

AGENDA

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY, JANUARY 24, 2019 AT 7:00 P.M. IN THE COMMISSIONERS MEETING ROOM, HAVERFORD TOWNSHIP MUNICIPAL SERVICES BUILDING, 1014 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

Angelo Capuzzi
Paul D'Emilio
Robert Fiordimondo
Christian Gaumann
Jesse Pointon
Chuck Reardon
Joseph Russo

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Department of Community Development
Lisa Favacchia, Recording Secretary

Item #1 REORGANIZATION/APPOINTMENTS

A. Motion to nominate candidates for the following seats:

- (1) Chairman _____
- (2) Vice-Chairman _____
- (3) Secretary _____

B. Motion to appoint _____ as scribe for the year 2019.

C. Motion to set the following 2019 calendar of meetings for the Planning Commission:

January 24 th	July 25 th
February 14 th & 28 th	August 22 nd
March 14 th & 28 th	September 12 th & 26 th
April 11 th & 25 th	October 10 & 24 th
May 9 th & 23 rd	November 14 th
June 13 th & 27 th	December 12 th

Meetings shall convene at _____ P.M.

Item #2 Preliminary/Final Land Development Plan
1400 Lawrence Road- Lynnewood Elementary School
School District of Haverford Township

Item#3- Preliminary/Final Minor Subdivision Plan
1400 Ellston Road
Ormond Properties, LLC

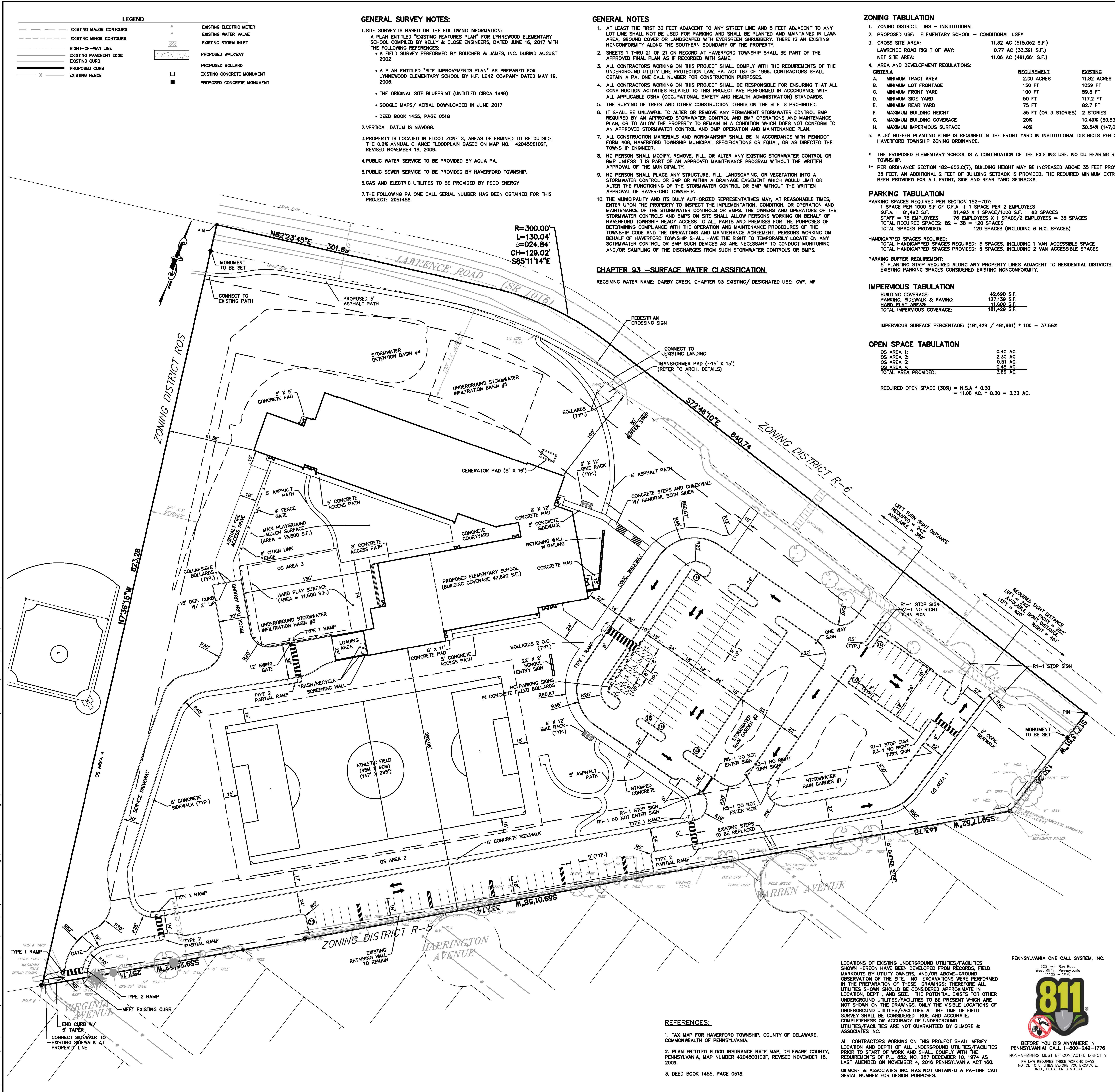
Item#4- Preliminary/Final Minor Subdivision Plan
1417 Fairview Road
Ormond Properties, LLC

Item#5- Preliminary/Final Minor Subdivision Plan
217 Walnut Hill Lane
Terrador Properties, LLC

Item #6- Approval of Minutes

ADJOURNMENT

T:\LAND DESIGN\2017\20170107-Lynwood Elementary School\05000.dwg Layout: 2 SITE IMPROVEMENT PLAN (RECORD PLAN) Plotted By: whilden on Mon Jan 07, 2019 at 9:45am



LEGEND

EXISTING MAJOR CONTOURS	EXISTING ELECTRIC METER
EXISTING MINOR CONTOURS	EXISTING WATER VALVE
RIGHT-OF-WAY LINE	EXISTING STORM INLET
EXISTING PAVEMENT EDGE	PROPOSED WALKWAY
EXISTING CURB	PROPOSED BOLLARD
PROPOSED CURB	EXISTING CONCRETE MONUMENT
EXISTING FENCE	PROPOSED CONCRETE MONUMENT

GENERAL SURVEY NOTES:

- SITE SURVEY IS BASED ON THE FOLLOWING INFORMATION:
A PLAN ENTITLED "EXISTING FEATURES PLAN" FOR LYNWOOD ELEMENTARY SCHOOL, COMPILED BY KELLY & CLOSE ENGINEERS, DATED JUNE 16, 2017, WITH THE FOLLOWING REFERENCES:
A FIELD SURVEY PERFORMED BY BOUCHER & JAMES, INC. DURING AUGUST 2002
A PLAN ENTITLED "SITE IMPROVEMENTS PLAN" AS PREPARED FOR LYNWOOD ELEMENTARY SCHOOL, BY H.F. LENZ COMPANY DATED MAY 19, 2006.
THE ORIGINAL SITE BLUEPRINT (UNTITLED CIRCA 1940)
GOOGLE MAPS/ AERIAL DOWNLOADED IN JUNE 2017
DEED BOOK 1455, PAGE 0518
- VERTICAL DATUM IS NAVD83.
- PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON MAP NO. 42045C0102F, REVISED NOVEMBER 18, 2009.
- PUBLIC WATER SERVICE TO BE PROVIDED BY AQUA PA.
- PUBLIC SEWER SERVICE TO BE PROVIDED BY HAVERTOWN TOWNSHIP.
- GAS AND ELECTRIC UTILITIES TO BE PROVIDED BY PECO ENERGY
- THE FOLLOWING PA ONE CALL SERIAL NUMBER HAS BEEN OBTAINED FOR THIS PROJECT: 2051488.

GENERAL NOTES

- AT LEAST THE FIRST 30 FEET ADJACENT TO ANY STREET LINE AND 5 FEET ADJACENT TO ANY LOT LINE SHALL NOT BE USED FOR PARKING AND SHALL BE PLANTED AND MAINTAINED IN LAWN AREA, GROUND COVER OR LANDSCAPED WITH EVERGREEN SHRUBBERY, THERE IS AN EXISTING NONCONFORMITY ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY.
- SHEETS 1 THRU 21 OF 21 ON RECORD AT HAVERTOWN TOWNSHIP SHALL BE PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION LAW, PA. ACT 187 OF 1996. CONTRACTORS SHALL OBTAIN A PA ONE CALL NUMBER FOR CONSTRUCTION PURPOSES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS. THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED.
- IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER CONTROL BMP REQUIRED BY AN APPROVED STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PENNDOT FORM 408, HAVERTOWN TOWNSHIP MUNICIPAL SPECIFICATIONS OR EQUAL, OR AS DIRECTED BY THE TOWNSHIP ENGINEER.
- NO PERSON SHALL MODIFY, REMOVE, FILL, OR ALTER ANY EXISTING STORMWATER CONTROL OR BMP UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER CONTROL OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER CONTROL OR BMP WITHOUT THE WRITTEN APPROVAL OF HAVERTOWN TOWNSHIP.
- THE MUNICIPALITY AND ITS DULY AUTHORIZED REPRESENTATIVES MAY, AT REASONABLE TIMES, ENTER UPON THE PROPERTY TO INSPECT THE IMPLEMENTATION, CONDITION, OR OPERATION AND MAINTENANCE OF THE STORMWATER CONTROLS OR BMPs. THE OWNERS AND OPERATORS OF THE STORMWATER CONTROLS AND BMPs ON SITE SHALL ALLOW PERSONS WORKING ON BEHALF OF HAVERTOWN TOWNSHIP READY ACCESS TO ALL PARTS AND PREMISES FOR THE PURPOSES OF DETERMINING COMPLIANCE WITH THE OPERATION AND MAINTENANCE PROCEDURES OF THE TOWNSHIP CODE AND THE OPERATIONS AND MAINTENANCE AGREEMENT. PERSONS WORKING ON BEHALF OF HAVERTOWN TOWNSHIP SHALL HAVE THE RIGHT TO TEMPORARILY LOCATE ON ANY STORMWATER CONTROL OR BMP SUCH DEVICES AS ARE NECESSARY TO CONDUCT MONITORING AND/OR SAMPLING OF THE DISCHARGES FROM SUCH STORMWATER CONTROLS OR BMPs.

CHAPTER 93 - SURFACE WATER CLASSIFICATION

RECEIVING WATER NAME: DARBY CREEK, CHAPTER 93 EXISTING/ DESIGNATED USE: CWF, MF

ZONING TABULATION

1. ZONING DISTRICT: INS - INSTITUTIONAL		
2. PROPOSED USE: ELEMENTARY SCHOOL - CONDITIONAL USE*		
3. GROSS SITE AREA: 11.82 AC (515,052 S.F.)		
LAWRENCE ROAD RIGHT OF WAY: 0.77 AC (33,391 S.F.)		
NET SITE AREA: 11.06 AC (481,661 S.F.)		
4. AREA AND DEVELOPMENT REGULATIONS:		
CATEGORIES	EXISTING	PROPOSED
A. MINIMUM TRACT AREA	2.00 ACRES	11.82 ACRES
B. MINIMUM LOT FRONTAGE	150 FT	1059 FT
C. MINIMUM FRONT YARD	100 FT	59.8 FT
D. MINIMUM SIDE YARD	50 FT	117.2 FT
E. MINIMUM REAR YARD	75 FT	62.7 FT
F. MAXIMUM BUILDING HEIGHT	35 FT (OR 3 STORIES)	2 STORIES
G. MAXIMUM BUILDING COVERAGE	20%	10.49% (50,536 S.F.)
H. MAXIMUM IMPERVIOUS SURFACE	40%	30.54% (147,054 S.F.)
5. A 30' BUFFER PLANTING STRIP IS REQUIRED IN THE FRONT YARD IN INSTITUTIONAL DISTRICTS PER SECTION 182-718.9(2)(c) OF THE HAVERTOWN TOWNSHIP ZONING ORDINANCE.		
* THE PROPOSED ELEMENTARY SCHOOL IS A CONTINUATION OF THE EXISTING USE. NO CU HEARING REQUIRED AS CONFIRMED BY HAVERTOWN TOWNSHIP.		
** PER ORDINANCE SECTION 182-602.C(7), BUILDING HEIGHT MAY BE INCREASED ABOVE 35 FEET PROVIDED THAT, FOR EVERY FOOT ABOVE 35 FEET, AN ADDITIONAL 2 FEET OF BUILDING SETBACK IS PROVIDED. THE REQUIRED MINIMUM EXTRA 4 FEET OF BUILDING SETBACK HAS BEEN PROVIDED FOR ALL FRONT, SIDE AND REAR YARD SETBACKS.		

PARKING TABULATION

PARKING SPACES REQUIRED PER SECTION 182-707:
1 SPACE PER 1000 S.F. OF G.F.A. = 1 SPACE PER 2 EMPLOYEES
G.F.A. = 81,493 S.F. 81,493 X 1 SPACE/1000 S.F. = 82 SPACES
STAFF = 76 EMPLOYEES 76 EMPLOYEES X 1 SPACE/2 EMPLOYEES = 38 SPACES
TOTAL REQUIRED SPACES: 82 + 38 = 120 SPACES
TOTAL SPACES PROVIDED: 120 SPACES (INCLUDING 6 H.C. SPACES)

HANDICAPPED SPACES REQUIRED:
TOTAL HANDICAPPED SPACES REQUIRED: 6 SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE
TOTAL HANDICAPPED SPACES PROVIDED: 6 SPACES, INCLUDING 2 VAN ACCESSIBLE SPACES

PARKING BUFFER REQUIREMENT:
5' PLANTING STRIP REQUIRED ALONG ANY PROPERTY LINES ADJACENT TO RESIDENTIAL DISTRICTS.
EXISTING PARKING SPACES CONSIDERED EXISTING NONCONFORMITY.

IMPERVIOUS TABULATION

BUILDING COVERAGE:	42,690 S.F.
PARKING, SIDEWALK & PAVING:	127,139 S.F.
HARD PLAY AREAS:	11,600 S.F.
TOTAL IMPERVIOUS COVERAGE:	181,429 S.F.

IMPERVIOUS SURFACE PERCENTAGE: (181,429 / 481,661) * 100 = 37.66%

OPEN SPACE TABULATION

OS AREA 1:	0.40 AC.
OS AREA 2:	2.30 AC.
OS AREA 3:	0.51 AC.
OS AREA 4:	0.48 AC.
TOTAL AREA PROVIDED:	3.69 AC.

REQUIRED OPEN SPACE (30%) = N.S.A * 0.30 = 11.06 AC * 0.30 = 3.32 AC.

LOCATION MAP

SCALE: 1"=1000'

WAIVERS REQUESTED:

- SECTION 180-3.6: PRELIMINARY AND FINAL PLAN APPROVAL.
- SECTION 180-4.E(5)(B): ZONING BOUNDARIES WITHIN 2,000 FEET OF THE SITE.
- SECTION 180-4.E(5)(C): PUBLIC IMPROVEMENTS AND PROPERTY OWNER INFORMATION WITHIN 200 FEET OF THE SITE.
- SECTION 180-4.E(5)(D): PUBLIC UTILITIES WITHIN 400 FEET OF THE SITE.
- SECTION 180-5.B(4)(A): CURBING ALONG LAWRENCE ROAD.
- SECTION 180-5.B(4)(C): PROVIDE A 5' WIDE ASPHALT WALKING PATH ALONG THE LAWRENCE ROAD SITE FRONTAGE IN LIEU OF CONCRETE SIDEWALK TO BE MAINTAINED BY THE SCHOOL DISTRICT.

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, THOMAS M. HANNA, # PE-50120-E, ON THIS DATE _____, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE HAVERTOWN TOWNSHIP STORMWATER MANAGEMENT CODE.

TO ALL WHOM THESE PRESENTS MAY COME KNOW YE THAT I/WE _____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF HAVERTOWN, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____.

OWNER
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE
ON THE _____ DAY OF _____, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, LOCATED IN HAVERTOWN TOWNSHIP, DELAWARE COUNTY, PA. AND DESIRED THE SAME TO BE RECORDED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

REVIEWED BY THE HAVERTOWN TOWNSHIP ENGINEER ON THE _____ DAY OF _____

RECOMMENDED FOR APPROVAL BY THE HAVERTOWN TOWNSHIP PLANNING COMMISSION ON THE _____ DAY OF _____

APPROVED BY RESOLUTION OF THE BOARD OF COMMISSIONERS OF HAVERTOWN TOWNSHIP, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE _____ DAY OF _____

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKS, BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2016 PENNSYLVANIA ACT 160. GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

PAENNSYLVANIA ONE CALL SYSTEM, INC.

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

DELAWARE COUNTY PLANNING DEPARTMENT

DCPD FILE NO. 20-7388-18

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

500 CORPORATE DRIVE WEST, LANCASTER, PA 17604 • (717) 399-9885 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT. DESIGNATED PERSON, CURRENTLY OF GILMORE & ASSOCIATES, INC. IS PROHIBITED FROM REUSE OF ANY PART OF THIS PROJECT FOR ANY OTHER PROJECT. © COPYRIGHT 2017 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED.

LOCATION MAP

SCALE: 1"=1000'

TAX MAP PARCEL NO.: 22010082800
MUNICIPAL FILE NO.: 1711057
JOB NO.: 1711057
OWNER: THE SCHOOL DISTRICT OF HAVERTOWN, PA 19308
50 EAST EAGLE ROAD
HAVERTOWN, PA 19308
610-663-5665 EXT. 7000

TOTAL ACRES: 11.82 AC.
DATE: 09/28/18
SCALE: 1"=40'

DESIGNED BY: ARS
DRAWN BY: MAC
CHECKED BY: TMH

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
SITE IMPROVEMENT PLAN (RECORD PLAN)
LYNWOOD ELEMENTARY SCHOOL

HAVERTOWN TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

THOMAS M. HANNA
PROFESSIONAL ENGINEER
PE-50120-E
PA

DATE: 09/28/18

NO.	DATE	DESCRIPTION	REV.
3	01/07/18	TOWNSHIP ENGINEER REVIEW 12/12/2018	TMH
2	12/20/18	ISSUED FOR BOX REVIEW	TMH
1	11/29/18	TOWNSHIP ENGINEER REVIEW 10/24/2018	TMH

SHEET NO.: 2 OF 28

PA ONE CALL No. 20182762586
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE – STOP CALL 8-1-1
Pennsylvania One Call System, Inc.
 **1-800-242-1776**
8-1-1 (WITHIN PA.)

THE LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT PA ONE-CALL AT 811 AT LEAST 3-DAYS BEFORE PROCEEDING WITH ANY EXCAVATION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND AND AERIAL UTILITIES FROM BOTH THE UTILITY COMPANIES AND/OR BY TEST PITS PRIOR TO BEGINNING WORK. ALL UTILITY SERVICES WITHIN THE LIMITS OF WORK MUST ALSO BE FIELD LOCATED PRIOR TO EXCAVATION WORK. CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLAN INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL PREVENTIVE MEASURES TO PROTECT THE LINES IN ACCORDANCE WITH THE PA ONE-CALL ACT. PA ONE-CALL SERIAL NUMBER 20182762586.

FLOODPLAIN INFORMATION

SITE LIES WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA MAP #12045C0104F DATED NOVEMBER 18, 2009.

SOILS INFORMATION

Me – MADE LAND SCHIST AND GNEISS MATERIALS.

ZONING INFORMATION

R-4 LOW-MED RESIDENTIAL

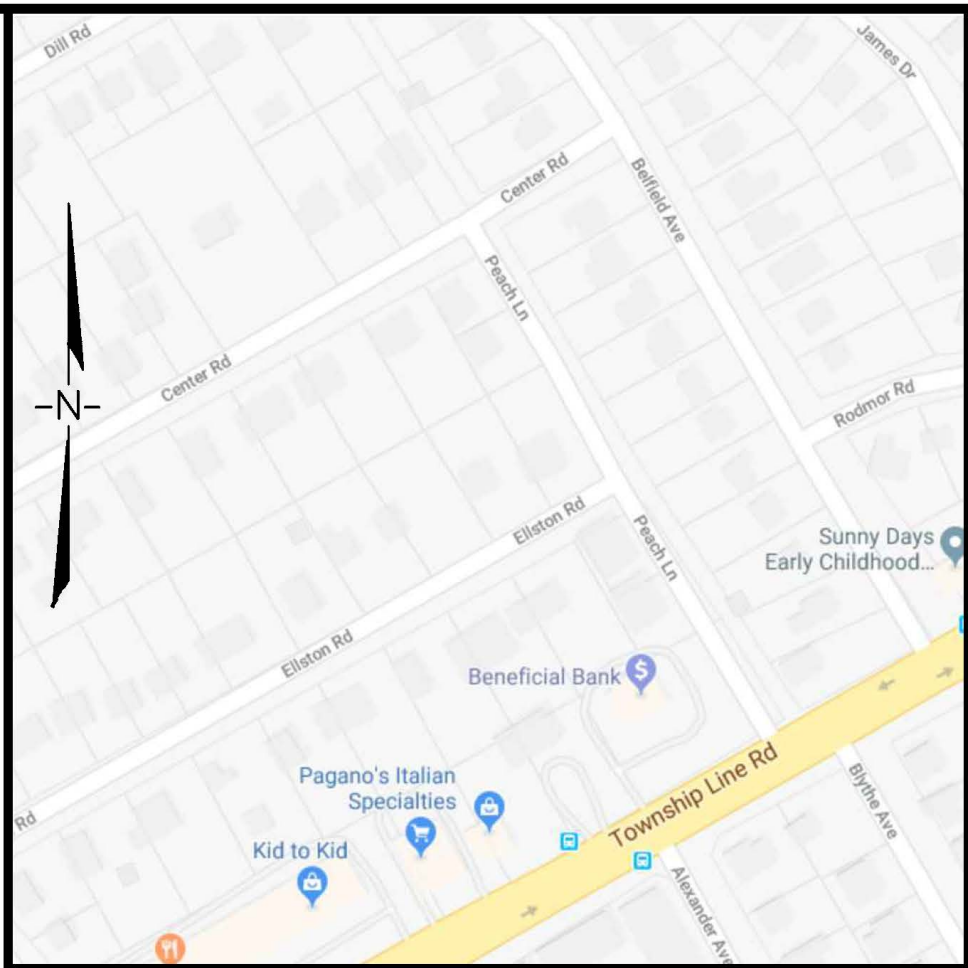
LOT AREA
FRONT YARD
SIDE YARD
REAR YARD
BLDG. COVERAGE
IMPERVIOUS COVERAGE

REQUIRED
6,000 S.F.
30 FT.
8 FT. MIN., 20 FT. AGG.
25 FT.
30%
45%

EXISTING
15,877.77 S.F.
30 FT.
17.7 FT.
87.3 FT.
10.9%
24.3%

PROPOSED LOT 1
9,723 S.F.
30 FT.
9.5 FT., 44.6 FT.
25 FT.
17.6%
35.2%

PROPOSED LOT 2
6,154 S.F.
30 FT.
8 FT., 20 FT. AGG.
26.05 FT.
29.3%
42.2%

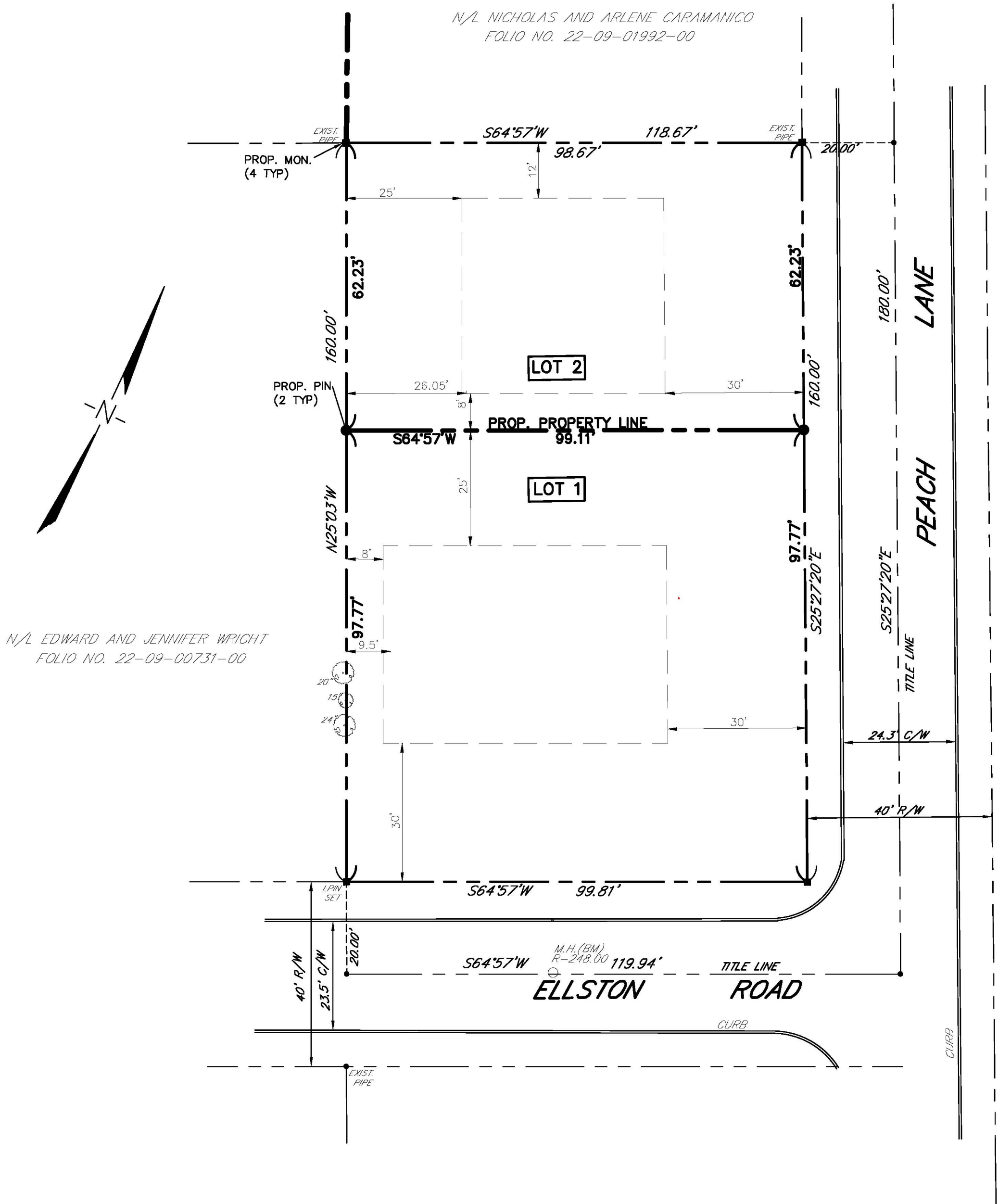


LOCATION MAP

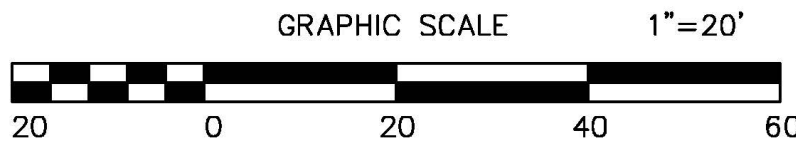
SCALE: 1" = 300'

NOTE:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING PARCEL OF LAND INTO TWO NEW LOTS AND TO CONSTRUCT AND OPERATE A NEW HOUSE AND RELATED APPURTENANCES ON LOT 2. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN WITH 4 PARKING SPACES PROVIDED.
2. OUTBOUND INFORMATION AND TOPOGRAPHY ARE BASED ON A SURVEY PERFORMED BY CATANIA ENGINEERING ASSOCIATES ON SEPTEMBER 29, 2018. THE BENCHMARK IS A MANHOLE IN ELLSTON ROAD WITH A RIM ELEVATION OF 246.00
3. PUBLIC WATER, GAS AND SANITARY SEWER ARE PROPOSED.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
5. ROOF DRAINS FOR THE PROPOSED HOUSE SHALL BE CONNECTED TO THE SEEPAGE BED. BED SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY FOUNDATION.
6. THE SEEPAGE BED SHALL BE PROTECTED FROM CONSTRUCTION VEHICLES AND CARE SHALL BE TAKEN TO PREVENT THE COMPACTION OF THE SUBGRADE DURING CONSTRUCTION.
7. ANY SUBSTANDARD OR DAMAGED CURB OR SIDEWALK SHALL BE REPLACED AS DETERMINED BY THE TOWNSHIP.
8. FOR ALL DRIVEWAYS EXCEEDING SIX PERCENT (6%) IN GRADE, A LEVELING AREA OF NOT LESS THAN TWENTY (20) FEET IN LENGTH AND NOT GREATER THAN FOUR PERCENT (4%) IN GRADE SHALL BE PROVIDED AT THE END OF THE DRIVEWAY AT THE STREET LINE. DRIVEWAYS SHALL ALSO HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 12%.
9. STREET TREES SHALL BE PLANTED AT LEAST 6 FEET BEHIND RIGHT OF WAY LINES.
10. FOUNDATION AS-BUILTS SHALL BE REQUIRED DURING CONSTRUCTION OF THE HOUSES.
11. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE DRIVEWAY AND UTILITY INSTALLATIONS.
12. SANITARY SEWER SERVICE IS NOT PROPOSED FOR THE BASEMENT OF THE PROPOSED HOUSES.
13. SAFETY FENCING SHALL BE PLACED AROUND ANY OPEN EXCAVATION, EQUIPMENT OR MATERIALS.
14. ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
15. ANY CLEANOUTS LOCATED WITHIN A DRIVEWAY SHALL CONTAIN A TRAFFIC RATED COVER.



EXISTING	LEGEND	PROPOSED
	CONTOURS	
	SPOT ELEVATIONS	
	SANITARY SEWER	
	SANITARY LATERAL	
	STORM SEWER	
	GAS MAIN	
	WATER MAIN	
	OVERHEAD WIRES	
	REINFORCED FILTER FABRIC FENCE (30")	
	ROCK CONSTRUCTION ENTRANCE	
	DRAINAGE FLOW	



PROPERTY

1200 ELLSTON ROAD
TAX MAP#22-37-524
PARID #22-09-00730-00
DEED BOOK/PAGE: 4205/0882
DEED DATE: 6/30/07

APPLICANT

ORMOND PROPERTIES LLC
2375 WEST CHESTER PIKE
BROOMALL, PA. 19008

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF PROFESSIONAL SERVICES RENDERED BY CATANIA ENGINEERING ASSOCIATES, INC. REPRODUCTION OF THIS PLAN FOR THE PURPOSE OF CREATING ADDITIONAL COPIES OR REVISING PLAN WITHOUT APPROVAL OF CATANIA ENGINEERING ASSOCIATES, INC. IS PROHIBITED. CERTIFICATION FOR THE WORK CONTAINED HEREIN IS LIMITED TO THE ENTITY FOR WHOM THE WORK WAS PERFORMED, AS OF THE DATE SHOWN ON THE PLAN.

NO.	DATE	REVISION	DWN. BY	CKD. BY

CATANIA ENGINEERING
Consulting Engineers
ASSOCIATES, INC.

520 WEST MCDONALD BOULEVARD
MILFORD PARK, PA. 19033-3311
TEL. (610) 532-2884
FAX. (610) 532-2923

SUBDIVISION PLAN
ORMOND PROPERTIES LLC
FOR
1200 ELLSTON ROAD

TOWNSHIP OF HAVERFORD DELAWARE COUNTY, PA

DWN. BY	J.M.D.	DSG. BY	FIELD BOOK/PAGE	SCALE	1" = 20'	DRAWING NO.	85483-15
CKD. BY	M.J.C.		R.W.M.	DATE	10/2/18	SHEET	1 OF 3 SHEETS

PA ONE CALL No. 20182762586
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL 8-1-1
Pennsylvania One Call System, Inc.
1-800-242-1776
8-1-1 (WITHIN PA.)

THE LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT PA ONE-CALL AT 811 AT LEAST 3-DAYS BEFORE PROCEEDING WITH ANY EXCAVATION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND AND AERIAL UTILITIES FROM BOTH THE UTILITY COMPANIES AND/OR BY TEST PITS PRIOR TO BEGINNING WORK. ALL UTILITY SERVICES WITHIN THE LIMITS OF WORK MUST ALSO BE FIELD LOCATED PRIOR TO EXCAVATION WORK. CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLAN INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL PREVENTIVE MEASURES TO PROTECT THE LINES IN ACCORDANCE WITH THE PA ONE-CALL ACT. PA ONE-CALL SERIAL NUMBER 20182762586.

FLOODPLAIN INFORMATION

SITE LIES WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA MAP #12045C0104F DATED NOVEMBER 18, 2009.

SOILS INFORMATION

Me - MADE LAND SCHIST AND GNEISS MATERIALS.

ZONING INFORMATION

R-4 LOW-MED RESIDENTIAL

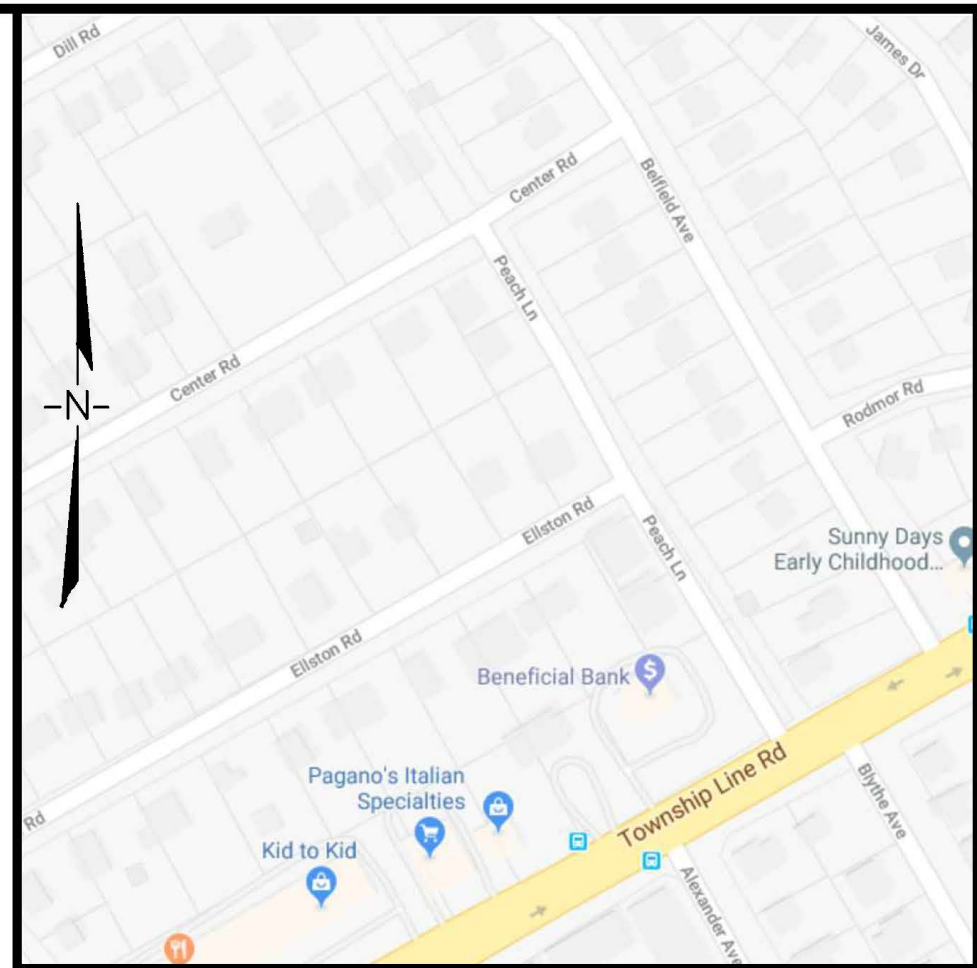
LOT AREA
FRONT YARD
SIDE YARD
REAR YARD
BLDG. COVERAGE
IMPERVIOUS COVERAGE

REQUIRED
6,000 S.F.
30 FT.
8 FT. MIN., 20 FT. AGG.
25 FT.
30%
45%

EXISTING
15,878 S.F.
30 FT.
17.7 FT.
87.3 FT.
10.9%
24.3%

PROPOSED LOT 1
9,723 S.F.
30 FT.
9.5 FT., 44.6 FT.
25 FT.
17.8%
35.2%

PROPOSED LOT 2
6,154 S.F.
30 FT.
8 FT., 20 FT. AGG.
26.05 FT.
29.3%
42.2%



LOCATION MAP
SCALE: 1" = 300'

NOTE:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING PARCEL OF LAND INTO TWO NEW LOTS AND TO CONSTRUCT AND OPERATE A NEW HOUSE AND RELATED APPURTENANCES ON LOT 2. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN WITH 4 PARKING SPACES PROVIDED.
2. OUTBOUND INFORMATION AND TOPOGRAPHY ARE BASED ON A SURVEY PERFORMED BY CATANIA ENGINEERING ASSOCIATES ON SEPTEMBER 29, 2018. THE BENCHMARK IS A MANHOLE IN ELLSTON ROAD WITH A RIM ELEVATION OF 246.00.
3. PUBLIC WATER, GAS AND SANITARY SEWER ARE PROPOSED.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
5. ROOF DRAINS FOR THE PROPOSED HOUSE SHALL BE CONNECTED TO THE SEEPAGE BED. BED SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY FOUNDATION.
6. THE SEEPAGE BED SHALL BE PROTECTED FROM CONSTRUCTION VEHICLES AND CARE SHALL BE TAKEN TO PREVENT THE COMPACTION OF THE SUBGRADE DURING CONSTRUCTION.
7. ANY SUBSTANDARD OR DAMAGED CURB OR SIDEWALK SHALL BE REPLACED AS DETERMINED BY THE TOWNSHIP.
8. FOR ALL DRIVEWAYS EXCEEDING SIX PERCENT (6%) IN GRADE, A LEVELING AREA OF NOT LESS THAN TWENTY (20) FEET IN LENGTH AND NOT GREATER THAN FOUR PERCENT (4%) IN GRADE SHALL BE PROVIDED AT THE END OF THE DRIVEWAY AT THE STREET LINE. DRIVEWAYS SHALL ALSO HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 12%.
9. STREET TREES SHALL BE PLANTED AT LEAST 6 FEET BEHIND RIGHT OF WAY LINES.
10. FOUNDATION AS-BUILTS SHALL BE REQUIRED DURING CONSTRUCTION OF THE HOUSES.
11. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE DRIVEWAY AND UTILITY INSTALLATIONS.
12. SANITARY SEWER SERVICE IS NOT PROPOSED FOR THE BASEMENT OF THE PROPOSED HOUSES.
13. SAFETY FENCING SHALL BE PLACED AROUND ANY OPEN EXCAVATION, EQUIPMENT OR MATERIALS.
14. ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
15. ANY CLEANOUTS LOCATED WITHIN A DRIVEWAY SHALL CONTAIN A TRAFFIC RATED COVER.

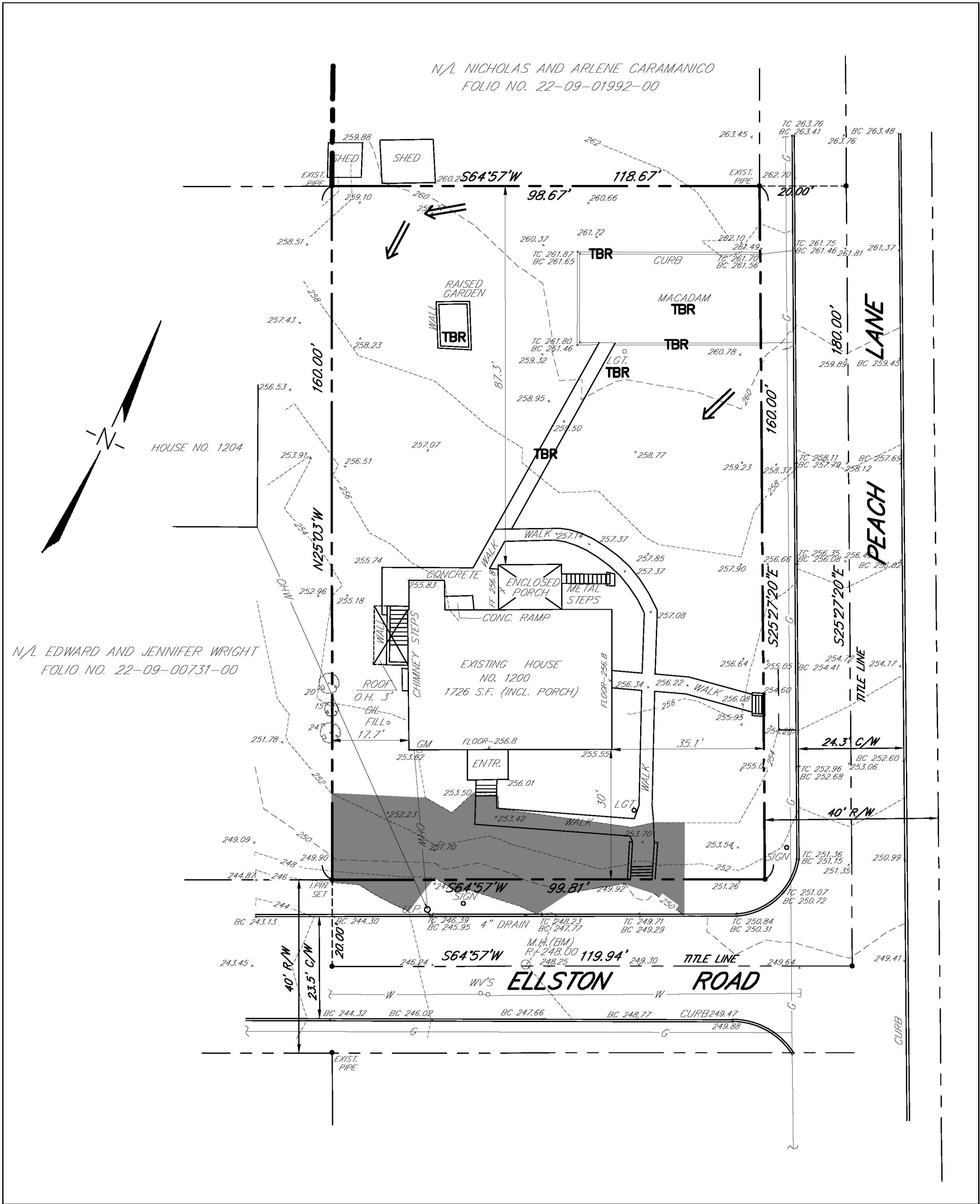
PROPERTY

1200 ELLSTON ROAD
TAX MAP #22-37-524
PARID #22-09-00730-00
DEED BOOK/PAGE: 4205/0882
DEED DATE: 6/30/07

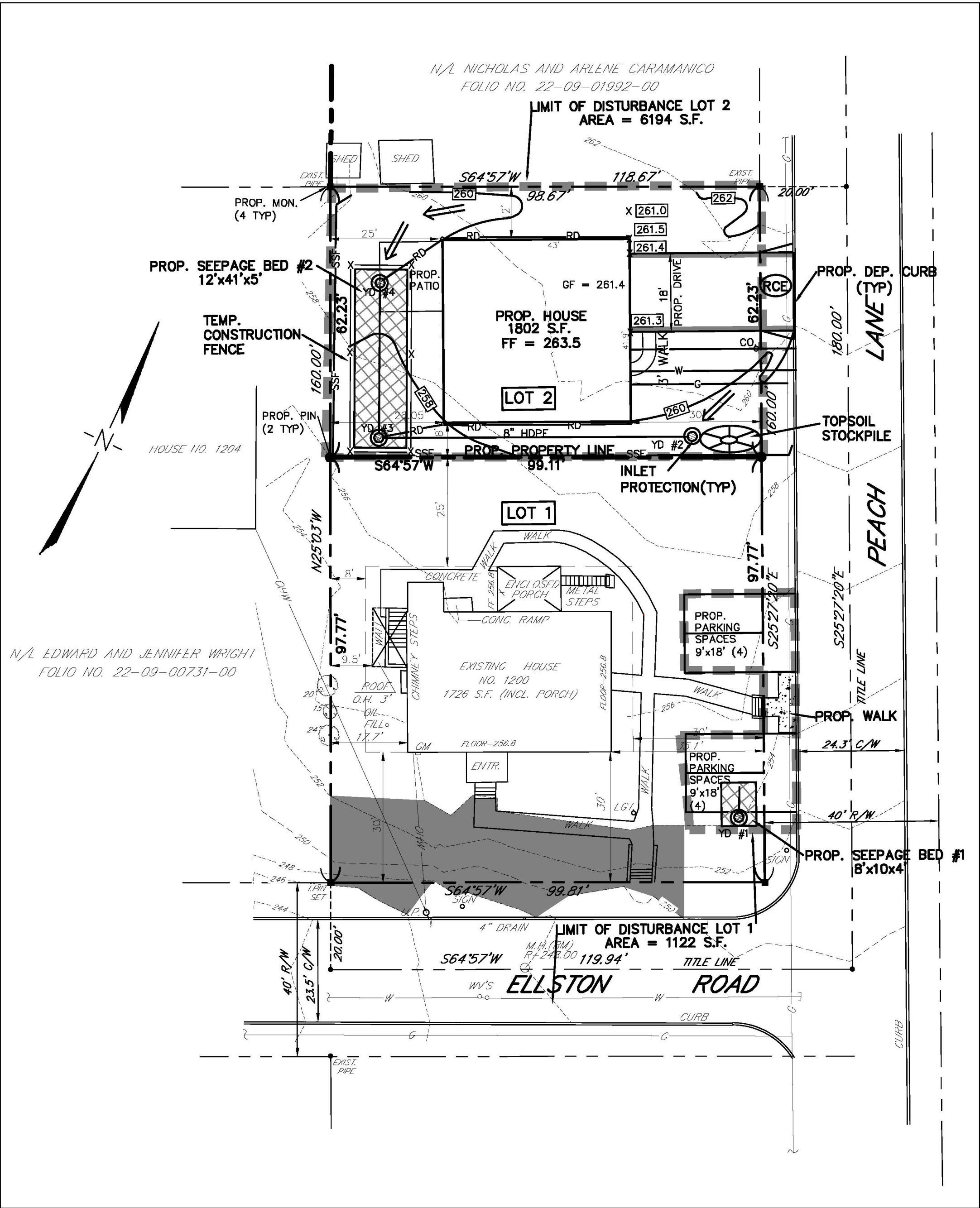
APPLICANT

OMG HOLDINGS LLC
2375 WEST CHESTER PIKE
BROOMALL, PA. 19008

EXISTING CONDITIONS/DEMOLITION PLAN



GRADING PLAN LOT 2



OWNERS STORMWATER ACKNOWLEDGMENT

I HEREBY ACKNOWLEDGE THAT THE STORMWATER CONTROLS & BMPs ARE FIXTURES THAT CAN NOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

OWNERS SIGNATURE

PRIVATE STORM SEWER AND UNDERGROUND SEEPAGE BED INSTALLATION AND MAINTENANCE NOTES:

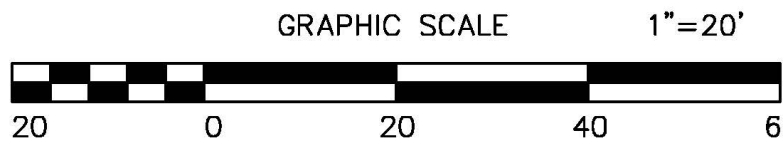
MAINTENANCE OF THE UNDERGROUND SEEPAGE BED AND PRIVATE STORM SEWER ON EACH LOT WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER. MAINTENANCE ACTIVITIES SHOULD INCLUDE CLEANING THE LEAF GRATES OVER THE DOWNSPOUTS, ROOF GUTTERS, INLET GRATES, ETC. THE BED SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREIN AND IN ACCORDANCE WITH PLAN DETAILS. CARE SHALL BE TAKEN TO PREVENT COMPACTION OF SUBGRADE AND INSTALLATION SHALL BE SUBJECT TO TOWNSHIP INSPECTION. ONCE INSTALLED AND PERMANENTLY STABILIZED, THE SYSTEM WILL OPERATE UNASSISTED WITH REGULAR MAINTENANCE AS LISTED ABOVE.

I, MICHAEL J. CIOCCO, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF HAVERFORD STORMWATER MANAGEMENT ORDINANCE.

MICHAEL J CIOCCO, PE

LEGEND

EXISTING	PROPOSED
STEEL SLOPES	STEEL SLOPES
CONTOURS	CONTOURS
SPOT ELEVATIONS	SPOT ELEVATIONS
SANITARY SEWER	SANITARY SEWER
SANITARY LATERAL	SANITARY LATERAL
STORM SEWER	STORM SEWER
GAS MAIN	GAS MAIN
WATER MAIN	WATER MAIN
OVERHEAD WIRES	OVERHEAD WIRES
TO BE REMOVED	TO BE REMOVED
SUPER FILTER FABRIC FENCE (36")	SUPER FILTER FABRIC FENCE (36")
ROCK CONSTRUCTION ENTRANCE	ROCK CONSTRUCTION ENTRANCE
DRAINAGE FLOW	DRAINAGE FLOW



CATANIA ENGINEERING
Consulting Engineers

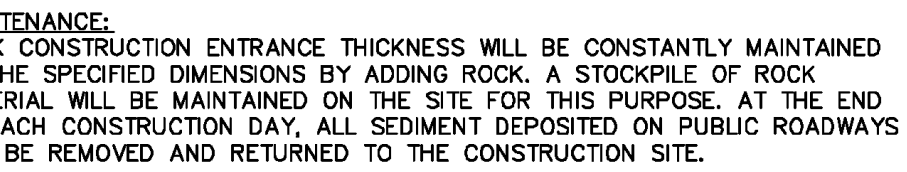
ASSOCIATES, INC.

520 WEST MACDARDE BOULEVARD
MILMONT PARK, PA. 19033-3311
TEL. (610) 532-2884
FAX. (610) 532-2923

GRADING PLAN
ORMOND PROPERTIES LLC
FOR
1200 ELLSTON ROAD

TOWNSHIP OF HAVERFORD DELAWARE COUNTY, PA

DWN. BY	J.M.D.	DSG. BY	FIELD BOOK/PAGE	SCALE	1" = 20'	DRAWING NO.	85483-15
CKD. BY	M.J.C.		R.W.M.	DATE	10/2/18	SHEET	2 OF 3 SHEETS



ALL AREAS DESIGNATED FOR GRASS COVER SHALL BE PREPARED AND SEEDED AS FOLLOWS AND THE MATERIALS SHALL BE APPLIED AT THE RATES INDICATED AND INCORPORATED INTO THE UPPER LAYER OF SOIL:

AREAS SHALL BE SEEDED WITH A PERENNIAL RYEGRASS MIX

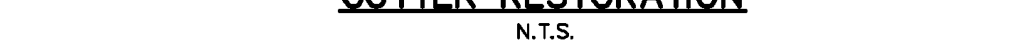
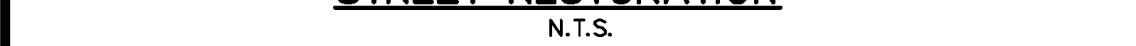
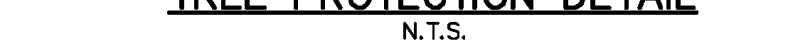
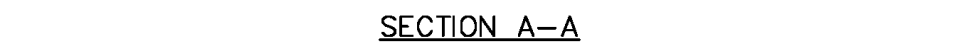
MULCH - 3 TONS PER ACRE, 140 LBS. PER 1000 S.F.

TEMPORARY SEEDING SPECIFICATIONS:

SEEDING: 100% COMMON RYEGRASS AT 5 LBS/1000 S.F.

LIME: GROUND LIMESTONE AT 100 LBS/1000 S.F.

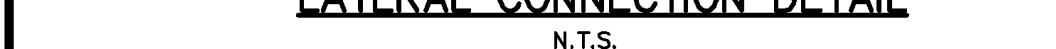
1. PLACE ROCK CONSTRUCTION ENTRANCE.



1. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT. STOCKPILES OF WOODCHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.

3. PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE

MAINTENANCE PROGRAM





--

NO.	DATE	REVISION	DWN. BY	CKD. BY
-----	------	----------	---------	---------

--	--

FAX: (610) 532-2923

DELAWARE COUNTY, PA

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL 8-1-1

THE LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT PA ONE-CALL AT 811 AT LEAST 3-DAYS BEFORE PROCEEDING WITH ANY EXCAVATION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND AND AERIAL UTILITIES FROM BOTH THE UTILITY COMPANIES AND/OR BY TEST PITS PRIOR TO BEGINNING WORK. ALL UTILITY SERVICES WITHIN THE LIMITS OF WORK MUST ALSO BE FIELD LOCATED PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR IS PROMPTLY TO NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLAN INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE PROPOSED UTILITY CROSSING PERMITS IN ACCORDANCE WITH THE STATE OF CALIFORNIA ACT. PA ONE-CALL SERIAL NUMBER 201833331.333.

SECRETARY

SCALE: 1"=200

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING PARCEL OF LAND INTO TWO NEW LOTS, DEMOLISH AN EXISTING HOUSE AND CONSTRUCT AND OPERATE TWO NEW HOUSES AND RELATED APPURTENANCES ON THE TWO NEW LOTS.
2. OUTBOUND INFORMATION AND TOPOGRAPHY ARE BASED ON A SURVEY PERFORMED BY CATANIA ENGINEERING ASSOCIATES ON NOVEMBER 26, 2018. THE BENCHMARK IS A MANHOLE IN FAIRVIEW AVE. WITH A RIM ELEVATION. OF 98.09.
3. PUBLIC WATER, GAS AND SANITARY SEWER ARE PROPOSED.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
5. ROOF DRAINS FOR THE PROPOSED HOUSE SHALL BE CONNECTED TO THE SEEPAGE BED. BED SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY FOUNDATION.
6. THE SEEPAGE BED SHALL BE PROTECTED FROM CONSTRUCTION VEHICLES AND CARE SHALL BE TAKEN TO PREVENT THE COMPACTION OF THE SUBGRADE DURING CONSTRUCTION.
7. ANY SUBSTANDARD OR DAMAGED CURB OR SIDEWALK SHALL BE REPLACED AS DETERMINED BY THE TOWNSHIP.
8. FOR ALL DRIVEWAYS EXCEEDING SIX PERCENT (6%) IN GRADE, A LEVELING AREA OF NOT LESS THAN TWENTY (20) FEET IN LENGTH AND NOT GREATER THAN FOUR PERCENT (4%) IN GRADE SHALL BE PROVIDED AT THE END OF THE DRIVEWAY AT THE STREET LINE. DRIVEWAYS SHALL ALSO HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 12%.
9. STREET TREES SHALL BE PLANTED AT LEAST 6 FEET BEHIND RIGHT OF WAY LINES.
10. FOUNDATION AS-BUILTS SHALL BE REQUIRED DURING CONSTRUCTION OF THE HOUSES.
11. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE DRIVEWAY AND UTILITY INSTALLATIONS.
12. SANITARY SEWER SERVICE IS NOT PROPOSED FOR THE BASEMENT OF THE PROPOSED HOUSES.
13. SAFETY FENCING SHALL BE PLACED AROUND ANY OPEN EXCAVATION, EQUIPMENT OR MATERIALS.
14. ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
15. ANY CLEANOUTS LOCATED WITHIN A DRIVEWAY SHALL CONTAIN A TRAFFIC RATED COVER.

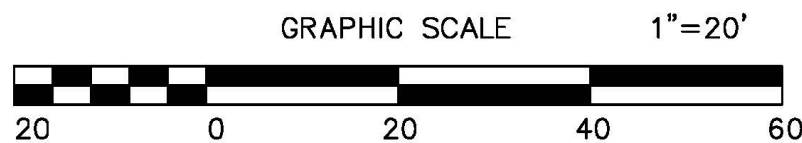
GMG HOLDINGS LLC
2375 WEST CHESTER PIKE
BROOMALL, PA. 19008

NO.	DATE	REVISION	DWN. BY	CKD. BY
-----	------	----------	---------	---------

520 WEST MacDADE BOULEVARD
MILMONT PARK, PA. 19033-3311
TEL. (610) 532-2884
FAX. (610) 532-2923

TOWNSHIP OF HAVERFORD DELAWARE COUNTY, PA

DWN. BY	<u>J.M.D.</u>	DSG. BY		FIELD BOOK/PAGE		SCALE	<u>1" = 20'</u>	DRAWING NO.	<u>85483-16</u>
CKD. BY	<u>M.J.C.</u>					DATE	<u>11/27/18</u>	SHEET	<u>1</u> OF <u>3</u> SHEETS



PA ONE CALL No. 20183331333
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL 8-1-1

Pennsylvania One Call System, Inc.

 1-800-242-1776
8-1-1 (WITHIN PA.)

THE LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT PA ONE-CALL AT 811 AT LEAST 3-DAYS BEFORE PROCEEDING WITH ANY EXCAVATION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE FIELD LOCATIONS OF ALL EXISTING UNDERGROUND AND AERIAL UTILITIES FROM BOTH THE UTILITY COMPANIES AND/OR BY TEST PITS PRIOR TO BEGINNING WORK. ALL UTILITY SERVICES WITHIN THE LIMITS OF WORK MUST ALSO BE FIELD LOCATED PRIOR TO EXCAVATION WORK. CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLAN INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL PREVENTIVE MEASURES TO PROTECT THE LINES IN ACCORDANCE WITH THE PA ONE-CALL ACT. PA ONE-CALL SERIAL NUMBER 20183331333.

LEGEND

EXISTING		PROPOSED	
---	CONTOURS	---	350'
x 350.0'	SPOT ELEVATIONS	x 350.0'	
-S-	SANITARY SEWER	-S-	
-L-	SANITARY LATERAL	-L-	
-CO-	CLEANOUT	-CO-	
-D-	STORM SEWER	-D-	
-G-	GAS MAIN	-G-	
-W-	WATER MAIN	-W-	
-V-	WATER VALVE	-V-	
-OE-	OVERHEAD ELECTRIC	-OE-	
-E-	ELECTRIC	-E-	
-SSF-	SUPER FILTER FABRIC FENCE (36")	-SSF-	
-RCE-	ROCK CONSTRUCTION ENTRANCE	-RCE-	
->	DRAINAGE FLOW	->	
-STEEP SLOPES 15%-25%		-STEEP SLOPES 15%-25%	

OWNERS STORMWATER ACKNOWLEDGMENT

I HEREBY ACKNOWLEDGE THAT THE STORMWATER CONTROLS & BMPs ARE FIXTURES THAT CAN NOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

OWNERS SIGNATURE

PRIVATE STORM SEWER AND UNDERGROUND SEEPAGE BED INSTALLATION AND MAINTENANCE NOTES:

MAINTENANCE OF THE UNDERGROUND SEEPAGE BED AND PRIVATE STORM SEWER ON EACH LOT WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER. MAINTENANCE ACTIVITIES SHOULD INCLUDE CLEANING THE LEAF GRATES OVER THE DOWNSPOUTS, ROOF GUTTERS, INLET GRATES, ETC. THE BED SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREIN AND IN ACCORDANCE WITH PLAN DETAILS. CARE SHALL BE TAKEN TO PREVENT COMPACTION OF SUBGRADE AND INSTALLATION SHALL BE SUBJECT TO TOWNSHIP INSPECTION. ONCE INSTALLED AND PERMANENTLY STABILIZED, THE SYSTEM WILL OPERATE UNASSISTED WITH REGULAR MAINTENANCE AS LISTED ABOVE.

I, MICHAEL J. CIOCCO, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF HAVERFORD STORMWATER MANAGEMENT ORDINANCE.

MICHAEL J CIOCCO, PE

FLOODPLAIN INFORMATION

SITE LIES IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA MAP #42045C01014F DATED NOVEMBER 18, 2009.

SOILS INFORMATION

Me - MADE LAND SCHIST AND GNEISS MATERIALS.

ZONING INFORMATION

R-4 LOW-MED RESIDENTIAL

LOT AREA
FRONT YARD
SIDE YARD
REAR YARD
BLDG. COVERAGE
IMPERVIOUS COVERAGE

REQUIRED
6,000 S.F.
30 FT. MIN. (MEDIAN)
8 FT. MIN., 20 FT. AGG.
25 FT. MIN.
30%
45%

EXISTING
42,000 S.F.
37.5 FT.
34.5 FT./97 FT. AGG.
227.2 FT.
3.4%
8.7%

PROPOSED LOT 1
25,500 S.F.
30 FT.
43 FT.
8 FT./20 FT
217 FT.
7.6%
11.9%

PROPOSED LOT 2
16,500 S.F.
35FT.
43 FT.
8 FT./20 FT.
203 FT.
13.2%
19%



LOCATION MAP

SCALE: 1"=200'

WAIVERS REQUESTED

- SECTION 160-4.A - TO ALLOW A WAIVER OF THE TWO STEP PLAN REVIEW PROCESS AND ALLOW THE PLAN TO BE CONSIDERED IN THE FINAL REVIEW STAGE.

NOTE:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING PARCEL OF LAND INTO TWO NEW LOTS, DEMOLISH AN EXISTING HOUSE AND CONSTRUCT AND OPERATE TWO NEW HOUSES AND RELATED APPURTENANCES ON THE TWO NEW LOTS.
- OUTBOUND INFORMATION AND TOPOGRAPHY ARE BASED ON A SURVEY PERFORMED BY CATANIA ENGINEERING ASSOCIATES ON NOVEMBER 26, 2018. THE BENCHMARK IS A MANHOLE IN FAIRVIEW AVE. WITH A RIM ELEVATION. OF 98.09.
- PUBLIC WATER, GAS AND SANITARY SEWER ARE PROPOSED.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF DRAINS FOR THE PROPOSED HOUSE SHALL BE CONNECTED TO THE SEEPAGE BED. BED SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY FOUNDATION.
- THE SEEPAGE BED SHALL BE PROTECTED FROM CONSTRUCTION VEHICLES AND CARE SHALL BE TAKEN TO PREVENT THE COMPACTION OF THE SUBGRADE DURING CONSTRUCTION.
- ANY SUBSTANDARD OR DAMAGED CURB OR SIDEWALK SHALL BE REPLACED AS DETERMINED BY THE TOWNSHIP.
- FOR ALL DRIVEWAYS EXCEEDING SIX PERCENT (6%) IN GRADE, A LEVELING AREA OF NOT LESS THAN TWENTY (20) FEET IN LENGTH AND NOT GREATER THAN FOUR PERCENT (4%) IN GRADE SHALL BE PROVIDED AT THE END OF THE DRIVEWAY AT THE STREET LINE. DRIVEWAYS SHALL ALSO HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 12%.
- STREET TREES SHALL BE PLANTED AT LEAST 6 FEET BEHIND RIGHT OF WAY LINES.
- FOUNDATION AS-BUILTS SHALL BE REQUIRED DURING CONSTRUCTION OF THE HOUSES.
- A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE DRIVEWAY AND UTILITY INSTALLATIONS.
- SANITARY SEWER SERVICE IS NOT PROPOSED FOR THE BASEMENT OF THE PROPOSED HOUSES.
- SAFETY FENCING SHALL BE PLACED AROUND ANY OPEN EXCAVATION, EQUIPMENT OR MATERIALS.
- ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- ANY CLEANOUTS LOCATED WITHIN A DRIVEWAY SHALL CONTAIN A TRAFFIC RATED COVER.

TREE REPLACEMENT REQUIREMENTS

EXISTING TREES TO BE REMOVED
WITHIN THE TREE PROTECTION ZONE = 0
TOTAL TREE REPLACEMENT REQUIRED = 0

PLANTING SCHEDULE - PROP. STREET TREE

KEY	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	REMARKS
OG	OCTOBER GLORY ACER RUBUM OCTOBER GLORY	3	3" CALIPER	B&B

PROPERTY

1417 FAIRVIEW AVENUE
TAX MAP #22-36-065:000
PARID #22-09-00877-00

APPLICANT

GMG HOLDINGS LLC
2375 WEST CHESTER PIKE
BROOMALL, PA. 19008

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF PROFESSIONAL SERVICES RENDERED BY CATANIA ENGINEERING ASSOCIATES, INC. REPRODUCTION OF THIS PLAN FOR THE PURPOSE OF CREATING ADDITIONAL COPIES OR REVISING PLAN WITHOUT APPROVAL OF CATANIA ENGINEERING ASSOCIATES, INC. IS PROHIBITED. CERTIFICATION FOR THE WORK CONTAINED HEREIN IS LIMITED TO THE ENTITY FOR WHOM THE WORK WAS PERFORMED, AS OF THE DATE SHOWN ON THE PLAN.

NO.	DATE	REVISION	DWN. BY	CKD. BY

CATANIA ENGINEERING ASSOCIATES, INC.
Consulting Engineers

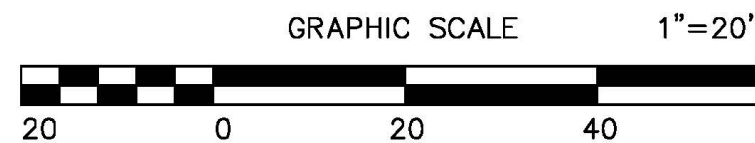
520 WEST MOEDAKE BOULEVARD
MILMONT PARK, PA. 19033-3311
TEL. (610) 532-2884
FAX. (610) 532-2923

**PRELIMINARY/FINAL
GRADING PLAN
ORMOND PROPERTIES LLC
FOR
1417 FAIRVIEW AVENUE**

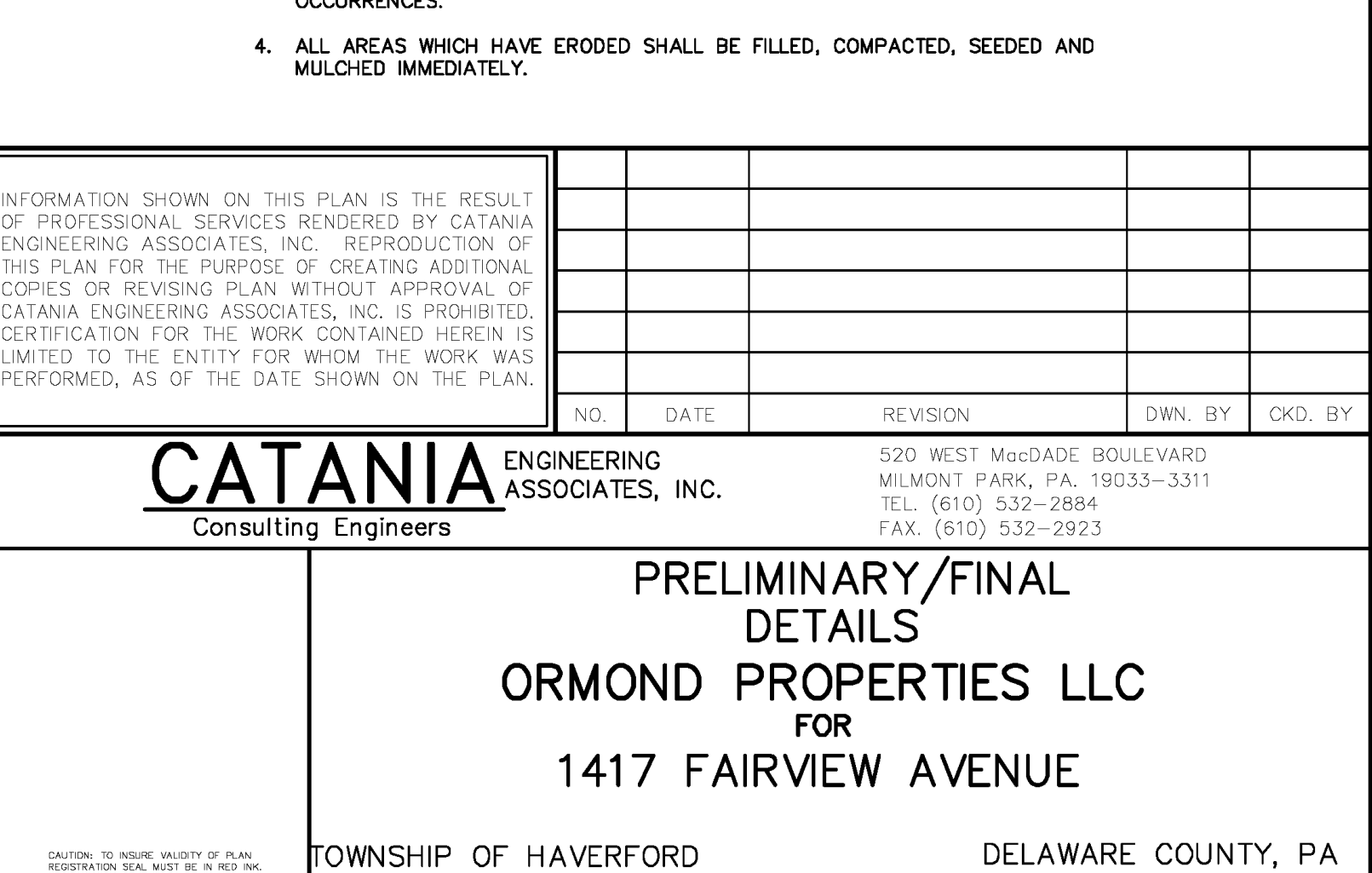
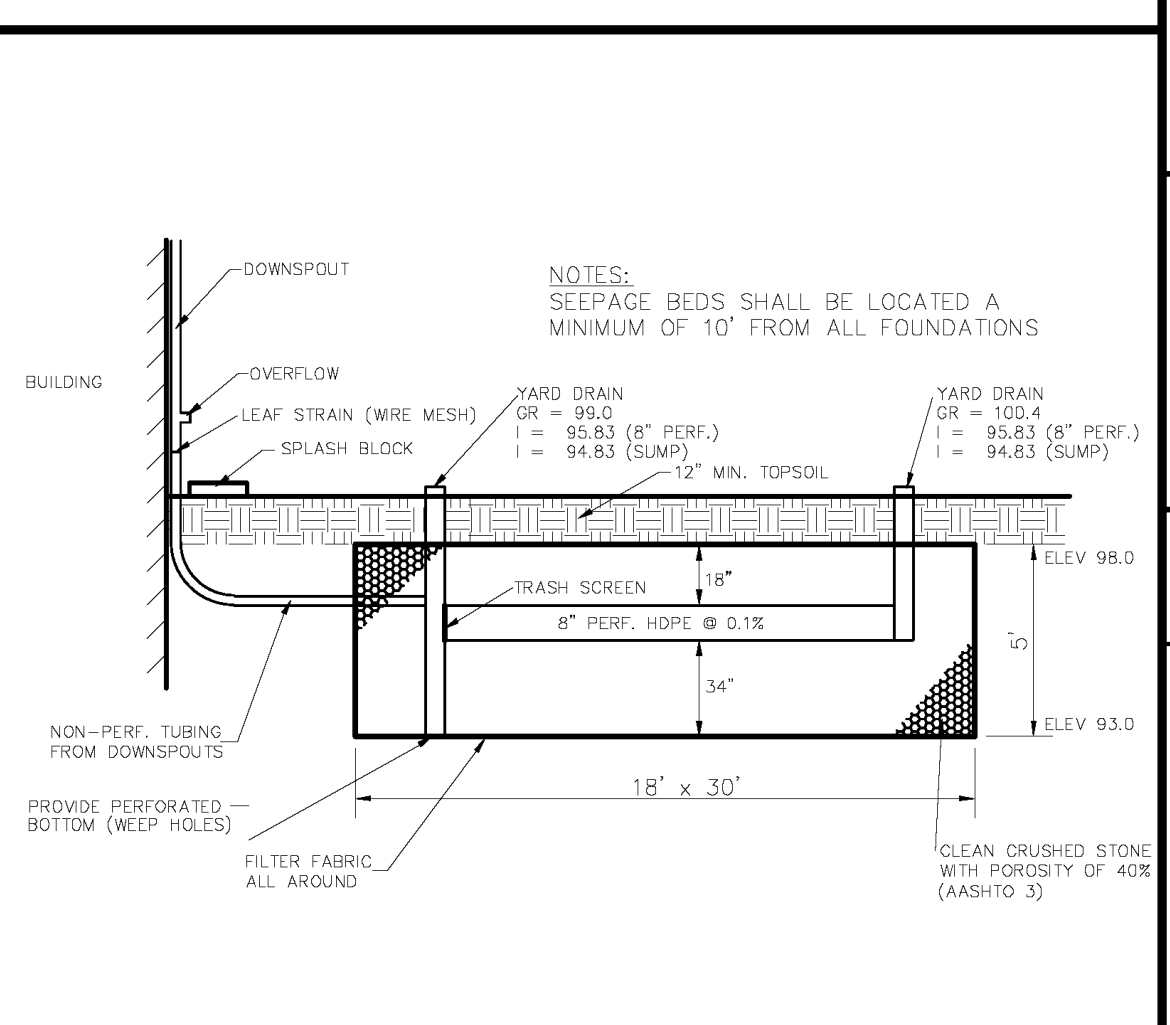
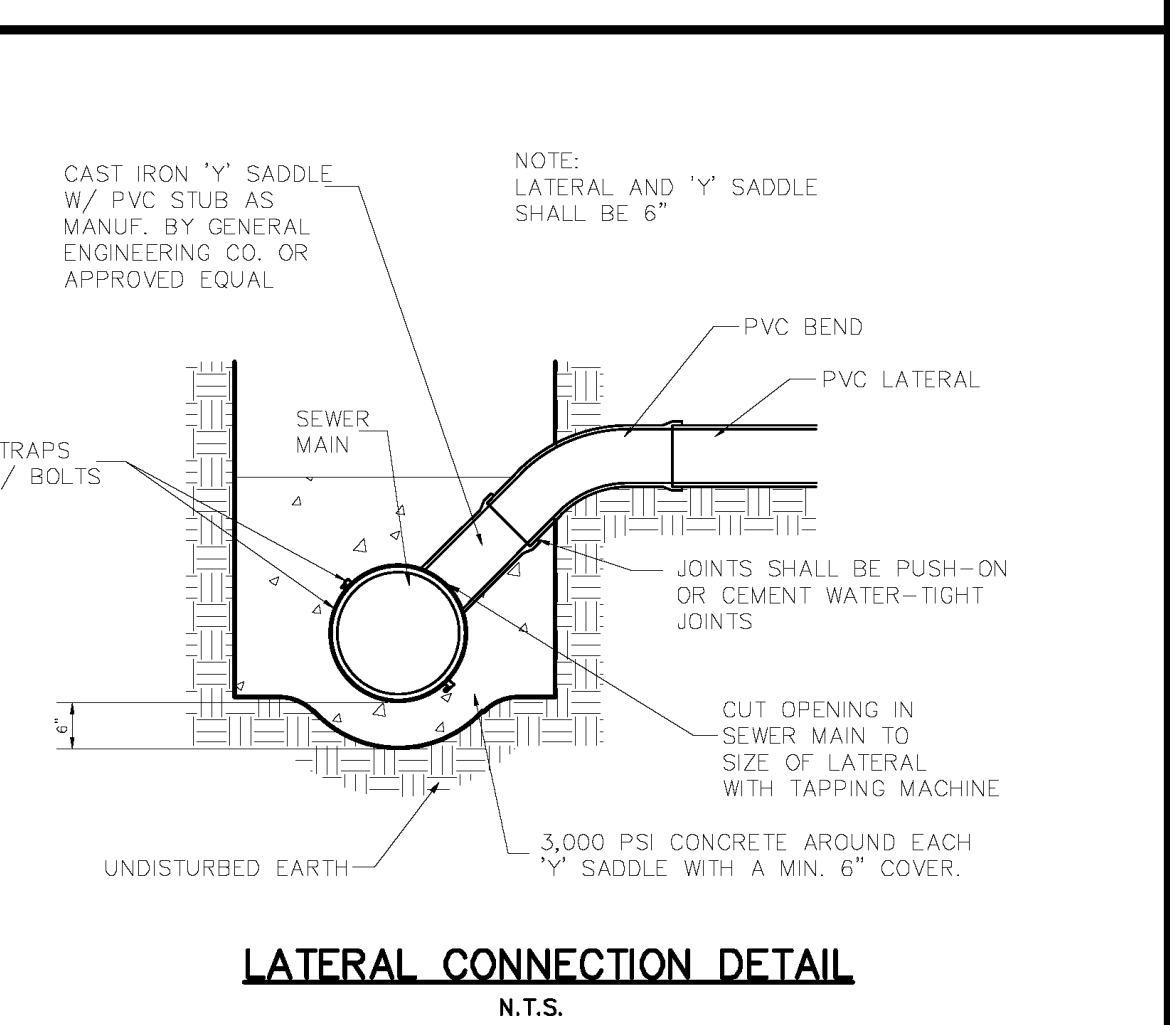
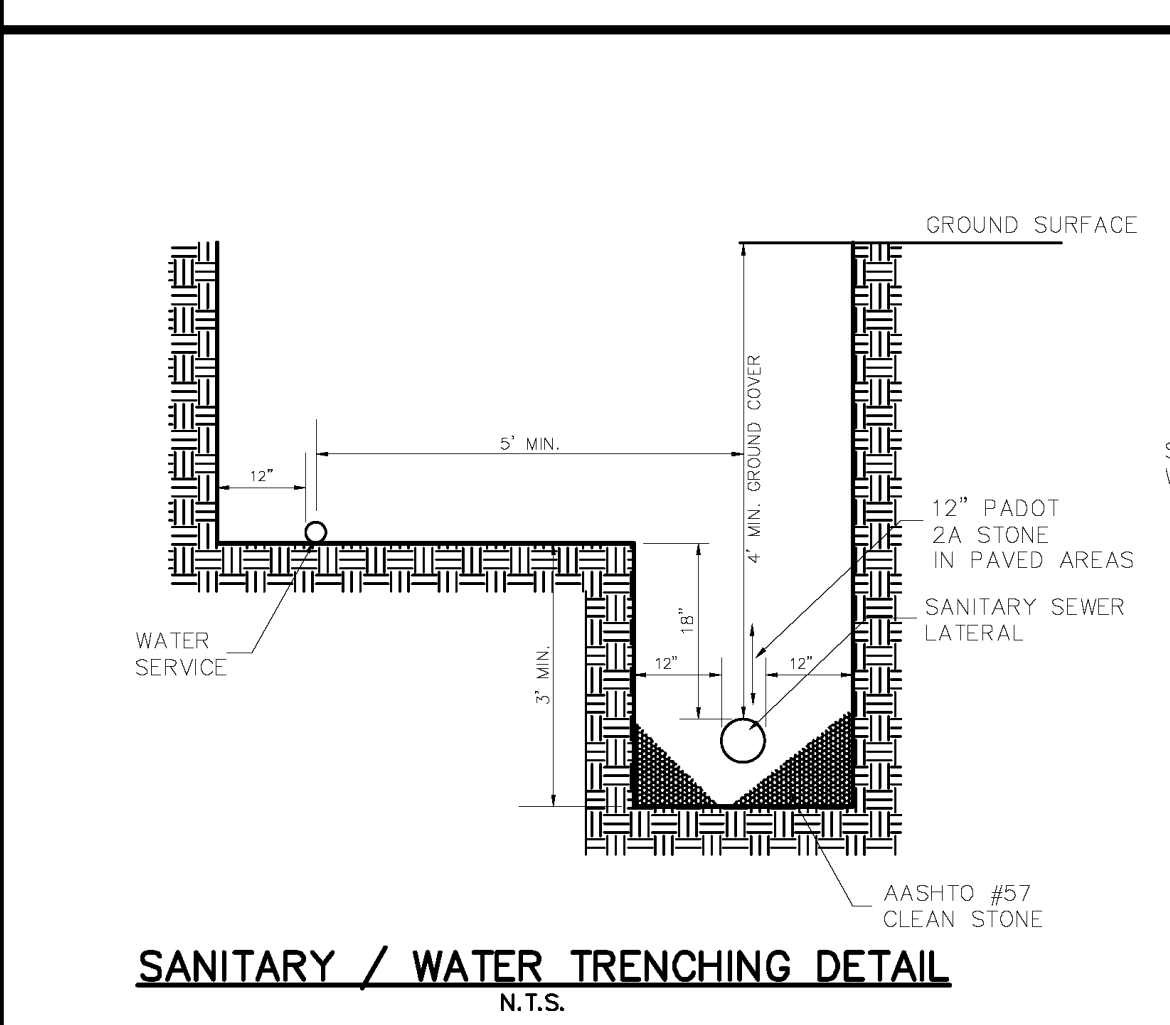
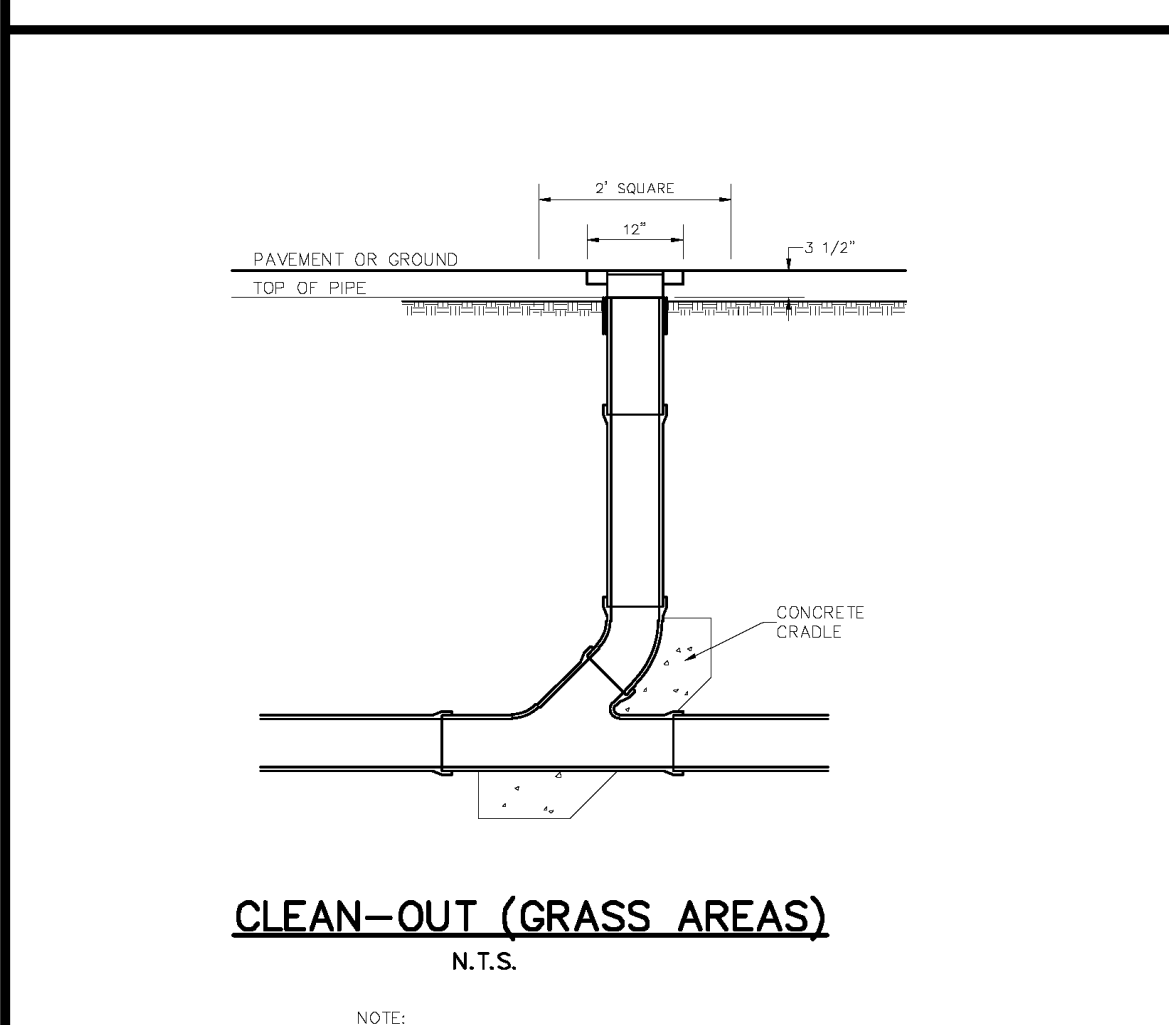
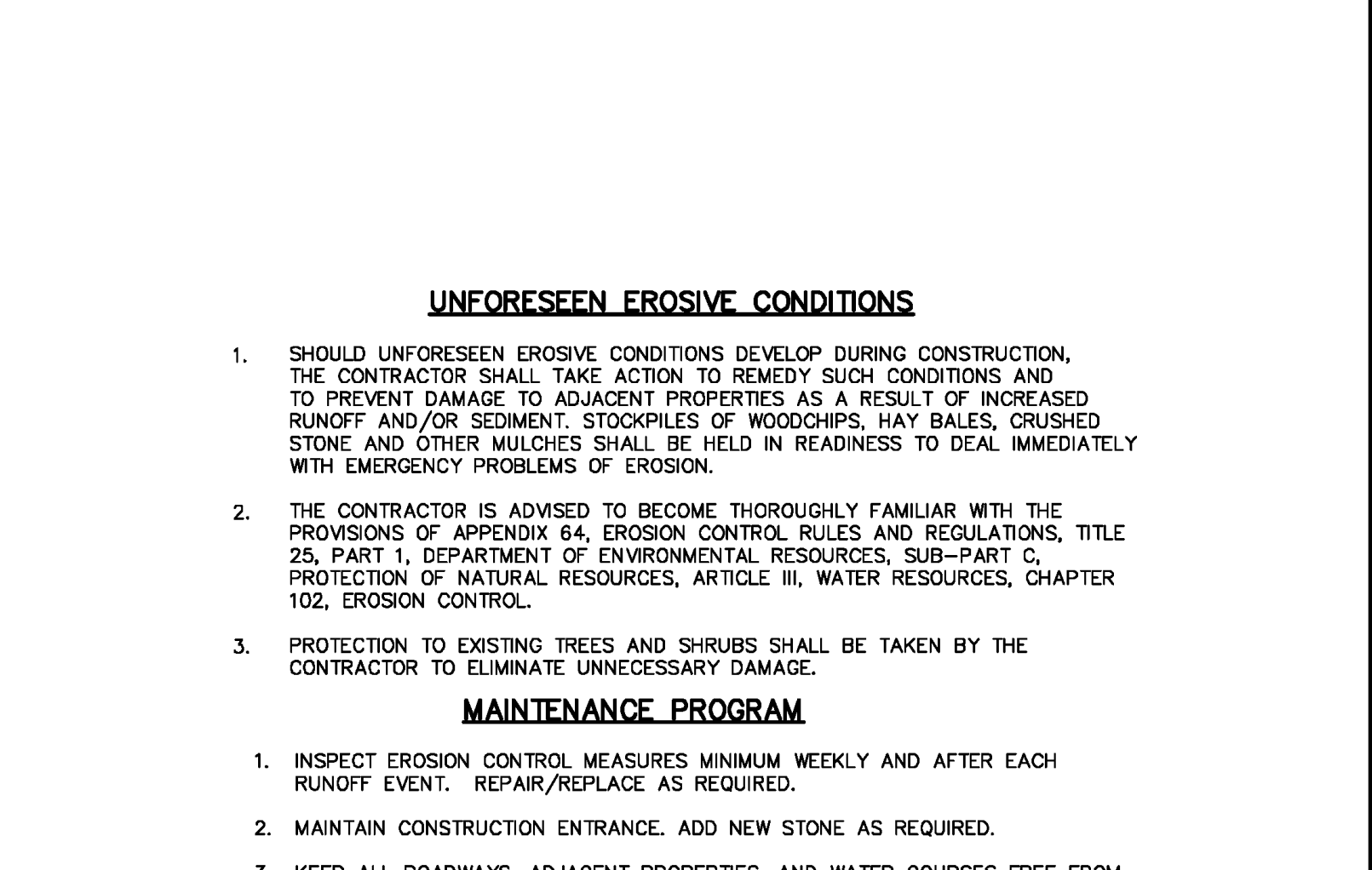
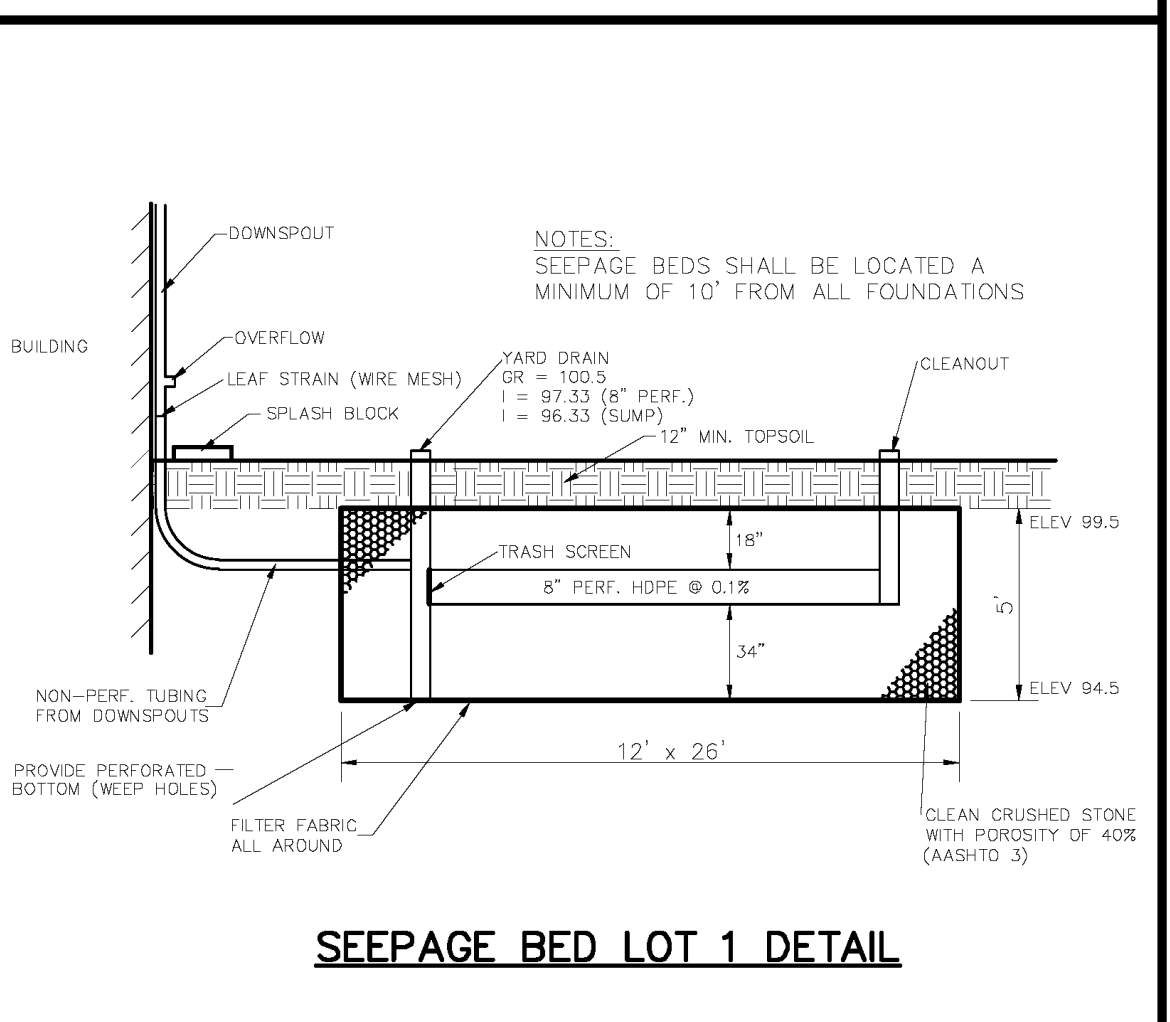
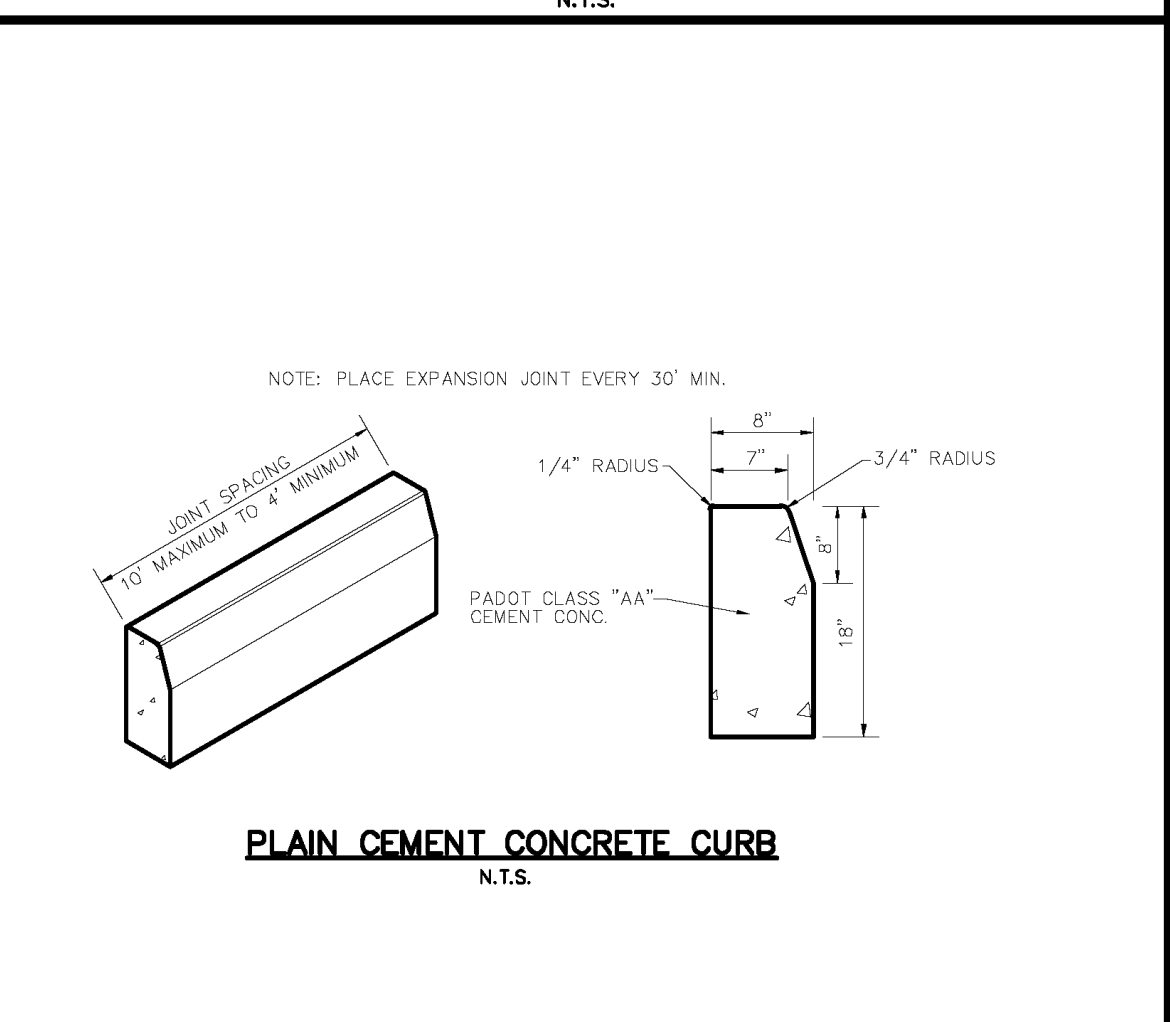
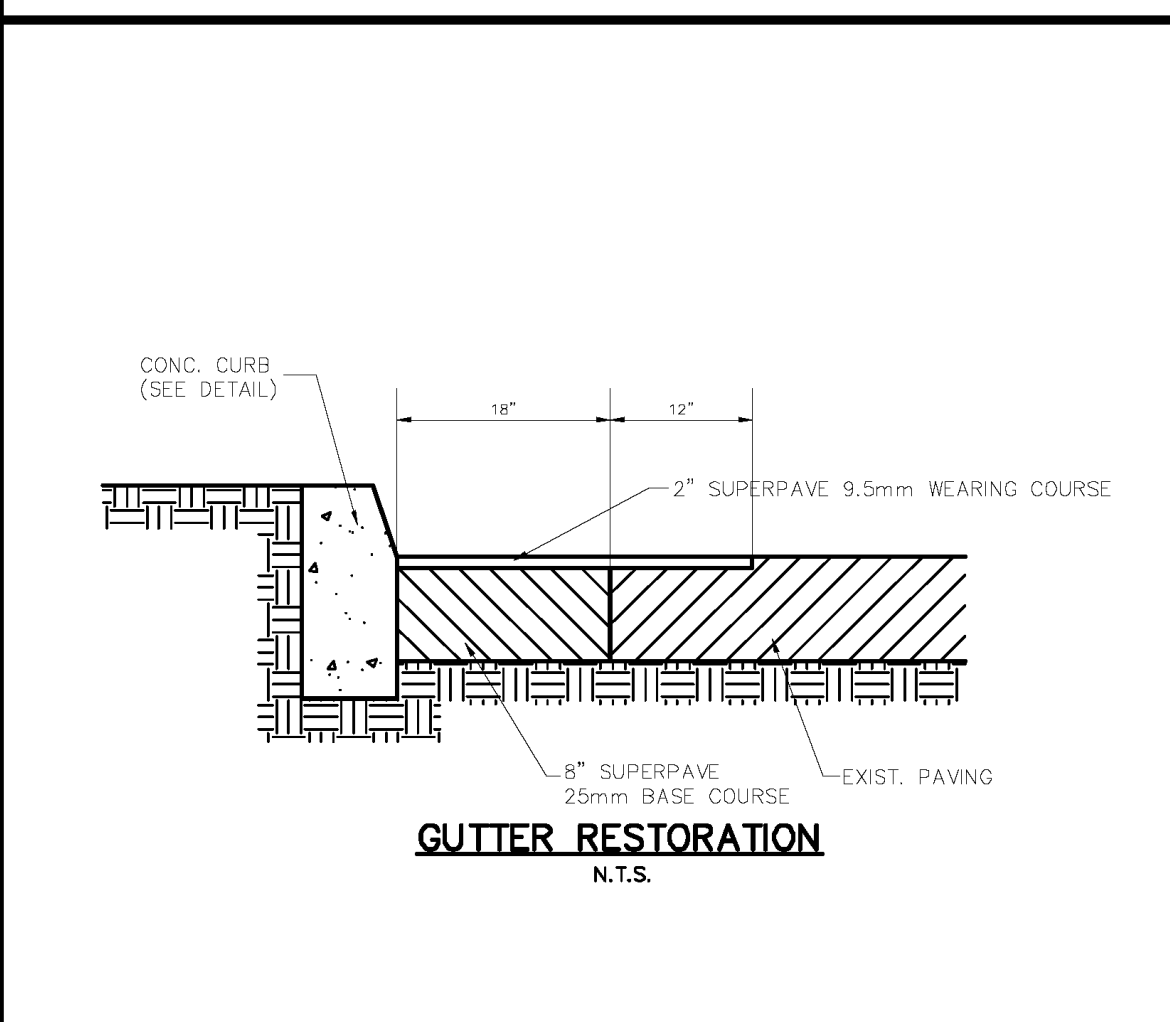
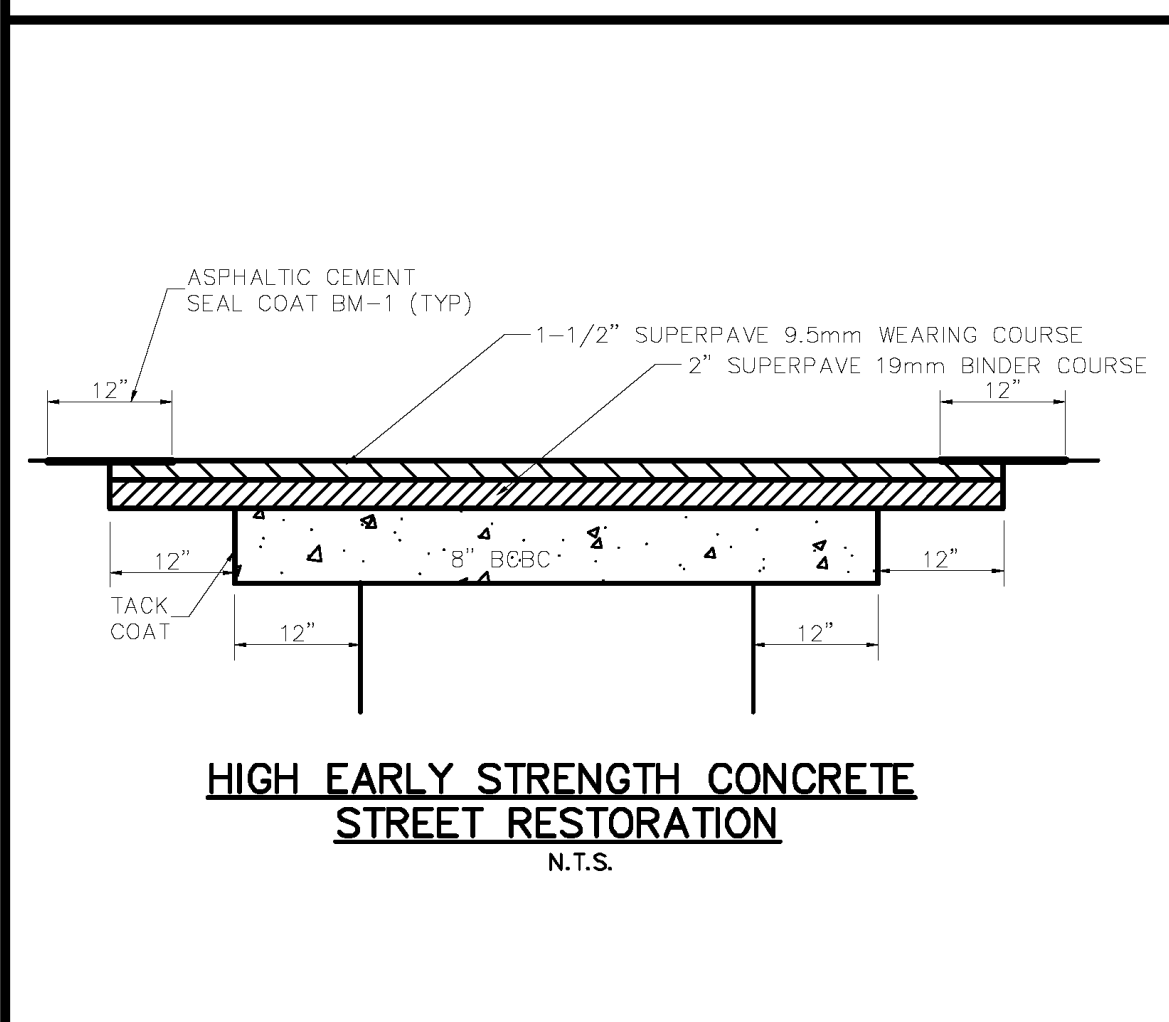
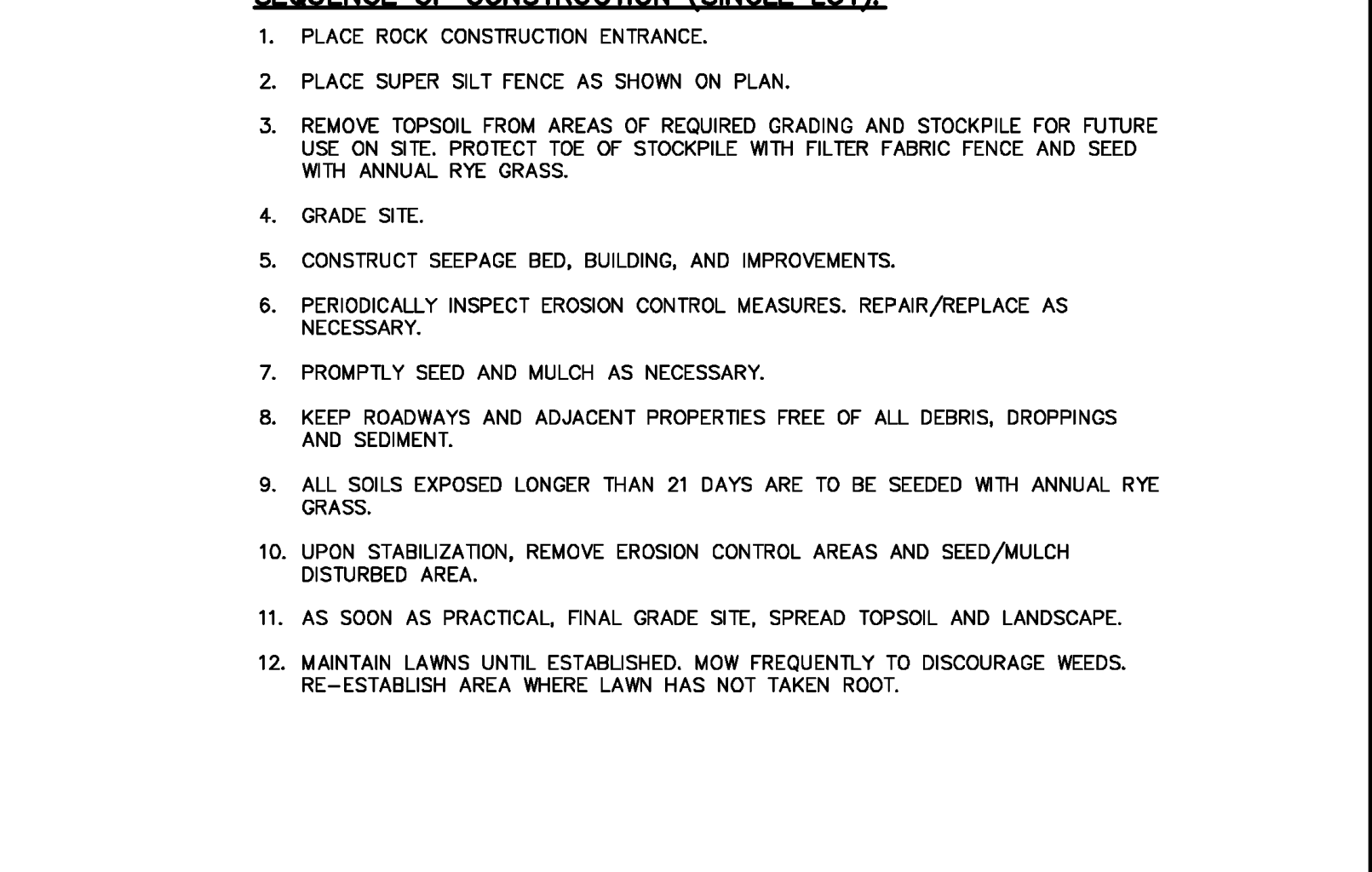
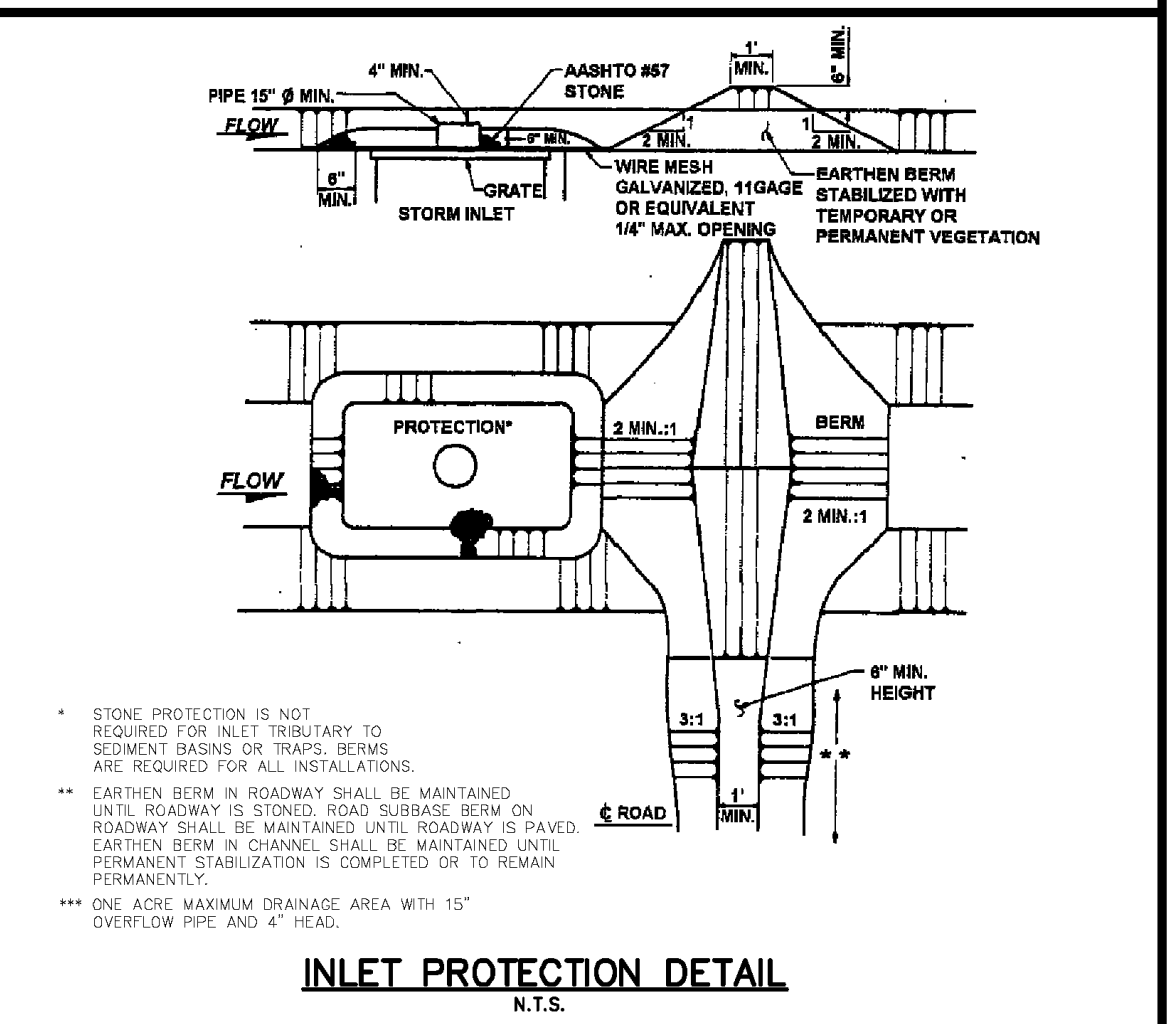
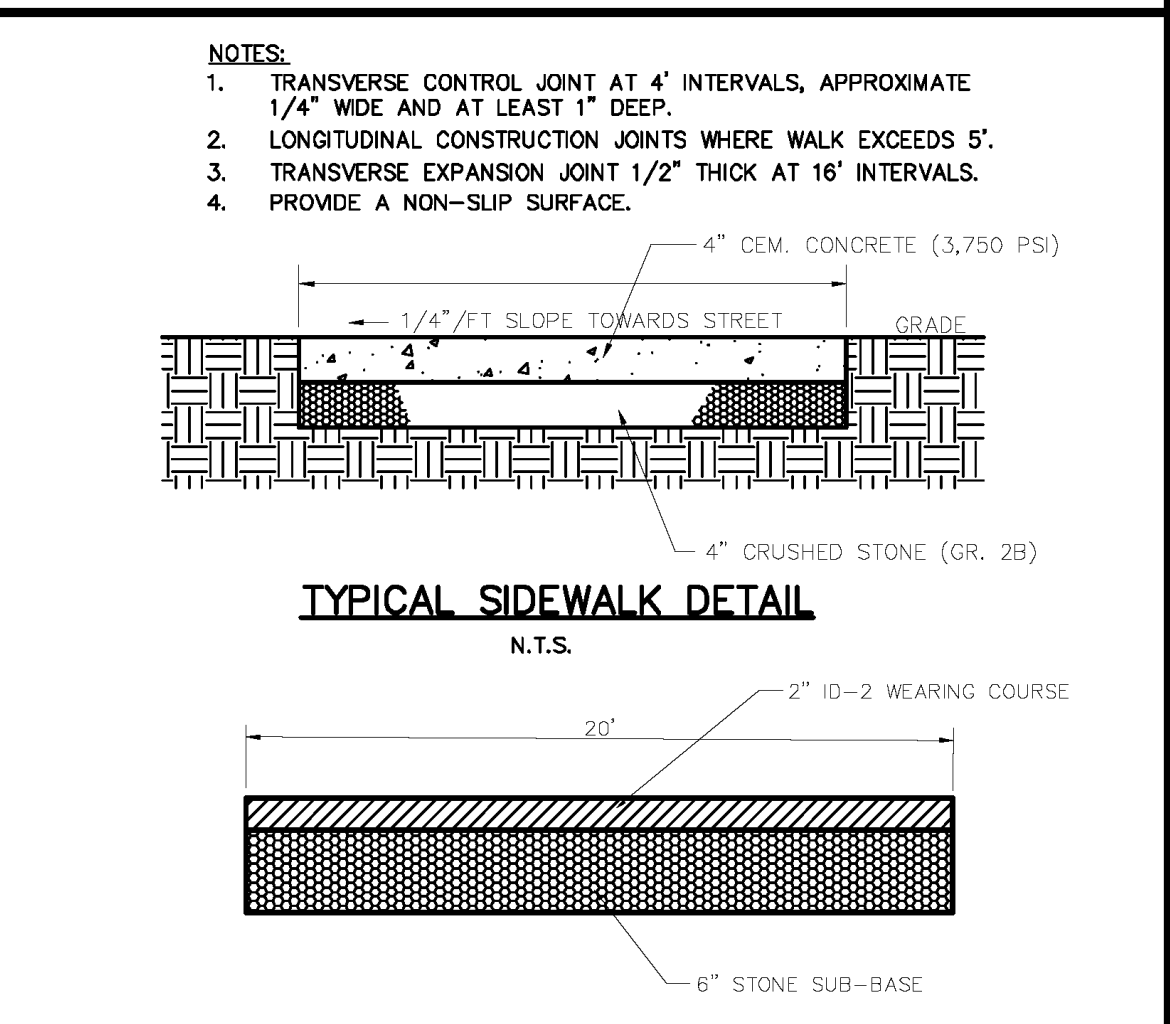
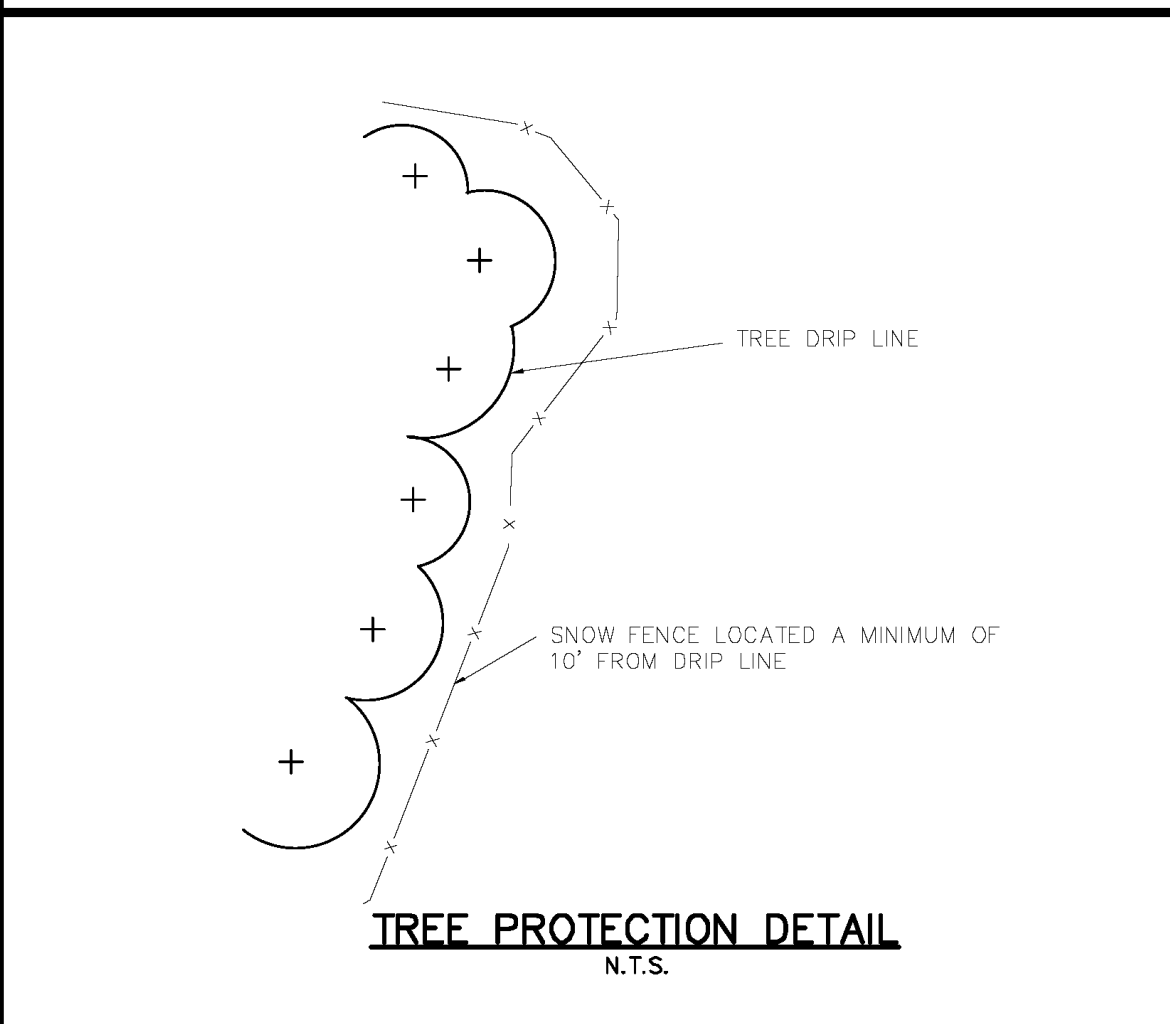
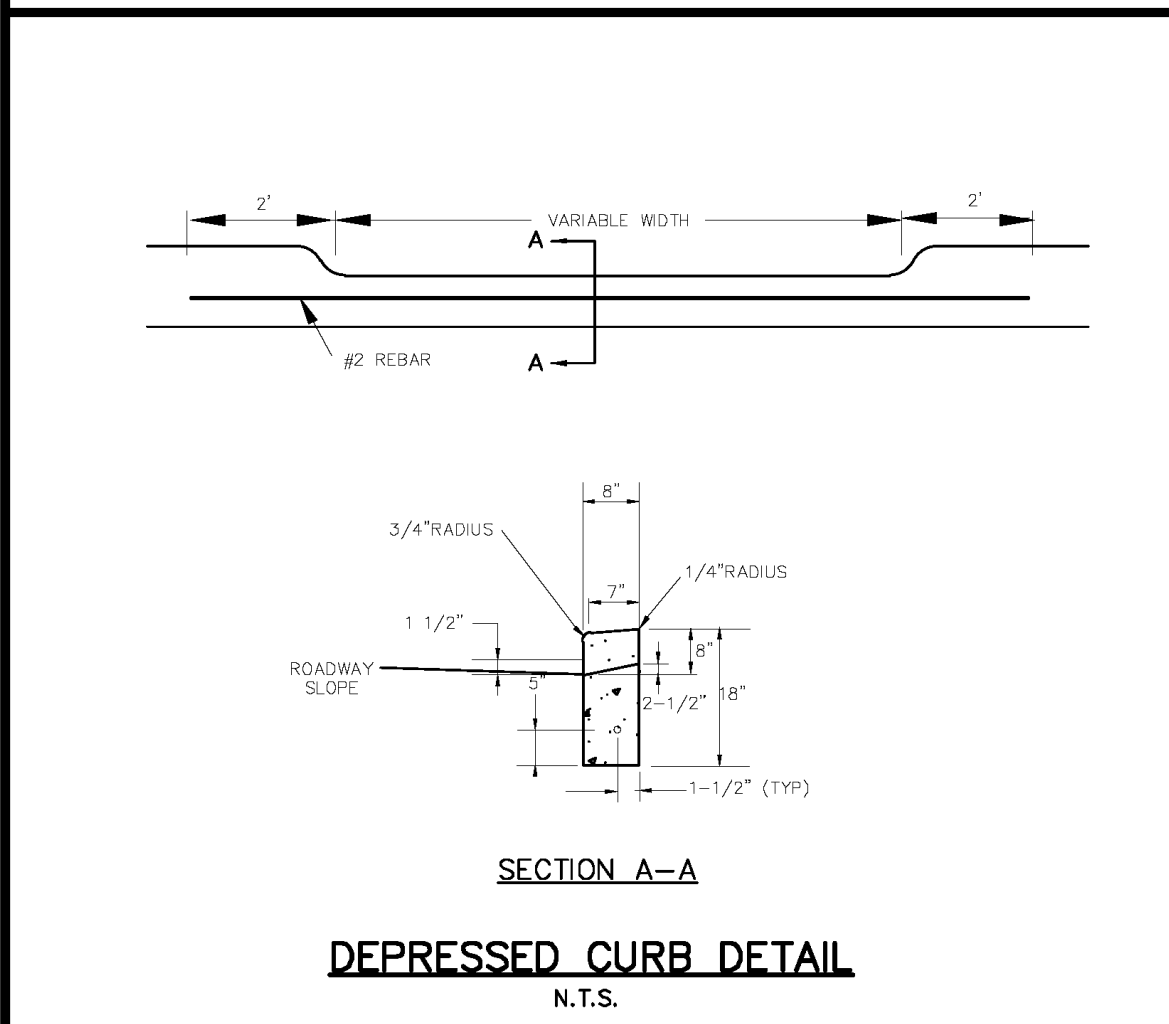
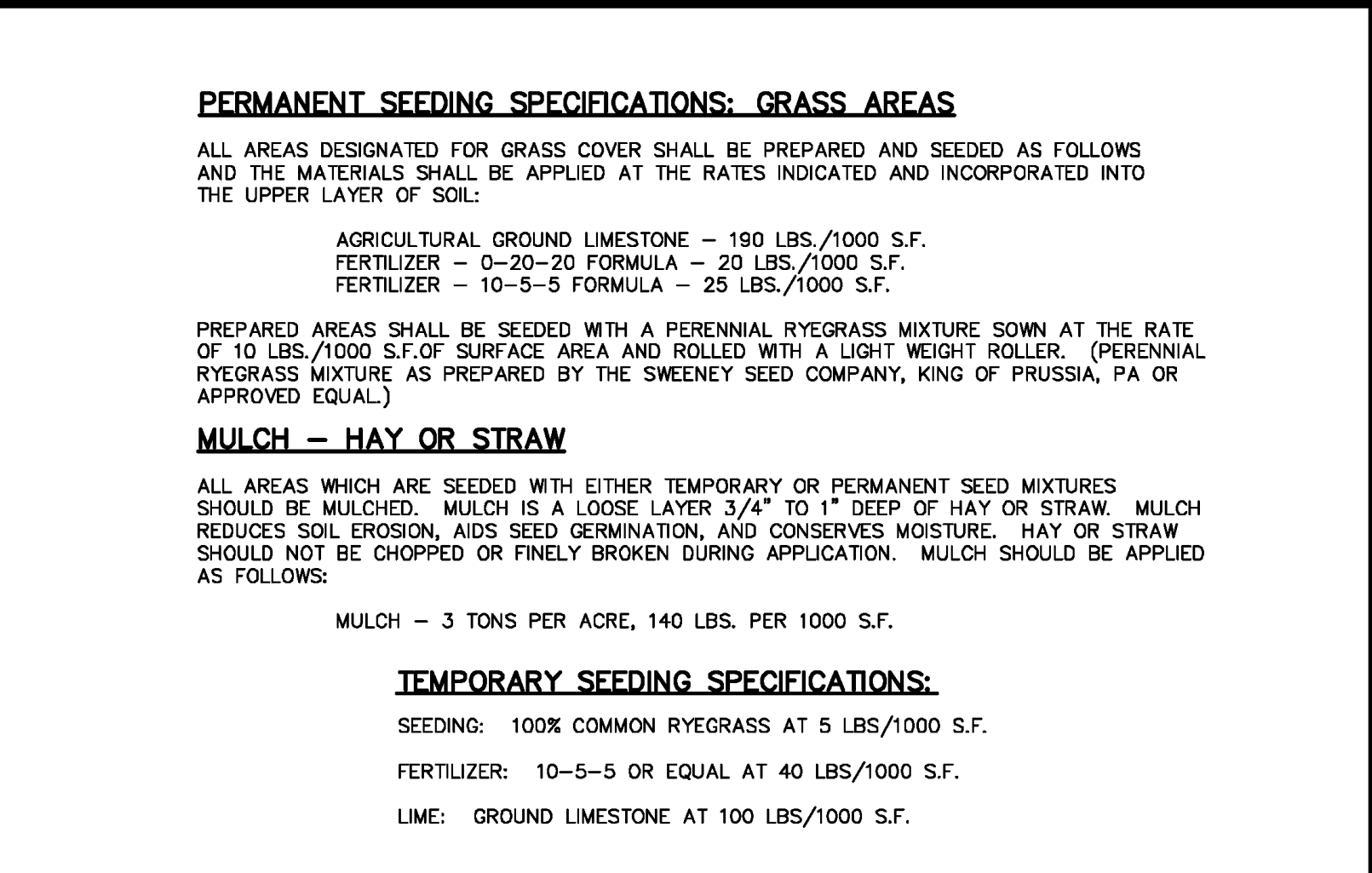
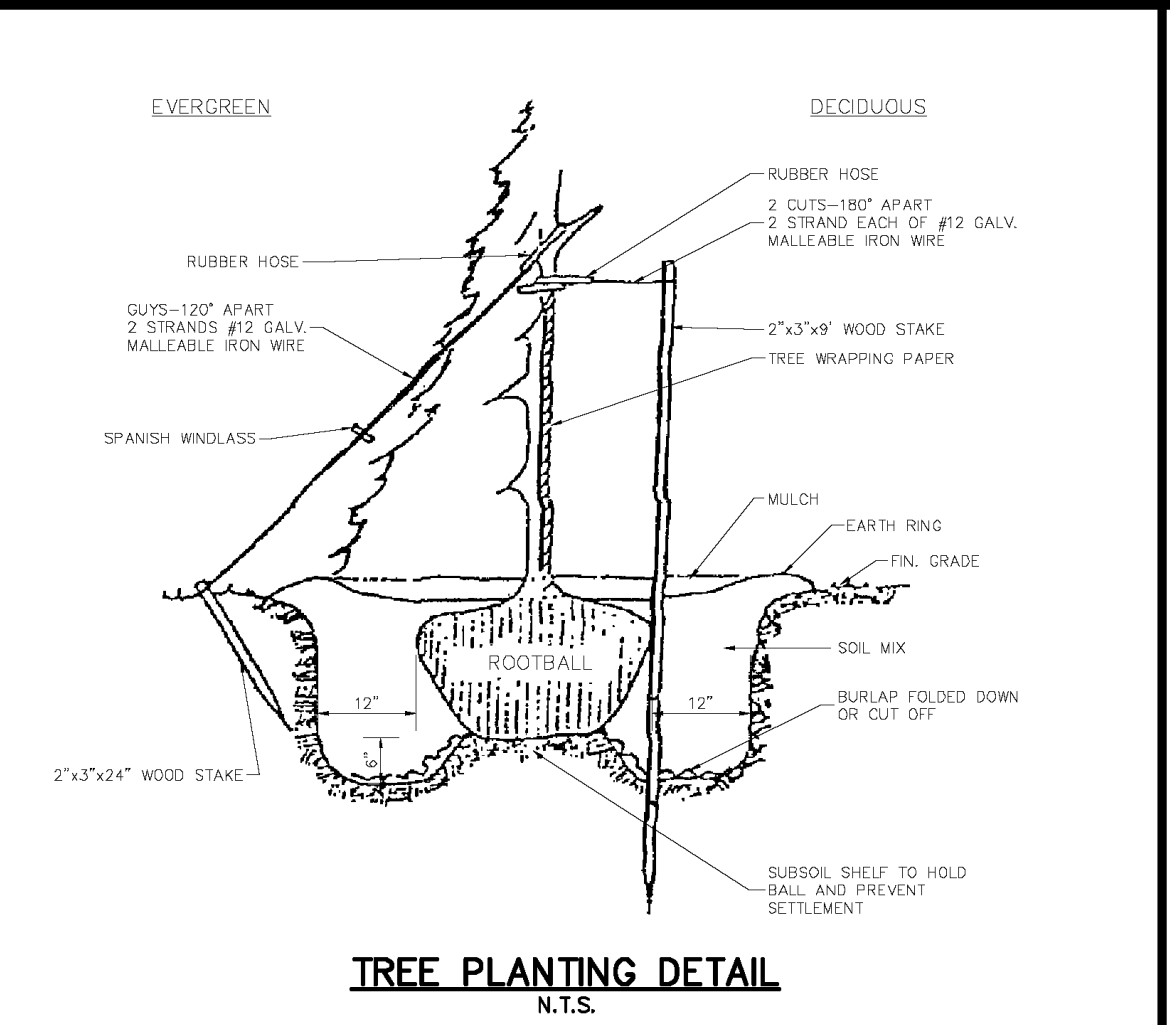
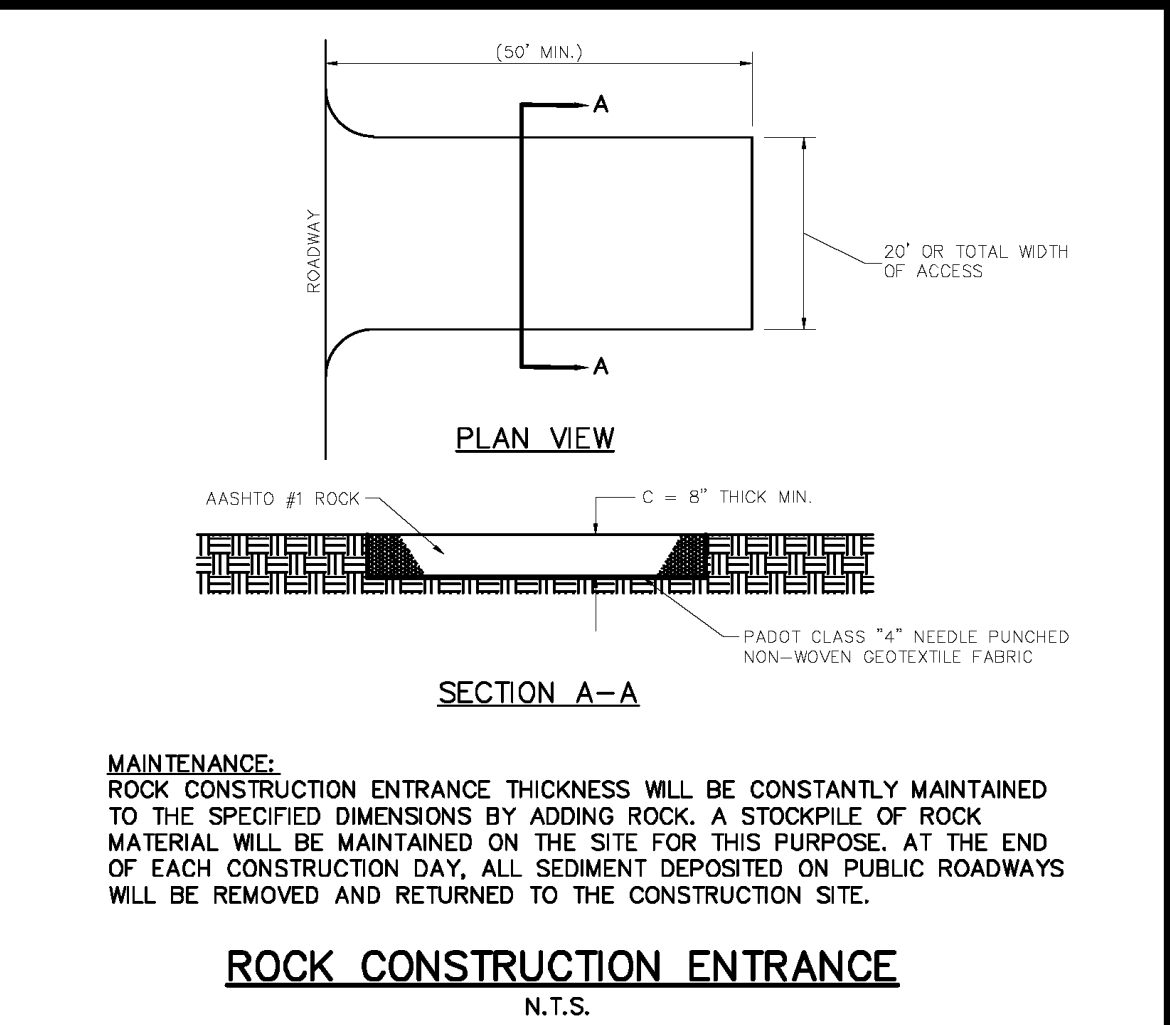
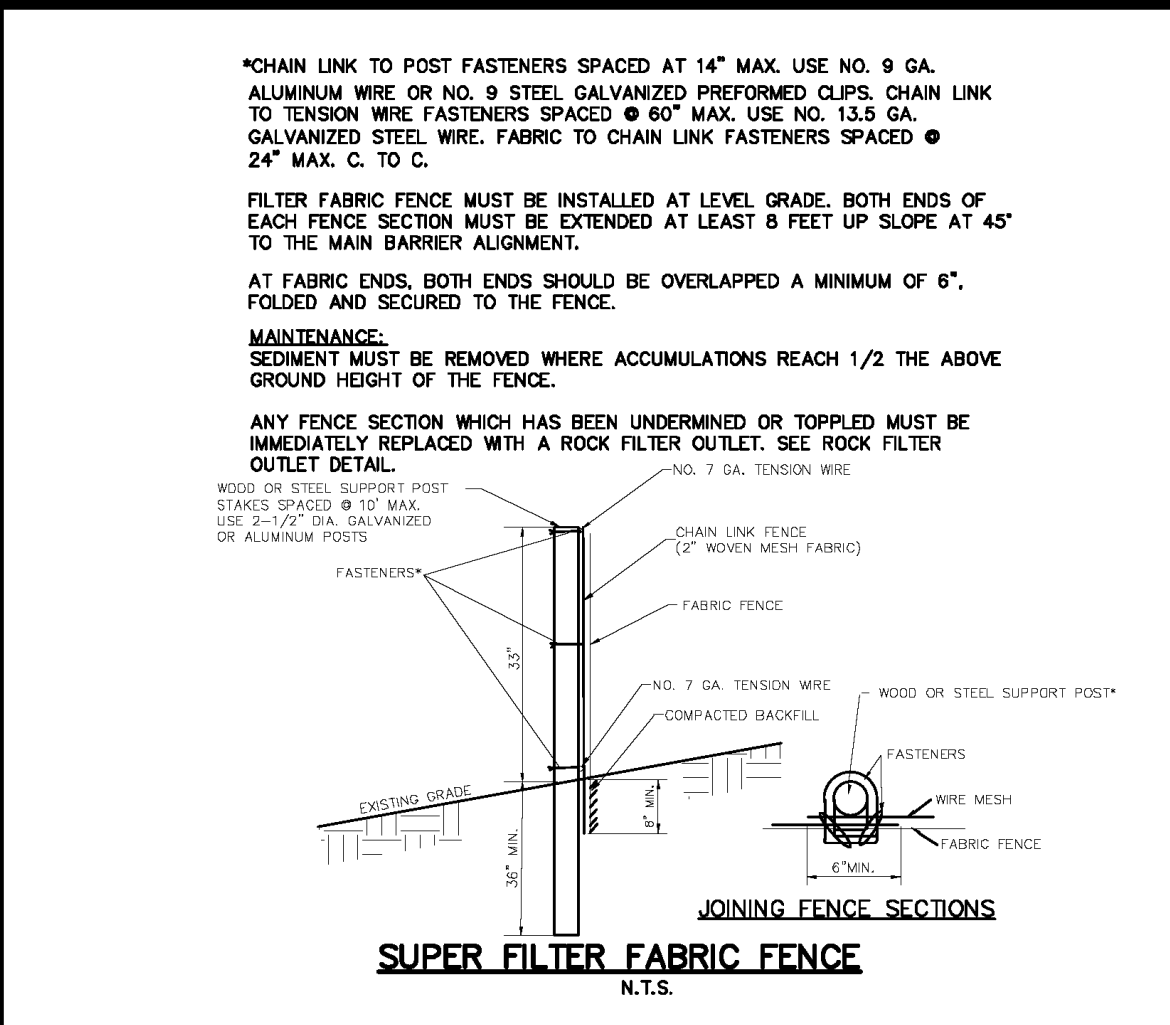
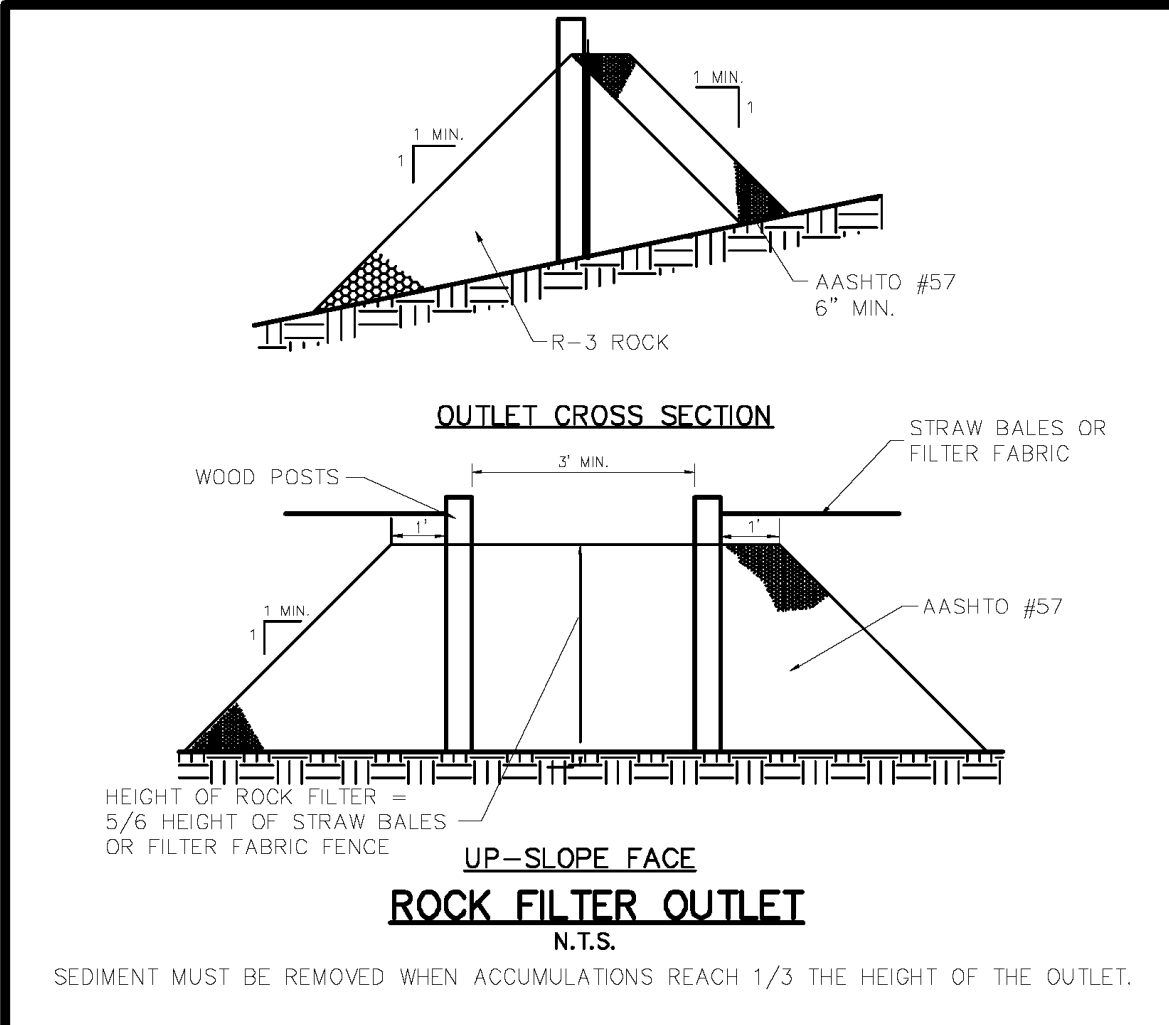
TOWNSHIP OF HAVERFORD DELAWARE COUNTY, PA

DWN. BY	J.M.D.	DSG. BY	FIELD BOOK/PAGE	SCALE	1" = 20'	DRAWING NO.	85483-16
CKD. BY	M.J.C.			DATE	11/27/18	SHEET	2 OF 3 SHEETS

GRADING PLAN



EXISTING CONDITIONS/DEMOLITION PLAN



PERMANENT SEEDING SPECIFICATIONS: GRASS AREAS

ALL AREAS DESIGNATED FOR GRASS COVER SHALL BE PREPARED AND SEED AS FOLLOWS AND THE MATERIALS SHALL BE APPLIED AT THE RATES INDICATED AND INCORPORATED INTO THE UPPER LAYER OF SOIL:

AGRICULTURAL GROUND LIMESTONE – 180 LBS./1000 S.F.
FERTILIZER – 0-20-20 FORMULA – 20 LBS./1000 S.F.
FERTILIZER – 10-5-5 FORMULA – 25 LBS./1000 S.F.

PREPARED AREAS SHALL BE SEED WITH A PERENNIAL RYEGRASS MIXTURE SOWN AT THE RATE OF 10 LBS./1000 S.F. OF SURFACE AREA AND ROLLED WITH A LIGHT WEIGHT ROLLER. (PERENNIAL RYEGRASS MIXTURE AS PREPARED BY THE SWEENEY SEED COMPANY, KING OF PRUSSIA, PA OR APPROVED EQUAL.)

MULCH – HAY OR STRAW

ALL AREAS WHICH ARE SEED WITH EITHER TEMPORARY OR PERMANENT SEED MIXTURES SHOULD BE MULCHED. MULCH IS A LOOSE LAYER 3/4" TO 1" DEEP OF HAY OR STRAW. MULCH REDUCES SOIL EROSION, AIDS SEED GERMINATION, AND CONSERVES MOISTURE. HAY OR STRAW SHOULD NOT BE CHOPPED OR FINELY BROKEN DURING APPLICATION. MULCH SHOULD BE APPLIED AS FOLLOWS:

MULCH – 3 TONS PER ACRE, 140 LBS. PER 1000 S.F.

TEMPORARY SEEDING SPECIFICATIONS:

SEEDING: 100% COMMON RYEGRASS AT 5 LBS/1000 S.F.
FERTILIZER: 10-5-5 OR EQUAL AT 40 LBS/1000 S.F.
LIME: GROUND LIMESTONE AT 100 LBS/1000 S.F.

SEQUENCE OF CONSTRUCTION (SINGLE LOT):

1. PLACE ROCK CONSTRUCTION ENTRANCE.
2. PLACE SUPER SILT FENCE AS SHOWN ON PLAN.
3. REMOVE TOPSOIL FROM AREAS OF REQUIRED GRADING AND STOCKPILE FOR FUTURE USE ON SITE. PROTECT TOE OF STOCKPILE WITH FILTER FABRIC FENCE AND SEED WITH ANNUAL RYE GRASS.
4. GRADE SITE.
5. CONSTRUCT SEEPAGE BED, BUILDING, AND IMPROVEMENTS.
6. PERIODICALLY INSPECT EROSION CONTROL MEASURES. REPAIR/REPLACE AS NECESSARY.
7. PROMPTLY SEED AND MULCH AS NECESSARY.
8. KEEP ROADWAYS AND ADJACENT PROPERTIES FREE OF ALL DEBRIS, DROPPINGS AND SEDIMENT.
9. ALL SOILS EXPOSED LONGER THAN 21 DAYS ARE TO BE SEED WITH ANNUAL RYE GRASS.
10. UPON STABILIZATION, REMOVE EROSION CONTROL AREAS AND SEED/MULCH DISTURBED AREA.
11. AS SOON AS PRACTICAL, FINAL GRADE SITE, SPREAD TOPSOIL AND LANDSCAPE.
12. MAINTAIN LAWNS UNTIL ESTABLISHED, MOW FREQUENTLY TO DISCOURAGE WEEDS. RE-ESTABLISH AREA WHERE LAWN HAS NOT TAKEN ROOT.

UNFORESEEN EROSION CONDITIONS

1. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT. STOCKPILES OF WOODCHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.

MAINTENANCE PROGRAM

1. INSPECT EROSION CONTROL MEASURES MINIMUM WEEKLY AND AFTER EACH RUNOFF EVENT. REPAIR/REPLACE AS REQUIRED.
2. MAINTAIN CONSTRUCTION ENTRANCE. ADD NEW STONE AS REQUIRED.
3. KEEP ALL ROADWAYS, ADJACENT PROPERTIES, AND WATER COURSES FREE FROM ALL DEBRIS, DROPPINGS AND SEDIMENT. IMMEDIATELY REMOVE ANY SUCH OCCURRENCES.
4. ALL AREAS WHICH HAVE ERODED SHALL BE FILLED, COMPACTED, SEED AND MULCHED IMMEDIATELY.

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF PROFESSIONAL SERVICES RENDERED BY CATANIA ENGINEERING ASSOCIATES, INC. REPRODUCTION OF THIS PLAN FOR THE PURPOSE OF CREATING ADDITIONAL COPIES OR REVISING PLAN WITHOUT APPROVAL OF CATANIA ENGINEERING ASSOCIATES, INC. IS PROHIBITED. CERTIFICATION FOR THE WORK CONTAINED HEREIN IS LIMITED TO THE ENTITY FOR WHOM THE WORK WAS PERFORMED, AS OF THE DATE SHOWN ON THE PLAN.

NO.	DATE	REV/ISON	DWN. BY	CKD. BY

CATANIA ENGINEERING ASSOCIATES, INC.
Consulting Engineers

520 WEST MacDADD, BOULEVARD
MILMONT PARK, PA. 19033-3311
TEL. (610) 532-2884
FAX. (610) 532-2923

PRELIMINARY/FINAL
DETAILS
ORMOND PROPERTIES LLC
FOR
1417 FAIRVIEW AVENUE

TOWNSHIP OF HAVERFORD
DELAWARE COUNTY, PA

DWN. BY **J.M.D.** DSG. BY **M.J.C.** FIELD BOOK/PAGE **11/27/18** SCALE **AS SHOWN** DRAWING NO. **85483-16**
CKD. BY **M.J.C.** DATE **11/27/18** SHEET **3** OF **3** SHEETS

Zoning R-5 Low- to Medium-Density Residential Districts.	Required	Existing	Percent	Proposed lot #1	Percent	Proposed lot #2	Percent
MIN. LOT SIZE (S.F.):	5,500	21,250		7,500		13,750	
MIN. STREET FRONTAGE (FT.):	38	170		60		110	
MIN. LOT WIDTH AT BUILDING LINE (FT.):	50	170		60		110	
MAX. BUILDING COVERAGE (S.F.):	30%	1,065	5.0%	1,065	14.2%	1,685	12.3%
MIN. FRONT YARD (FT.):	30	39.1		39.1		36.6	
MEDIAN FRONT SETBACK (FT.):	36.6	39.1		39.1		36.6	
MIN. SIDE YARDS EACH (FT.):	8	7.2		7.2		8.9	
MIN. SIDE YARDS AGGREGATE (FT.):	16	126		16.2		58	
MIN. REAR YARD (FT.):	25	51.8		51.8		53.1	
MAX. BUILDING HEIGHT (FT.):	35	<35		<35		<35	
MAX. IMPERVIOUS SURFACE RATIO (S.F.):	45%	1,800	8.5%	1715	22.9%	2,600	18.9%

§ 154A-5 STEEP SLOPES: NO MORE THAN 15% OF STEEP SLOPE (15%-25%) CAN BE DISTURBED. NO MORE THAN 5% OF VERY STEEP SLOPE (>25%) CAN BE DISTURBED.

Steep slope disturbed				
	Proposed lot #1		Proposed lot #2	
STEEP SLOPES DISTURBED 15%-25% (S.F.)	0	0.0%	190 S.F.	10.0%
VERY STEEP SLOPES DISTURBED >25% (S.F.)	0	0.0%	140 S.F.	4.8%

BUILDING AND IMPERVIOUS COVERAGES			
	EXISTING PARCEL	PROPOSED LOT #1	PROPOSED LOT #2
Lot area (S.F.)	21,250	7,500	13,750
Building	1,065	1,065	1,685
Driveway	190	190	615
Walks	175	135	150
Patio/ Deck/Steps/ Walls	370	325	150
Total Impervious	1,800	1,715	2,600
Impervious coverage	8.5%	22.9%	18.9%
Building Coverage	5.0%	14.2%	12.3%

MEDIAN SETBACK	
ADDRESS	SETBACK TO BUILDING
205 WALNUT LN.	35.6' OFF RIGHT-OF-WAY
207 WALNUT LN.	38.6' OFF RIGHT-OF-WAY
209 WALNUT LN.	38.6' OFF RIGHT-OF-WAY
211 WALNUT LN.	35.6' OFF RIGHT-OF-WAY
213 WALNUT LN.	39.6' OFF RIGHT-OF-WAY
215 WALNUT LN.	34.6' OFF RIGHT-OF-WAY
227 WALNUT LN.	32.6' OFF RIGHT-OF-WAY
229 WALNUT LN.	40.6' OFF RIGHT-OF-WAY
231 WALNUT LN.	34.6' OFF RIGHT-OF-WAY
233 WALNUT LN.	37.6' OFF RIGHT-OF-WAY
235 WALNUT LN.	34.6' OFF RIGHT-OF-WAY
MEDIAN SETBACK	36.6' OFF RIGHT-OF-WAY

WAIVERS NOTE:

- A) WAIVER IS REQUESTED FROM THE CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 160 SECTION 5B. (3)(i) REGARDING A MINIMUM RIGHT OF WAY WIDTH OF 50 FEET AND CARTWAY OF 25 FEET FOR WALNUT HILL LN. IF REQUIRED, THE EXISTING RIGHT OF WAY AND CARTWAY WIDTHS ARE 48 AND 24 FEET RESPECTIVELY.
- B) A WAIVER IS REQUESTED FROM THE CODE OF THE HAVERFORD TOWNSHIP CHAPTER 160 SECTION 4.A. REGARDING THE TWO STEP REVIEW PROCESS.
- C) A WAIVER IS REQUESTED FROM THE CODE OF THE HAVERFORD TOWNSHIP CHAPTER 170 SECTION 2.H. REGARDING THE STREET TREE REQUIREMENTS.
- D) A WAIVER IS REQUESTED FROM THE CODE OF THE HAVERFORD TOWNSHIP CHAPTER 170 SECTION 8.A.(1) REGARDING THE SHADE TREE REQUIREMENTS.

VARIANCE NOTE:

- A) ZONING VARIANCE WAS GRANTED BY THE ZONING HEARING BOARD ON DECEMBER 9, 2018 FROM THE CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 182 SECTION 207. C.(6)(a) REGARDING A MINIMUM SIDE YARD WIDTH OF 8 FOOT. THE EXISTING SIDE YARD WIDTH IS 7.2'.



EXCAVATION, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PUBLICATIONS OF THE LATEST REVISIONS.

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

SERIAL #: 20182621511



**TOWNSHIP OF
HAVERFORD**
DELAWARE COUNTY

1014 DARBY ROAD HAVERTOWN, PA 19083-2251

610-448-1000

December 7, 2018

Terrador Penn LLC
211 Darby Road
Havertown, PA 19083

Re: Zoning Hearing Board Case No. Z-18-31 - 217 Walnut Hill Ln

Dear Applicant:

You are hereby notified that a public work session of the Zoning Hearing Board was held on Thursday, December 6, 2018, at which time the above-captioned variance was approved with conditions:

The exterior wall of the building that is within the setback may not be renovated or relocated during the project.

Project must be completed within one year and in accordance with the notes of testimony.

The written order is in preparation and will be filed in the office of the Department of Community Development, Township of Haverford, 1014 Darby Road, Havertown, PA. You will receive a copy of the written order, with the conditions of the Board more fully described, by mail.

Furthermore, this notice was mailed at the direction of the Zoning Hearing Board on the date set forth below by the Department of Community Development and shall commence the thirty (30) day period of a timely appeal in accordance with ACT 474, as amended, known as the PENNSYLVANIA MUNICIPALITIES PLANNING CODE.

The Variance or Special Exception granted by the Board shall become Void & Void six months after the date of its issuance unless action has been taken to implement the development.

Any inquiries regarding this matter shall be directed to the Department of Community Development.

Very truly yours,

John Schuck
John Schuck, Deputy Zoning Officer
Department of Community Development
cc: William Makoz, Esq., Zoning Solicitor

Certified Mail
7018 -680 0001 5095 8013

GENERAL NOTES:

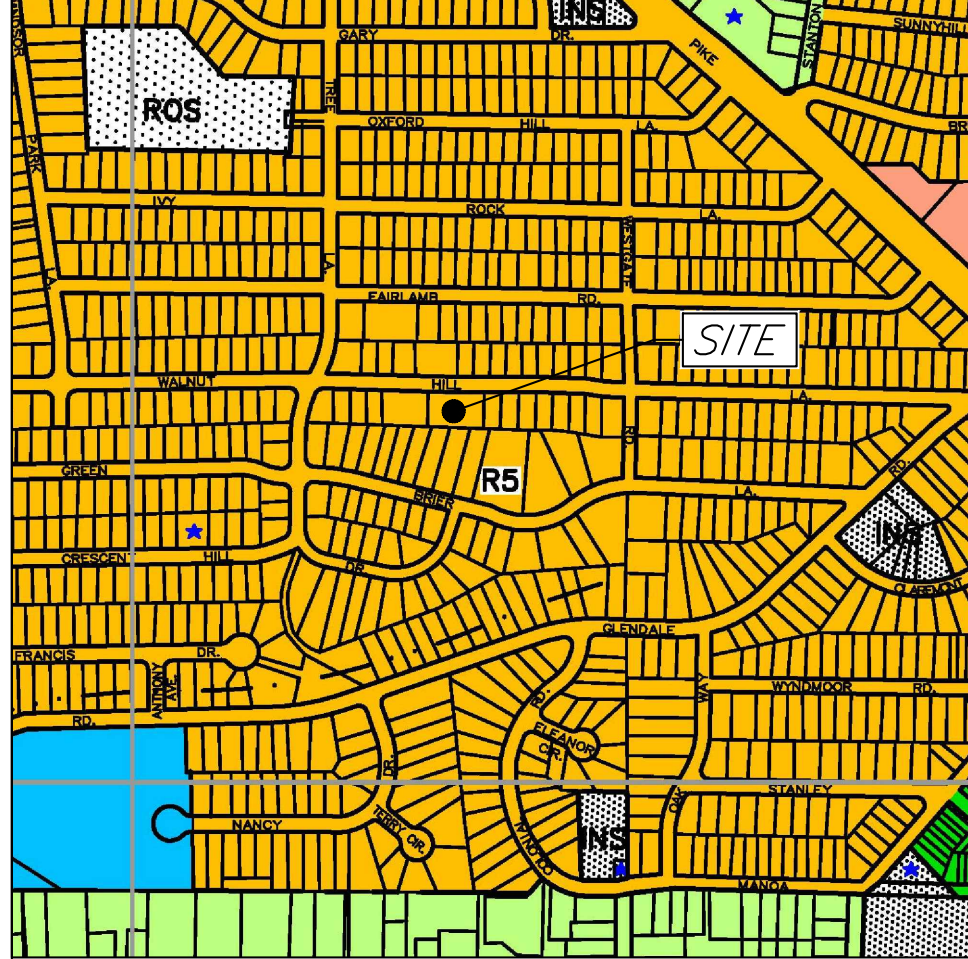
- SITE AREA: 21,250 S.F. = 0.4878 AC.
- SITE IS ZONED R-5 RESIDENTIAL. REQUIREMENTS:
 - LOT SIZE: 5,500 S.F. (MIN.)
 - STREET FRONTAGE: 38 FT. (MIN.)
 - LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
 - BUILDING COVERAGE: 30% (MAX.)
 - FRONT YARD: 30 FT. (MIN.)
 - SIDE YARDS: 8 FT. (MIN. EACH); 16 FT. (MIN. AGGREGATE)
 - REAR YARD: 25 FT. (MIN.)
 - BUILDING HEIGHT: 35 FT. (MAX.)
 - IMPERVIOUS SURFACE RATIO: 45% (MAX.)
- SITE IS NOT LOCATED IN FLOOD HAZARD AREA.
- SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
- EXISTING SOIL TYPE: M₆-MADE LAND, SCHIST AND GNEISS MATERIALS.
- BENCHMARK REFERENCE: TAKEN ON INVERT OF SANITARY SEWER MANHOLE ON WALNUT HILL LANE SOUTHWEST OF WINDSOR PARK LANE AS SHOWN ON "EROSION CONTROL PLAN - SECTION 2 PROPOSED SUBDIVISION FOR KEN LIZ CORPORATION, INC. PLAN PREPARED BY H. E. MacCOMBIE, JR., P.E. CONSULTING ENGINEER PLAN DATED FEBRUARY 22, 1977 AND LAST REVISED APRIL 11, 1977. INVERT ELEVATION = 254.03.
- PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE NOR MORE THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK.
- PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.
- A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
- ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
- EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1680, SECTION II, PARAGRAPH 8.
- DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
- A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED FOR EACH INDIVIDUAL LOT TO BE DEVELOPED.
- AN EROSION AND SEDIMENT CONTROL, PERMIT FROM THE TOWNSHIP WILL BE REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.
- ANY STANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- THE LATERAL CONNECTION DETAILS SHOULD BE REVIEWED BY THE TOWNSHIP PLUMBING INSPECTOR.
- A DRAINAGE PLAN APPLICATION AND CHECKLIST SHALL BE SUBMITTED FOR EACH LOT AT THE TIME OF GRADING, DRAINAGE, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT APPLICATION.
- CLEANOUTS SHALL BE PROVIDED AT THE PIPE ENDS WITHIN THE PROPOSED INFILTRATION BEDS FOR MAINTENANCE.
- ALL ROOF DRAIN PIPES SHALL BE SCHEDULE 40 PIPE OR BETTER.
- ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
- ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
- PROVIDE "NDS" SUMP BOX WITH DEBRIS TRAP ON ROOF DRAINS WHICH DO NOT DRAIN TO CATCH BASINS.
- INFILTRATION AREA SHALL BE FENCED OFF AND PROTECTED FROM COMPACTION DURING CONSTRUCTION AS SHOWN ON THE PLAN.

RECORD OWNER

ANNE & PATRICE LOPATIN
217 WALNUT HILL LN
HAVERTOWN, PA 19083
FOLIO NUMBER: 22-09-02562-00
MAP NUMBER: 22-31 -763.000

APPLICANT

TERRADOR PENN LLC
C/O JOSEPH DORAZIO
2111 DARBY ROAD
HAVERTOWN, PA 19083



LOCATION MAP

SCALE: 1"=600'

LEGEND

EXISTING	PROPOSED
LOT LINE	
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	TC/BC
BUILDING	PROP. BUILDING
UTILITY POLE	POLE
LIGHT POLE	LHT
ELECTRIC	
ELECTRIC BOX	
WATER MAIN & VALVE	
FIRE HYDRANT	
WELL	
SANITARY LINE, MANHOLE, & CLEANOUT	PROP. MH, CO
FORCE MAIN	FM
SEPTIC LID	
STORM LINE, MANHOLE, & INLET	PROP. MH, PROP. INLET
FENCE	
MAIL BOX	
TREE	
TREE ROW	
CONTOUR	
SPOT ELEVATION	590.53
STREAM	
WETLANDS	
REGULATED WATERS	A1/A2, Q240, Q241
SOIL BOUNDARY LINE	
FLOODPLAIN LINE	
TYPICAL TO BE REMOVED	(TYP.)
FINISHED FLOOR	F.F.
NOTE:	
VERTICAL TEXT INDICATES PROPOSED FEATURES	
SLANTED TEXT INDICATES EXISTING FEATURES	

PRELIMINARY / FINAL

REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION DATE: _____
ATTEST: _____
DCPD No. _____

APPROVED THIS _____ DAY OF _____ BY THE HAVERFORD TOWNSHIP PLANNING COMMISSION ATTEST: _____ (CHAIRMAN) _____ (SECRETARY)
APPROVED THIS _____ DAY OF _____ BY THE HAVERFORD TOWNSHIP BOARD OF COMMISSIONERS. ATTEST: _____ (PRESIDENT) _____ (TOWNSHIP SECRETARY)
REVIEWED BY THE HAVERFORD TOWNSHIP ENGINEER _____ (DATE)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____) S.S.
ON THIS, _____ DAY OF _____
BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION AND THAT THEY ACKNOWLEDGED THE SAME TO BE THEIR ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN ABOVE
(OWNER'S SIGNATURE(S))
MY COMMISSION EXPIRES _____

NOTE:

THIS PLAN SHALL BE A BLACKLINE PRINT WITH A RED OR GREEN REGISTRATION SEAL TO BE CONSIDERED A VALID PLAN.
REPRODUCTION OF THIS PLAN FOR ANY PURPOSE WITHOUT THE APPROVAL OF HERBERT E. MacCOMBIE, JR. P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. IS STRICTLY PROHIBITED.

CONSTRUCTION SEQUENCE:

1. PLACE AND PROPERLY SECURE SILT BARRIER FENCE AT THE LOCATIONS SHOWN ON PLAN. CHECK SILT BARRIER FENCE WEEKLY AND AFTER EACH RUNOFF EVENT FOR SERVICEABILITY. REPAIR OR REPLACE ANY DAMAGED SECTIONS AS REQUIRED.
2. PLACE STONE TIRE CLEANING STRIP AT PROPOSED DRIVEWAY ACCESS FOR FULL WIDTH OF DRIVEWAY TO ACT AS A SEDIMENT FILTER TRAP FOR TRUCK EGRESS. USE AASHTO #1 STONE 12" DEPTH.
3. STRIP TOP SOIL AND STOCKPILE AT THE LOCATION SHOWN ON THE PLAN, FOR FUTURE USE. PLACE SILT FENCE AROUND TOP SOIL STOCKPILE.
4. EXCAVATE FOR PROPOSED BUILDING FOOTINGS. STOCKPILE EXCAVATED GENERAL SOIL MATERIAL TO THE FRONT OF THE PROPOSED BUILDING.
5. CONSTRUCT FOOTINGS AND FOUNDATION WALLS TO THE PROPER ELEVATIONS AND BACKFILL AROUND WALLS TO FINAL GRADE. REMOVE ANY EXCESS EXCAVATED MATERIAL FROM SITE.
6. CONSTRUCT PROPOSED STORMWATER MANAGEMENT FACILITIES AT THE LOCATION AND GRADE SHOWN ON PLAN. TAP ROOF DRAINS AS NOTED DIRECTLY INTO THE SPREAD BASIN OR CATCH BASIN. PROVIDE "T" SECTIONS AT DOWNSPOUTS TO PROVIDE FOR OVERTFLOW RELIEF TO DISCHARGE ONTO CONCRETE SPLASH PADS. NEWLY CONSTRUCTED INLETS OR CATCH BASINS SHALL BE PROTECTED IN ACCORDANCE WITH DETAIL ON PLAN.
6. ALL EXCESS EXCAVATED GENERAL SOIL IS TO BE REMOVED FROM SITE TO AN APPROVED LOCATION.
10. CONSTRUCT PROPOSED UTILITY TIE-INS. PLACE DRIVEWAY STONE BASE AND ROUGH GRADE.
11. PAVE PROPOSED DRIVEWAY AND STABILIZE ALL EXPOSED AREAS WITH SOD AND/OR SEEDING AND SOIL SUPPLEMENTS, FORMULA B. PROTECT SEEDS AREAS WITH HAY OR MULCH COVERING.
12. TEMPORARY SEEDING IS TO BE APPLIED TO ALL AREAS WHICH WILL REMAIN OPEN FOR LONGER THAN 20 DAYS PRIOR TO PERMANENT GRADING AND SEEDING OR SODDING. USE FORMULA E SEEDING AND SOIL SUPPLEMENTS.
13. REMOVE SILT BARRIER FENCE AND INLET/CATCH BASIN PROTECTION ONLY AFTER ALL EXPOSED AREAS HAVE BEEN STABILIZED.

OPERATION AND MAINTENANCE PROCEDURES

THE FOLLOWING MEASURES SHOULD BE CHECKED AND/OR PERFORMED ON A QUARTERLY BASIS BY THE PROPERTY OWNER:

1. IT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER TO MAINTAIN ANY STORMWATER MANAGEMENT FACILITIES LOCATED ON HIS/HER RESPECTIVE LOT INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, INLETS, INFILTRATION BASINS, DIVERSION CHANNELS, COLLECTION CHANNELS, ROOF DRAINS, STORM SEWERS, CLEAN-OUTS AND SUMPS.
2. CATCH BASINS SHOULD BE CLEANED ON A QUARTERLY BASIS OF ANY ACCUMULATED DEBRIS AND SEDIMENT. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS.
3. ROOF DRAINS SHOULD BE CLEANED SEASONALLY.
4. ALL DIVERSION CHANNELS AND COLLECTION CHANNELS SHOULD BE MAINTAINED AT ALL TIMES WITH A GOOD STAND OF VEGETATION AND NOT ALTERED BY THE PROPERTY OWNER.

POST CONSTRUCTION STORMWATER BMP OPERATION AND MAINTENANCE PROCEDURES

THE FOLLOWING BMPs SHOULD BE CHECKED AS INDICATED BELOW BY THE RESPONSIBLE PARTY INDICATED IN OPERATION AND MAINTENANCE AGREEMENT REVIEWED AND APPROVED BY THE TOWNSHIP:

GRASS SWALES

GRASS SWALES/CHANNELS SHALL BE MAINTAINED WITH GRASS. THE SWALES SHALL BE MOWED AT 2 1/2" TO 3" HIGH. GRASS SWALES SHALL BE WEEDED TO REMOVE INVASIVES. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SWALES IMMEDIATELY. IF EROSION OCCURS UPHILL OF THE SWALE, ANY SEDIMENT DEPOSITED IN THE SWALE SHALL BE REMOVED IMMEDIATELY. THE ERODED AREAS SHOULD BE REPAIRED AND STABILIZED WITH SEED AND MULCH. APPLY SEED AND MULCH TO DISTURBED AREAS AFTER SEDIMENT IS REMOVED. GRASS SWALES SHALL BE MAINTAINED BY THE RESPONSIBLE PARTY INDICATED IN THE OPERATION AND MAINTENANCE AGREEMENT REVIEWED AND APPROVED BY THE TOWNSHIP.

UNDERGROUND INFILTRATION BASINS

INFILTRATION BASINS, INLET GRATES, AND THE SUMP IN THE UPSTREAM INLET SHALL BE INSPECTED QUARTERLY AND AFTER EACH MAJOR STORM. LEAVES AND OTHER DEBRIS SHALL BE REMOVED IMMEDIATELY. CHECK THE UPSTREAM AND DOWNSTREAM STORM SEWER STRUCTURES FOR SEDIMENT ACCUMULATION OR STANDING WATER. CLEAN THE SEDIMENT FROM THE BOTTOM OF THE STRUCTURES AND DISPOSE OF IN AN APPROVED MANNER. INSPECTIONS, OPERATION, MAINTENANCE, AND REPAIRS TO THE UNDERGROUND INFILTRATION BASIN SHALL BE THE RESPONSIBILITY OF THE OWNER AND APPROVED BY THE TOWNSHIP.

CATCH BASINS

CATCH BASINS, INLET GRATES AND THE SUMP IN THE UPSTREAM INLET SHALL BE INSPECTED QUARTERLY AND AFTER EACH MAJOR STORM. LEAVES AND OTHER DEBRIS SHALL BE REMOVED IMMEDIATELY. CLEAN THE SEDIMENT FROM THE BOTTOM OF THE STRUCTURES AND DISPOSE OF IN AN APPROVED MANNER.

SEDIMENTATION AND EROSION CONTROL MEASURES

1. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. A COPY OF THIS EROSION AND SEDIMENTATION CONTROL PLAN MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.
4. EROSION CONTROL BLANKET & FORMULA B SEEDING SHALL BE PLACED IN SWALES, DIVERSIONS AND CHANNELS OF CONVEYANCE WHICH WILL BE RECEIVING WATER IMMEDIATELY AFTER CONSTRUCTION.
5. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
6. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
8. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE DEVELOPER TO ELIMINATE ALL SUCH PROBLEMS.

TREE REPLACEMENT TABULATION:

COMPENSATORY PLANTING TABULATION. CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 170 SECTION 8.A.(1): 1" OF REPLACEMENT TREE FOR EVERY 4" OF EXISTING TREE TO BE REMOVED 184" OF TREE REMOVAL = 16 REPLACEMENT TREES AT 3" CALIPER.

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4	BGT	NYSSA SYLVATICA	BLACK GUM TUPELO	3" MIN CALIPER
4	VGK	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3" MIN CALIPER
4	SP	FLOWERING DOGWOOD	SELDOM PINK	3" MIN CALIPER
4	LW	FLOWERING DOGWOOD	LARGE WHITE	3" MIN CALIPER

STREET TREES TABULATION. CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 170 SECTION 2.H.: FOR EVERY 30' OF STREET FRONTAGE THERE WILL BE 1 STREET TREE PLACED. THERE IS 170' OF STREET FRONTAGE = 6 STREET TREES REQUIRED. STREET TREES SHALL BE PLANTED 10' BEHIND R.O.W. LINE.

DUE TO QUANTITY OF REPLACEMENT TREES AND STREET TREES REQUIRED (22) AND LIMITED AREA TO REPLACE TREES BECAUSE OF VEGETATION THE APPLICANT REQUEST A WAIVER.

GRADING AND CONSTRUCTION NOTES:

1. PROPOSED TEMPORARY TOPSOIL STOCKPILE LOCATION CAN BE PLACED TO THE FRONT OF THE PROPERTY AND/OR THE MATERIAL MAY BE TAKEN OFF-SITE TO AN APPROVED LOCATION.
2. THE PROPOSED RESIDENCE SHALL BE PROVIDED WITH A PERMANENT SUBSURFACE DRAINAGE SYSTEM CONSISTING OF PERIMETER DRAINS AND UNDERDRAINS.
3. PORTION OF EXISTING SANITARY SEWER IS TO BE PLUGGED WITH CONCRETE AND ABANDONED.
4. THE EXISTING SANITARY SEWER EASEMENT IS TO BE EXTINGUISHED.

PLANTING NOTES:

1. PLANT STANDARDS: ALL SIZES AND GRADING STANDARDS FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND APPROVED MAY 2, 1986, BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. OR THE LATEST REVISED EDITION OF THIS STANDARD.
2. PLANT GUARANTY: ALL PLANTING AND RELATED WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE TOWNSHIP. DEAD PLANT SHALL BE REMOVED IMMEDIATELY AND REPLACEMENT MADE NO LATER THAN DURING THE NEXT PLANTING SEASON.

EXCAVATION, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PUBLICATIONS OF THE LATEST REVISIONS.

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

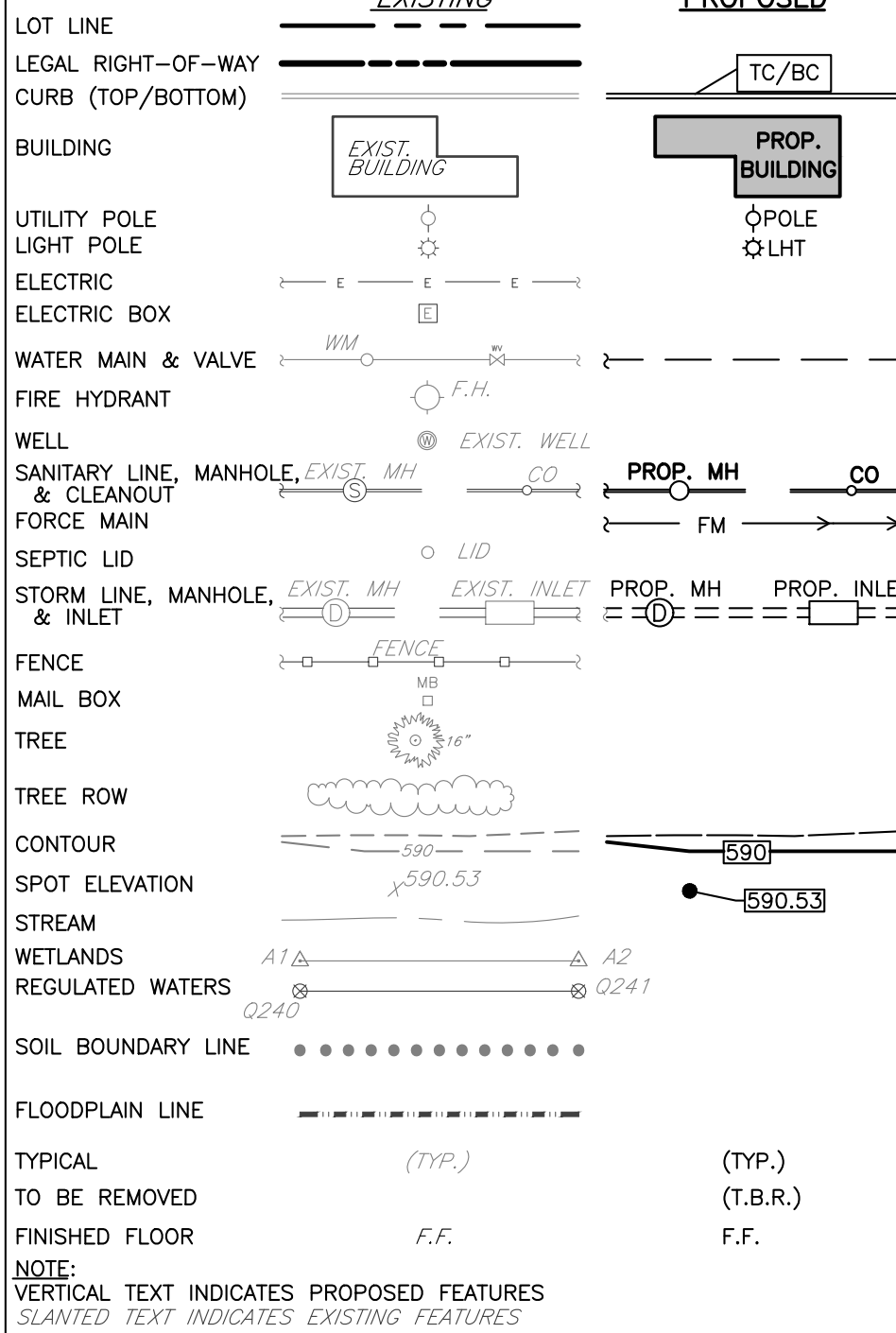
SERIAL #: 20182621511



GENERAL NOTES:

1. SITE AREA: 21,250 S.F. = 0.4878 AC.
2. SITE IS ZONED R-5 RESIDENTIAL.
REQUIREMENTS:
LOT SIZE: 5,500 S.F. (MIN.)
STREET FRONTAGE: 38 FT. (MIN.)
LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
BUILDING COVERAGE: 30% (MAX.)
FRONT YARD: 30 FT. (MIN.)
SIDE YARDS: 8 FT. (MIN. EACH); 16 FT. (MIN. AGGREGATE)
REAR YARD: 25 FT. (MIN.)
BUILDING HEIGHT: 35 FT. (MAX.)
IMPERVIOUS SURFACE RATIO: 45% (MAX.)
3. SITE IS NOT LOCATED IN FLOOD HAZARD AREA.
4. SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
5. EXISTING SOIL TYPE: M₆-MADE LAND, SCHIST AND GNEISS MATERIALS.
6. BENCHMARK REFERENCE: TAKEN ON INVERT OF SANITARY SEWER MANHOLE ON WALNUT HILL LANE SOUTHWEST OF WINDSOR PARK LANE AS SHOWN ON "EROSION CONTROL PLAN - SECTION 2" PROPOSED SUBDIVISION FOR KEN LIZ CORPORATION, INC. PLAN PREPARED BY H. E. MacCOMBIE, JR., P.E. CONSULTING ENGINEER PLAN DATED FEBRUARY 22, 1977 AND LAST REVISED APRIL 11, 1977. INVERT ELEVATION = 254.03.
7. PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE NOR MORE THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK. PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.
8. A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
9. ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
10. EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1680, SECTION II, PARAGRAPH 8.
11. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
12. A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED FOR EACH INDIVIDUAL LOT TO BE DEVELOPED.
13. AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.
14. ANY SUBSTANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
15. THE LATERAL CONNECTION DETAILS SHOULD BE REVIEWED BY THE TOWNSHIP PLUMBING INSPECTOR.
16. A DRAINAGE PLAN APPLICATION AND CHECKLIST SHALL BE SUBMITTED FOR EACH LOT AT THE TIME OF GRADING, DRAINAGE, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT APPLICATION.
17. CLEANOUTS SHALL BE PROVIDED AT THE PIPE ENDS WITHIN THE PROPOSED INFILTRATION BEDS FOR MAINTENANCE.
18. ALL ROOF DRAIN PIPES SHALL BE SCHEDULE 40 PIPE OR BETTER.
19. ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
20. ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
21. PROVIDE "NDS" SUMP BOX WITH DEBRIS TRAP ON ROOF DRAINS WHICH DO NOT DRAIN TO CATCH BASINS.
22. INFILTRATION AREA SHALL BE FENCED OFF AND PROTECTED FROM COMPACTION DURING CONSTRUCTION AS SHOWN ON THE PLAN.

LEGEND



RECORD OWNER

ANNE & PATRICE LOPATIN
217 WALNUT HILL LN
HAVERTOWN, PA 19083
FOLIO NUMBER: 22-09-02562-00
MAP NUMBER: 22-31 -763.000

APPLICANT

TERRADOR PENN LLC
C/O JOSEPH DORAZIO
2111 DABRY ROAD
HAVERTOWN, PA 19083

I, _____, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY HAVERFORD TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

(DATE)

(DATE)

0 20' 40'
SCALE 1"= 20'

REVISION

DATE

GRADING AND IMPROVEMENTS PLAN

FOR

TERRADOR PENN LLC.
217 WALNUT HILL LN.

HAVERFORD TOWNSHIP

DELAWARE COUNTY, PA

SCALE: 1" = 20'

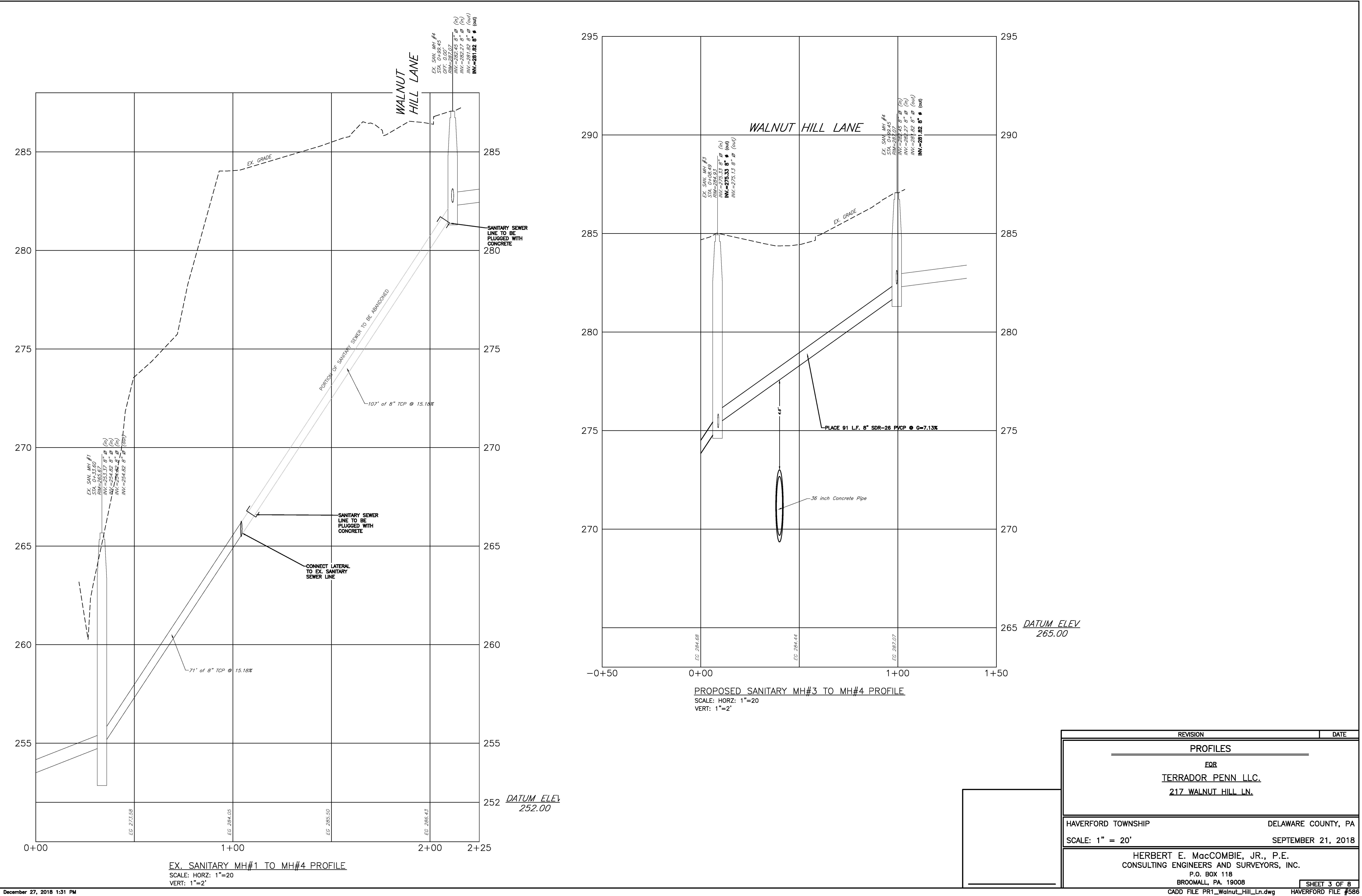
SEPTEMBER 21, 2018

HERBERT E. MacCOMBIE, JR., P.E.
CONSULTING ENGINEERS AND SURVEYORS, INC.
P.O. BOX 118
BROOMALL, PA. 19008

SHEET 2 OF 8

CADD FILE: GRT_Walnut_Hill_Ln.dwg

HAVERFORD FILE #586



CONSTRUCTION SEQUENCE:

1. PLACE AND PROPERLY SECURE SILT BARRIER FENCE AT THE LOCATIONS SHOWN ON PLAN. CHECK SILT BARRIER FENCE WEEKLY AND AFTER EACH RUNOFF EVENT FOR SERVICEABILITY. REPAIR OR REPLACE ANY DAMAGED SECTIONS AS REQUIRED.
2. PLACE STONE TIRE CLEANING STRIP AT PROPOSED DRIVEWAY ACCESS FOR FULL WIDTH OF DRIVEWAY TO ACT AS A SEDIMENT FILTER TRAP FOR TRUCK EGRESS. USE AASHTO #1 STONE 12" DEPTH.
3. STRIP TOP SOIL AND STOCKPILE AT THE LOCATION SHOWN ON THE PLAN, FOR FUTURE USE. PLACE SILT FENCE AROUND TOP SOIL STOCKPILE.
4. EXCAVATE FOR PROPOSED BUILDING FOOTINGS. STOCKPILE EXCAVATED GENERAL SOIL MATERIAL TO THE FRONT OF THE PROPOSED BUILDING.
5. CONSTRUCT FOOTINGS AND FOUNDATION WALLS TO THE PROPER ELEVATIONS AND BACKFILL AROUND WALLS TO FINAL GRADE. REMOVE ANY EXCESS EXCAVATED MATERIAL FROM SITE.
6. CONSTRUCT PROPOSED STORMWATER MANAGEMENT FACILITIES AT THE LOCATION AND GRADE SHOWN ON PLAN. TAP ROOF DRAINS AS NOTED DIRECTLY INTO THE SPREAD BASIN OR CATCH BASIN. PROVIDE "T" SECTIONS AT DOWNSPOUTS TO PROVIDE FOR OUTFLOW RELIEF TO DISCHARGE ONTO CONCRETE SPLASH PADS. NEWLY CONSTRUCTED INLETS OR CATCH BASINS SHALL BE PROTECTED IN ACCORDANCE WITH DETAIL ON PLAN.
6. ALL EXCESS EXCAVATED GENERAL SOIL IS TO BE REMOVED FROM SITE TO AN APPROVED LOCATION.
10. CONSTRUCT PROPOSED UTILITY TIE-INS. PLACE DRIVEWAY STONE BASE AND ROUGH GRADE.
11. PAVE PROPOSED DRIVEWAY AND STABILIZE ALL EXPOSED AREAS WITH SOD AND/OR SEEDING AND SOIL SUPPLEMENTS, FORMULA B. PROTECT SEEDING AREAS WITH HAY OR MULCH COVERING.
12. TEMPORARY SEEDING IS TO BE APPLIED TO ALL AREAS WHICH WILL REMAIN OPEN FOR LONGER THAN 20 DAYS PRIOR TO PERMANENT GRADING AND SEEDING OR SODDING. USE FORMULA E SEEDING AND SOIL SUPPLEMENTS.
13. REMOVE SILT BARRIER FENCE AND INLET/CATCH BASIN PROTECTION ONLY AFTER ALL EXPOSED AREAS HAVE BEEN STABILIZED.

SEDIMENTATION AND EROSION CONTROL MEASURES

1. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 6A, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. A COPY OF THIS EROSION AND SEDIMENTATION CONTROL PLAN MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.
4. EROSION CONTROL BLANKET & FORMULA B SEEDING SHALL BE PLACED IN SWALES, DIVERSIONS AND CHANNELS OF CONVEYANCE WHICH WILL BE RECEIVING WATER IMMEDIATELY AFTER CONSTRUCTION.
5. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
6. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND REVEGETATION MUST BE PERFORMED IMMEDIATELY.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.
8. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR OF STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE DEVELOPER TO ELIMINATE ALL SUCH PROBLEMS.

OPERATION AND MAINTENANCE PROCEDURES

THE FOLLOWING MEASURES SHOULD BE CHECKED AND/OR PERFORMED ON A QUARTERLY BASIS BY THE PROPERTY OWNER:

1. IT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER TO MAINTAIN ANY STORMWATER MANAGEMENT FACILITIES LOCATED ON HIS/HER RESPECTIVE LOT INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, INLETS, INFILTRATION BASINS, DIVERSION CHANNELS, COLLECTION CHANNELS, ROOF DRAINS, STORM SEWERS, CLEAN-OUTS AND SUMPS.
2. CATCH BASINS SHOULD BE CLEANED ON A QUARTERLY BASIS OF ANY ACCUMULATED DEBRIS AND SEDIMENT. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS.
3. ROOF DRAINS SHOULD BE CLEANED SEASONALLY.
4. ALL DIVERSION CHANNELS AND COLLECTION CHANNELS SHOULD BE MAINTAINED AT ALL TIMES WITH A GOOD STAND OF VEGETATION AND NOT ALTERED BY THE PROPERTY OWNER.

POST CONSTRUCTION STORMWATER BMP OPERATION AND MAINTENANCE PROCEDURES

THE FOLLOWING BMPs SHOULD BE CHECKED AS INDICATED BELOW BY THE RESPONSIBLE PARTY INDICATED IN OPERATION AND MAINTENANCE AGREEMENT REVIEWED AND APPROVED BY THE TOWNSHIP:

GRASS SWALES

GRASS SWALES/CHANNELS SHALL BE MAINTAINED WITH GRASS. THE SWALES SHALL BE MOWED AT 2 1/2" TO 3" HIGH. GRASS SWALES SHALL BE WEEDED TO REMOVE INVASIVES. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SWALES IMMEDIATELY. IF EROSION OCCURS UPHILL OF THE SWALE, ANY SEDIMENT DEPOSITED IN THE SWALE SHALL BE REMOVED IMMEDIATELY. THE ERODED AREAS SHOULD BE REPAIRED AND STABILIZED WITH SEED AND MULCH. APPLY SEED AND MULCH TO DISTURBED AREAS OF THE SWALES AFTER SEDIMENT IS REMOVED. GRASS SWALES SHALL BE MAINTAINED BY THE RESPONSIBLE PARTY INDICATED IN THE OPERATION AND MAINTENANCE AGREEMENT REVIEWED AND APPROVED BY THE TOWNSHIP.

UNDERGROUND INFILTRATION BASINS

INFILTRATION BASINS, INLET GRATES, AND THE SUMP IN THE UPSTREAM INLET SHALL BE INSPECTED QUARTERLY AND AFTER EACH MAJOR STORM. LEAVES AND OTHER DEBRIS SHALL BE REMOVED IMMEDIATELY. CHECK THE UPSTREAM AND DOWNSTREAM STORM SEWER STRUCTURES FOR SEDIMENT ACCUMULATION OR STANDING WATER. CLEAN THE SEDIMENT FROM THE BOTTOM OF THE STRUCTURES AND DISPOSE OF IN AN APPROVED MANNER. INSPECTIONS, OPERATION, MAINTENANCE, AND REPAIRS TO THE UNDERGROUND INFILTRATION BASIN SHALL BE THE RESPONSIBILITY OF THE OWNER AND APPROVED BY THE TOWNSHIP.

CATCH BASINS

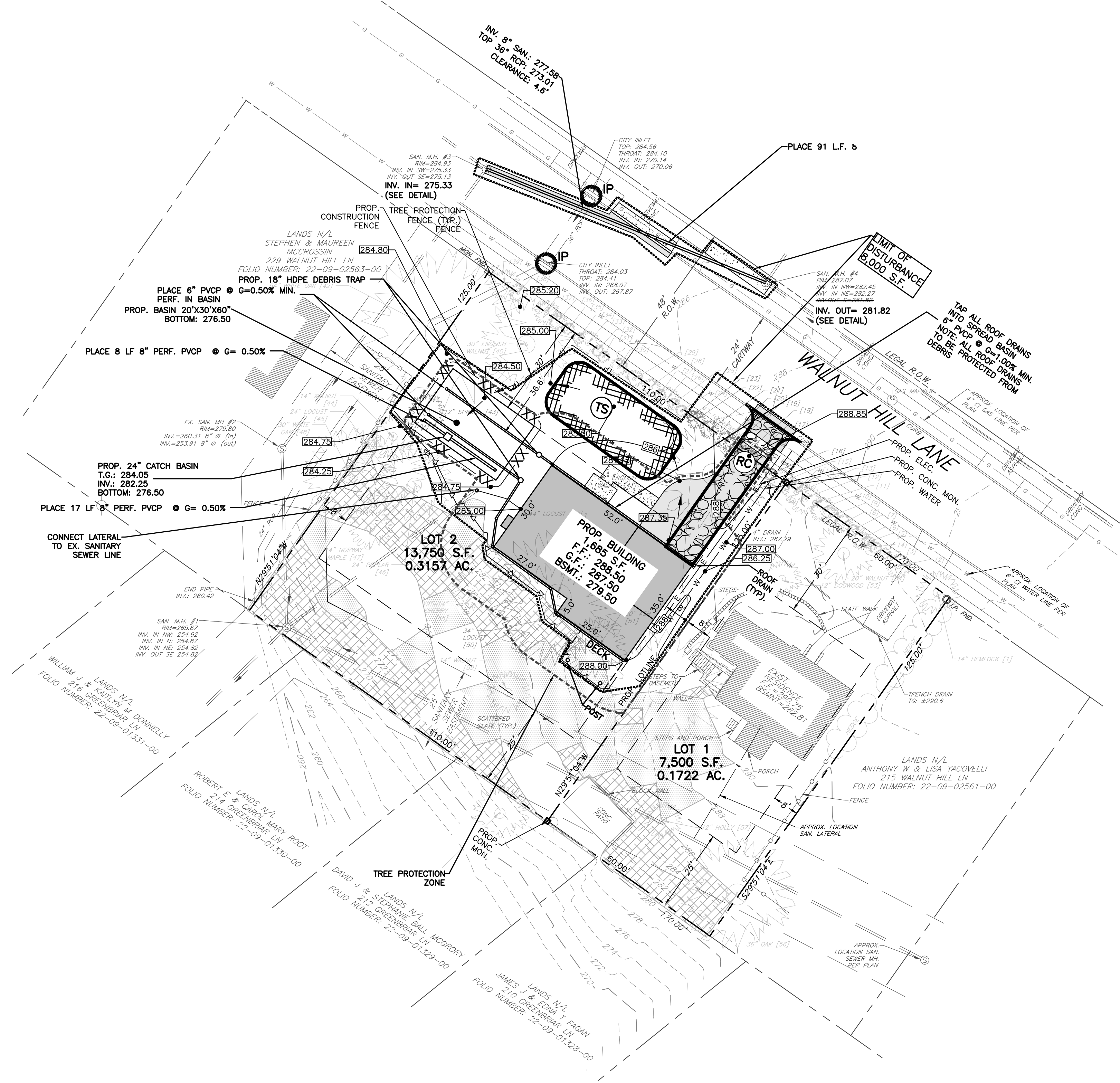
CATCH BASINS, INLET GRATES AND THE SUMP IN THE UPSTREAM INLET SHALL BE INSPECTED QUARTERLY AND AFTER EACH MAJOR STORM. LEAVES AND OTHER DEBRIS SHALL BE REMOVED IMMEDIATELY. CLEAN THE SEDIMENT FROM THE BOTTOM OF THE STRUCTURES AND DISPOSE OF IN AN APPROVED MANNER.

PLANTING NOTES:

1. PLANT STANDARDS: ALL SIZES AND GRADING STANDARDS FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND APPROVED MAY 2, 1986, BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. OR THE LATEST REVISED EDITION OF THIS STANDARD.
2. PLANT GUARANTY: ALL PLANTING AND RELATED WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. BY THE TOWNSHIP. DEAD PLANT SHALL BE REMOVED IMMEDIATELY AND REPLACEMENT MADE NO LATER THAN DURING THE NEXT PLANTING SEASON.

GRADING AND CONSTRUCTION NOTES:

1. PROPOSED TEMPORARY TOPSOIL STOCKPILE LOCATION CAN BE PLACED TO THE FRONT OF THE PROPERTY AND/OR THE MATERIAL MAY BE TAKEN OFF-SITE TO AN APPROVED LOCATION.
2. THE PROPOSED RESIDENCE SHALL BE PROVIDED WITH A PERMANENT SUBSURFACE DRAINAGE SYSTEM CONSISTING OF PERIMETER DRAINS AND UNDERDRAINS.
3. PORTION OF EXISTING SANITARY SEWER IS TO BE PLUGGED WITH CONCRETE AND ABANDONED.
4. THE EXISTING SANITARY SEWER EASEMENT IS TO BE EXTINGUISHED.



EXCAVATION, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PUBLICATIONS OF THE LATEST EDITIONS.

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

SERIAL #: 20182621511

GENERAL NOTES:

1. SITE AREA: 21,250 S.F. = 0.4878 AC.
2. SITE IS ZONED R-5 RESIDENTIAL.
- REQUIREMENTS:
 - LOT SIZE: 5,500 S.F. (MIN.)
 - STREET FRONTAGE: 38 FT. (MIN.)
 - LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
 - BUILDING COVERAGE: 30% (MAX.)
 - FRONT YARD: 30 FT. (MIN.)
 - SIDE YARDS: 8 FT. (MIN. EACH); 16 FT. (MIN. AGGREGATE)
 - REAR YARD: 25 FT. (MIN.)
 - BUILDING HEIGHT: 35 FT. (MAX.)
 - IMPERVIOUS SURFACE RATIO: 45% (MAX.)
3. SITE IS NOT LOCATED IN FLOOD HAZARD AREA.
4. SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
5. EXISTING SOIL TYPE: M₂-MADE LAND, SCHIST AND GNEISS MATERIALS.
6. BENCHMARK REFERENCE: TAKEN ON INVERT OF SANITARY SEWER MANHOLE ON WALNUT HILL LANE SOUTHWEST OF WINDSOR PARK LANE AS SHOWN ON "EROSION CONTROL PLAN - SECTION 2" PROPOSED SUBDIVISION FOR KEN LIZ CORPORATION, INC. PLAN PREPARED BY H. E. MacCOMBIE, JR., P.E. CONSULTING ENGINEER PLAN DATED FEBRUARY 22, 1977 AND LAST REVISED APRIL 11, 1977. INVERT ELEVATION = 254.03.
7. PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE NOR MORE THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK.
8. A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
9. ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
10. EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1680, SECTION II, PARAGRAPH 8.
11. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
12. A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED FOR EACH INDIVIDUAL LOT TO BE DEVELOPED.
13. AN EROSION AND SEDIMENT CONTROL, PERMIT FROM THE TOWNSHIP WILL BE REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.
14. ANY SUBSTANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
15. THE LATERAL CONNECTION DETAILS SHOULD BE REVIEWED BY THE TOWNSHIP PLUMBING INSPECTOR.
16. A DRAINAGE PLAN APPLICATION AND CHECKLIST SHALL BE SUBMITTED FOR EACH LOT AT THE TIME OF GRADING, DRAINAGE, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT APPLICATION.
17. CLEANOUTS SHALL BE PROVIDED AT THE PIPE ENDS WITHIN THE PROPOSED INFILTRATION BEDS FOR MAINTENANCE.
18. ALL ROOF DRAIN PIPES SHALL BE SCHEDULE 40 PIPE OR BETTER.
19. ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
20. ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
21. PROVIDE "NDS" SUMP BOX WITH DEBRIS TRAP ON ROOF DRAINS WHICH DO NOT DRAIN TO CATCH BASINS.
22. INFILTRATION AREA SHALL BE FENCED OFF AND PROTECTED FROM COMPACTION DURING CONSTRUCTION AS SHOWN ON THE PLAN.

RECORD OWNER

ANNE & PATRICE LOPATIN
217 WALNUT HILL LN
HAVERTOWN, PA 19083
FOLIO NUMBER: 22-09-02562-00
MAP NUMBER: 22-31 - 763.000

EROSION AND SEDIMENT POLLUTION CONTROL MEASURES LEGEND

- SUPER SILT FENCE
- CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- TOPSOIL AREA
- LIMIT OF DISTURBANCE

LEGEND

- EXISTING
- PROPOSED
- LOT LINE
- LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)
- BUILDING
- UTILITY POLE
- LIGHT POLE
- ELECTRIC
- ELECTRIC BOX
- WATER MAIN & VALVE
- FIRE HYDRANT
- WELL
- SANITARY LINE, MANHOLE, EXIST. MH
- & CLEANOUT
- FORCE MAIN
- SEPTIC LID
- STORM LINE, MANHOLE, EXIST. MH
- & INLET
- FENCE
- MAIL BOX
- TREE
- TREE ROW
- CONTOUR
- SPOT ELEVATION
- STREAM
- WETLANDS
- REGULATED WATERS
- SOIL BOUNDARY LINE
- FLOODPLAIN LINE
- TYPICAL (TYP.)
- TO BE REMOVED (T.B.R.)
- FINISHED FLOOR F.F.
- NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

- STEEP SLOPE: 15%-25%
- STEEP SLOPE: >25%

SITE LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE

0 20' 40'

SCALE 1" = 20'

REVISION	DATE
EROSION AND SEDIMENT CONTROL PLAN	
FOR	
TERRADOR PENN LLC.	
217 WALNUT HILL LN.	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	SEPTEMBER 21, 2018
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
CADD FILE: EST_Walnut_Hill_Ln.dwg	SHEET 4 OF 8 HAVERFORD FILE #586

FORESTER'S EXISTING SITE INVENTORY

NUMBER	TREE	DESCRIPTION / HEALTH	DIAMETER (INCH)	TO BE REMOVED
[1]	HEMLOCK		14	
[2]	HEMLOCK		8	
[3]	HEMLOCK	TWIN	4-6	
[4]	HEMLOCK		4	
[5]	HEMLOCK	TWIN	4-4	
[6]	HEMLOCK	TRI	2-2-6	
[7]	HEMLOCK	TWIN	4-4	
[8]	HEMLOCK	TWIN	6-6	
[9]	HEMLOCK	TWIN	4-6	
[10]	HEMLOCK		8	
[11]	HEMLOCK	TWIN	2-2	
[12]	HEMLOCK		10	
[13]	HEMLOCK		8	
[14]	HEMLOCK		8	
[15]	HEMLOCK		8	
[16]	HEMLOCK	TWIN	4-4	Yes
[17]	HEMLOCK	TWIN	2-4	Yes
[18]	HEMLOCK	TWIN	4-6	Yes
[19]	HEMLOCK	TWIN	4-6	Yes
[20]	HEMLOCK	TWIN	4-6	Yes
[21]	HEMLOCK	TWIN	4-6	Yes
[22]	HEMLOCK	TWIN	6	Yes
[23]	HEMLOCK		4	Yes
[24]	HEMLOCK	TWIN	4-6	
[25]	HEMLOCK		4	
[26]	HEMLOCK		8	
[27]	HEMLOCK	TWIN	2-4	
[28]	HEMLOCK		6	
[29]	HEMLOCK		6-8	
[30]	HEMLOCK	QUAD	4-4-4-4	
[31]	HEMLOCK		4	
[32]	HEMLOCK	TWIN	4-6	
[33]	HEMLOCK		8	
[34]	HEMLOCK		4	
[35]	HEMLOCK		4	
[36]	HEMLOCK		6	
[37]	HEMLOCK		8	
[38]	HEMLOCK	TWIN	4-6	
[39]	HEMLOCK		10	
[40]	ENGLISH WALNUT		30	
[41]	ENGLISH WALNUT		36	Yes
[42]	WHITE OAK		54	
[43]	SPRUCE		12	Yes
[44]	WALNUT		14	
[45]	LOCUST		24	
[46]	POPLAR		24	
[47]	NORWAY MAPLE		14	
[48]	WHITE OAK		30	
[49]	LOCUST		44	Yes
[50]	LOCUST		34	Yes
[51]	ASH		20	Yes
[52]	WALNUT		40	
[53]	DOGWOOD		12	
[54]	WALNUT		20	
[55]	CHERRY		12-14	
[56]	OAK		36	
[57]	HOLLY		12	
[58]	WALNUT		18	
[59]	WALNUT		14	



EXCAVATION, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PUBLICATIONS OR THE LATEST REVISIONS.

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

SERIAL #: 20182621511

- GENERAL NOTES:**
- SITE AREA: 21,250 S.F. = 0.4878 AC.
 - SITE IS ZONED R-5 RESIDENTIAL.
REQUIREMENTS:
LOT SIZE: 5,500 S.F. (MIN.)
STREET FRONTAGE: 38 FT. (MIN.)
LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
BUILDING COVERAGE: 30% (MAX.)
FRONT YARD: 30 FT. (MIN.)
SIDE YARDS: 8 FT. (MIN. EACH); 16 FT. (MIN. AGGREGATE)
REAR YARD: 25 FT. (MIN.)
BUILDING HEIGHT: 35 FT. (MAX.)
IMPERVIOUS SURFACE RATIO: 45% (MAX.)
 - SITE IS NOT LOCATED IN FLOOD HAZARD AREA.
 - SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
 - EXISTING SOIL TYPE: M₆-MADE LAND, SCHIST AND GNEISS MATERIALS.
 - BENCHMARK REFERENCE: TAKEN ON INVERT OF SANITARY SEWER MANHOLE ON WALNUT HILL LANE SOUTHWEST OF WINDSOR PARK LANE AS SHOWN ON "EROSION CONTROL PLAN - SECTION 2 PROPOSED SUBDIVISION FOR KEN LIZ CORPORATION, INC. PLAN PREPARED BY H. E. MacCOMBIE, JR., P.E. CONSULTING ENGINEER PLAN DATED FEBRUARY 22, 1977 AND LAST REVISED APRIL 11, 1977. INVERT ELEVATION = 254.03.
 - PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE NOR MORE THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK.
 - PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.
 - A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
 - ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
 - EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1680, SECTION II, PARAGRAPH 8.
 - DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
 - A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED FOR EACH INDIVIDUAL LOT TO BE DEVELOPED.
 - AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.
 - ANY SUBSTANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
 - THE LATERAL CONNECTION DETAILS SHOULD BE REVIEWED BY THE TOWNSHIP PLUMBING INSPECTOR.
 - A DRAINAGE PLAN APPLICATION AND CHECKLIST SHALL BE SUBMITTED FOR EACH LOT AT THE TIME OF GRADING, DRAINAGE, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT APPLICATION.
 - CLEANOUTS SHALL BE PROVIDED AT THE PIPE ENDS WITHIN THE PROPOSED INFILTRATION BEDS FOR MAINTENANCE.
 - ALL ROOF DRAIN PIPES SHALL BE SCHEDULE 40 PIPE OR BETTER.
 - ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
 - ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
 - "NDS" SUMP BOX WITH DEBRIS TRAP ON ROOF DRAINS WHICH DO NOT DRAIN TO CATCH BASINS.
 - INFILTRATION AREA SHALL BE FENCED OFF AND PROTECTED FROM COMPACTION DURING CONSTRUCTION AS SHOWN ON THE PLAN.

RECORD OWNER
ANNE & PATRICE LOPATIN
217 WALNUT HILL LN
HAVERTOWN, PA 19083
FOLIO NUMBER: 22-09-02562-00
MAP NUMBER: 22-31 -763.000

APPLICANT
TERRADOR PENN LLC
C/O JOSEPH DORAZIO
2111 DARBY ROAD
HAVERTOWN, PA 19083

LEGEND

LOT LINE
LEGAL RIGHT-OF-WAY
CURB (TOP/BOTTOM)
BUILDING
UTILITY POLE
LIGHT POLE
ELECTRIC
ELECTRIC BOX
WATER MAIN & VALVE
FIRE HYDRANT
WELL
SANITARY LINE, MANHOLE, EXIST. MH
& CLEANOUT
FORCE MAIN
SEPTIC LID
STORM LINE, MANHOLE, EXIST. MH
& INLET
FENCE
MAIL BOX
TREE
TREE ROW
CONTOUR
SPOT ELEVATION
STREAM
WETLANDS
REGULATED WATERS
SOIL BOUNDARY LINE
FLOODPLAIN LINE
TYPICAL
TO BE REMOVED
FINISHED FLOOR
NOTE
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

EXISTING
PROPOSED
TC/BC
PROP. BUILDING
OPOLE
LHT
WM
F.H.
EXIST. WELL
PROP. MH
CO
FM
EXIST. MH
EXIST. INLET
PROP. MH
PROP. INLET
FENCE
MB
16"
590.53
590.53
A1
A2
Q240
Q241
(TYP.)
(T.B.R.)
F.F.
F.F.

STEEP SLOPE: 15%-25%
STEEP SLOPE: >25%

0 20' 40'
SCALE 1" = 20'

REVISION	DATE
TOPOGRAPHIC PLAN OF PROPERTY	
FOR TERRADOR PENN LLC. 217 WALNUT HILL LN.	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	SEPTEMBER 21, 2018
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
CADD FILE EX1_Walnut_Hill_Ln.dwg	SHEET 5 OF 8 HAVERFORD FILE #586

FORESTER'S EXISTING SITE INVENTORY

NUMBER	TREE	DESCRIPTION / HEALTH	DIAMETER (INCH)	TO BE REMOVED	INSIDE TREE PROTECTED ZONE	TO BE REPLACED
[1]	HEMLOCK		14			
[2]	HEMLOCK		8			
[3]	HEMLOCK	TWIN	4-6			
[4]	HEMLOCK		4			
[5]	HEMLOCK	TWIN	4-4			
[6]	HEMLOCK	TRI	2-2-6			
[7]	HEMLOCK	TWIN	4-4			
[8]	HEMLOCK	TWIN	6-6			
[9]	HEMLOCK	TWIN	4-6			
[10]	HEMLOCK		8			
[11]	HEMLOCK	TWIN	2-2			
[12]	HEMLOCK		10			
[13]	HEMLOCK		8			
[14]	HEMLOCK		8			
[15]	HEMLOCK		8			
[16]	HEMLOCK	TWIN	4-4	Yes		
[17]	HEMLOCK	TWIN	2-4	Yes	Yes	
[18]	HEMLOCK	TWIN	4-6	Yes	Yes	Yes
[19]	HEMLOCK	TWIN	4-6	Yes	Yes	Yes
[20]	HEMLOCK	TWIN	4-6	Yes		
[21]	HEMLOCK	TWIN	4-6	Yes		
[22]	HEMLOCK	TWIN	6	Yes		
[23]	HEMLOCK		4	Yes		
[24]	HEMLOCK	TWIN	4-6			
[25]	HEMLOCK		4			
[26]	HEMLOCK		8			
[27]	HEMLOCK	TWIN	2-4			
[28]	HEMLOCK		6			
[29]	HEMLOCK		6-8			
[30]	HEMLOCK	QUAD	4-4-4-4			
[31]	HEMLOCK		4			
[32]	HEMLOCK	TWIN	4-6			
[33]	HEMLOCK		8			
[34]	HEMLOCK		4			
[35]	HEMLOCK		4			
[36]	HEMLOCK		6			
[37]	HEMLOCK		8			
[38]	HEMLOCK	TWIN	4-6			
[39]	HEMLOCK		10			
[40]	ENGLISH WALNUT		30			
[41]	ENGLISH WALNUT		36	Yes	Yes	Yes
[42]	WHITE OAK		54			
[43]	SPRUCE		12	Yes	Yes	Yes
[44]	WALNUT		14			
[45]	LOCUST		24			
[46]	POPLAR		24			
[47]	NORWAY MAPLE		14			
[48]	WHITE OAK		30			
[49]	LOCUST		44	Yes	Yes	Yes
[50]	LOCUST		34	Yes	Yes	Yes
[51]	ASH		20	Yes	Yes	Yes
[52]	WALNUT		40		Yes	
[53]	DOGWOOD		12			
[54]	WALNUT		20			
[55]	CHERRY		12-14		Yes	
[56]	OAK		36			
[57]	HOLLY		12			
[58]	WALNUT		18			
[59]	WALNUT		14			

TREE REPLACEMENT TABULATION:

COMPENSATORY PLANTING TABULATION, CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 170 SECTION 8.A.(1):
1" OF REPLACEMENT TREE FOR EVERY 4" OF EXISTING TREE TO BE REMOVED
184" OF TREE REMOVAL = 16 REPLACEMENT TREES AT 3" CALIPER.

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4	BGT	NYSSA SYLVATICA	BLACK GUM TUPELO	3" MIN CALIPER
4	VGK	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3" MIN CALIPER
4	SP	FLOWERING DOGWOOD	SELDOM PINK	3" MIN CALIPER
4	LW	FLOWERING DOGWOOD	LARGE WHITE	3" MIN CALIPER

STREET TREES TABULATION, CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 170 SECTION 2.H.:
FOR EVERY 30' OF STREET FRONTAGE THERE WILL BE 1 STREET TREE PLACED. THERE IS 170' OF
STREET FRONTAGE = 6 STREET TREES REQUIRED.
STREET TREES SHALL BE PLANTED 10' BEHIND R.O.W. LINE.

DUE TO QUANTITY OF REPLACEMENT TREES AND STREET TREES REQUIRED (22) AND LIMITED AREA TO
REPLACE TREES BECAUSE OF VEGETATION THE APPLICANT REQUEST A WAIVER.

PLANTING NOTES:

- PLANT STANDARDS: ALL SIZES AND GRADING STANDARDS FOR PLANT MATERIALS SHALL CONFORM
WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE
AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND APPROVED MAY 2, 1986, BY THE AMERICAN
NATIONAL STANDARDS INSTITUTE, INC. OR THE LATEST REVISED EDITION OF THIS STANDARD.
- PLANT QUARANTY: ALL PLANTING AND RELATED WORK SHALL BE GUARANTEED FOR A PERIOD OF
ONE (1) YEAR FROM DATE OF ACCEPTANCE. BY THE TOWNSHIP. DEAD PLANT SHALL BE REMOVED
IMMEDIATELY AND REPLACEMENT MADE NO LATER THAN DURING THE NEXT PLANTING SEASON.

EXCAVATION, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY
WITH THE REQUIREMENTS OF ALL UNITED STATES DEPARTMENT OF LABOR
OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PUBLICATIONS
OF THE LATEST REVISIONS.

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

SERIAL #: 20182621511

GENERAL NOTES:

- SITE AREA: 21,250 S.F. = 0.4878 AC.
- SITE IS ZONED R-5 RESIDENTIAL.
REQUIREMENTS:
LOT SIZE: 5,500 S.F. (MIN.)
STREET FRONTAGE: 38 FT. (MIN.)
LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
BUILDING COVERAGE: 30% (MAX.)
FRONT YARD: 30 FT. (MIN.)
SIDE YARDS: 8 FT. (MIN. EACH); 16 FT. (MIN. AGGREGATE)
REAR YARD: 25 FT. (MIN.)
BUILDING HEIGHT: 35 FT. (MAX.)
IMPERVIOUS SURFACE RATIO: 45% (MAX.)
- SITE IS NOT LOCATED IN FLOOD HAZARD AREA.
- SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
- EXISTING SOIL TYPE: M₆-MADE LAND, SCHIST AND GNEISS MATERIALS.
- BENCHMARK REFERENCE: TAKEN ON INVERT OF SANITARY SEWER
MANHOLE ON WALNUT HILL LANE SOUTHWEST OF WINDSOR PARK LANE
AS SHOWN ON "EROSION CONTROL PLAN - SECTION 2 PROPOSED
SUBDIVISION FOR KEN LIZ CORPORATION, INC. PLAN PREPARED BY H. E.
MacCOMBIE, JR., P.E. CONSULTING ENGINEER PLAN DATED FEBRUARY 22,
1977 AND LAST REVISED APRIL 11, 1977. INVERT ELEVATION = 254.03.
- PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR
EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL
UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE
FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA
ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE
"UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL
SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE NOR MORE
THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK.
PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.
- A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL
TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
- ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN
ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT
CONTROL ORDINANCE No. 1505.
- ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN
ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT
CONTROL ORDINANCE No. 1505.
- DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR
INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES
AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER
CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING
STORMWATER MANAGEMENT FACILITIES.
- A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE
AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF
\$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND
BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND
MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL
STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED FOR
EACH INDIVIDUAL LOT TO BE DEVELOPED.
- AN EROSION AND SEDIMENT CONTROL, PERMIT FROM THE TOWNSHIP WILL
BE REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.
- ANY SUBSTANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE
REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- THE LATERAL CONNECTION DETAILS SHOULD BE REVIEWED BY THE
TOWNSHIP PLUMBING INSPECTOR.
- A DRAINAGE PLAN APPLICATION AND CHECKLIST SHALL BE SUBMITTED
FOR EACH LOT AT THE TIME OF GRADING, DRAINAGE, SOIL EROSION AND
SEDIMENTATION CONTROL PERMIT APPLICATION.
- CLEANOUTS SHALL BE PROVIDED AT THE PIPE ENDS WITHIN THE
PROPOSED INFILTRATION BEDS FOR MAINTENANCE.
- ALL ROOF DRAIN PIPES SHALL BE SCHEDULE 40 PIPE OR BETTER.
- ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
- ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
- PROVIDE "NDS" SUMP BOX WITH DEBRIS TRAP ON ROOF DRAINS WHICH
DO NOT DRAIN TO CATCH BASINS.
- INFILTRATION AREA SHALL BE FENCED OFF AND PROTECTED FROM
COMPACTION DURING CONSTRUCTION AS SHOWN ON THE PLAN.

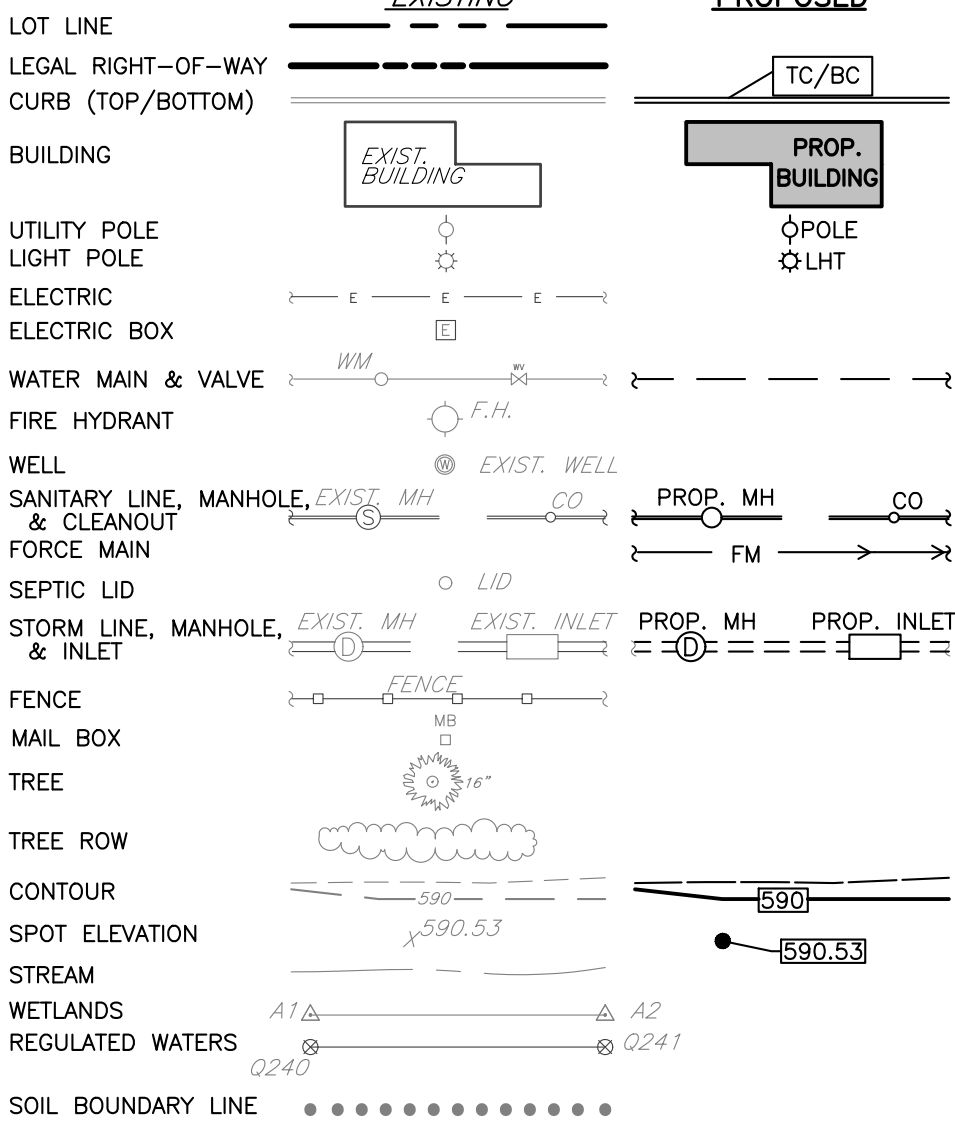
RECORD OWNER

ANNE & PATRICE LOPATIN
217 WALNUT HILL LN
HAVERTOWN, PA 19083
FOLIO NUMBER: 22-09-02562-00
MAP NUMBER: 22-31 -763.000

APPLICANT

TERRADOR PENN LLC
C/O JOSEPH DORAZIO
2111 DARRY ROAD
HAVERTOWN, PA 19083

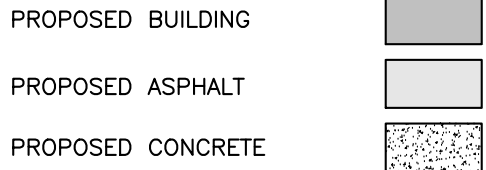
LEGEND



STEEP SLOPE: 15%-25%

STEEP SLOPE: >25%

SITE LEGEND



0 20' 40'

SCALE 1"= 20'

REVISION

DATE

LANDSCAPE PLAN

FOR

TERRADOR PENN LLC.

217 WALNUT HILL LN.

HAVERFORD TOWNSHIP

DELAWARE COUNTY, PA

SCALE: 1" = 20'

SEPTEMBER 21, 2018

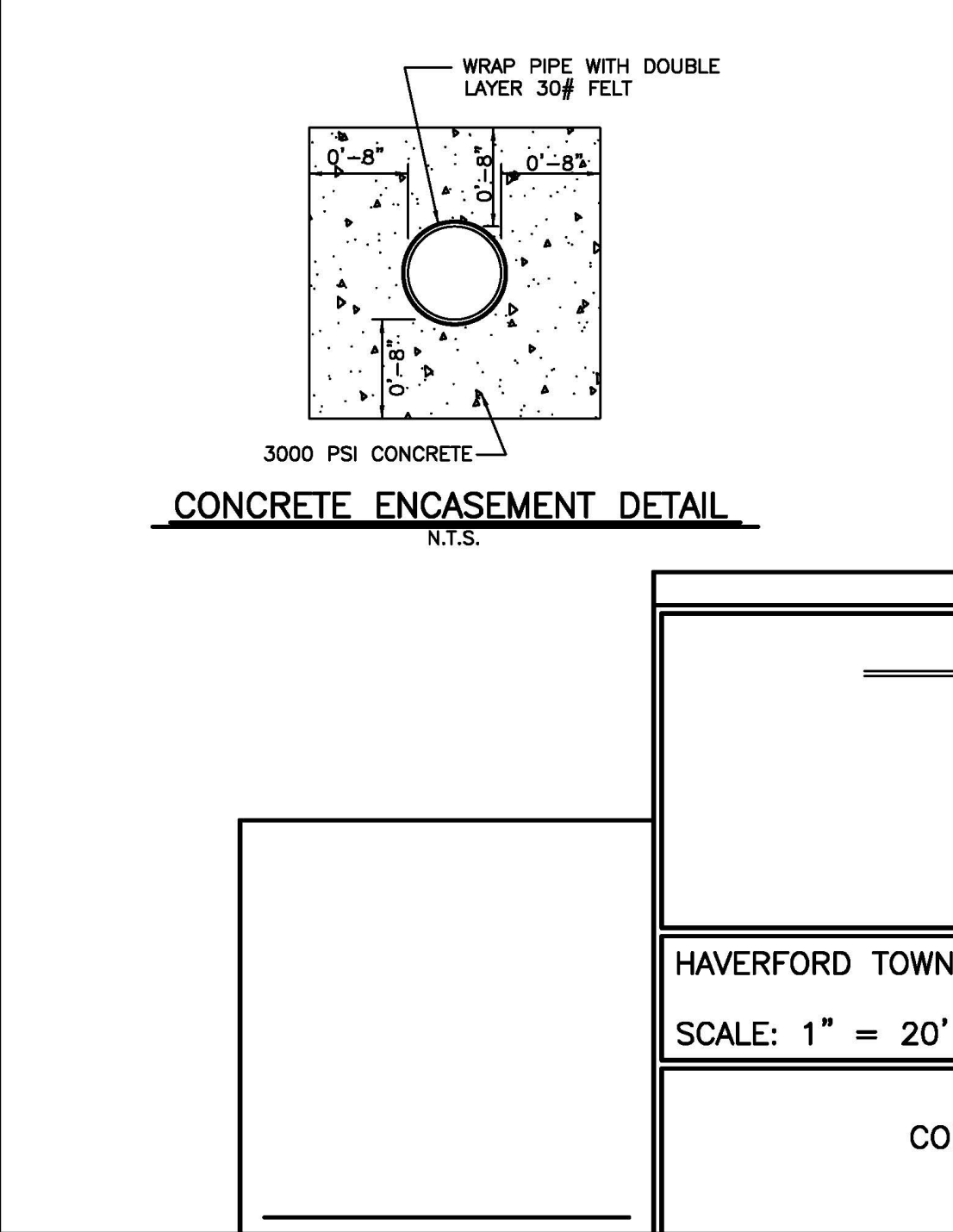
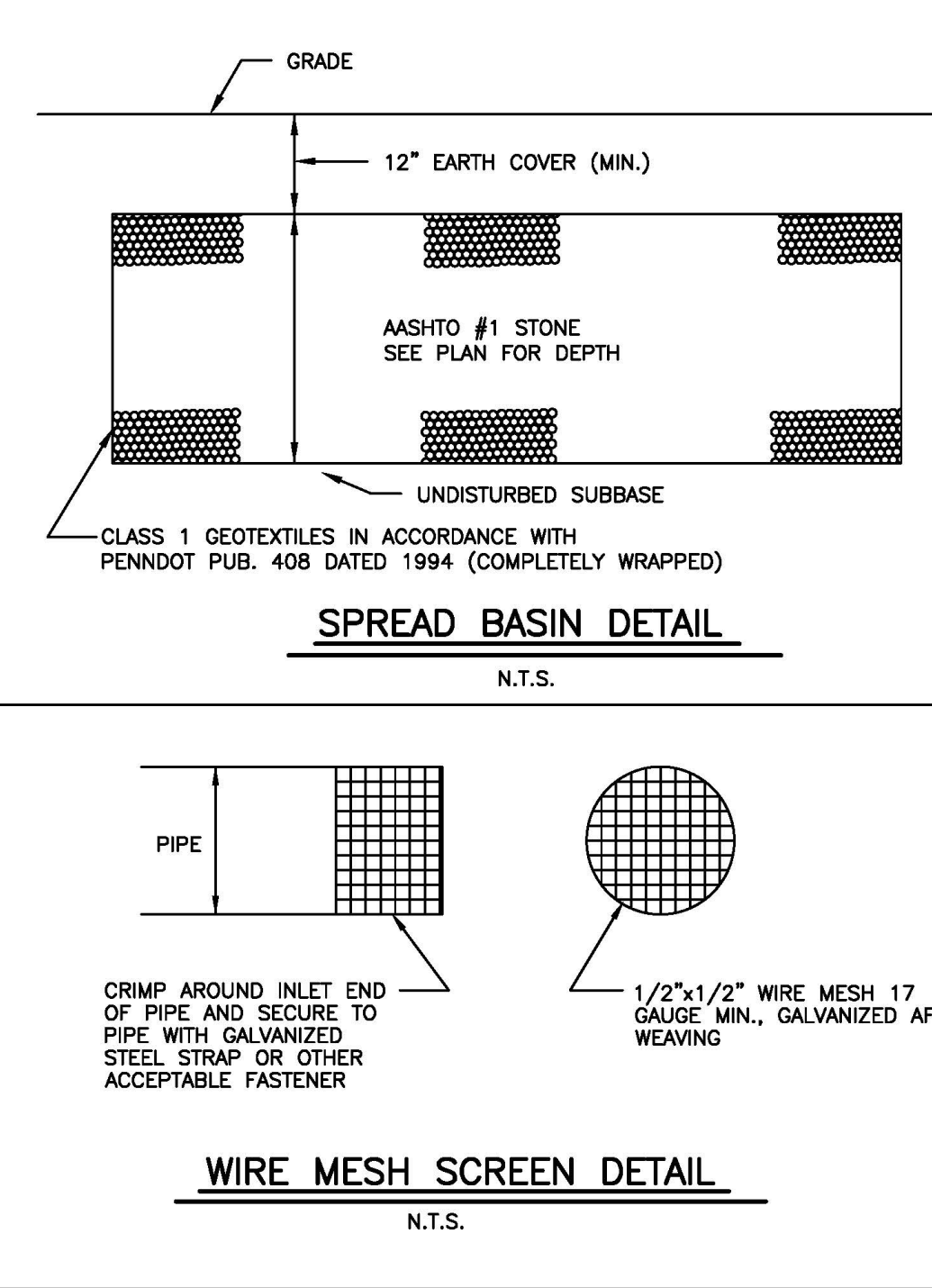
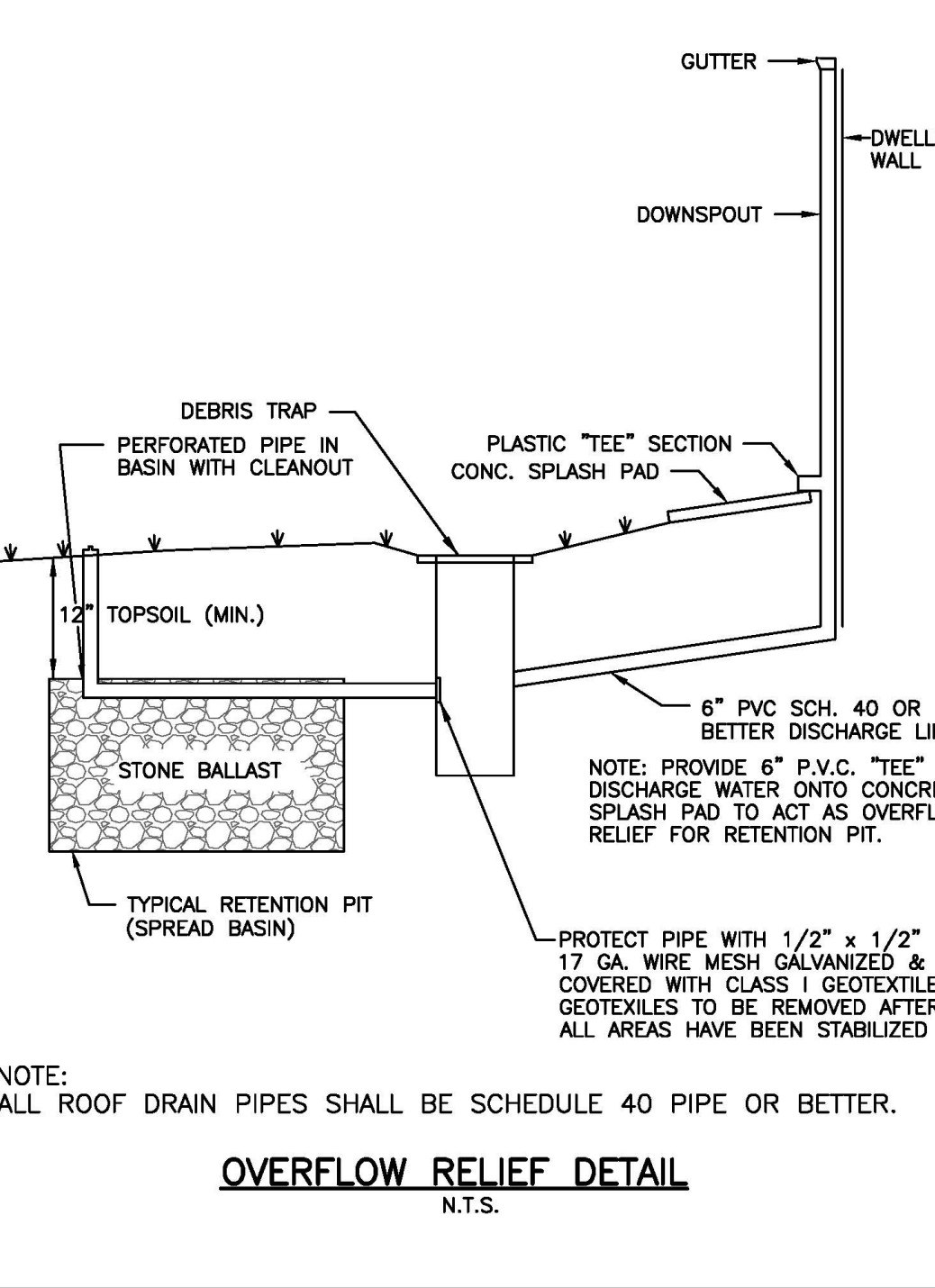
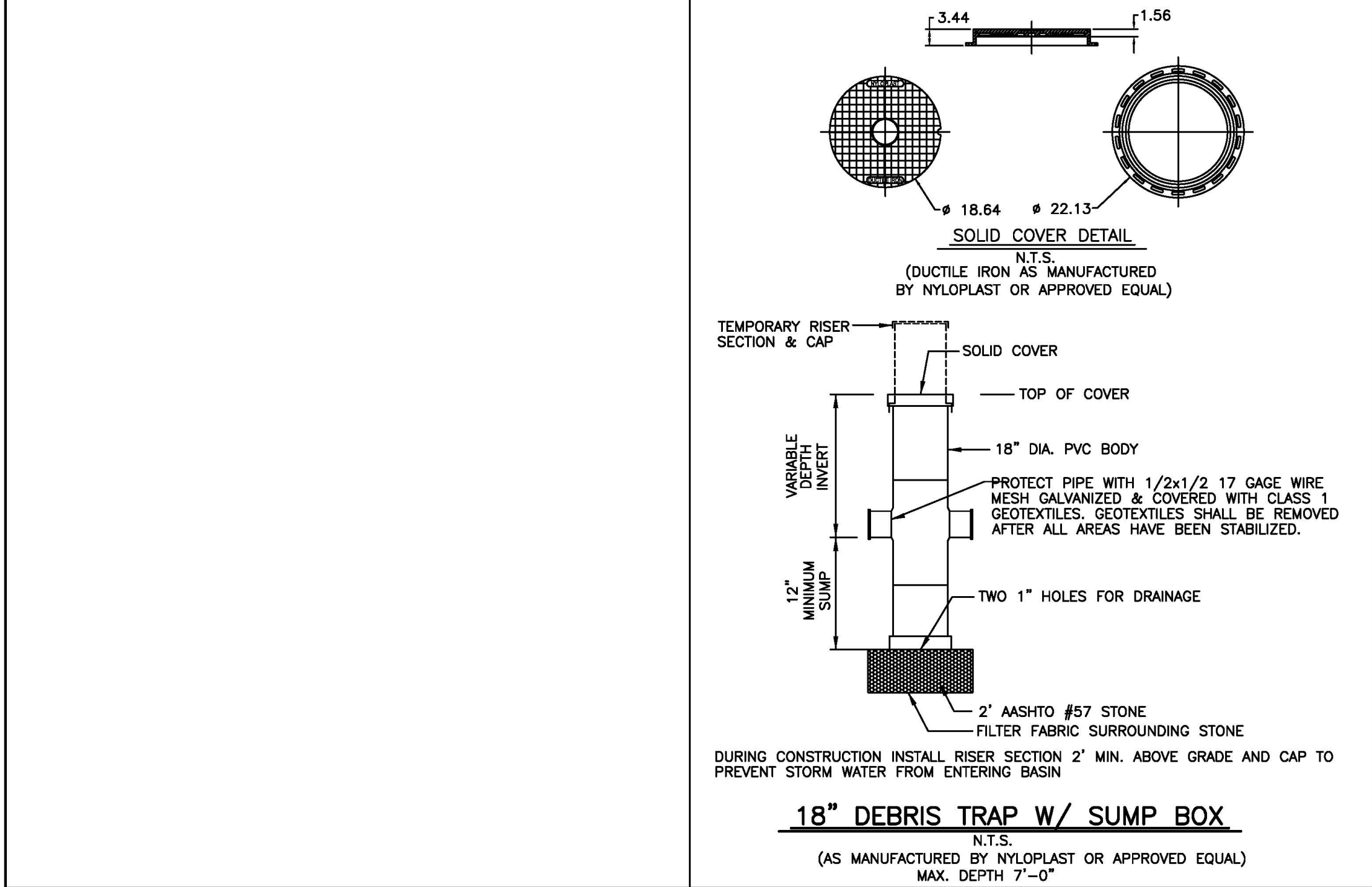
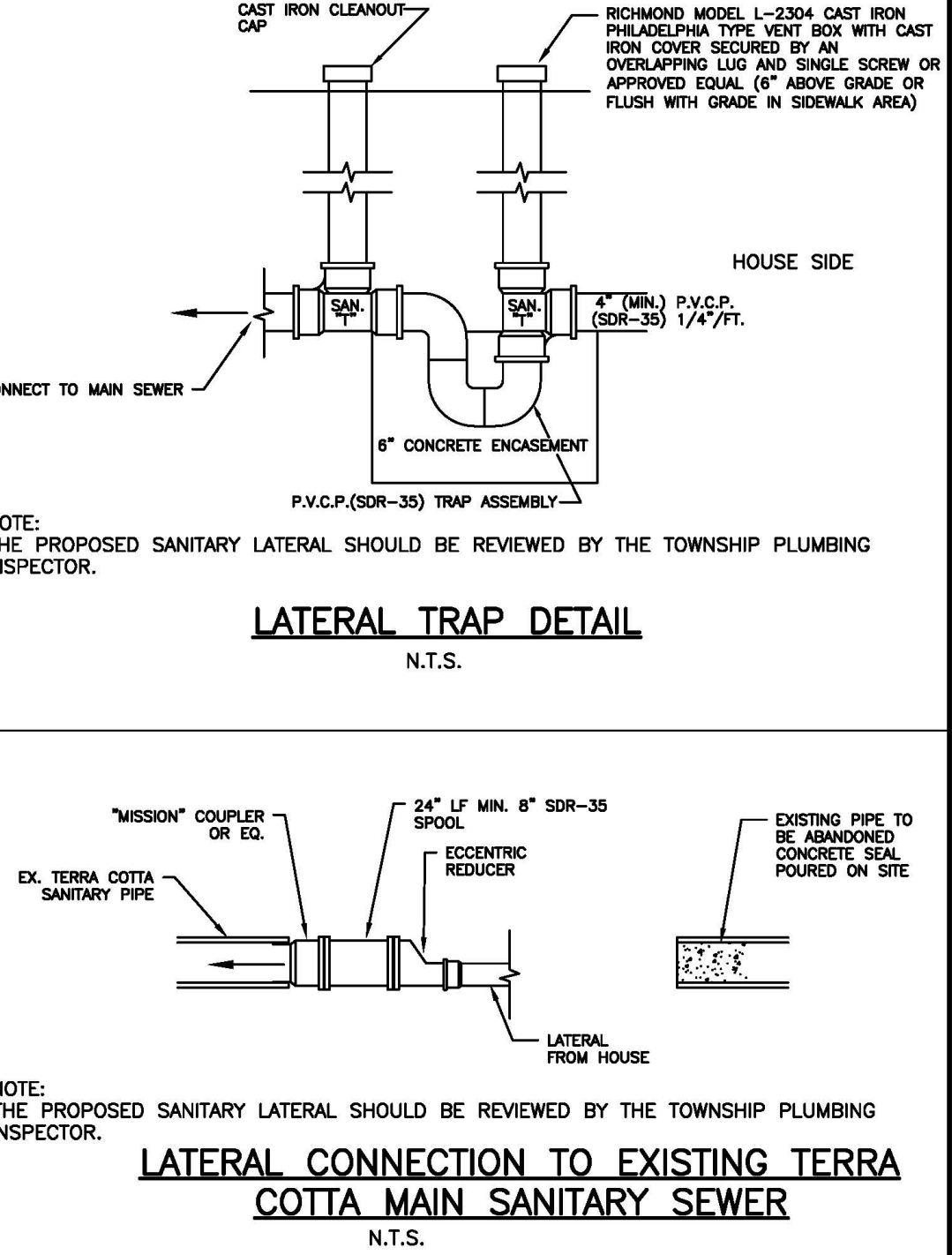
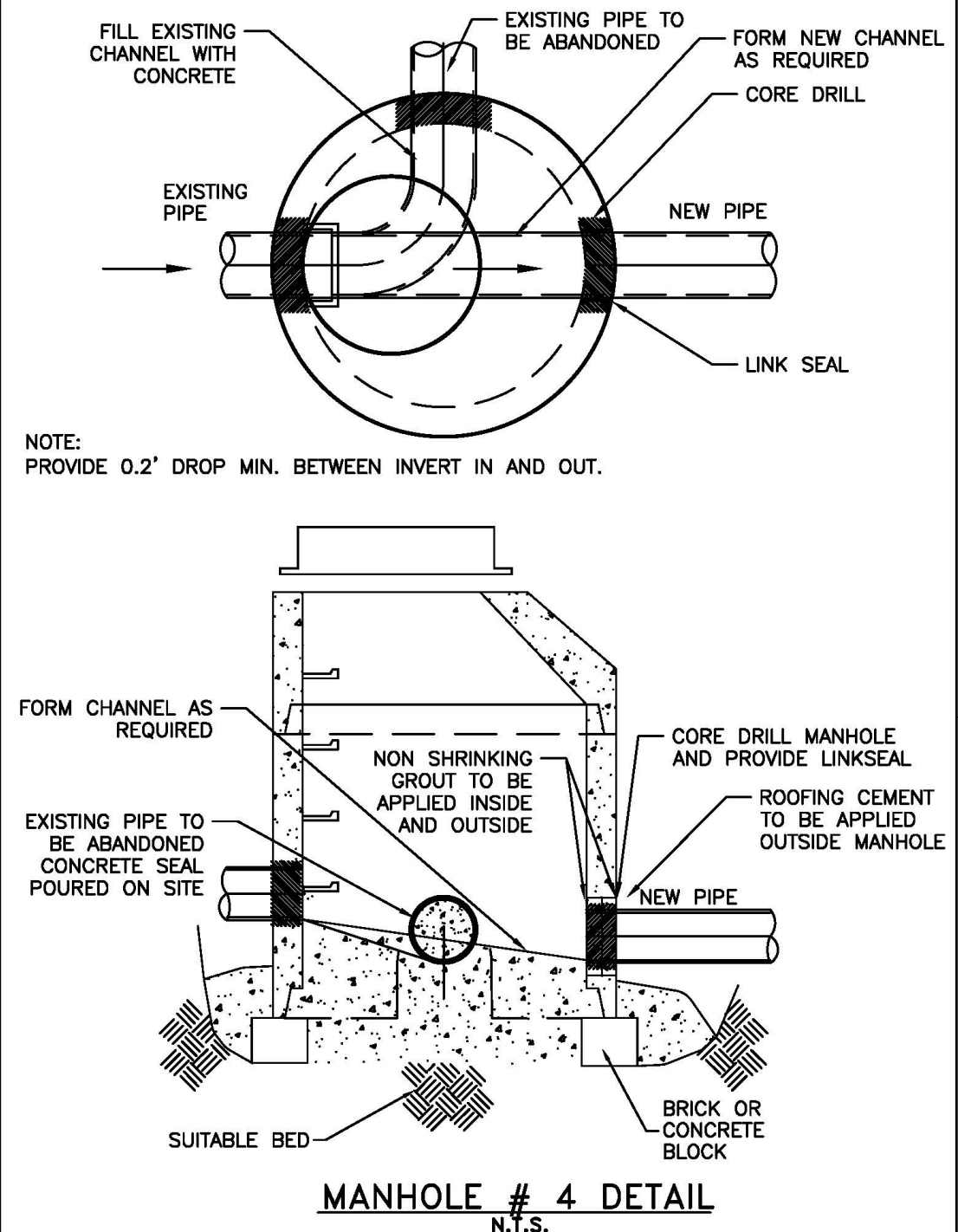
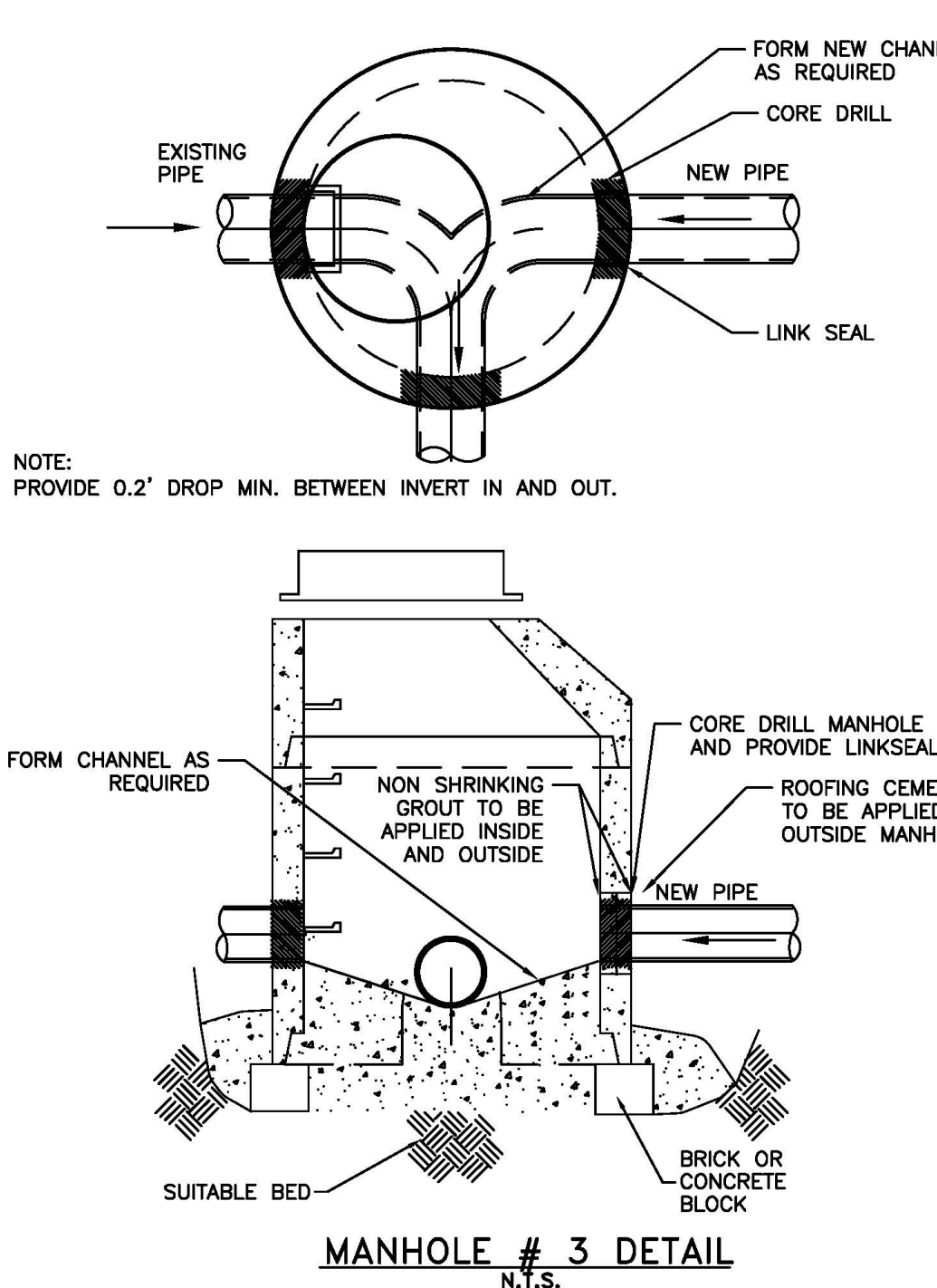
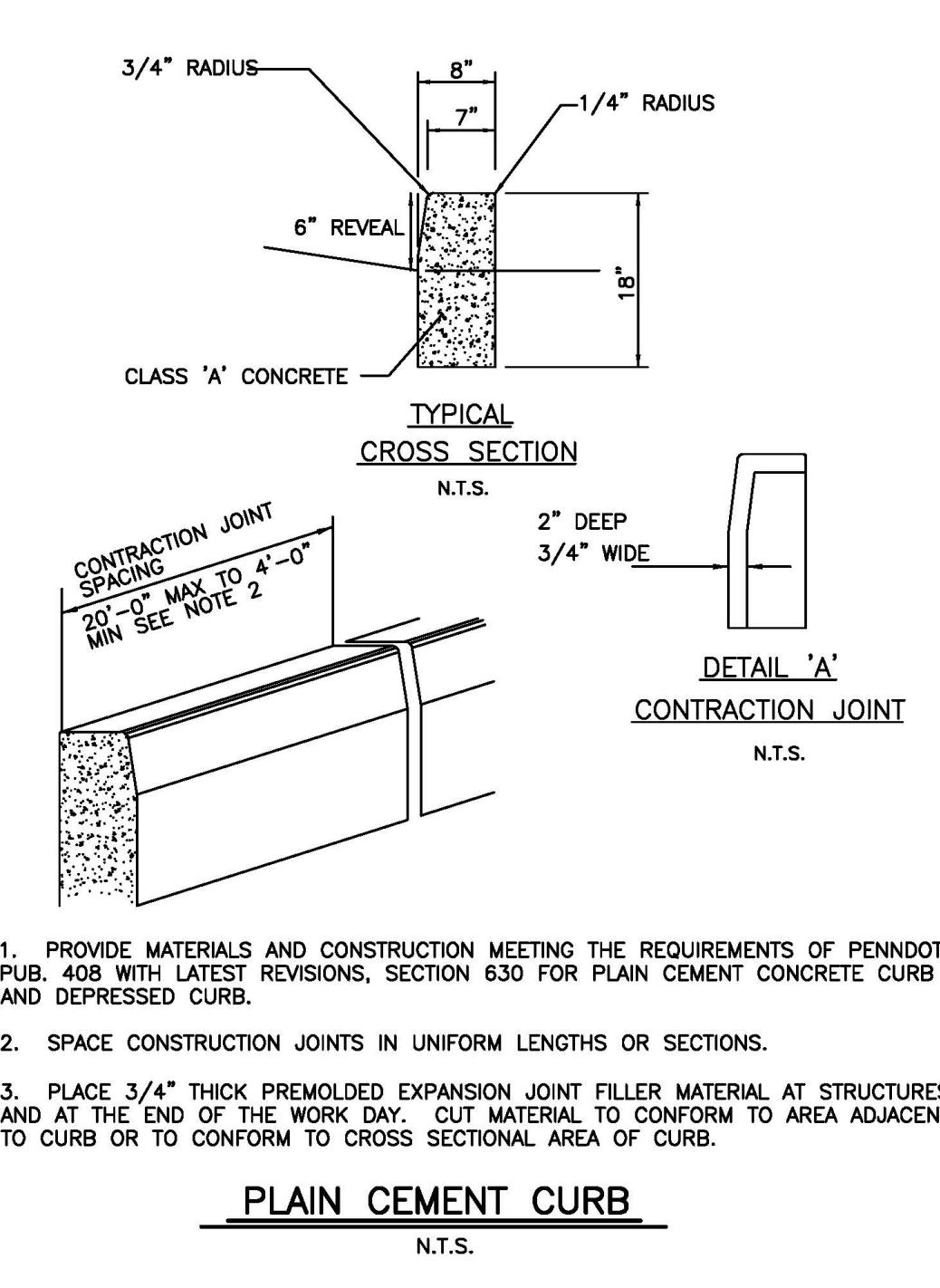
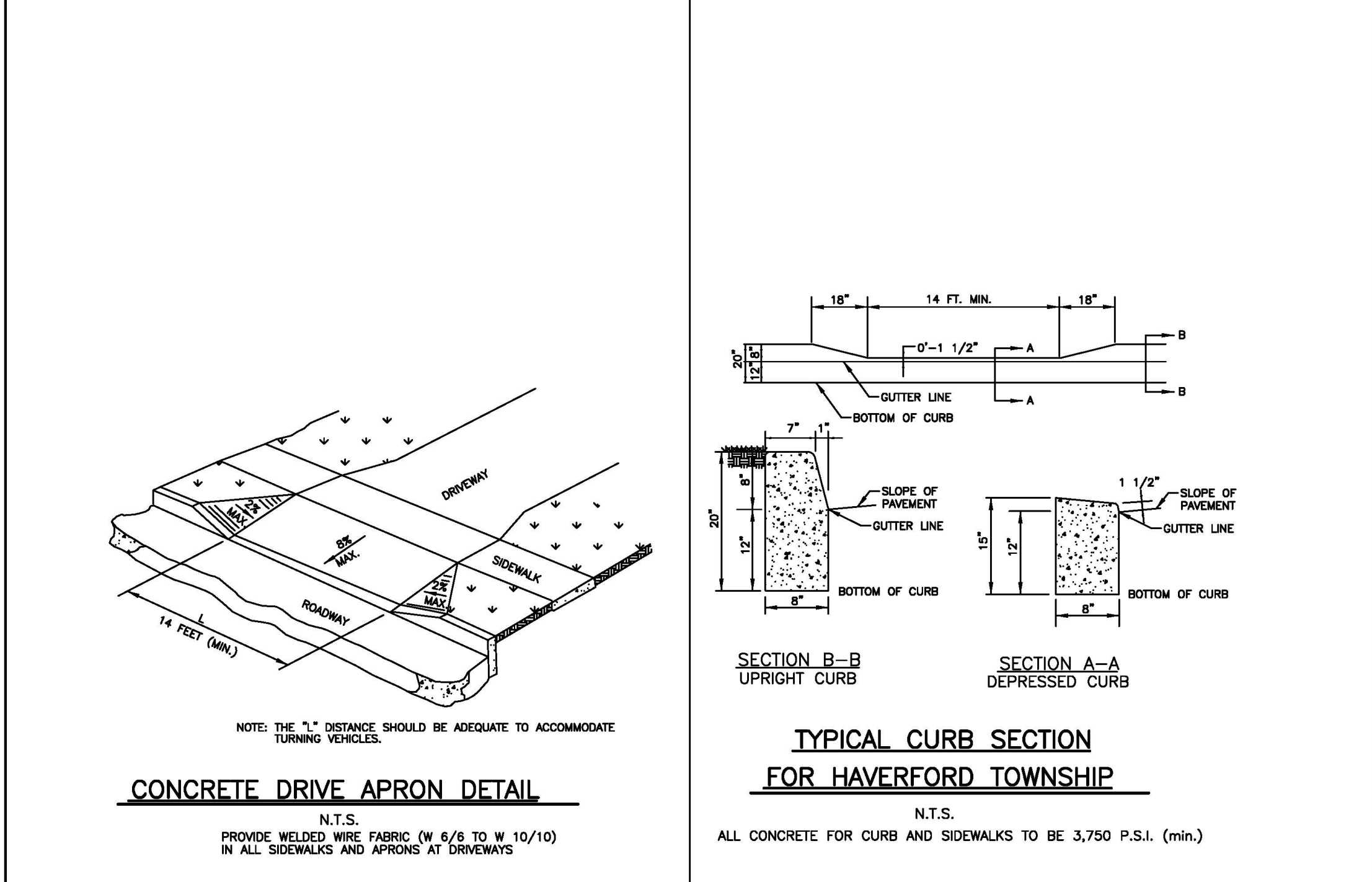
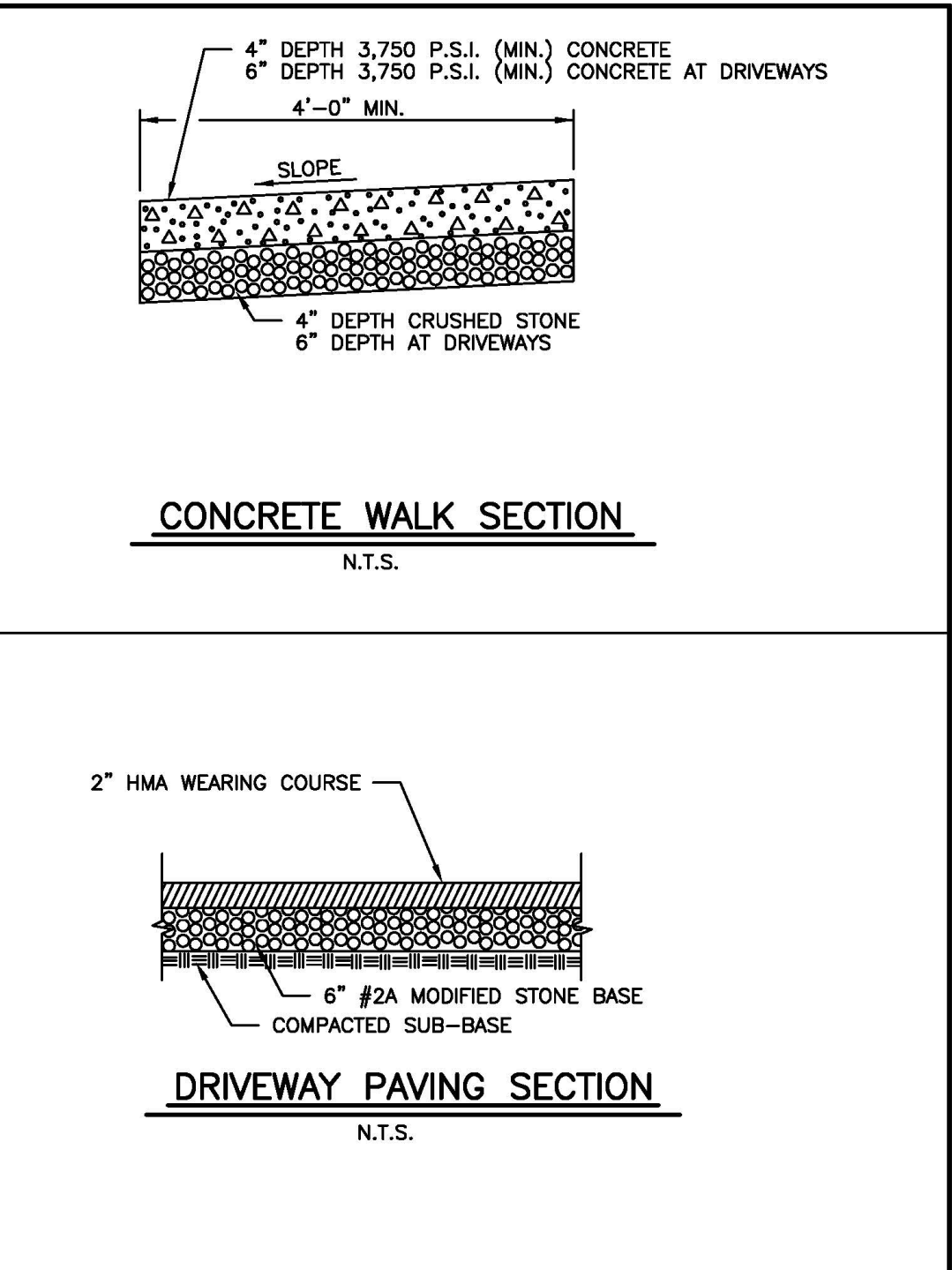
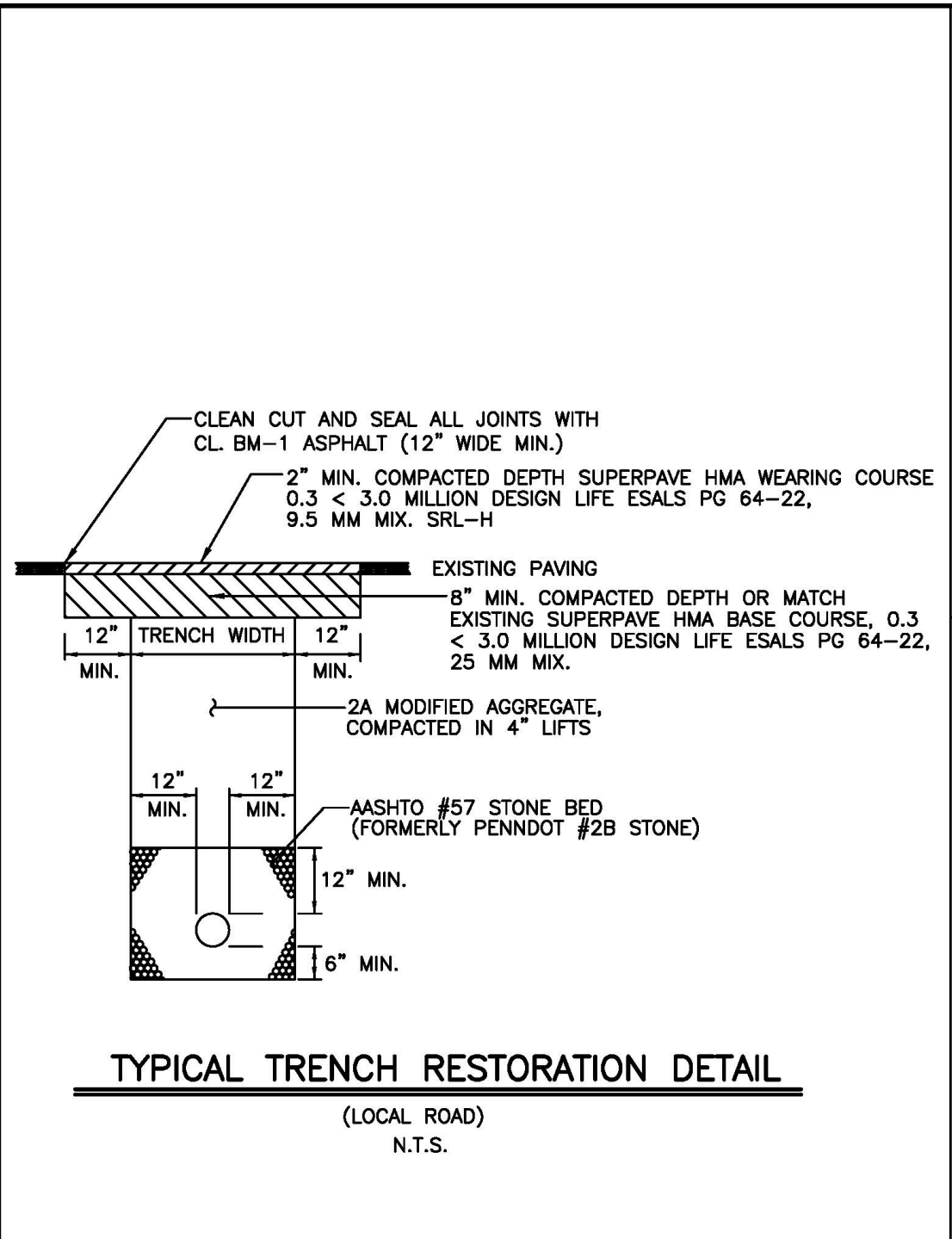
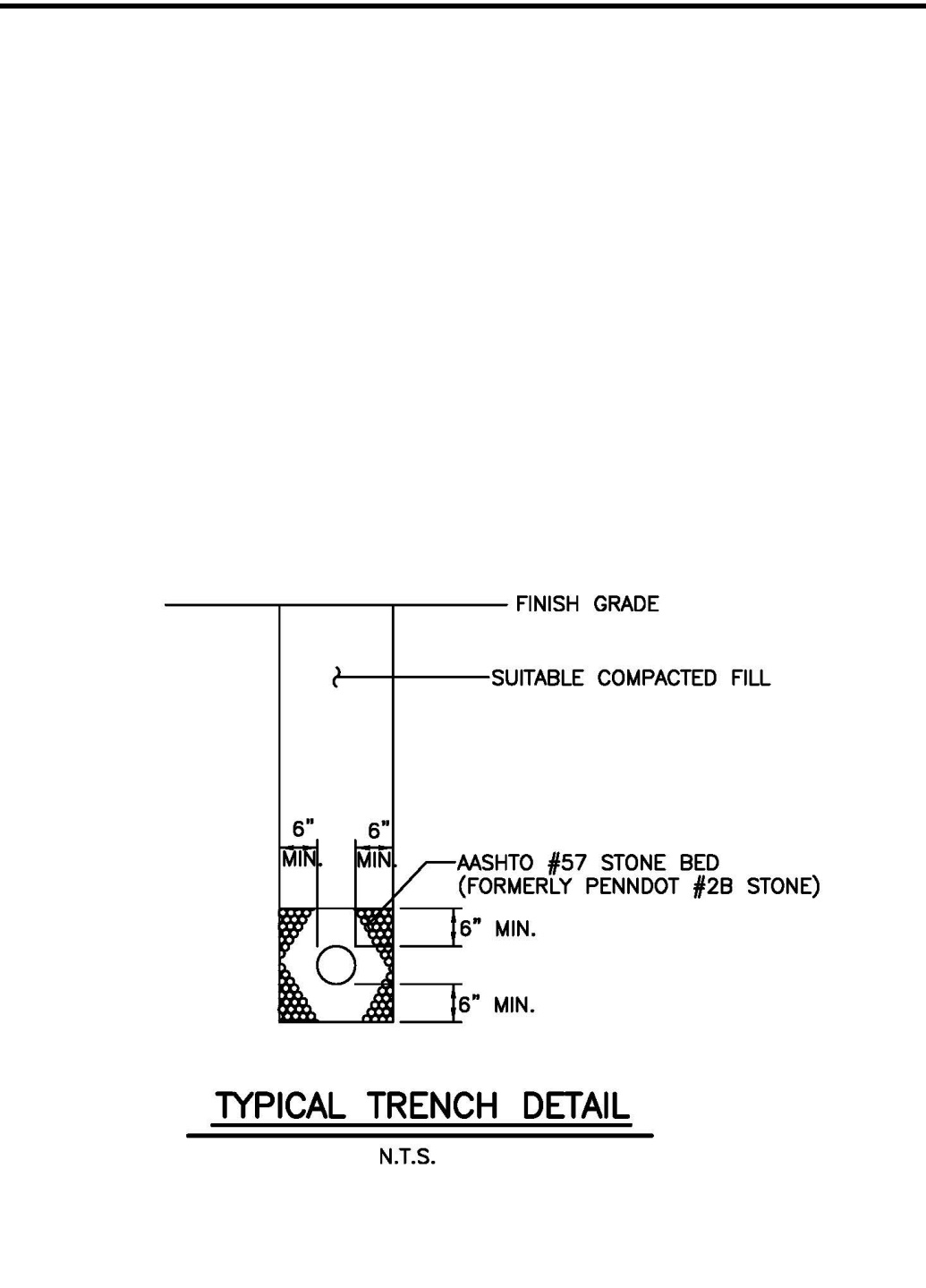
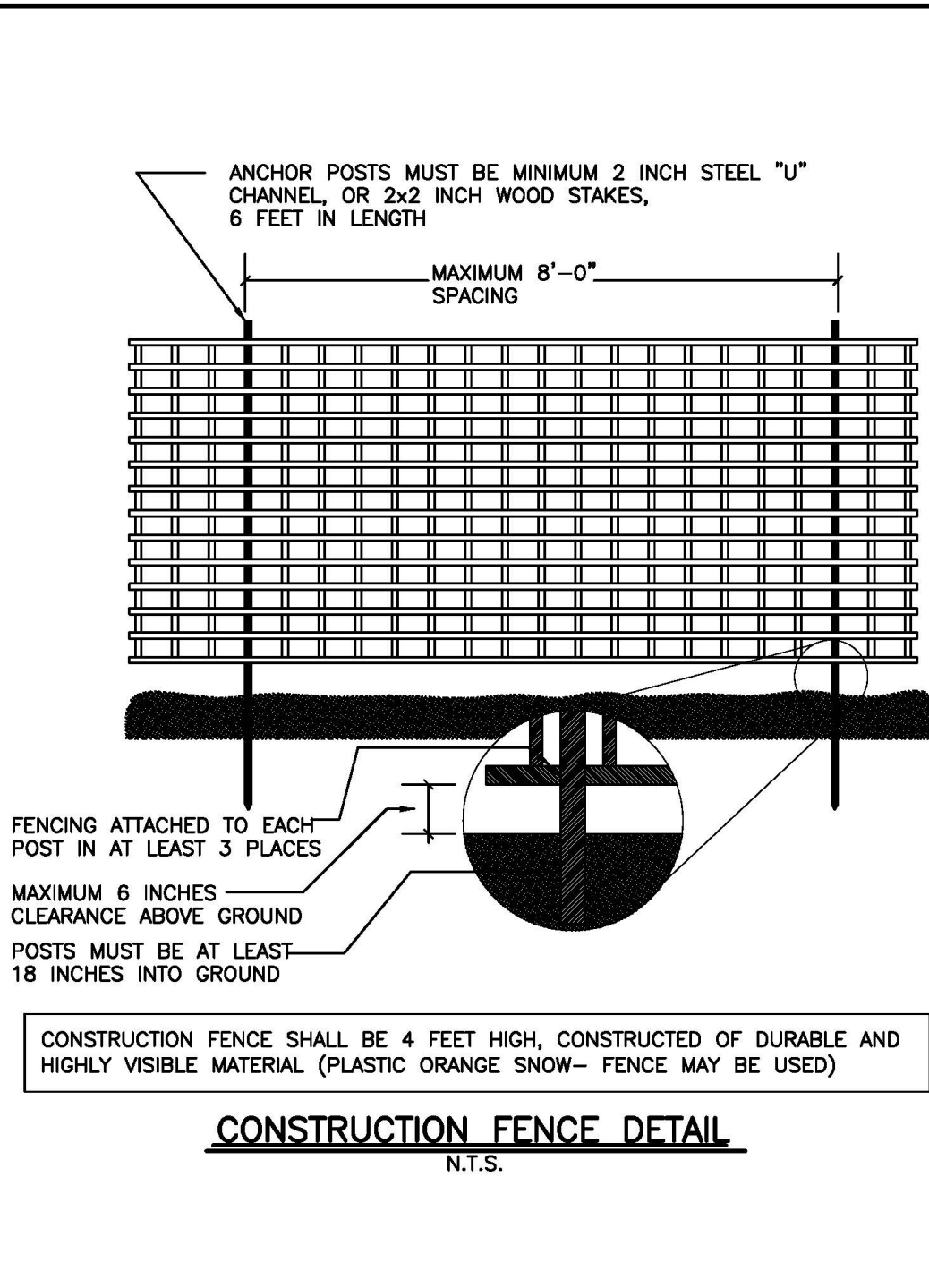
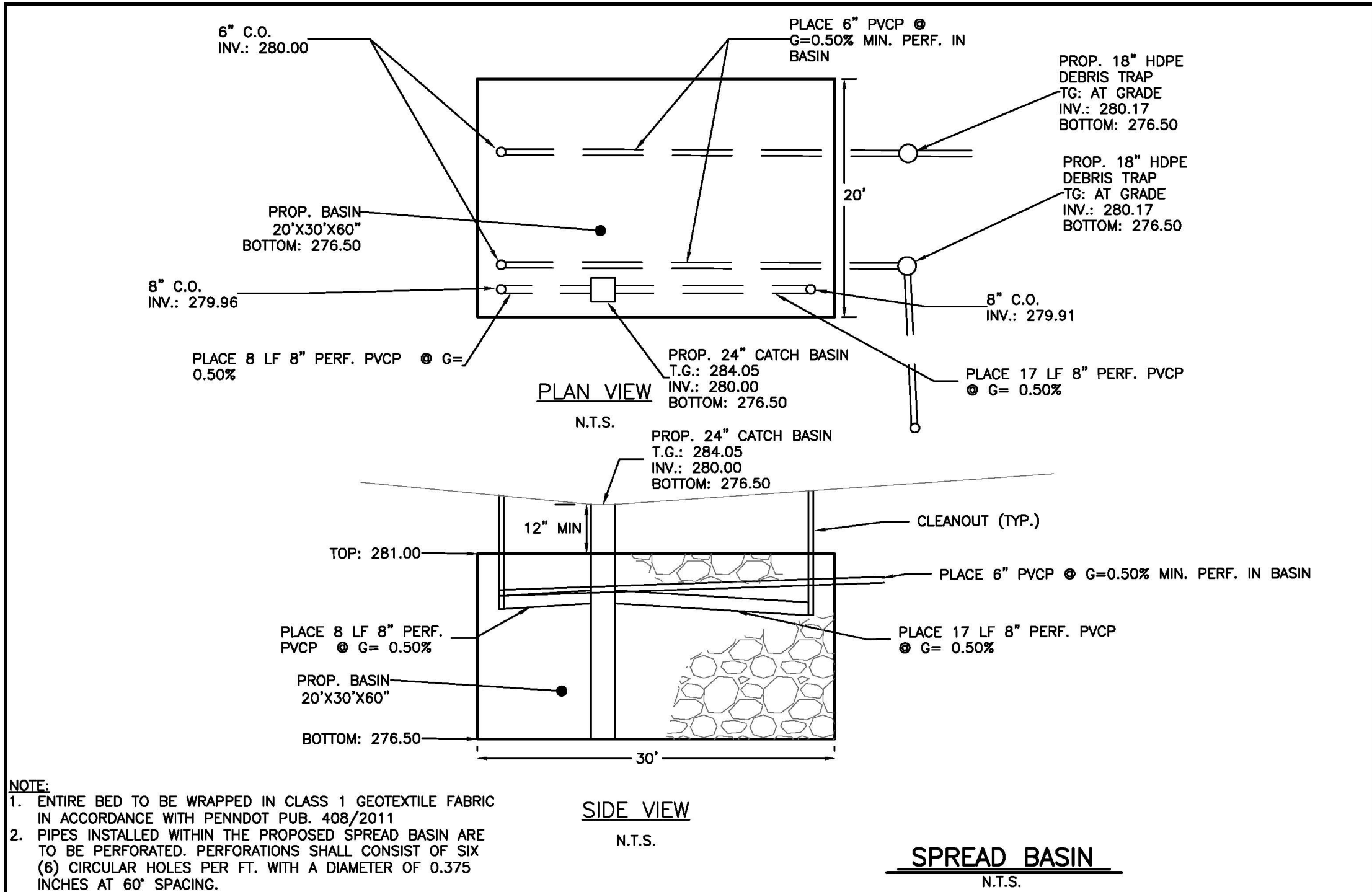
HERBERT E. MacCOMBIE, JR., P.E.
CONSULTING ENGINEERS AND SURVEYORS, INC.

P.O. BOX 118
BROOMALL, PA. 19008

SHEET 6 OF 8

CADD FILE: TR1_Walnut_Hill_Ln.dwg

HAVERFORD FILE #586



REVISION	DATE
DETAILS FOR TERRADOR PENN LLC. 217 WALNUT HILL LN.	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	SEPTEMBER 21, 2018
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
CADD FILE DT1_Walnut_Hill_Ln.dwg	
HAYERFORD FILE #586	

EXCAVATION, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PUBLICATIONS OF THE LATEST REVISIONS.

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

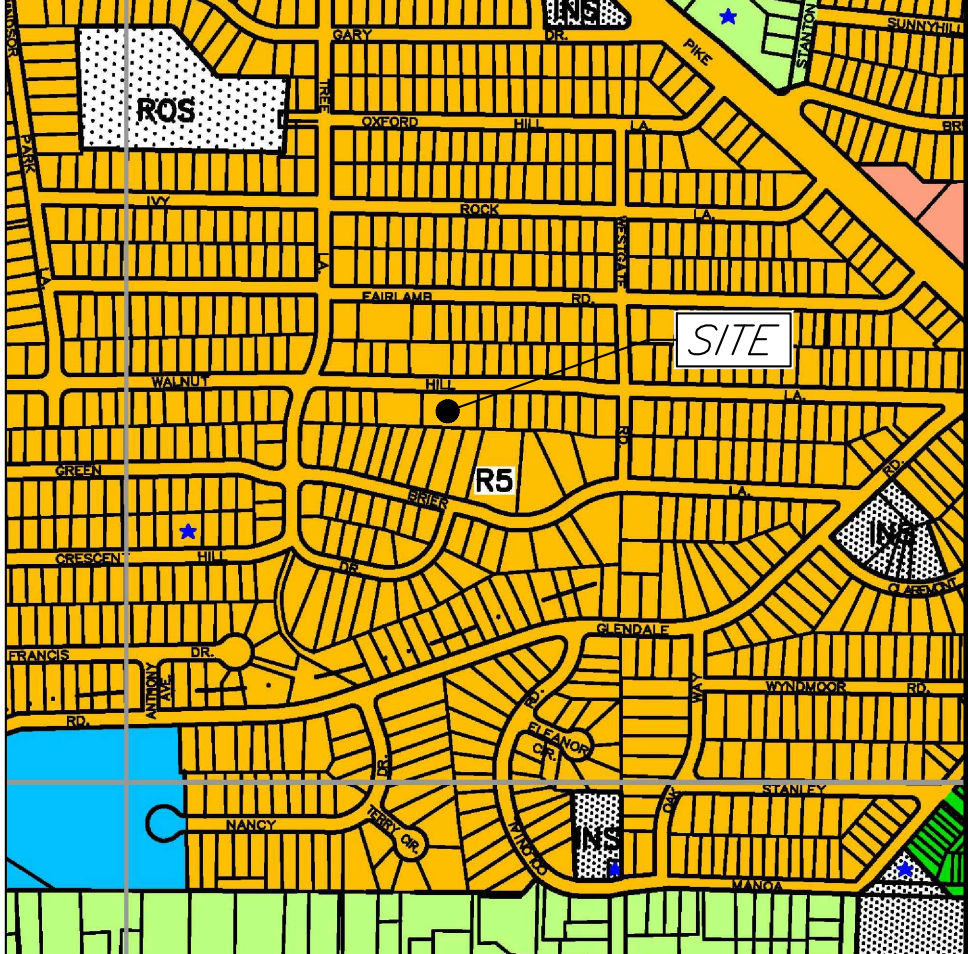
Pennsylvania One Call System, Inc.



1-800-242-1776

SERIAL #: 20182621511

- GENERAL NOTES:**
1. SITE AREA: 21,250 S.F. = 0.4878 AC.
 2. SITE IS ZONED R-5 RESIDENTIAL.
 3. LOT SIZE: 5,500 S.F. (MIN.)
 4. STREET FRONTAGE: 38 FT. (MIN.)
 5. LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
 6. BUILDING COVERAGE: 30% (MAX.)
 7. FRONT YARD: 30 FT. (MIN.)
 8. SIDE YARDS: 8 FT. (MIN. EACH); 16 FT. (MIN. AGGREGATE)
 9. REAR YARD: 25 FT. (MIN.)
 10. BUILDING HEIGHT: 35 FT. (MAX.)
 11. IMPERVIOUS SURFACE RATIO: 45% (MAX.)
 12. SITE IS NOT LOCATED IN FLOOD HAZARD AREA.
 13. SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
 14. EXISTING SOIL TYPE: M₆-MADE LAND, SCHIST AND GNEISS MATERIALS.
 15. BENCHMARK REFERENCE: TAKEN ON INVERT OF SANITARY SEWER MANHOLE ON WALNUT HILL LANE SOUTHWEST OF WINDSOR PARK LANE AS SHOWN ON "EROSION CONTROL PLAN - SECTION 2" PROPOSED SUBDIVISION FOR KEN LIZ CORPORATION, INC. PLAN PREPARED BY H. E. MacCOMBIE, JR., P.E. CONSULTING ENGINEER PLAN DATED FEBRUARY 22, 1977 AND LAST REVISED APRIL 11, 1977. INVERT ELEVATION = 254.03.
 16. PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE NOR MORE THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK.
 17. PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.
 18. A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
 19. ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
 20. EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1680, SECTION II, PARAGRAPH 8.
 21. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
 22. A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED FOR EACH INDIVIDUAL LOT TO BE DEVELOPED.
 23. AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED FOR EACH LOT PRIOR TO CONSTRUCTION.
 24. ANY SUBSTANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
 25. THE LATERAL CONNECTION DETAILS SHOULD BE REVIEWED BY THE TOWNSHIP PLUMBING INSPECTOR.
 26. A DRAINAGE PLAN APPLICATION AND CHECKLIST SHALL BE SUBMITTED FOR EACH LOT AT THE TIME OF GRADING, DRAINAGE, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT APPLICATION.
 27. CLEANOUTS SHALL BE PROVIDED AT THE PIPE ENDS WITHIN THE PROPOSED INFILTRATION BEDS FOR MAINTENANCE.
 28. ALL ROOF DRAIN PIPES SHALL BE SCHEDULE 40 PIPE OR BETTER.
 29. ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
 30. ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
 31. PROVIDE "NDS" SUMP BOX WITH DEBRIS TRAP ON ROOF DRAINS WHICH DO NOT DRAIN TO CATCH BASINS.
 32. INFILTRATION AREA SHALL BE FENCED OFF AND PROTECTED FROM COMPACTION DURING CONSTRUCTION AS SHOWN ON THE PLAN.



ZONING LOCATION MAP
SCALE: 1"=600'

LEGEND

EXISTING	PROPOSED
LOT LINE	TC/BC
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	
BUILDING	PROP. BUILDING
UTILITY POLE	POLE
LIGHT POLE	LHT
ELECTRIC	
ELECTRIC BOX	
WATER MAIN & VALVE	
FIRE HYDRANT	
WELL	
SANITARY LINE, MANHOLE, & CLEANOUT	PROP. MH
FORCE MAIN	FM
SEPTIC LID	
STORM LINE, MANHOLE, & INLET	PROP. MH
FENCE	PROP. INLET
MAIL BOX	
TREE	
TREE ROW	
CONTOUR	
SPOT ELEVATION	
STREAM	
WETLANDS	
REGULATED WATERS	
SOIL BOUNDARY LINE	
FLOODPLAIN LINE	
TYPICAL	(TYP.)
TO BE REMOVED	(T.B.R.)
FINISHED FLOOR	F.F.
NOTE:	
VERTICAL TEXT INDICATES PROPOSED FEATURES	
SLANTED TEXT INDICATES EXISTING FEATURES	

SITE LEGEND

PROPOSED BUILDING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

RECORD OWNER

ANNE & PATRICE LOPATIN
217 WALNUT HILL LN
HAVERTOWN, PA 19083
FOLIO NUMBER: 22-09-02562-00
MAP NUMBER: 22-31 -763:000

APPLICANT

TERRADOR PENN LLC
C/O JOSEPH DORAZIO
2111 DARBY ROAD
HAVERTOWN, PA 19083

0 20' 40'

SCALE 1"= 20'

REVISION	DATE
DRAINAGE PLAN	
FOR	
TERRADOR PENN LLC.	
217 WALNUT HILL LN.	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	SEPTEMBER 21, 2018
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
CADD FILE DRI_Walnut_Hill_Ln.dwg	SHEET 1 OF 1 HAVERFORD FILE #586

NOTE:
THIS PLAN SHALL BE A BLACKLINE PRINT WITH A RED OR GREEN REGISTRATION SEAL TO BE CONSIDERED A VALID PLAN.
REPRODUCTION OF THIS PLAN FOR ANY PURPOSE WITHOUT THE APPROVAL OF HERBERT E. MacCOMBIE, JR. P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. IS STRICTLY PROHIBITED.

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, JANUARY 24, 2019 AT 7:00 P.M. IN THE COMMISSIONERS MEETING
ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Chairman

Chuck Reardon, Vice Chairman

Robert Fiordimondo, member

Jesse Pointon, member

Joseph Russo, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, member

Christian Guamann, Secretary

ALSO PRESENT:

Kelly Kirk, Planning and Zoning Officer

Chuck Faulkner, Pennoni Assoc.

Lisa Favacchia, Recording Secretary

Item #1 REORGANIZATION/APPOINTMENTS

- A. Motions approved to elect the following candidates to their respective positions:

- | | | |
|-----|----------------|-------------------|
| (1) | Chairman | Angelo Capuzzi |
| (2) | Vice- Chairman | Chuck Reardon |
| (3) | Secretary | Christian Guamann |

- B. Motion approved to appoint Lisa Favacchia as scribe for the year 2019.

C. Motion to set the following 2019 calendar of meetings for the Planning Commission:

January 24 th	July 25 th
February 14 th & 28 th	August 22 nd
March 14 th & 28 th	September 12 th & 26 th
April 11 th & 25 th	October 10 th & 24 th
May 9 th & 23 rd	November 14 th
June 13 th & 27 th	December 12 th

Meetings shall convene at 7:30 P.M.

MOTION PASSED

Item #2 Preliminary/Final Land Development Plan

1400 Lawrence Road- Lynnewood Elementary School

School District of Haverford Township

The applicant, The School District of Haverford Township, proposes to construct a new school, athletic field, parking areas, and playgrounds, and then demolish the existing Lynnewood Elementary School. The property is located in the INS Institutional Zoning District.

Thomas Hanna of Gilmore & Associates, the civil engineer for the Haverford Township School District, addresses the Board. Since the last meeting with the Board, the School District has prepared several revisions to their plans of the new school.

The revised Township Engineer review letter dated January 24, 2019 was reviewed with the Board. The applicant indicated that they would comply with the outstanding issues raised by the Township Engineer.

The items questioned by the Board included the status of the approval for the Zoning variances, the depiction and future use of the open space areas outlined on the plan, construction of a new baseball field on Township property, location of contractors

staging areas, phasing of construction and potential impacts to the existing school's sanitary sewer service during construction of the proposed detention basin.

Mr. Capuzzi makes a motion to recommend to the Board of Commissioners that the preliminary/final land development plans for the Lynnewood Elementary School be approved, subject to the following conditions:

1. The Zoning Board decision and a listing of the variances granted shall be listed on the Record Plan.
2. The limits of the proposed open space areas shall be depicted on the Record Plan.
3. A handicap accessible curb cut ramp be constructed on the south side of Lawrence Road at the existing cross walk.
4. Missing dimensions from the title line in Lawrence Road and the location of proposed property marker monuments be added to the Record Plan.
5. The limits of the easement for the proposed 5-foot wide sidewalk along Lawrence Road shall be added to the Title Plan, as well as a notation regarding the School District's responsibility to own and maintain this walkway.
6. Details for the construction of the new baseball field on Township property shall be prepared by the School District to the satisfaction of the Township, and that the new ball field be constructed by the School District.
7. All outstanding comments in the Township engineer's review letter of January 24, 2019 be addressed to the satisfaction of the Township.
8. The six waivers requested by the Applicant be approved by the Board of Commissioners.

Mr. Pointon seconds the motion

Lisa Favacchia calls roll

MOTION PASSED (5 – 0)

Item #3 Preliminary/Final Minor Subdivision Plan

1200 Ellston Road

Ormond Properties, LLC

The applicant, GMG Holdings LLC, proposes to subdivide an existing 15,878 s.f. parcel (Folio no. 22-09-00730-00) into two (2) lots. Lot 1 is proposed to be 9,723 s.f. and Lot 2 is proposed to be 6,154 s.f. The existing dwelling and associated walkways on Lot 1 are proposed to remain and a new single-family dwelling is proposed for Lot 2. additionally, four (4) new parking spaces are proposed for Lot 1. A seepage bed is proposed on each lot for stormwater management. The property is located within the R-4 Low to Medium Density Residential Zoning District.

Michael Ciocco of Catania Engineering Associates, the civil engineer for the project, addressed the Board and provided a general description of the proposed development as well as a brief history of the site in regards to previous zoning decisions related to the property. Mr. Ciocco addressed the comments contained in the Township Engineer's revised review letter dated January 24, 2019 and indicated that it was the Applicant's intent to comply with all of the comments.

Some of the items discussed with the Board included proposed variance request for street right-of-way, sidewalks and street lighting, the size of the new lot, setbacks and the proposed building footprint, sidewalks and foot traffic within the immediate neighborhood, and the limitation to two (2) rental units in the existing building on the property.

Linda Eberle of 12055 Center Avenue asks if the property will continue to be rented out with two single family units. She also asks if safety fencing will be installed around the basement excavation and expresses concerns about possible subsurface water conditions and stormwater runoff impacts to her property.

The next neighbor to ask questions is Bryan Ramona from 14 N. Belleview Ave. He asks if the property is zoned properly to be considered a multi-family residence. Mr. Ramona expresses concerns about additional traffic created by the development, current problems related to on-street parking and speeding vehicles. He also asks about any proposed improvements to the existing building on the property.

Nick Caramanico from 108 Peach Lane has a question concerning the approval process for the subdivision.

Mark McCarty from 1209 Ellston Road expresses his concerns about the stormwater runoff from the development, potential issues regarding back-up of sanitary sewage flows and the prior removal of existing trees from the property.

The Board deferred action on this plan at this time and requested that revised plans addressing the Township Engineer's review comments and providing justifications for any waivers being requested be submitted for review and approval.

Item #4 Preliminary/Final Minor Subdivision Plan

1417 Fairview Road

Ormond Properties, LLC

The applicant, Ormond Properties LLC, proposes to subdivide an existing 42,000 s.f. parcel (Folio no. 22-09-00877-00) into two (2) lots. Lot 1 is proposed to be 25,500 s.f. and Lot 2 is proposed to be 16,500 s.f. The existing dwelling, garage and driveway are proposed to be demolished and a new single-family dwelling on each lot is proposed. A seepage bed is proposed on each lot for stormwater management. The property is located within the R-4 Low to Medium Density Residential Zoning District. The proposed

lots will be serviced by public water and sewage facilities, both of which are available in Fairview Avenue.

Michael Ciocco of Catania Engineering Associates, the civil engineer for the project, addressed the Board and provided a general description of the proposed development and confirmed the existence of steep (15% to 25%) slopes on the property. Mr. Ciocco addressed the comments contained in the Township Engineer's revised review letter dated January 21, 2019 and indicated that it was the Applicant's intent to comply with all of the comments.

The applicant has requested a waiver from the two-step plan review process and to allow the plan to be considered as a preliminary/final plan.

Some of the items discussed by the Board include street lighting, existing bituminous curbing, removal of additional trees during construction, placement of proposed sewer and water service laterals, and the potential impact on remaining steep slopes created by future improvements on the proposed lots.

Nick DiTrollo, 1420 Parkside Drive, asked that any diseased/dead tree at the rear of the property be removed so that they do not impact his adjacent property.

Don Bonhage, 1432 Parkside Drive, expressed concerns about impacts to the safety of pedestrian traffic on Fairview Avenue related to the absence of sidewalks, the narrowness of the existing cartway and on-street parking.

Raelyn Harman, 1413 Fairview Avenue, also expressed concerns about on-street parking and the steep grade on Fairview Avenue. Ms. Harman also expressed concerns about impacts to her property from landscaping on adjacent properties.

The Board deferred action on this plan at this time and requested that revised plans addressing the Township Engineer's review comments and providing justifications for any waivers being requested be submitted for review and approval.

Item #5 Preliminary/Final Minor Subdivision Plan

217 Walnut Hill Lane

Terrador Properties, LLC

The applicant, Terrador Penn LLC, proposes to subdivide an existing 21,250 s.f. parcel (Folio no. 22-09-02562-00) into two (2) lots. Lot 1 is proposed to be 7,500 s.f. and Lot 2 is proposed to be 13,750 s.f. The existing dwelling and driveway are proposed for Lot 2. A seepage bed is proposed on Lot 2 for stormwater management. The property is located within the R-5 Low to Medium Density Residential Zoning District.

The applicant has requested waivers for the minimum right-of-way width of 50 feet and cartway width of 27 feet for Walnut Hill Lane if required. The existing right-of-way and cartway widths are 48 feet and 24 feet. Another waiver will be regarding the two-step review process. Another waiver regarding the street tree and replacement tree requirements will be requested. The Applicant indicates that he will work with the Shade Tree Commission to determine how best to provide landscaping for the project.

Dennis O'Neill of H. E. MacCombie Jr. Engineering, the civil engineer for the project, addressed the Board and provided a general description of the proposed development and confirmed the existence of steep (15% to 25%) and very steep (greater than 25%) slopes on the property. Mr. O'Neill addressed the comments contained in the Township Engineer's revised review letter dated January 21, 2019 and indicated that it was the Applicant's intent to comply with all of the comments.

Some items discussed by the Board include the potential impact on remaining steep slopes created by future improvements on the proposed lots, the need for limit-of-disturbance fencing to control the extent of steep slope disturbance during construction, the limits of the tree protection zone and the impact to the driveway apron and sidewalk on the property across the street as related to the sanitary sewer relocation.

Len Orsini, 220 Walnut Hill Lane, asked about the details of the sanitary sewer reconstruction and its impact to his driveway and sidewalk (Mr. Orsini lives across the street from the subdivision).

Mr. Capuzzi makes a motion to recommend approval of the preliminary/final subdivision plan for 217 Walnut Hill Lane to the Board of Commissioners subject to the following conditions:

9. That all outstanding comments in the Township engineer's review letter of January 21, 2019 be addressed to the satisfaction of the Township.
10. That the side yard setback on the west side of Lot 1 be increased to 8.8 feet.

Mr. Reardon seconds the motion

Lisa Favacchia calls roll

MOTION PASSED (5 – 0)

Mr. Reardon makes a motion to adjourn the meeting.

Mr. Capuzzi seconds the motion.

Motion approved by a verbal vote of 5 – 0.

MEETING ADJOURNED AT 9:05 P.M.

Angelo M. Capuzzi 6/13/19

A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, FEBRUARY 14, 2019 AT 7:30 P.M. IN THE COMMISSIONERS MEETING
ROOM, HAVERFORD TOWNSHIP MUNICIPAL SERVICES BUILDING, 1014 DARBY
ROAD, HAVERTOWN, PA 19083

BOARD MEMBERS:

Angelo Capuzzi, Chairman
Chuck Reardon, Vice Chairman
Christian Gaumann, Secretary
Paul D'Emilio
Robert Fiordimondo
Jesse Pointon
Joseph Russo

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Planning & Zoning Officer
Lisa Favacchia, Recording Secretary

Item #1 Final Land Development Plan
 924 Haverford Road
 Pets First Veterinary Center LLC

Item #2 Preliminary/Final Land Development Plan
 2400 Darby Road
 Republic Bank

Item #3 Review of Minutes

ADJOURNMENT

A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, FEBRUARY 28, 2019 AT 7:30 P.M. IN THE COMMISSIONERS MEETING
ROOM, HAVERFORD TOWNSHIP MUNICIPAL SERVICES BUILDING, 1014 DARBY
ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

Angelo Capuzzi, Chairman
Chuck Reardon, Vice Chairman
Christian Gaumann, Secretary
Paul D'Emilio
Robert Fiordimondo
Jesse Pointon
Joseph Russo

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Planning & Zoning Officer
Lisa Favacchia, Recording Secretary

Item #1 Preliminary/Final Minor Subdivision Plan
 1400 Ellston Road
 Ormond Properties, LLC

Item#2- Preliminary/Final Minor Subdivision Plan
 1417 Fairview Road
 Ormond Properties, LLC

Item #3 Preliminary/Final Land Development Plan
 2400 Darby Road
 Republic Bank

Item #4 Review of Minutes

ADJOURNMENT

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, FEBRUARY 28, 2019 AT 7:30 P.M. IN THE COMMISSIONERS MEETING
ROOM, 1014 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Chairman
Chuck Reardon, Vice Chairman
Christian Guamann, Secretary
Robert Fiordimondo, member
Jesse Pointon, member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, member
Joseph Russo, Member

ALSO PRESENT:

Kelly Kirk, Planning and Zoning Officer
Chuck Faulkner, Pennoni Associates, Township Engineer
Lisa Favacchia, Recording Secretary

Mr. Capuzzi discloses that he Planning Commission met in executive session prior to the regular meeting to receive information relative to a field meeting that was held between representatives of PennDOT, Haverford Township and Republic Bank to discuss the disposition of the proposed right turn lane from southbound Darby Road to westbound Eagle Road.

Item #1 Preliminary/Final Minor Subdivision Plan

1400 Ellston Road

Ormond Properties. LLC

The applicant, GMG Holdings LLC, proposes to subdivide an existing 15,878 sq ft parcel (Folio No. 22-09-00730-00) into two lots. Lot 1 is proposed to be 9,723 sq ft and Lot 2 is proposed to be 6,154 sq ft. The existing dwelling and associated walkways on Lot 1 are proposed to remain and a new single-family dwelling is proposed for Lot 2. Additionally, four new parking spaces are proposed for Lot 1. A seepage bed is proposed on each lot for stormwater management. The property is located within the R-4 Low to Medium Density Residential Zoning District.

The existing dwelling is currently serviced by public water and sanitary sewer. The proposed dwelling on Lot 2 is also to be serviced by public water and sanitary sewer, with new service laterals connecting to existing utilities in Ellston Road.

The applicant has requested approval of the following waivers from the applicable SALDO requirements: (1) the two-step plan review process; (2) to allow a 40-foot right-of-way and a 24.3-foot cartway for Peach Lane and a 40-foot right-of-way and a 23.5-foot cartway for Ellston Road (in lieu of 50-foot right-of-way and 27-foot cartway); (3) installation of sidewalks on Peach Lane and Ellston Road; and (4) installation of street lighting on Peach Lane and Ellston Road.

Michael Ciocco, of Catania Engineering Associates, addresses the Board on behalf of the applicant for the final minor subdivision of 1400 Ellston Road. Mr. Ciocco addressed the comments contained in the Township Engineer's review letter dated February 27, 2019. Mr. Ciocco indicated that the applicant will comply with the remaining issues listed in the Township Engineer's review letter and handed up a red-lined drawing showing how the issues would be satisfied. The major issues addressed included the location of the sanitary sewer lateral for Lot 2 and the location of the proposed seepage beds on the lots and how runoff will be directed towards those beds.

The following items were discussed by the Board with the applicant: required infiltration testing for the revised seepage bed locations; disturbance of the existing parking area on Lot 1 in order to construct the proposed seepage bed on Lot 1; extension of the proposed sanitary sewer main in the public right-of-way to the approximate location of the first proposed clean-out shown on the red-lined drawing; confirmation that Aqua PA will allow the water service lateral for Lot 2 to cross through Lot 1; if there is a buried oil tank on Lot 1, if it is currently in use, and if not, will it be removed; and the need for a profile of the proposed sanitary sewer main and the proposed sewer lateral to Lot 2.

Mr. Capuzzi makes a motion recommending that the Board of Commissioners approve the Preliminary/Final Minor Subdivision Plan for 1400 Ellston Road subject to the following conditions:

1. That the comments contained in the Township Engineer's review letter dated February 27, 2019 be addressed to the satisfaction of the Township;
2. That the proposed sanitary manhole in Ellston Road be moved to the approximate position of the first clean-out as shown on the red-lined drawing presented to the Board at the meeting;
3. That documentation is received from Aqua PA regarding the location of the proposed water service lateral for Lot 2;
4. That final revisions to the subdivision plan be reviewed and approved by the Township staff prior to its being submitted to the Board of Commissioners for final action; and
5. That an additional clean-out be added to the sanitary lateral run to Lot 2, such that the spacing between any two clean-outs does not exceed 75-feet.

Mr. Guamann seconds this motion.

Lisa Favacchia calls roll.

Motion passes 5-0.

Item #2 Preliminary/Final Minor Subdivision Plan

1417 Fairview Road

Ormond Properties, LLC

The applicant, Ormond Properties LLC, proposes to subdivide an existing 42,000 sq ft parcel (Folio No. 22-09-00877-00) into 2 lots. Lot 1 is proposed to be 25,500 sq ft and Lot 2 is proposed to be 16,500 sq ft. The existing dwelling, garage and driveway are proposed to be demolished and a new single-family dwelling on each lot is proposed. A seepage bed is proposed on each lot for stormwater management. The property is located within the R-4 Low to Medium Density Residential Zoning District.

The existing dwelling is currently serviced by public water and sanitary sewer. The proposed dwellings are to be serviced by public water and sanitary sewer, with new service laterals connecting to existing utilities in Fairview Avenue.

The applicant has requested approval of the following waivers from the applicable SALDO requirements: (1) the two-step plan review process; (2) to allow a 21.4-foot cartway for Fairview Avenue in lieu of a 27-foot cartway; (3) installation of sidewalks on Fairview Avenue; (4) installation of street lighting on Fairview Avenue; and (5) to allow the restoration of the existing bituminous curb in lieu of installing new concrete or granite curb.

Michael Ciocco, of Catania Engineering Associates, addresses the Board on behalf of the applicant for the final minor subdivision of 1417 Fairview Avenue. Mr. Ciocco addressed the comments contained in the Township Engineer's review letter dated February 27, 2019. Mr. Ciocco indicated that the applicant will comply with the remaining issues listed in the Township Engineer's review letter.

The following items were discussed by the Board with the applicant: the status of the inspection of trees on the property to determine which dead/diseased trees will be removed; the Delaware County Planning Department's request to photo-document the existing dwelling located on the

property before it is demolished; and the condition of the existing bituminous curb along the property frontage and required repairs to same.

Mr. Capuzzi makes a motion recommending that the Board of Commissioners approve the Preliminary/Final Minor Subdivision Plan for 1417 Fairview Avenue subject to the following conditions:

6. Comments contained in the Township Engineer's review letter dated February 27, 2019 be addressed to the satisfaction of the Township;
7. the applicant cooperates with and allows the Delaware County Planning Department's to photo-document the existing dwelling on the property; and
8. the trees on the property that are dead or diseased trees be removed during construction of the new homes.

Mr. Guamann seconds this motion.

Lisa Favacchia calls roll.

Motion passes 5-0.

Item #3 Preliminary/Final Land Development Plan

2400 West Darby Road

Republic Bank

The applicant, Republic Bank, proposes to construct a new bank building and associated parking at the referenced property (Folio No. 22-03-00690-00). The existing gas station is proposed to be demolished. An infiltration bed is proposed for stormwater management. The property is located within the C-3 Commercial Zoning District.

The applicant has been granted the following waivers:

From Section 160-4.E(5)[e](4) requiring that all storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site and ownership and maintenance responsibilities of the same to be indicated on the plan.

From Section 160-5.B(6) requiring that shade trees be installed on both sides of all streets subject to the approval of the Shade Tree Commission at a minimum spacing along each side of street of 30 feet on center.

A partial waiver from Section 160-5.B(8) requiring that permanent survey monuments are required at right-of-way lines, at the corners and at angle points. Due to proposed improvements at some locations, an alternative marker is proposed.

Mark Damico, attorney for the applicant addresses the Board and gives a brief history and overview of the project, including meetings and approvals and variances granted by the Township Zoning Hearing Board, including relief for the proposed site signage.

Robert Blue of Robert E. Blue Consulting Engineers, the civil engineer for the project, and Nicole Kline of McMahon Associates, the traffic engineer for the project, address the comments contained in the township Engineer's review letter dated February 12, 2019. The applicant intends to comply with the comments and address them in a revised submission.

Ms. Kline explains the changes made to the plan in regards to the elimination of the previously proposed right turn lane from southbound Darby Road onto westbound Eagle Road. As a result of a field meeting held with representatives of PennDOT, the Township and the applicant, it was determined that, given its relatively short length and limited accessibility, the previously proposed right turn lane would add little to improving vehicle movements through the Darby Road/Eagle Road intersection. Rather, it was PennDOT's opinion that a modification of the curb radius (enlarging to 40-feet) at that corner of the intersection would be a much more worthwhile and effective traffic improvement. Ms. Kline also discussed the possibility of improving (enlarging to 45-feet) the curb radius at the corner across Eagle Road at the Grace Chapel property and the benefits that would be derived for traffic turning from eastbound Eagle Road onto southbound Darby Road. However, to effect this improvement, approximately 80 sq ft of additional right-of-way would be required from the owners of the Grace Chapel property. Ms. Kline further indicated that the proposed driveway connection to Darby Road would be limited to right-turn-in and right-turn-out movements, while the driveway connection to Eagle Road would allow both right and left-turn-in, but only right-turn-out movements.

The following items were discussed by the Board with the applicant: the need for a physical control barrier/island at the Eagle Road driveway to dissuade left turn movements from the site onto eastbound Eagle Road; whether the Zoning Board will need to amend their conditions of approval for the project if the right turn lane is not constructed; into which stage of the approval process does the modified site plan fit; the need to fully comply with the Eagle Road design standards in regards to fencing, piers, street lighting and grass strips between curb and sidewalk; and hours of operation on Friday nights.

Mr. Capuzzi makes a motion recommending that the Board of Commissioners approve the Preliminary Land Development Plan for 2400 West Darby Road (Republic Bank) subject to the following conditions:

9. That the applicable comments contained in the Township Engineer's review letter dated February 12, 2019 be addressed to the satisfaction of the Township;
10. That the applicable Eagle Road design standards for fencing, piers, street lighting and grass strips adjacent to sidewalks be incorporated into the final plan;
11. That the applicant continue to work with PennDOT, the Township and Grace Chapel in designing the proposed intersection improvements along Eagle and Darby roads; and
12. That a physical barrier be constructed at the site driveway connection to Eagle Road to help prevent left turn movements from the site on to eastbound Eagle Road.

Mr. Reardon seconds this motion.

Lisa Favacchia calls roll

Motion passes 5-0.

Mr. Capuzzi makes a motion to approve the meeting minutes of November 8, 2018.

Mr. Reardon seconds this motion.

Motion passes 5-0.

Mr. Capuzzi makes a motion to adjourn the meeting.

Mr. Pointon seconds this motion.

Motion passes 5-0.

ADJOURNMENT at 8:40 P.M.

Angelo M. Capuzzi 6/13/19

AGENDA

Haverford Township Planning Commission Meeting

March 14, 2019 | 7:30 p.m.

Haverford Township Municipal Services Building

1014 Darby Road, Havertown, PA 19083

Planning Commission Members:

Angelo Capuzzi, Chairman | Chuck Reardon, Vice Chairman | Christian Gaumann, Secretary | Paul D’Emilio | Robert Fiordimondo | Jesse Pointon | Joseph Russo

Others in Attendance:

Chuck Faulkner, Pennoni Assoc. | Kelly Kirk, Zoning Officer & Community Planner
| Lisa Favacchia, Recording Secretary

Agenda Items
1. Opening of Meeting a. Roll Call b. Pledge of Allegiance
2. 924 Haverford Road, Final Land Development Plan Pets First Veterinary Center, LLC
3. Review of Minutes
Adjournment

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, MARCH 14, 2019 AT 7:30 P.M. IN THE COMMISSIONERS MEETING
ROOM, 1014 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Chairman

Chuck Reardon, Vice Chairman

Robert Fiordimondo, Member

Christian Guamann, Secretary

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Member

Joseph Russo, Member

Jesse Pointon, Member

ALSO PRESENT:

Kelly Kirk, Planning and Zoning Officer

Chuck Faulkner, Pennoni Associates, Township Engineer

Andy Lewis, Fifth Ward Commissioner

Item #1 Opening of Meeting

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

**Item #2 924 Haverford Road, Final Land Development Plan
Pets First Veterinary Center, LLC**

The applicant, Pets First Veterinary Center, LLC, proposes to demolish the existing veterinary building and parking area at the referenced property (Folio No. 22-05-00399-00). The existing residential dwelling located on the property is proposed. An underground infiltration bed is proposed for storm water management. The property is in the R-4 Residential Zoning District. The site will be served by public water sanitary sewer.

The applicant has been granted the following waivers from the requirements of the Township's Subdivision and Land Development regulations:

1. Depicting the location of existing storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site.
2. Providing a location map or key map showing the location of the site and all property lines, streets, zoning and watercourses within 2,000-feet of the site.
3. Installation of street lighting for a non-residential development.

James Greenfield, the Applicant's attorney, informed the Board that the Board of Commissioners had approved the preliminary land development plan for this project and then introduced Dan Meier, the civil engineer for the project. Mr. Meier discussed the comments contained in the Township Engineer's revised review letter dated March 14, 2019. The applicant has submitted a sewage planning exemption request and has received initial comments from PennDOT regarding their highway occupancy permit application and has revised the plan to address those comments. The design for the lower courtyard is about 90% complete and further details will be provided prior to final approval.

The following comments pertain to the current final plan submission:

1. Regarding the installation of sidewalks, the Applicant is now requesting a waiver from the requirement to install sidewalk along the property's frontage on Haverford Road.
2. The Applicant will confirm that the depth of the insert proposed for the inlets will not impact or interfere with the proper functioning of the system.

Mr. Silvio DeAngelo, owner of 904, 908 and 912 Haverford Road, his wife, Maura, and their attorney, Fintan McHugh, all spoke against the 6-foot high fence which was recently installed by the Applicant along the common boundary line between Mr. DeAngelo's and that of the Applicant's. It was the Board's opinion that the Applicant has a right to install a fence on its property provided that the fence is installed in accordance with all of the Township's applicable requirements. The Township will send a representative to the site to confirm that the fence confirms with all of the Township standards.

Lynn Elliot, 704 Polo Road, indicated her opposition to the project and felt that it was inappropriate to permit such a large expansion of a non-conforming commercial use in a residential district. Ms. Elliot did confirm that her concerns and objections had been presented to the Zoning Board during their review and deliberations on the project.

Mr. Capuzzi makes a motion to recommend approval to the Board of Commissioners of the Final Land Development for Pets First LLC subject to the following conditions:

1. That all outstanding comments contained in the revised Township Engineer's review letter dated March 14, 2019 be addressed to the satisfaction of the Township;
2. That the final design of the lower courtyard area be reviewed and approved by the Township before the final land development plans for the project are presented to the Board of Commissioners for final approval; and

3. The waiver request regarding the installation of sidewalks along Haverford Road be denied.

Mr. Guamann seconds the motion

Motion passed 4-0.

Item #3 Review of the Minutes

Mr. Capuzzi makes a motion to approve the meeting minutes of December 13, 2018.

Mr. Guamann seconds this motion.

Motion passed 4-0

Mr. Capuzzi makes a motion to adjourn the meeting.

Mr. Reardon seconds this motion.

Motion passed 4-0.

ADJOURNMENT at 8:40 P.M.

Angelo M. Capuzzi 6/13/19

AGENDA

Haverford Township Planning Commission Meeting

April 11, 2019 | 7:30 p.m.

Haverford Township Municipal Services Building

1014 Darby Road, Havertown, PA 19083

Planning Commission Members:

Angelo Capuzzi, Chairman | Chuck Reardon, Vice Chairman | Christian Gaumann, Secretary | Paul D'Emilio | Robert Fiordimondo | Jesse Pointon | Joseph Russo

Others in Attendance:

Chuck Faulkner, Pennoni Assoc. | Kelly Kirk, Zoning Officer & Community Planner
| Lisa Favacchia, Recording Secretary

Agenda Items
1. Opening of Meeting a. Roll Call b. Pledge of Allegiance
2. Haverford High School- 200 Mill Road Land Development Sketch Plan
3. Republic Bank- 2300 Darby Road Final Land Development Plan
4. Proposed Student Rental- 510 College Avenue Review for conformance with the Comprehensive Plan per §182-202B(3)
5. Indoor Recreational Facility- 1025 West Chester Pike Review for conformance with the Comprehensive Plan per §182-404B(3)
6. Review of Minutes
Adjournment

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, APRIL 11, 2019 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM,
1014 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Chairman
Chuck Reardon, Vice Chairman
Robert Fiordimondo, member
Jesse Pointon, member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, member
Joseph Russo, Member
Christian Guamann, Secretary

ALSO PRESENT:

Kelly Kirk, Planning and Zoning Officer
Chuck Faulkner, Pennoni Associates, Township Engineer
Lisa Favacchia, Recording Secretary

Item #1 Opening of Meeting

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

**Item #2 Haverford High School- 200 Mill Road
Land Development Sketch Plan**

Tom Hanna from Gilmore & Associates and Casey Orr from KCB Architects approached the Board to present a sketch plan for land development at Haverford High School. The project includes the construction of a 3-story, 15 classroom addition at the northeast corner of the existing high school building and a 1-story addition for the band and orchestra at the northwest corner of the building. Also included in the project will be modifications and expansions to the existing parking facilities on the site. Variances will be required for both impervious coverage and building coverage. From a staging perspective, the 3-story addition will be constructed first, with work starting in December 2020 and running into 2021. The 1-story addition and parking modifications will be completed during the 2021-2022 time period. The Applicant has received a copy of the Township Engineer's review letter dated April 11, 2019 and all comments will be addressed in the plans submitted for land development approval.

Among the items discussed by the Board included access to existing school facilities during construction, future building expansion, expected student enrollment (which is expected to peak at 2300 students), School district policies regarding students parking on campus, proposed interior modifications to the building, required parking spaces on the site, grading for the modifications to the existing parking areas and drainage at the loading dock area.

**Item #3 Republic Bank- 2300 Darby Road
Final Land Development Plan**

Mark D'Amico, the attorney for Republic Bank, Leon McGuire of Robert E. Blue Consulting Engineers, presented the Final Land Development plan for Republic Bank on 2300 Darby Road. The preliminary plans were approved by the Board of Commissioners and some of the changes made to this final plan include a reduction in the number of parking spaces from 28 to 20, a reduction in the impervious coverage to 80% and the creation of a 4-foot wide grass strip between the curb and sidewalk along the site frontages. The Applicant has received a copy of the Township Engineer's review letter dated April 11, 2019 and will comply with all of the comments contained therein.

Some of the items discussed by the Board included the positioning of required trees on the site, review of the landscape plan by the Shade Tree Commission, contaminated site soils, infiltration testing for the proposed stormwater management facility, curb and sidewalk modifications at the Grace Chapel corner of Eagle and Darby Roads, Eagle Road Corridor improvements and the dedication of additional right-of-way to PennDOT.

Mr. Capuzzi makes a motion to recommend approval of the Final Land Development Plan for Republic Bank to the Board of Commissioners subject to the following conditions:

1. All of the outstanding comments contained in the Township Engineer's review letter dated April 11, 2019 shall be addressed to the satisfaction of the Township;
2. Republic Bank shall be additionally responsible for the design, permitting and construction of the proposed expanded 45-curb radius improvements at the southwest corner of the Darby/Eagle Roads intersection (i.e., the Grace Chapel corner) subject to the Township obtaining any additional required right-of-way;
3. A minimum of four (4) light poles and fixtures meeting the requirements of the Eagle Road Corridor Standards shall be incorporated into the site plan;
4. The decorative fencing and support piers shall be extended by an additional total distance of approximately 45-feet to close off the gaps in the fencing along Darby Road and Eagle Road; and
5. A note shall be added to the plan which will allow for the adjustment of the western end of the Eagle Road sidewalk should future development occur on the property to the west of this site.

Mr. Pointon seconds the motion

Motion Passes 4-0

**Item #4 Proposed Student Rental- 510 College Avenue
Review for conformance with the Comprehensive**

Jamie Jun of Fromhold Jaffe & Adams, PC, appeared before the Board on behalf of Mark Kennedy and Winifred Wheeler, owners of 510 College Avenue, who seek a special exception to use the property for a student home. The Applicant is requesting a determination from the Board that the proposed use is consistent with the Township's Comprehensive Plan. There are six conditions which must be satisfied in order for the special exception to be approved and the Applicant intends to comply with all of those conditions.

Some of the items discussed by the Board included adjacent land uses, number of students who will be living on the property (limited to 3 by the Township Code) and how that number will be controlled/enforced, general concerns about the impacts created by student housing in a residential neighborhood, location, if any, of any other student homes in the vicinity of this site, general requirements related to required parking and buffers and other structures on the site (pool, pool house and storage building) and their proposed use

Mr. Capuzzi makes a motion to find that the proposed use is in compliance with the Township's 1988 Comprehensive Plan subject to the following conditions:

1. The Applicant shall comply with all of the requirements applicable to a student home use contained in Sections 182-707 and 182-718 of the Township Zoning Ordinance;
2. Any additional plantings and landscaping that may be required to provide the required buffer for the parking area shall be reviewed and approved by the shade Tree Commission; and
3. All parking spaces for the proposed use shall be located to the side and/or rear of the existing building.

Mr. Reardon seconds the motion

Motion Fails by a vote of 2-2 (Mr. Fiorimondo and Mr. Pointon oppose)

**Item #5 Indoor Recreational Facility- 1025 West Chester Pike
Review for conformance with the Comprehensive Plan**

A Zoning Application has been filed on behalf of Lisa Isaacs Trustee of the Emerick and Edith Ressler Trust, equity owner of 1025 West Chester Pike. Applicant seeks a special exception to use the property for a Brazilian Jiu Jitsu facility. The property is zoned C-3 and was formerly used as a retail establishment.

Mr. Capuzzi makes a motion to find that the proposed use is in compliance with the Township's 1988 Comprehensive Plan.

Mr. Pointon seconds the motion

Motion passes 4-0

Item #6 Review of Minutes

Approval of the minutes from the Planning Commission's meeting of January 24, 2019 is tabled until the next meeting.

Mr. Reardon makes a motion to adjourn the meeting.

Mr. Capuzzi seconds this motion.

Motion passed 4-0.

ADJOURNMENT

Angelo M. Capuzzi 6/13/19

AGENDA

Haverford Township Planning Commission Meeting

May 9, 2019 | 7:30 p.m.

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

Planning Commission Members:

Angelo Capuzzi, Chairman | Chuck Reardon, Vice Chairman | Christian Gaumann, Secretary | Paul D'Emilio | Robert Fiordimondo | Jesse Pointon | Joseph Russo

Others in Attendance:

Chuck Faulkner, Pennoni Assoc. | Kelly Kirk, Zoning Officer & Community Planner
| Lisa Favacchia, Recording Secretary

Agenda Items

1. Opening of Meeting

- a. Roll Call
- b. Pledge of Allegiance

2. Planning Commission Recommendation- Grant Application

PA Department of Community & Economic Development- Greenways, Trails & Recreation Program
224 Foster Avenue- Community Dog Park

Grant Application in the amount of \$250,000 from the Commonwealth Financing Authority to be used for the acquisition of 224 Foster Avenue and the redevelopment of that property into a Community Dog Park

3. Planning Commission Recommendation- Grant Application

PA Department of Community & Economic Development- Greenways, Trails & Recreation Program
Tributary Crossing to Accommodate Darby Creek Trail

Grant application in the amount of \$213,000 from the Commonwealth Financing Authority to be used for modifications to an unnamed tributary to Darby Creek to accommodate the future extension of the Darby Creek Trail.

4. Planning Commission Recommendation- Grant Application

PA Department of Community & Economic Development- Flood Mitigation Grant Program
Proposed Underground Retention Facility- Chatham Glen Park

Grant application in the amount of \$500,000 from the Commonwealth Financing Authority to be used for the construction of an underground retention facility within Chatham Glen Park.

5. Review of Minutes

Adjournment

RESOLUTION NO. 2135-2019
Township of Haverford

Greenways, Trails and Recreation Program (GTRP)
224 Foster Avenue

NOW, THEREFORE, BE IT RESOLVED, that Haverford Township hereby requests a Greenways, Trails and Recreation Program (GTRP) Grant in the amount of \$250,000 from the Commonwealth Financing Authority to be used for the acquisition of the property at 224 Foster Avenue and the redevelopment of the parcel into a Community Dog Park.

BE IT FURTHER RESOLVED, that the Board of Commissioners does hereby designate David R. Burman (Township Manager/Secretary) as the official to execute all documents and agreements between the Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

RESOLVED this 13th day of May, A.D., 2019

TOWNSHIP OF HAVERFORD

BY: _____
Andy Lewis, President
Board of Commissioners

ATTEST:

David R. Burman
Township Manager/Secretary

**RESOLUTION NO. 2136-2019
Township of Haverford**

**Greenways, Trails and Recreation Program (GTRP)
Tributary Crossing to Accommodate Darby Creek Trail**

NOW, THEREFORE, BE IT RESOLVED, that Haverford Township hereby requests a Greenways, Trails and Recreation Program (GTRP) Grant in the amount of \$213,000 from the Commonwealth Financing Authority to be used for modifications to an unnamed tributary to Darby Creek to accommodate the future extension of the Darby Creek Trail.

BE IT FURTHER RESOLVED, that the Board of Commissioners does hereby designate David R. Burman (Township Manager/Secretary) as the official to execute all documents and agreements between the Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

RESOLVED this 13th day of May, A.D., 2019

TOWNSHIP OF HAVERFORD

BY: _____
Andy Lewis, President
Board of Commissioners

ATTEST:

David R. Burman
Township Manager/Secretary

RESOLUTION NO. 2137-2019

Township of Haverford

Flood Mitigation Program (FMP)

Proposed Underground Retention Facility – Chatham Glen Park

NOW, THEREFORE, BE IT RESOLVED, that Haverford Township hereby requests a Flood Mitigation Program (FMP) Grant in the amount of \$500,000 from the Commonwealth Financing Authority to be used for the construction of an underground retention facility at the Chatham Glen Park.

BE IT FURTHER RESOLVED, that the Board of Commissioners does hereby designate David R. Burman (Township Manager/Secretary) as the official to execute all documents and agreements between the Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

RESOLVED this 13th day of May, A.D., 2019

TOWNSHIP OF HAVERFORD

BY: _____
Andy Lewis, President
Board of Commissioners

ATTEST:

David R. Burman
Township Manager/Secretary

Planning Commission Meeting Minutes
Thursday, May 9, 2019

Minutes of the meeting of the Planning Commission of Haverford Township held on Thursday, May 9, 2019 at 7:30 p.m. in the Commissioners' Meeting Room (201B), Haverford Township Municipal Services Building, 1014 Darby Road, Havertown, PA 19083.

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Chairman
Chuck Reardon, Vice-Chairman
Chris Gaumann, Secretary
Robert Fiordimondo, Member
Jesse Pointon, Member

BOARD MEMBERS NOT PRESENT:

Joe Russo, Member

ALSO PRESENT:

Kelly Kirk, Zoning Officer & Community Planner
Chuck Faulkner, Pennoni Associates

1. Opening of Meeting

Mr. Capuzzi called the meeting to order at 7:31 p.m.

- a. Roll Call
- b. Pledge of Allegiance

2. Planning Commission Recommendation- Grant Application

224 Foster Avenue- Community Dog Park

PA Department of Community & Economic Development-
Greenways, Trails & Recreation Program

The property has suffered from chronic flooding, despite remedial efforts. This grant application has been amended to propose a greenway/open space in lieu of a dog park.

Mr. Capuzzi made a Motion to recommend pursuing a grant in the amount of \$250,000 from the Commonwealth Financing Authority to be used for the acquisition of 224 Foster Avenue and the redevelopment of that property into a greenway/open space area and determined the proposal is consistent with the Comprehensive Plan of Haverford Township.

Mr. Reardon seconded the Motion.

Roll call vote was taken

MOTION PASSED UNANIMOUSLY.

3. Planning Commission Recommendation- Grant Application

Tributary Crossing to Accommodate Darby Creek Trail

PA Department of Community & Economic Development-
Greenways, Trails & Recreation Program

The Darby Creek Trail Feasibility Study performed by Pennoni Associates in December 2017 proposed the extension of an existing culvert to allow for easier pedestrian access. This area is currently being utilized as an unofficial segment of the trail.

Mr. Capuzzi made a Motion to recommend pursuing a grant in the amount of \$213,000 from the Commonwealth Financing Authority to be used for modifications to an unnamed tributary to

Darby Creek to accommodate the future extension of the Darby Creek Trail and determined the proposal is consistent with the Comprehensive Plan of Haverford Township. .

Mr. Gaumann seconded the Motion.

Roll call vote was taken

MOTION PASSED UNANIMOUSLY.

**4. Planning Commission Recommendation- Grant Application
Proposed Underground Retention Facility- Chatham Glen Park**

PA Department of Community & Economic Development-
Flood Mitigation Grant Program

The Chatham Glen neighborhood has historically suffered from flooding during heavy rainstorms due to its lower elevation and underground tributaries to Cobbs Creek. This grant will provide for an underground retention facility within the limits of Chatham Glen Park to further address the on-going issue.

Mr. Capuzzi made a Motion to recommend pursuing a grant in the amount of \$500,000 from the Commonwealth Financing Authority to be used for the construction of an underground retention facility within Chatham Glen Park and determined the proposal is consistent with the Comprehensive Plan of Haverford Township.

Mr. Gaumann seconded the Motion.

Roll call vote was taken

MOTION PASSED UNANIMOUSLY.

5. Review of Minutes

No minutes were submitted for review at this meeting.

Adjournment

Mr. Reardon made a Motion to adjourn the meeting at 7:45 p.m.

Mr. Pointon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

AGENDA

Haverford Township Planning Commission Meeting

June 13, 2019 | 7:30 p.m.

Haverford Township Municipal Services Building

1014 Darby Road, Havertown, PA 19083

Planning Commission Members:

Angelo Capuzzi, Chairman | Chuck Reardon, Vice Chairman | Christian Gaumann, Secretary | Paul D’Emilio | Robert Fiordimondo | Jesse Pointon | Joseph Russo

Others in Attendance:

Chuck Faulkner, Pennoni Assoc. | Kelly Kirk, Zoning Officer & Community Planner
| Lisa Favacchia, Recording Secretary

Agenda Items
1. Opening of Meeting a. Roll Call b. Pledge of Allegiance
2. 850 N. Eagle Road- Mr. Storage Preliminary/Final Land Development & Lot Line Change Plan <i>Proposed minor subdivision to transfer 27,850 square feet of land from 1315 Lawrence Road Holdings, LP to Haverford Mr. Storage for the purpose of a 11,645 square foot addition.</i>
3. 217 Walnut Hill Lane- Terrador Penn, LLC Sewer Facilities Planning Module <i>Proposed sewage facilities planning module for the addition of one EDU in the Darby Creek Drainage System, associated with the subdivision of the property at 217 Walnut Hill Lane.</i>
4. Review of Minutes
Adjournment

1. Opening of Meeting

- a. Roll Call
- b. Pledge of Allegiance

2. 850 N. Eagle Road- Mr. Storage

Preliminary/Final Land Development & Lot Line Change Plan

Proposed minor subdivision to transfer 27,850 square feet of land from 1315 Lawrence Road Holdings, LP to Haverford Mr. Storage for the purpose of a 11,645 square foot addition.

3. 217 Walnut Hill Lane- Terrador Penn, LLC

Sewer Facilities Planning Module

Proposed sewage facilities planning module for the addition of one EDU in the Darby Creek Drainage System, associated with the subdivision of the property at 217 Walnut Hill Lane.

4. Review of Minutes

Adjournment

AGENDA

Haverford Township Planning Commission Meeting

June 27, 2019 | 7:30 p.m.

Haverford Township Municipal Services Building

1014 Darby Road, Havertown, PA 19083

Planning Commission Members:

Angelo Capuzzi, Chairman | Chuck Reardon, Vice Chairman | Christian Gaumann, Secretary | Paul D'Emilio | Robert Fiordimondo | Jesse Pointon | Joseph Russo

Others in Attendance:

Chuck Faulkner, Pennoni Assoc. | Kelly Kirk, Zoning Officer & Community Planner
| Lisa Favacchia, Recording Secretary

Agenda Items
1. Opening of Meeting a. Roll Call b. Pledge of Allegiance
2. 301-305 Ellis Road- RS Homes, LLC Preliminary/Final Minor Subdivision Plan <i>Applicant proposes to demolish the existing single-family dwelling and subdivide the 2.0422 acre parcel into two lots. Proposed Lot #1 will contain 1.0413 acres, and proposed Lot #2 will contain 1.0008 acres. The construction of a new single-family dwelling and associated stormwater management facilities are proposed for each parcel.</i>
3. Review of Minutes
Adjournment

1. Opening of Meeting

- a. Roll Call
- b. Pledge of Allegiance

2. 301-305 Ellis Road- RS Homes, LLC

Preliminary/Final Minor Subdivision Plan

Applicant proposes to demolish the existing single-family dwelling and subdivide the 2.0422 acre parcel into two lots. Proposed Lot #1 will contain 1.0413 acres, and proposed Lot #2 will contain 1.0008 acres. The construction of a new single-family dwelling and associated stormwater management facilities are proposed for each parcel.

3. Review of Minutes

Adjournment

AGENDA

Haverford Township Planning Commission Meeting

July 25, 2019 | 7:30 p.m.

Haverford Township Municipal Services Building

1014 Darby Road, Havertown, PA 19083

Planning Commission Members:

Angelo Capuzzi, Chairman | Chuck Reardon, Vice Chairman | Christian Gaumann, Secretary | Robert Fiordimondo | Jesse Pointon | Joseph Russo

Others in Attendance:

Chuck Faulkner, Pennoni Assoc. | Kelly Kirk, Zoning Officer & Community Planner
| Lisa Favacchia, Recording Secretary

Agenda Items
1. Opening of Meeting a. Roll Call b. Pledge of Allegiance
2. 301-305 Ellis Road- RS Homes, LLC Preliminary/Final Minor Subdivision Plan <i>Applicant proposes to demolish the existing single-family dwelling and subdivide the 2.0422 acre parcel into two lots. Proposed Lot #1 will contain 1.0413 acres, and proposed Lot #2 will contain 1.0008 acres. The construction of a new single-family dwelling and associated stormwater management facilities are proposed for each parcel.</i>
3. 850 N. Eagle Road- Mr. Storage Preliminary/Final Land Development & Lot Line Change Plan <i>Proposed minor subdivision to transfer 27,850 square feet of land from 1315 Lawrence Road Holdings, LP to Haverford Mr. Storage for the purpose of an 11,645 square foot addition.</i>
4. Review of Minutes
Adjournment

AGENDA

Haverford Township Planning Commission Meeting

October 10, 2019 | 7:30 p.m.

Haverford Township Municipal Services Building

1014 Darby Road, Havertown, PA 19083

Planning Commission Members:

Angelo Capuzzi, Chairman | Chuck Reardon, Vice Chairman | Christian Gaumann, Secretary | E. David Chanin | Robert Fiordimondo | Jesse Pointon | Joseph Russo

Others in Attendance:

Chuck Faulkner, Pennoni Assoc. | Kelly Kirk, Zoning Officer & Community Planner
| Lisa Favacchia, Recording Secretary

Agenda Items
1. Opening of Meeting a. Roll Call b. Pledge of Allegiance
2. 1417 Fairview Road- Ormond Properties, LLC PA DEP Sewage Facilities Planning Module Component 4A- Municipal Planning Agency Review <i>Applicant proposes to connect one new home to the existing public sewer. Estimated sewage flow will be 262.5 gpd for the one new home on the site at 262.5 gpd per house. A sewer main tap-in with new lateral is proposed to tie the new home into the existing sanitary sewer in Fairview Avenue.</i>
3. 1400 Ellston Road- Ormond Properties, LLC PA DEP Sewage Facilities Planning Module Component 4A- Municipal Planning Agency Review <i>Applicant proposes to connect one new home to the existing public sewer. Estimated sewage flow will be 262.5 gpd for the one new home on the site at 262.5 gpd per house. A sewer main tap-in with new lateral is proposed to tie the new home into the existing sanitary sewer in Peach Lane.</i>
4. Chapter 160, Subdivision and Land Development Ordinance Amendment <i>Discussion of proposed revisions to Chapter 160 relating to subdivision and land development projects.</i>
5. Review of Minutes
Adjournment

1. Opening of Meeting

- a. Roll Call
- b. Pledge of Allegiance

2. 1417 Fairview Road- Ormond Properties, LLC

PA DEP Sewage Facilities Planning Module
Component 4A- Municipal Planning Agency Review

Applicant proposes to connect one new home to the existing public sewer. Estimated sewage flow will be 262.5 gpd for the one new home on the site at 262.5 gpd per house. A sewer main tap-in with new lateral is proposed to tie the new home into the existing sanitary sewer in Fairview Avenue.

3. 1400 Ellston Road- Ormond Properties, LLC

PA DEP Sewage Facilities Planning Module
Component 4A- Municipal Planning Agency Review

Applicant proposes to connect one new home to the existing public sewer. Estimated sewage flow will be 262.5 gpd for the one new home on the site at 262.5 gpd per house. A sewer main tap-in with new lateral is proposed to tie the new home into the existing sanitary sewer in Peach Lane.

4. Chapter 160, Subdivision and Land Development Ordinance Amendment

Discussion of proposed revisions to Chapter 160 relating to subdivision and land development projects.

5. Review of Minutes

Adjournment

AGENDA

Haverford Township Planning Commission Meeting

December 12, 2019 | 7:30 p.m.

Haverford Township Municipal Services Building

1014 Darby Road, Havertown, PA 19083

Planning Commission Members:

Angelo Capuzzi, Chairman | Chuck Reardon, Vice Chairman | Christian Gaumann, Secretary | E. David Chanin | Robert Fiordimondo | Jesse Pointon | Joseph Russo

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner

Agenda Items
1. Opening of Meeting a. Roll Call b. Pledge of Allegiance
2. Chapter 160, Subdivision and Land Development Ordinance Amendment <i>Discussion of proposed revisions to Chapter 160 relating to subdivision and land development projects.</i>
3. Review of Minutes
Adjournment

ORDINANCE NO. P2-2020

AN ORDINANCE OF THE TOWNSHIP OF HAVERFORD, DELAWARE COUNTY, PENNSYLVANIA, AMENDING AND SUPPLEMENTING ORDINANCE NO. 1960, ADOPTED JUNE 30, 1986, AND KNOWN AS THE "GENERAL LAWS OF THE TOWNSHIP OF HAVERFORD", ADOPTED JUNE 30, 1986, FURTHER AMENDING, CHAPTER 160 "SUBDIVISION AND LAND DEVELOPMENT."

BE IT ENACTED AND ORDAINED by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, and it is hereby enacted and ordained by the authority of the same that the General Laws of the Township of Haverford (the "General Laws"), is hereby amended as follows:

SECTION 1. TEXT AMENDMENTS

Article II. Procedures and Requirements

Chapter 160, Section 160-4, ***Plan procedures and requirements***, subsection E, Preliminary plans, is hereby amended as follows:

(5) Preliminary plan submission requirements for major subdivision and land development plans. Each preliminary plan shall show the following or be accompanied by such supplementary information:

(e) Existing physical or other features, including but not limited to:

[4] All storm drainage, sanitary sewer and public water supply lines ~~or facilities~~ **and other public utilities** within ~~400~~ **100** feet of the site ~~and~~ **including** ownership ~~or~~ **and/or** maintenance responsibilities for the same.

(g) The proposed layout of the major subdivision or land development area, including, where appropriate for either:

[9] Building setback lines established ~~by zoning~~ **the Zoning Chapter** or other ordinances.

[14] The open space requirements for all subdivision and land developments as contained in ~~the Zoning Chapter~~ **§160-5C** shall be reflected on any preliminary plan submitted to the Township.

Chapter 160, Section 160-4, ***Plan procedures and requirements***, subsection F, Final plan procedures and requirements for major subdivision and land development plans, is hereby amended as follows:

(1) Procedures. The procedures, reviews and fees of final plans shall be identical to those outlined in Subsection E, except as follows:

(b) In addition to the copies of prints therein required, the applicant/developer shall supply, ~~upon request, two linen/Mylar originals~~ **an electronic copy** of the final plan.

Article III: Required Improvement and Design Standards

Chapter 160, Section 160-5, ***General Purpose and applicability; design standards***, subsection B, General design standards, is hereby amended as follows:

(2) Preservation of environment.

(i) A minimum of 80% of the buildable area provided on each lot created by subdivision shall be unencumbered by steep slope, floodplain, and/or wetland areas.

(4) Design criteria and requirements for curbs, sidewalks and streetlighting.

(c) 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.~~ **for all subdivision and land development proposals.** Sidewalks are required for any multifamily development.

(f) Streetlighting shall be required for all nonresidential land developments, for all multifamily residential areas and, ~~at the discretion of the Board of Commissioners, for all or portions of certain single-family residential~~ **major** subdivisions. ~~As a minimum in single-family subdivisions, appropriate conduit with pull wires shall be installed underground even though standards and lighting fixtures may not be constructed immediately.~~ Proposed intersections with any major collector street or major arterial shall have streetlights.

(9) Sanitary sewers.

(b) In accordance with Chapter 149, Sewage and Drainage Facilities, sanitary sewers shall be installed and connected to the Township sanitary sewer system. If outfall sewers are not available but are planned and have been scheduled in the Township's capital improvement program for the area in question, a system of sewers, together with all necessary laterals extending from the main sewer to the street right-of-way line, shall be installed and capped. The Board of Commissioners may waive the above requirements for lots of one acre or larger if sewage disposal is accomplished through land treatment technologies capable of recharging groundwater aquifers.

(h) On-site sewage disposal facilities. ~~Whenever it is impracticable to connect with Township sewers, on-~~ **On-site** sewage disposal facilities

may be permitted upon application and approval by the Sewage Enforcement Officer of the Township of Haverford and the Pennsylvania Department of Environmental Resources. Such facilities shall be so located as to permit easy and economical connection to the sewer system of the Township when sewers are installed, except where this requirement is waived under Subsection B(9)(b) above. The type of private sewage disposal system to be installed shall be determined by the results of percolation tests, soil classification and depth of water table, which shall be determined according to the size of the lot. Proof of the adequacy of such facilities shall be furnished by a registered professional engineer or other qualified person. The reports of such tests shall be required at each disposal area, except for large tracts involving more than one disposal system, in which case the prescribed tests shall be made in the amount of one per acre or as designated by the Sewage Enforcement Officer and the Pennsylvania Department of Environmental Resources.

SECTION 2. SEVERABILITY

Should any section, sentence, word or provision of this ordinance be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole.

SECTION 3. REPEALER

Any ordinance or part of ordinance to the extent that it is inconsistent herewith is hereby repealed.

ADOPTED this _____ of _____, A.D., 2020.

TOWNSHIP OF HAVERFORD

BY:

President
Board of Commissioners

ATTEST:

David R. Burman
Township Manager/Secretary