanin motioned to Table.

Mr. Garrett seconded.

All in Favor.

3. **Welltower, Inc.- Zoning/Sketch Plan Review**

731 Old Buck Lane & 855 Martin Avenue- Brandywine Assisted Living

D.C. Folio Nos. 22-05-00586-00 & 22-05-00683-00

Applicant proposes to subdivide an existing 3.78-acre property into two lots. 855 Martin Avenue and is proposed to be 0.29 acres, with 731 Old Buck Lane to be 3.49-acres. No construction is proposed.

Dan Rowley, Saul Ewing Law Firm presented for the Applicant, owner of 731 Old Buck Lane (Brandywine Assisted Living) and 855 Martin Ave. (single family dwelling). In 1977 this was a consolidated lot with two uses. The Applicant is seeking a simple subdivision to separate the assisted living facility and the single family dwelling to two lots. The home at 855 Martin Ave. currently stands vacant. The Brandywine Facility is not in the business to lease houses and this is the basis for the subdivision process.

Three variances will be sought by the applicant from the Zoning Hearing Board:

§182-729.A(1) regarding minimum lot size. The assisted living facility would be 3.4937 acres where 3.5 acres are required.

§182-729.A(3) regarding maximum impervious surface ration. The assisted living facility site is permitted 50% but would have 51.7%.

§182-729.A(4) regarding maximum gross density. Proposing 25.19 units per acre where 25 units are permitted.

The Township Engineer review letter of November 6, 2023 offered a comment on §182-713.B. No lot shall be formed from part of a lot already occupied by a building and any proposed building comply in all respects with the area and other requirements of the district in which such building is located. The existing buildings on proposed Premises "A" are partially located within the required side yard setback. Mr. Rowley explained that the single family dwelling is within the side yard setback and is existing nonconformity that will not be affected by the subdivision.

Mr. Garrett asked what the Township found regarding how fire access would be handled and inquired about the drive access to the single family dwelling that appears to have a throughway to the assisted living facility.

Mr. Rowley explained in 1997 that was to be fire emergency access and have found no evidence of an easement but the Applicant feels this would be a good time to finalize a recorded agreement.

Mr. Garret suggested a separate driveway access for the assisted living and narrowing the lot at 855 Martin Ave. to reflect the size of the rest of the lots on Martin Ave.

Mr. Rowley explained that the driveway is rarely if ever used by the assisted living and is used primarily by the single family home.

Mr. Fiordimondo asked if the existing single family dwelling use would be continued.

Mr. Rowley stated the use would remain as is but the property would be sold.

Mr. Chanin stated, it would be assumed the buyer of the property would have no restriction from the seller.

Mr. Rowley agreed.

Mr. Fiordimondo asked if the other side of the access road was residential.

Mr. Rowley stated the open area was owned by the Township.

Mr. Capuzzi asked why the lots had been consolidated in 1997.

Mr. Rowley stated he believed it was to meet the minimum lot size.

Mr. Capuzzi clarified the proposed sketch plan is a reversal of the 1997 consolidation that was to meet the lot size requirements.

Mr. Capuzzi asked if there was any amount of impervious coverage on the main property that can be removed noting an area marked access at Buck Lane. Mr. Capuzzi explained that seeking the least amount of relief in variances is the goal.

Mr. Capuzzi asked if a condition of approval for the subdivision stating the residential lot would be restricted from further subdivision. Mr. Rowley stated he would need to speak to his client but does not anticipate an issue.

Mr. Capuzzi also noted the Township Engineer's statement regarding utilities and easements for those as needed for servicing both properties.

Mr. Chanin asked for clarification of the 88 units vs 87 units.

Mr. Rowley explained the gross density.

A discussion on different driveway suggestion and possible permeable load bearing drive surfaces took place.

4. Jim Miller Holdings, LLC- Preliminary/Final Land Development Plan

2224 & 2228 Haverford Road

D.C. Folio Nos. 22-06-01067-01 & 22-06-01067-02

Applicant proposes to consolidate two parcels and to construct a 3,289 square foot, 2nd floor addition to be constructed over the footprint of an existing commercial warehouse for the purpose of offices to support the businesses located on the first floor.

Carl Ewald, Attorney for the Applicant, presented the proposed lot consolidation.

Mr. Ewald began with the description of the condition of the property prior to Mr. Miller's purchase. With the approval of the neighbors, the Applicant would use the property and building as two separate uses; a car repair and Jim Miller Roofing business as a warehouse and propose the second floor addition for offices to the roofing business.

Addressing the Township Engineer's review letter, Mr. Ewald stated mostly are have or will comply. Mr. Ewald noted the parking comment and explained the parking ratio to the 3 uses, stating approximately 31 spaces are needed. There are 25 striped spaces, at least 3 spaces in the garage bays and 5 cars in the warehouse not to mention the storage yard.

Ms. Phillips brought to the attention that the address of 2228 Haverford is also the address to Wynnewood Lanes. Ms. Kirk added that after the land development process it may be a good idea to resolve the property address issue if not just for emergency services response.

Ms. Phillips stated that the Delaware County Planning Department mentioned stormwater management and impervious surface. Ms. Phillips asked if creation of a rain gardens in areas of the site not being used for parking is an option.

Mr. Capuzzi asked Chuck Faulkner if sidewalks are required to be installed. Mr. Faulkner replied it is a general requirement.

Mr. Capuzzi stated that he agrees with the Engineer's review letter comments on parking. Mr. Capuzzi stated the parking lot needs more attention to the layout and circulation. Mr. Capuzzi expressed the unusual and difficult shaped lot but stated he believes there could be a better layout. Mr. Capuzzi noted the existing chain link fence appears to be over the property line. Mr. Ewald said that would be resolved with the neighbor. Mr. Capuzzi stated the sidewalks on Haverford Road are on private property and would like to see an easement established for public access.

Mr. Garrett asked if the parking spaces would be striped. Mr. Ewald stated yes and that was a condition of the Zoning Hearing Board.

Mr. Chanin asked the location of the loading zone. Mr. Miller responded from Karakung Road there is access straight through and around the building and exit on to Haverford Road.

Mr. Garrett pointed out that the parking spaces shown would prohibit such a path. Mr. Miller stated that deliveries would not be made by 18 wheelers and in many cases would be done by his own trucks.

Mr. Garrett and Ms. Phillips discussed green space, and possibly using the point of the property at the intersection of Haverford Road and Karakung Drive. Mr. Miller agreed.

Mr. Garrett also asked about trees that were to be removed. Mr. Miller stated its actually brush.

Mr. Faulkner asked about items that are added to the plan that are proposed. Mr. Falkner asked for the plan to be cleared up as to what notes are required on the plan.

Mr. Chanin asked for clarification on the tree removal and added if they are removing trees of a certain caliper they would need to go to the Shade Tree Commission for review and recommendation for approval.

Ms. Kirk stated the land development process requires appearing at the Shade Tree Commission for review.

Mr. Chanin was concerned with the continued effort to receive a traffic study and stormwater analysis.

Mr. Ewald said the stormwater analysis is not actually needed because the is no impervious being added.

Mr. Miller stated that he believes he is reducing the traffic from the prior occupant with a brief explanation.

Mr. Garrett also stated he would rather see the studies and the creation of greenspace.

Mr. Fiordimondo asked for clarification on the storage. Mr. Ewald explained the storage in the warehouse would be maybe one truck overnight and the storage for the roofing company.

Nick Mirolli, 2220 Haverford Rd spoke in favor of the Lot Consolidation.

5. Approval of Minutes

Mr. Chanin tabled the Planning Commission Meeting Minutes of September 14, 2023 as submitted due to a lack of quorum in attendance from the September 14, 2023 meeting.

Mr. Capuzzi provided an update on the Comprehensive Plan. On Thursday, November 16, 2023, there will be a virtual meeting of the Comp Plan Finishing Committee will be held.

Dave Burman, Haverford Township Manager requested a January 2024 submission of the updated Comprehensive Plan to the Board of Commissioners.

Ms. Phillips informed the Historical Society's plan for a brochure to highlight some of the Haverford Township noteworthy historic sites.

Adjournment

Mr. Garrett motioned to adjourn.

Mr. Fiordimondo seconded.

Adjourned at 8:38 P.M.