

1. The Plan of Subdivision (Sheet 1) and Existing Resource and Site Analysis Plan shows the limits of environmentally restricted features. A Wetlands Study and analysis was performed by Penn's Trail Environmental, LLC, in June 2018. The Limits of the flagging is depicted on the Plans.
2. Flood plain analysis: The Plan Notes that no part of the site is considered floodplain. This is based on the FEMA Firm map (Panel 42091 C0128G, effective date March 2, 2016), which shows the site is located within Zone X, Area of Minimal Flood Hazard. See attached Firmette.
3. Preliminary storm water methods, design development and alternatives; The Stormwater Management Design has been reviewed by the Township Consultants and has an NPDES Permit. Stormwater is controlled by a stormwater basin/MRC Bioretention Basin with synthetic liner on Lot 11, and a second MRC Rain Garden within the island of the cul-de-sac bulb.
4. Compliance of the project with local and State land use regulations and permitting. The Project has obtained Conditional Final Approval from the Franconia Township Board of Supervisors. The land use and dimensional requirements, as presented on the plan, have been confirmed.
5. Availability and capacity of public utilities

i. I am attaching the following:

1. Sewer: Planning Module Component 3, containing certifications from the Township Sewer Authority (Conveyance) and the Telford Borough Sewer and Water Authority as to capacity.
2. Water: "Will-Serve" letter from the North Penn Water Authority and Main Extension Approval Letter from the North Penn Water Authority.

6. Development and utility connection fees – These are available from the Authorities.

i. Municipal zoning constraints and impact fees

i. Zoning and dimensional criteria is shown on the Plans of Subdivision.

ii. Final Resolution Notes the Following Impact

Fees:

1. Municipal Stormwater Maintenance Fund: \$5,000.00
2. Traffic Impact Fee: \$28,175.29

7. Necessary permits and approvals and a schedule to accomplish same

i. Township Final Approval – Conditional Approval Granted August 17, 2020

ii. NPDES Permit – Granted December 16, 2020

iii. Pa Historical and Museum Commission Approval – Granted June 2, 2020

iv. North Penn Water Authority – Tentative Approval Granted May 26, 2020.

v. PaDEP Planning Modules Approval – Granted November 24, 2020

- vi. Franconia Township Sewer Authority – Approval expected in 60 days.
 - vii. PennDOT – Approval expected in 60 days.
- 8. Application and escrow fees, Planning Board, City, MUA, etc.
 - i. Final Approval Granted. Construction Escrows and Developers agreements will need to be provided for Township, PennDOT, Sewer Authority and Water Authority.
- 9. Preliminary traffic assessment based on the concept plan to determine Penn Dot requirements.
 - i. Extent of improvements shown on Plan. No traffic study has been prepared.
- 10. Other relevant information
 - 1. Three Lots (Lot 3, 4 and 11) require roof leaders to tie into stormwater. Other lots are not required.
 - 2. Water Authority will require outside meter pits for all lots.
 - 3. Sewer lateral is provided for the existing farmhouse – assumed owner will tie into lateral provided by developer.
 - 4. Existing 2-inch sewer from property to tie in within Winding Way (approximately 360 feet) will need to be replaced with 3-inch sewer force main.