

**Radnor Development
Potential Sites**

<u>Location</u>	<u>Address</u>	<u>Proposed Independent Living Units</u>	<u>Status</u>
Upper Frederick Township Montgomery County	Rte 29 opposite Stanton St.	800	Zoning Approval Pending Special Exception
Amity Township Berks County	422 & Hill Road	1000	Zoning Approved
East Vincent Township Chester County	446 Stoney Run Rd.	950	Zoning Pending

**Radnor Development
Potential Sites**

Utilities

**Upper Frederick Township
Montgomery County**

Wastewater disposal can be provided by a privately owned wastewater treatment plant with a direct discharge to the Perkiomen Creek. We have corresponded with DEP and have obtained treatment criteria (9-10-08) from them got plant design purposes – at this location.

Water Supply can be accommodated by a private water supply well and storage tank on site.

The Township has ordinances regulating design and construction and operation of privately owned facilities. There are other private plants on the township.

**Amity Township
Berks County**

Sewer Treatment capacity at Amity Twp. WWTP is adequate and available for the project at this location – per consultation with Joanne Sowers –Smith, Asst. Twp. Mgr. (610) 689-6000) Today & a map contained in their AVT 537 Plan. Sewerage Conveyance system is available at the site as well.

Water Supply is available to the site and adequate for the proposed project per consultation with Craig Darosh of PA American Water today (610) 670-7789 x 126).

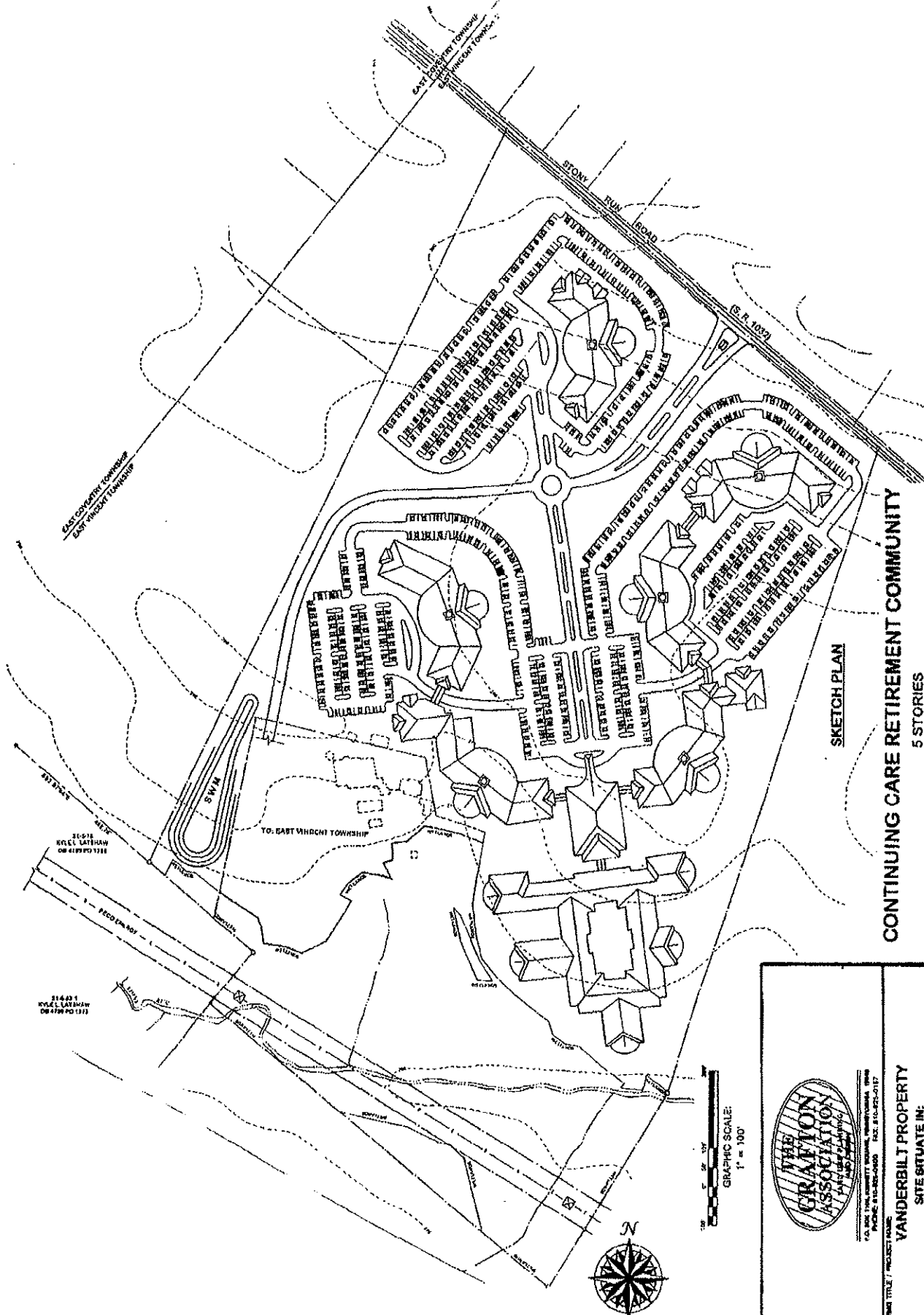
**East Vincent Township
Chester County**

The Ruth Tract has Public water and sewer available. A utility line extension is required for water and sewer. An expansion of the existing treatment plant is required to provide the sewer treatment capacity. An expansion of the plant is in the planning stages at DEP and the township. A privately owned treatment plans is also possible at this location.

DATE ?

The data enclosed for the Latshaw tract can be used to illustrate the option for the Ruth Tract assuming they are close to each other which I was told they are.

?
→ COST VS. WORKS




CONTINUING CARE RETIREMENT COMMUNITY

5 STORIES

1,078 INDEPENDENT UNITS PLUS
26 % ASSISTED AND SKILLED.

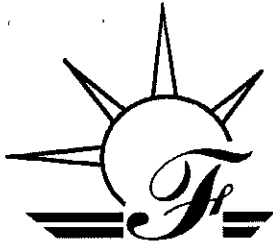
1,215 SURFACE PARKING SPACES PROVIDED.



THE CRAYTON ASSOCIATION, INC.
1000 W. 10th Street, Suite 100, Philadelphia, PA 19107
PHONE: 813-882-0000 FAX: 813-875-0187

VANDERBILT PROPERTY
SITE SITUATE IN:
EAST VINCENT TOWNSHIP, CHESTER COUNTY, PA.

DRAWING NO. R. A. C. 022-2008	SCALE: 1" = 100'	DATE: 05/07/09	PROJECT: 022-2008
CHECKED BY: []	DATE: []	SCALE DATE: []	PROJECT: []



FIORAVANTI, INC.
CIVIL ENGINEERS AND LAND SURVEYORS

September 24, 2007

1241 West Bridge Street L.P.
10 East Sixth Street
Suite 100
Conshohocken Pa. 19428

Attn: Mr. Paul Bucco

Re: Latshaw Tract – Water and Sewer Feasibility Report for the development of 92.108 acres of land as a 552 Unit CCRC facility in East Vincent Township, Chester County Pa.

As requested, I have performed an evaluation of the alternatives available for providing the necessary utility services for the proposed development of the Latshaw tract. This report will deal with the provision of the water and sewer services to the site. Based on our evaluation, it is feasible to develop the required utility infrastructure to service this proposed development.

The conclusions of this report can be summarized as follows:

1. Water Service.

The site is situated within the service area of the Pennsylvania American Water Company. Water service can be supplied to this tract by a main extension from the intersection of West Bridge Street and Stony Run Road, to the site. This would involve a main extension of approximately 947 yards along Bridge Street.

2. Sewer Service

There are several options for the provision of sanitary sewer service for the proposed development of this tract. All of them will require the inclusion of this tract into the act 537 wastewater plan update currently in progress by the Municipality.

The best option, in our opinion is the construction of a gravity sewer system to collect the wastewater from the proposed development, and a sewage pump station to convey the wastewater from the site, along the roadway (Bridge Street) with a suitably sized force main, and discharge the wastewater into the terminal manhole of the existing gravity sewer located at the intersection of West Bridge Street and Stony Run Road. This is the same intersection where the water main tie in would occur. The intersection is approximately 947 yards from the site.

618 STREET ROAD
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vwf@fioravantiinc.com

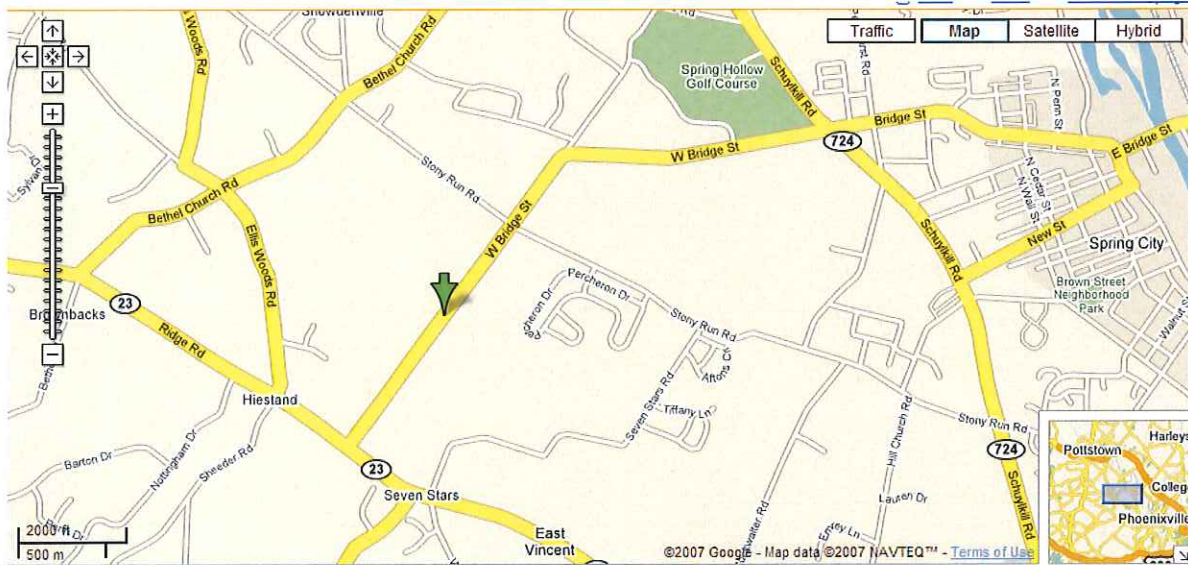


Fig 1: Site Location Map



Fig 2: Site Aerial Location Map

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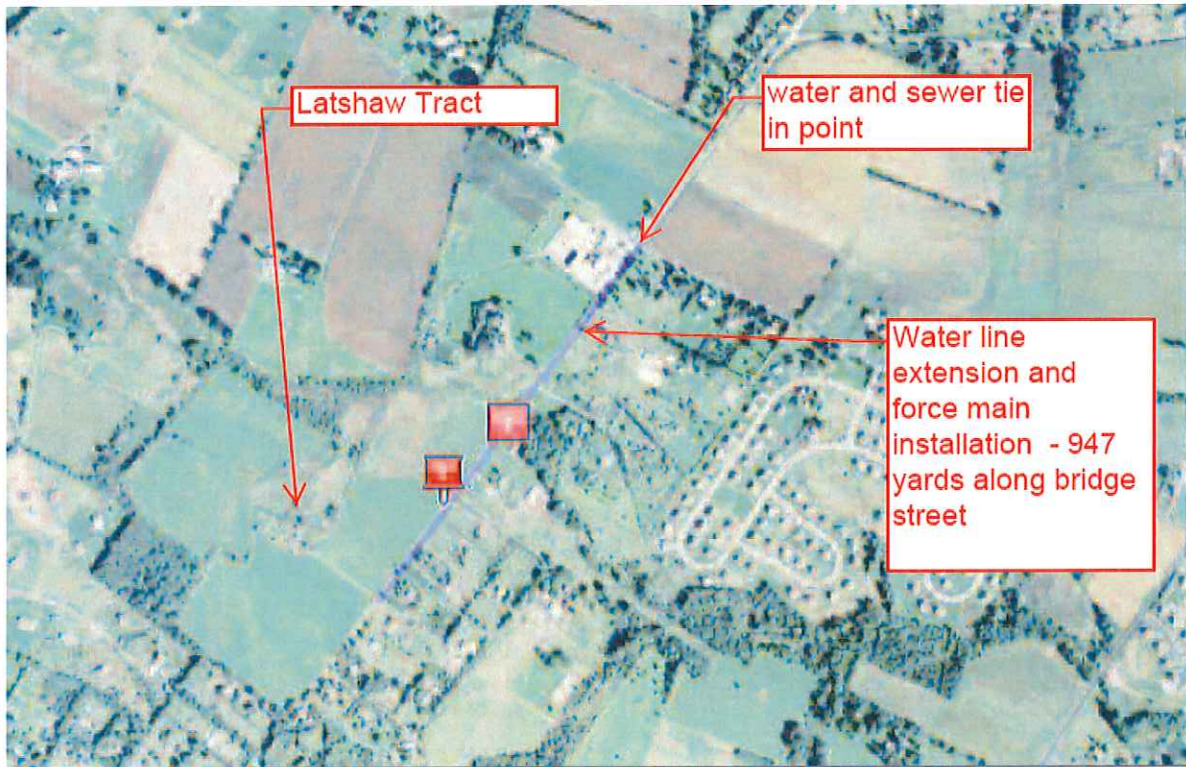


Fig 3: Chosen Alternative for providing Water and Sewer Service

The wastewater from this site will be pumped by the proposed pump station to the terminal manhole of the gravity system located at the intersection of West Bridge Street and Stony Run Road. The flow will then travel in the gravity system to the Keen Road Pump station. This pump station will have to be evaluated for a possible upgrade to handle the additional flow. Typically, increased wet well capacity and a pump upgrade will be sufficient. The discharge from this pump station will eventually flow into the gravity sewer system leading to the Township Treatment facility known as the Veterans Center Treatment facility. This plant is denoted as facility "C" on figure 4 below, which was obtained from the Municipal Act 537 plan.

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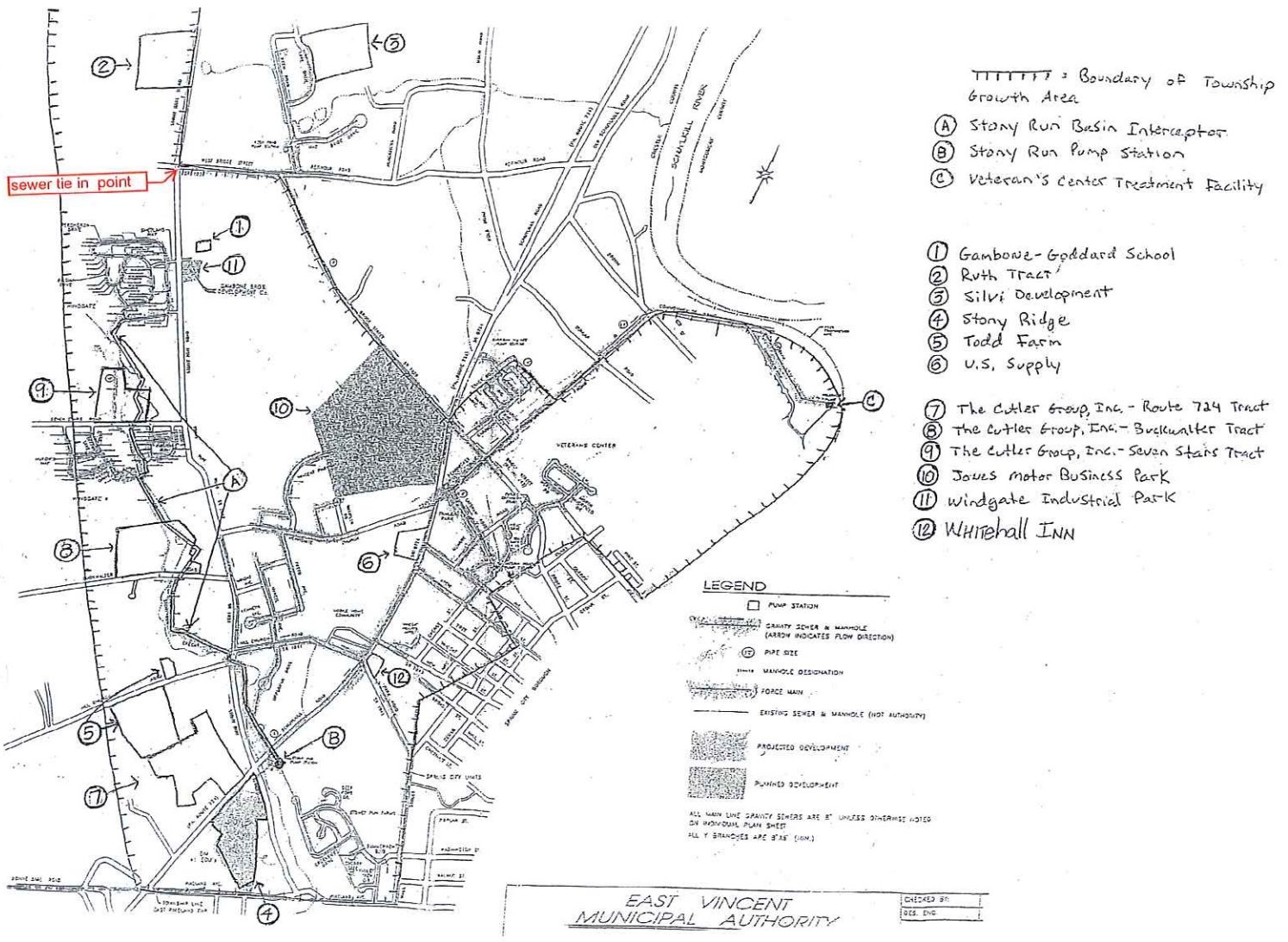


Figure 4 : East Vincent Sewer Map

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Details:

The Latshaw Tract is actually composed of 5 separate but contiguous tax parcels, which together constitute a total of 92.108 Acres. The site is located in the Southwestern area of the township, north of Ridge Road, which places it in the Stoney Run watershed.

Wastewater flow rate estimate:

The estimate for wastewater generation can also be used as an estimate for the daily water consumption for the project. Using the guidelines in Act 537, Chapter 73, section 73.17 "Sewage flows" there are unit flow figures for hospitals and certain other types of facilities, none which match the proposed CCRC units exactly. Using the unit flow figure for "institutions other than hospitals" per bed space – of 125 gallons per day , and assuming an average of two beds per CCRC Unit, a per unit flow figure of 250 gallons per day, can be used for the development .

The average daily sewer flow for the project can be estimated as 552 units x 250 GPD = 138,000 GPD. Since the current gallons per EDU value in use by the Municipal authority is coincidentally 250 gallons per EDU – this will equate to an EDU demand of 552 EDUs.

Wastewater permitting timetable:

At this point in time, the Sewer capacity in the Veterans Center treatment facility is inadequate to handle the developments that are currently proposed. The plant can be upgraded and expanded. The facility was taken over by the township, and was an older and much larger facility. The municipality repaired and placed into operation a small portion of the facility, which is currently in operation. From our discussions with authority personnel and our review of the applicable public records, we see that there are a number of developments in various stages of land development approval and since the capacity will be inadequate to handle the current demand in the pipeline, DEP is requesting that a full amendment to the current Act 537 plan be prepared by the municipal authority and submitted for approval to outline the program to upgrade the facilities to handle the demand for the current and near future.

This tract would be included in the act 537 study update and would be included in the upgrade design. The land development process can occur simultaneously with the act 537 process. Any land development approval would be conditioned upon Act 537 Approval. The current list of development seeking wastewater approval is shown I figure 5 below.

**East Vincent Municipal Authority
SEVC CAPACITY/EDU REPORT**

EDU Availability Calculation
9/4/2007

Nominal Plant Capacity				2000
Paid EDUs	#1		1496.67	
Vincent Heights			91.00	
Subtotal	1587.67			
Flows to Spring City			-36.00	
Returned EDUs(Pending DEP Approval-Parmalat)			-56.00	
Reserved EDUs	#2		0.00	
			<u>1495.67</u>	
Uncommitted EDUs				504
Approved Plans/No Reserved EDUs	#3		42.66	
Proposed Planned Developments	#4		403.26	
				<u><u>58</u></u>

TOTAL UNCLAIMED EDU's

J.Motor Phase II Not in Development Phase-Removed from List per Board on 12/14/06 -111.6EDUs does not include 152 to Park Springs Apts which flows to Spring City

DEVELOPMENTS

Reserved EDUs	Total EDUs	Paid EDUs	Unpaid Balance	
			0	0.00 (#2)
Approved Plans/No Reserved EDUs				
J.M. Phase IA	41	0	41	42.66 (#3)
Spring Hollow Golf Course	1.66		1.66	
Plans in Progress/Not Approved and No Reserved EDUs				
Goddard Sch/Gamb.	9.86	0	9.86	
J.M. Phase IB	138.4	0	138.4	
Ruth Farm	50	0	50	
Softys/ Eadie / Buckwalter	48	0	48	
Softys/Seven Stars Road	66	0	66	
Softys/Schuylkill Road	91	0	91	403.26 (#4)
<hr/>				
TOTAL Possible EDU	445.92	0 (#1)	445.92	
CONNECTIONS				
Tap Fee Applications		863		
less voided app's		<u>10</u>		
Total		853		
Connected to date			<u>806</u>	
Total TO BE Connected				<u><u>68</u></u>

Figure 5: Capacity / EDU report

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Other options for the provision of wastewater disposal.

There are other options available to the tract that can serve the development.

Alternate 1: Community on lot sewage disposal system

This option would involve the collection of the wastewater to a pumping and or treatment facility which would be located on the tract. The plant effluent, after treatment by septic tanks or a modified treatment process, can be land applied into a series of absorption areas, similar to a large community septic system.

Depending on the results of the soils analysis, a drip, or spray irrigation system is also a possibility.

Alternative 2: Stream discharge option

An efficient alternative to the above is the construction of a small, privately owned, or dedicated package plant for the treatment of the wastewater. The plant can easily discharge to the Stony Run Creek and can be designed in accordance with the regulations recently adopted by East Vincent Township to allow this type of system in "un sewered areas".

A package plant already exists in the township in the Barton Meadows subdivision. The inclusion of package plants is an excellent way for a municipality to successfully deal with wastewater collection and treatment in remote areas where the density calls for such a solution. The plants are time tested, dependable and expandable. If planned correctly, the plants can be dedicated to the municipality and over time consolidated into a coordinated municipal system. They literally serve as the "seeds" for the growth of a utility infrastructure system for the Municipality.

Recognizing the need, East Vincent Township recently adopted ordinances allowing for the construction and operation of packaged plans in the municipality. Figure 6 shows the resolution allowing this alternative. Figure seven is a sketch of the proposed development .

In Summary –There are several feasible options for providing water and wastewater service to the proposed development.

EAST VINCENT MUNICIPAL AUTHORITY

RESOLUTION NO. 06-8-10-01

A RESOLUTION CREATING STANDARDS CONCERNING THE
INSTALLATION, USE AND MAINTENANCE OF PACKAGE PLANTS.

(EAST VINCENT TOWNSHIP)

WHEREAS, the East Vincent Municipal Authority (the "Authority") is a municipal authority existing under and governed by the Pennsylvania Municipality Authorities Act of 1945, approved May 2, 1945, P.L. Section 382, as amended and supplemented (the "Authorities Act"); and,

WHEREAS, the Authority previously adopted Standard Sewer Construction Specifications which address a variety of issues in the construction of sewer facilities within East Vincent Township; and,

WHEREAS, the Authority has determined that it would be appropriate to amend the Construction Specifications to address the installation, use and maintenance of package sewer plants within East Vincent Township.


NOW, THEREFORE, be it resolved,

1. The Construction Specifications are amended to include the attached specifications concerning the installation, use and maintenance of package sewer plants within East Vincent Township.


2. This amendment shall be effective immediately.

RESOLVED AND ADOPTED this 10th day of August, 2006.

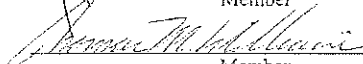
Attest:

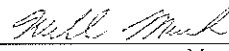

Secretary

EAST VINCENT MUNICIPAL AUTHORITY

BY: 
Chairman


Member


Member


Member

Member

Member

Figure 6 : Resolution allowing Packaged Treatment plants

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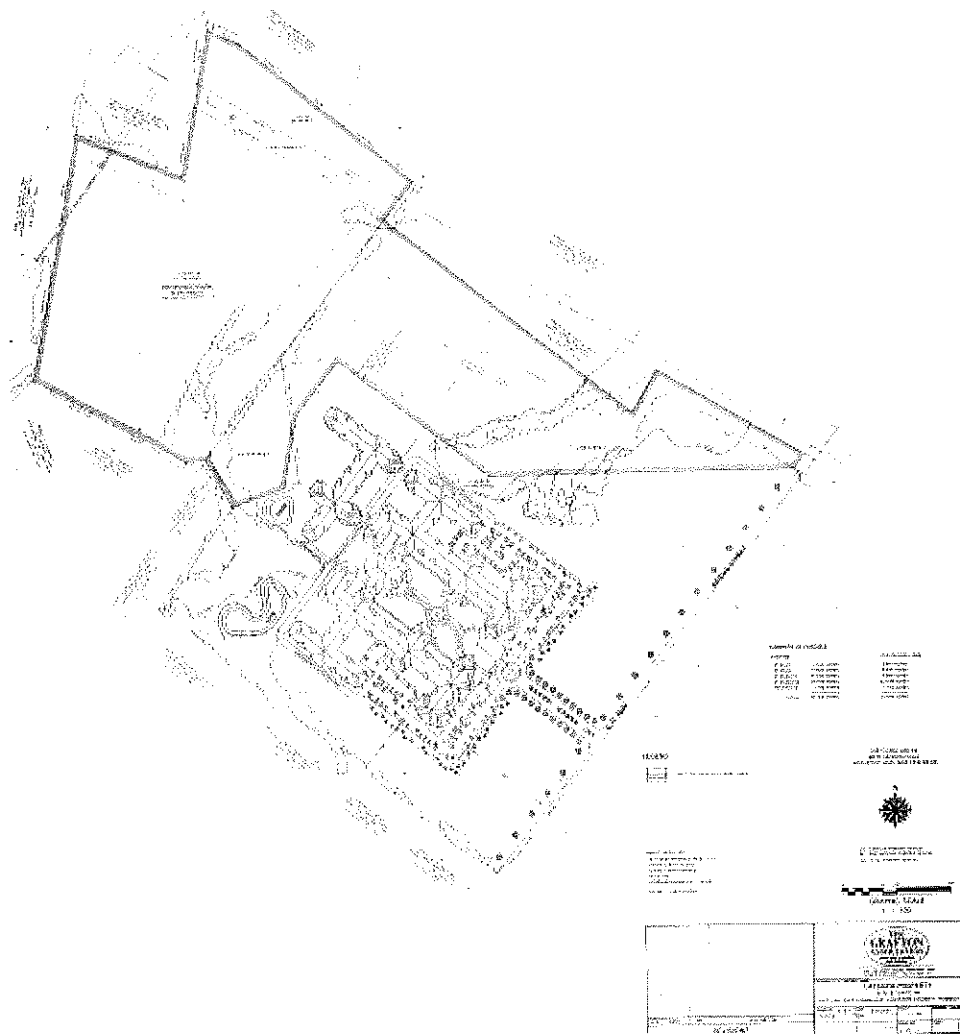


Figure 7: Sketch Plan – Development Concept for the Latshaw Tract

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East Vincent Municipal Authority

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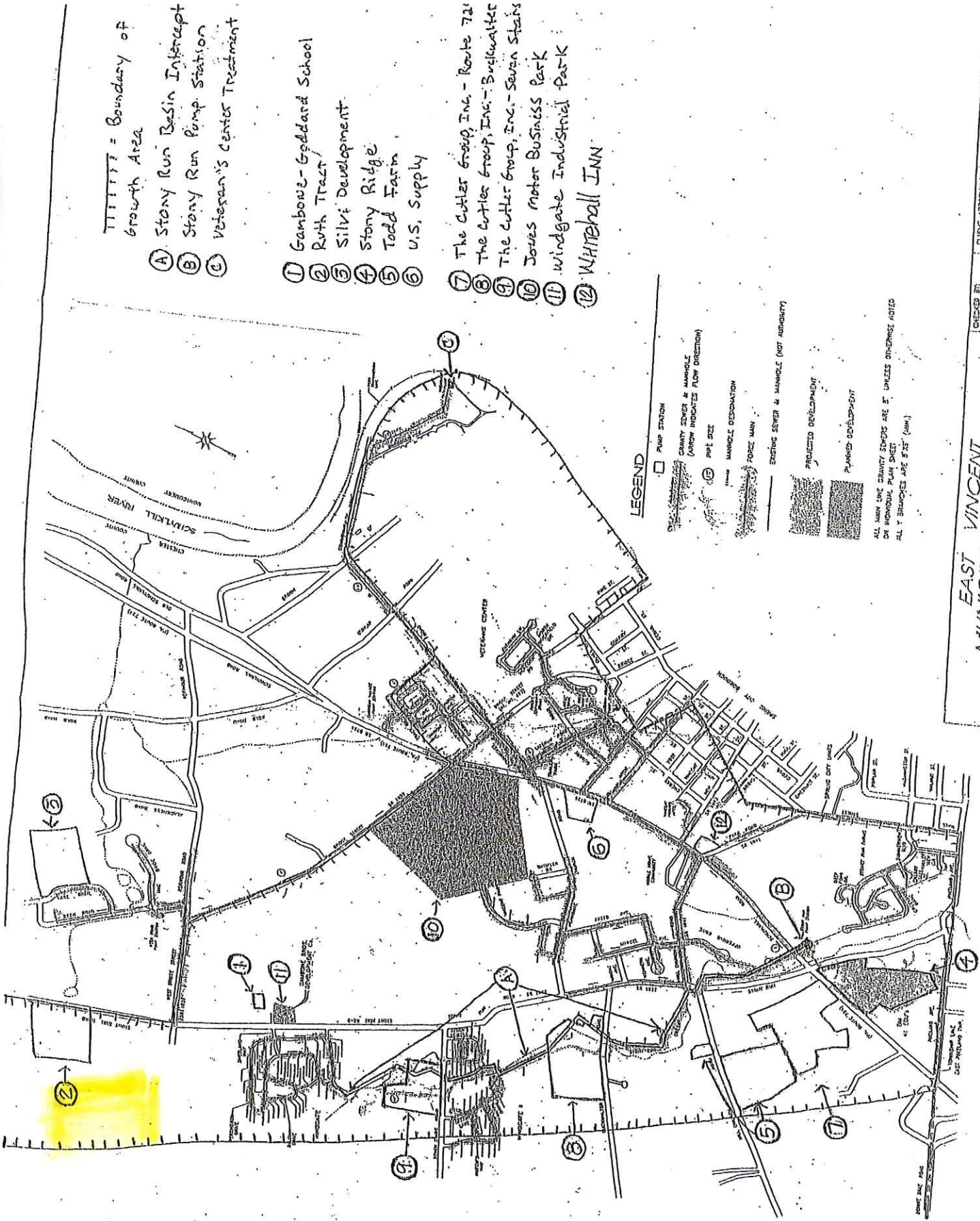
Connected to date	806
Total TO BE Connected	68

TTTTTTT = Boundary of Growth Area

- (A) Stony Run Basin Intercept
- (B) Stony Run Pump Station
- (C) Veteran's Center Treatment

- (1) Gamboze-Goddard School
- (2) Ruth Tract
- (3) Silvi Development
- (4) Stony Ridge
- (5) Todd Farm
- (6) U.S. Supply

- (7) The Cutler Group, Inc. - Route 72
- (8) The Cutler Group, Inc. - Buckwalter
- (9) The Cutler Group, Inc. - Seven Stars
- (10) Jones Motor Business Park
- (11) Windgate Industrial Park
- (12) Whitehall Inn



LEGEND

- PUMP STATION
- ▭ GRAVITY SEWER & MANHOLE (ARROW INDICATES FLOW DIRECTION)
- PIPE SIZE
- MANHOLE ELEVATION
- FORCE MAIN
- EXISTING SEWER & MANHOLE (NOT AUTHORITY)
- ▨ PROJECTED DEVELOPMENT
- ▩ PLANNED DEVELOPMENT

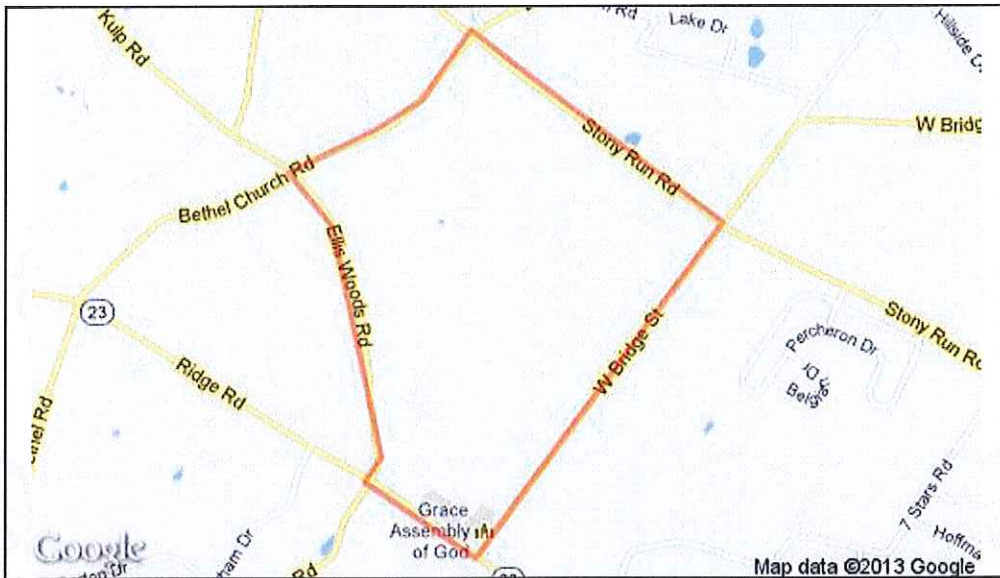
ALL MAN LINE GRAVITY SEWERS ARE 8" UNLESS OTHERWISE NOTED
 ON INDIVIDUAL PLAN SHEET
 ALL 4" BRANCHES ARE 8" (MIN)

EAST VINCENT
 MUNICIPAL AUTHORITY

CHECKED BY:	DATE:
DES. ENG.	APPROVED AND EXPANDED: [Signature]
	DATE: [Date]

1. PROJECT INFORMATION

Project Name: **1495 LATSHAW TRACT**
 Date of review: **5/23/2013 1:19:31 PM**
 Project Category: **Development,Other**
 Project Area: **431.1** acres
 County: **Chester** Township/Municipality: **East Vincent,East Coventry**
 Quadrangle Name: **PHOENIXVILLE** ~ ZIP Code: **19460,19465,19475**
 Decimal Degrees: **40.172840 N, -75.604515 W**
 Degrees Minutes Seconds: **40° 10' 22.2" N, -75° 36' 16.3" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

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

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

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

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

PA Game Commission

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

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

RESPONSE: No impacts to federally seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the

appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552, Harrisburg, PA.
17105-8552
Fax:(717) 772-0271

U.S. Fish and Wildlife Service

Endangered Species Section
315 South Allen Street, Suite 322, State College, PA.
16801-4851
NO Faxes Please.

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
NO Faxes Please

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: _____
Company/Business Name: _____
Address: _____
City, State, Zip: _____
Phone:(_____) _____ Fax:(_____) _____
Email: _____

8. CERTIFICATION

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

_____ date
applicant/project proponent signature