

National Flood Hazard Layer FIRMette



40°19'52.00"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

40°19'24.57"N

USGS The National Map: Orthoimagery. Data refreshed October, 2017.

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/28/2019 at 4:36:28 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

75°20'50.81"W

1. PROJECT INFORMATION

Project Name: **Allebach Tract**

Date of Review: **6/25/2019 12:44:35 PM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **15.40 acres**

County(s): **Montgomery**

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

ZIP Code: **18969**

Quadrangle Name(s): **TELFORD**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **East Branch Perkiomen Creek**

Decimal Degrees: **40.327453, -75.352518**

Degrees Minutes Seconds: **40° 19' 38.8320" N, 75° 21' 9.646" W**

2. SEARCH RESULTS

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

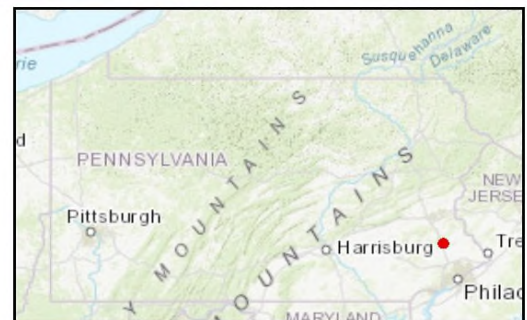
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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

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

Allebach Tract

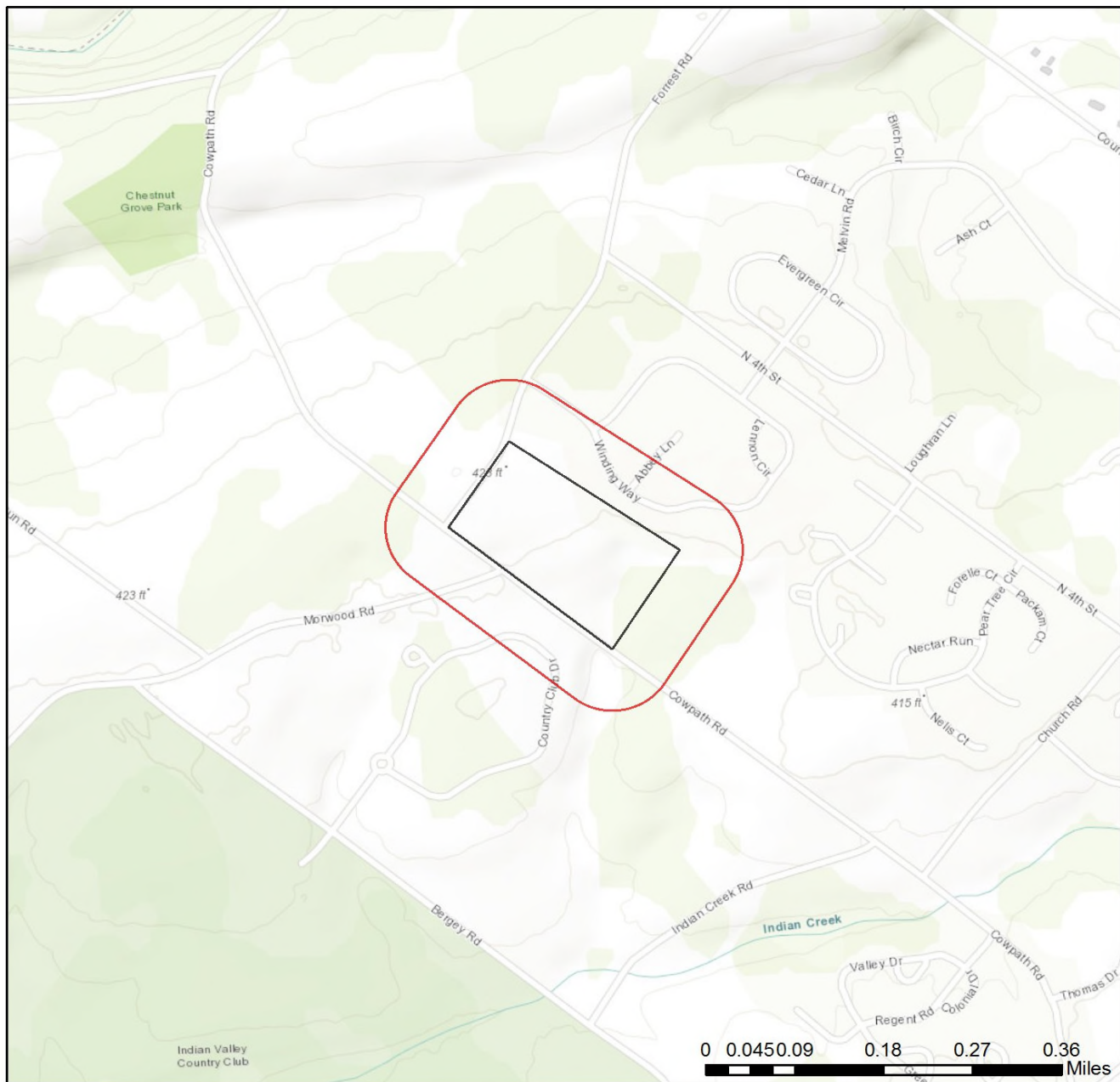


- ☐ Project Boundary
- ☐ Buffered Project Boundary



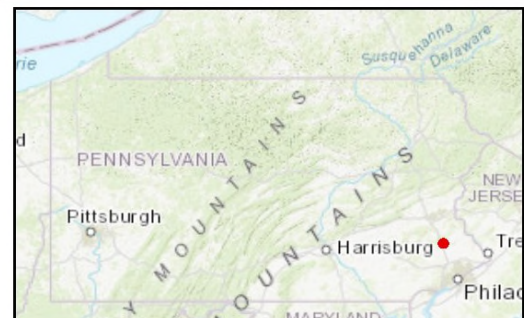
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Allebach Tract



- Project Boundary
- Buffered Project Boundary

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

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



5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

U.S. Fish and Wildlife Service

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

PA Fish and Boat Commission

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

PA Game Commission

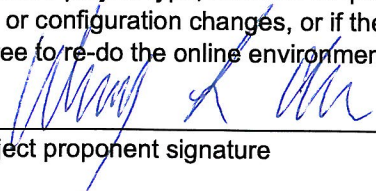
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Wendy L. Goggin
Company/Business Name: Richard C. Mast Associates, P.C.
Address: 658 Harleysville Pike, Suite 150
City, State, Zip: Harleysville, PA 19438
Phone: (215) 513-2100 ext 116 Fax: (215) 513-2101
Email: wgoggin@rcmaonline.com

8. CERTIFICATION

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



applicant/project proponent signature

6/25/2019

date

NORTH PENN WATER AUTHORITY

300 FORTY FOOT ROAD
LANSDALE, PA 19446

TEL: 215-855-3617
FAX: 215-855-2756
www.northpennwater.org



April 21, 2020

Atten.: Richard C. Mast, P.E.
President
Richard C. Mast Associates, P.C.
The Village at Lederach
658 Harleysville Pike, Suite 150
Harleysville, PA 19438

Re: Availability of Water Capacity
Allebach Tract
Franconia Township, Montgomery County, PA

Dear Mr. Mast:

It is hereby confirmed that the North Penn Water Authority has an existing 12" water main in the area and provides water service in the vicinity of the subject proposed project, in Franconia Township, Montgomery County. You submitted a land development plans last revised 3/17/2020. This project is a residential development consisting of 11 residential lots located off Forrest Road in Franconia Township, PA.

Currently, North Penn Water Authority (NPWA) has available capacity to serve this development and unless precluded from doing so by regulatory action or decreases in available water supplies, the Authority is willing to supply water service to the proposed development, provided water capacity in our system is available at the time of application and approval is granted from Franconia Township. The Developer is required to incorporate the water main extension design (ME 1467, Dwg #051-1475) into the set of land development plans for legal recording. Adherence to the locations of all proposed water facilities including meter pits is required. In addition, the developer is required to enter into a Water Main Extension Agreement with the Authority to extend water main to the development and pay all construction costs, Authority tapping fees and other required fees and charges as it relates to the project.

You are instructed to review our detailed procedures for our water main extension approval process which can be found at: <https://npwa.org/for-developers>.

This commitment is valid for up to one year from the date of this letter. After this date, the applicant will need to resubmit another water capacity request. If changes were made to the development plan that affect the use of or discharge of water, then the applicant should resubmit a request for availability of water.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,
NORTH PENN WATER AUTHORITY

Karen S. Sullivan
Engineering Services Coordinator

cc: Jon Hammer, Franconia Township Manager

NORTH PENN WATER AUTHORITY

300 FORTY FOOT ROAD
LANSDALE, PA 19446

TEL: 215-855-3617
FAX: 215-855-2756
www.northpennwater.org



April 21, 2020

Atten.: Jon Hammer
Franconia Township Manager
671 Allentown Road
Telford, PA 18969-2205

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Allebach Tract
Franconia Township, Montgomery County, PA

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Sincerely,
NORTH PENN WATER AUTHORITY

Karen S. Sullivan
Engineering Services Coordinator

cc: Jon Hammer, Franconia Township Manager

LOCATED AT ALLENTOWN AND FORTY FOOT ROADS IN TOWAMENCIN TOWNSHIP



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 29, 2020

File No. 16-12053

Beth T. Gooch, Director of Planning and Zoning
Franconia Township
671 Allentown Road
Telford, PA 18969

Reference: Allebach Tract, Preliminary Subdivision Review #2 (#02-19)
655 Cowpath Road, Souderton, PA 18964
TMP #34-00-01747-00-1, Block 10, Unit 001

Dear Beth:

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has reviewed the Preliminary Subdivision and Land Development Plans for the above-referenced project. We offer the following comments for consideration by the Township:

I. Submission

- A. Preliminary Subdivision and Land Development Plans of the Allebach Tract, prepared for 502 Township Line Road Lawyers, LLC, as prepared by Richard C. Mast Associates, P.C., Sheets 0 through 28 of 28, dated March 20, 2019 and last revised March 17, 2020.
- B. Stormwater Management Report, as prepared by Richard C. Mast Associates, P.C., dated March 20, 2019 and last revised March 17, 2020.
- C. Erosion and Sediment Control (E&S) Module 1, as prepared by Richard C. Mast Associates, P.C., dated March 17, 2020.
- D. Post-Construction Stormwater Management (PCSM) Module 2, as prepared by Richard C. Mast Associates, P.C., dated March 17, 2020.
- E. Low Pressure Sanitary Sewer Design, as prepared by Richard C. Mast Associates, P.C., dated April 2, 2020.
- F. Preliminary Request for Waivers, as prepared by Richard C. Mast Associates, P.C., dated April 27, 2020.
- G. Preliminary Plan Response to Township, as prepared by Richard C. Mast Associates, P.C., dated April 27, 2020.
- H. Preliminary Plan Response to FSA, as prepared by Richard C. Mast Associates, P.C., dated April 28, 2020.
- I. NPWA Will-Serve Letters, dated April 21, 2020.
- J. Overall Subdivision/Land Development Plans for Indian Valley Greenes, prepared for Indian Valley Greenes LP, as prepared by Horizon Engineering Associates, LLC, Sheets 1 through 9 of 50, dated October 28, 2002 and last revised April 9, 2004.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

II. General Information

The subject tract is located at 655 Cowpath Road within the R-130 Residential Zoning District. The site is a corner property fronting on both Cowpath Road (S.R. 1011) and Forrest Road (S.R. 1016) and is currently an existing farm with multiple existing buildings that will be contained on the new Lot 7. The Applicant's professional has indicated that the subject tract has been farmed for over 70 years. The site drains away from Forrest Road in a southeasterly direction towards wetlands towards the eastern property line. This wetland area ultimately drains to an unnamed tributary of the Indian Creek within the Perkiomen Watershed.

The plans propose to subdivide the tract into 11 total lots. The development will take access from Forrest Road via a new 30-foot wide cul-de-sac road with curb and sidewalk, which is being offered for dedication to the Township. Runoff will be controlled through construction of an above-ground bioretention basin on Lot 11, a rain garden located within the bulb of the cul-de-sac, and an underground infiltration trench on Lot 4, which are proposed to be maintained by a Homeowner's Association (HOA).

The site is proposed to be served by public water and sewer from North Penn Water Authority (NPWA) and Franconia Township Sewer Authority, respectively.

III. Review Comments

A. Zoning Ordinance, Chapter 145

We have identified the following issues in regards to the requirements and provisions of the current Franconia Township Zoning Ordinance:

1. §145-34 – Plans note the existing of several living units within the existing farm. Multi-family dwellings are not a permitted use in the R-130 Zoning District. Additional information should be required to confirm this existing non-conformity is acceptable as far as building code restrictions, etc. The square footage and all other applicable lot information should be provided in tabular form to confirm compliance.
2. §145-175.B – A Declaration of Easement, as approved by the Township Solicitor, should be executed prior to plan recording to provide for the continuance of the resource protection areas.

B. Subdivision and Land Development Ordinance, Chapter 122

We have identified the following issues in regards to the requirements and provisions of the current Franconia Township Subdivision and Land Development Ordinance (SALDO):

1. §122-16.A – Waivers are required in order to implement the plan as currently presented. The following waivers have been requested via a Preliminary Request for Waivers, dated April 27, 2020:
 - a. §122-10.C.(1) – A waiver is requested from showing all existing features within 200 feet of the property. Aerial Imagery Plan, sheet 3 of 28, has been added to the plan set. We support this waiver with a condition that any additional information requested by the Township Engineer be provided as needed. Also, we note that the section of the Ordinance noted in the Preliminary Request for Waivers letter is incorrect and should match the section noted above.
 - b. §122-17.C(2)(d) & §122-17.D(5)(c) – Requires road improvements to Cowpath Road and Forrest Road to a minimum right-of-way of 60 feet and a minimum paved width of 36 feet. The Applicant is requesting a waiver from providing the minimum paved width of 36 feet conditioned upon completing the following minimum improvements requested by the Township Public Works Director:

1. Forrest Road. Permit the improvements to consist of four (4) feet of widening along the frontage (no curbing) and improvement of the intersection radius. We note that the proposed widening along the section of frontage from the new road radius north to the side property line does not appear to all be a minimum of four (4) feet wide and should be revised accordingly. Also, the ultimate right-of-way and proposed cartway half-width along the frontage should be clearly labeled.
 2. Cowpath Road. Permit the improvements to consist of four (4) feet of widening along the frontage (no curbing) and storm sewer improvements as recommended by the Township Engineer and Township Public Works Director. We note that the proposed widening along the frontage does not appear to all be a minimum of four (4) feet wide and should be revised accordingly. Also, we recommend that an additional inlet with storm sewer be installed at the end of the swale prior to draining into the existing wetlands in order to prevent erosion of the wetlands and from roadway debris from entering the wetlands. Finally, the ultimate right-of-way and proposed cartway half-width along the frontage should be clearly labeled.
 3. Forrest Road/ Cowpath Road Intersection. Improve the intersection radius and extend and improve the storm sewer on the north side of the intersection.
- c. §122-20.A.(4) – Requires sidewalk at any location where the Board of Supervisors determine that sidewalks are necessary for safety or convenience. The Applicant is requesting a waiver from providing sidewalk along the existing street frontages of Cowpath Road and Forrest Road due to *no other sidewalk existing in the area of the development and existing improvements (barn, house, etc.) along Cowpath Road make it difficult to install sidewalk*. If this requirement is waived, we recommend a condition of the waiver be that the right-of-way be graded to a minimum of 2% and a fee-in-lieu-of be provided to the Township for future installation of sidewalk. We note that the adjacent subdivision of Winding Way has a trail system and internal sidewalks. We recommend the feasibility of providing a connection be analyzed, such as a connection along Forrest Road.
 - d. §122-21 – Requires plain cement concrete curb be constructed along the existing streets and roads unless the Board of Supervisors otherwise direct that this construction be postponed or eliminated. The Applicant is requesting a waiver from the installation of curbing along the frontage of both Forrest Road and Cowpath Road conditioned upon the completion of the minimum improvements requested by the Township Public Works Director, as noted above.
 - e. §122-35.A – Requires that no detention basin be located within 75 feet of any building, whether on the same lot or any adjacent lot. The Applicant is requesting a waiver to allow a *setback of approximately 70 feet for Lot 8 and 40 feet for Lot 11. In both cases, each lot is provided with a minimum required yard setback to the basin, i.e. there will be no reduction in usable yard area due to the detention basin location*. We support this waiver. Also, we note that the section of the Ordinance noted in the Preliminary Request for Waivers letter is incorrect and should match the section noted above.
 - f. §122-36 – Requires open space be provided. The Applicant is requesting a waiver *from providing additional Open Space or amenities. Open Space is proposed in the center of the cul-de-sac island, which will be owned and maintained by a Homeowner's Association*. The Township should determine if the Applicant is to provide additional open space as part of this land development application. If not, the Board may consider a fee-in-lieu of the additional open space be contributed to the Township. We note that the tract is adjacent to Township open space and a property owned by PECO.

- g. §122-74.D.(3)(a) – Requires the signature and/or seal of the registered landscape architect, arborist or horticulturalist responsible for preparing the landscape plan and details be shown on the approved Landscape Plan. The Applicant is requesting a waiver to allow the use of a Professional Engineer's seal instead.
2. §122-17.C.2(c)[1][d][iii][B] – Provisions for snow storage have been provided in Open Space A. However, a snow storage easement should still be proposed for this area since Open Space A will be owned and maintained by the HOA while Road "A" is being offered for dedication to the Township. The Township Public Works Department plows the streets and will require an easement to allow them to store the snow from the cul-de-sac in Open Space A.
3. §122-17.C.2(c)[1][f] – The Fire Marshall shall review all proposals for cul-de-sacs to determine the need for an emergency vehicular access. The requirement for the location of and design of the emergency vehicular access shall be subject to the Fire Marshal's approval.
4. §122-18.B(8) – Where a property abuts a state right-of-way, and where a proposed roadway extends from that right-of-way to the interior of the property, the applicant must obtain a permit from the Pennsylvania Department of Transportation indicating compliance with all applicable standards and criteria. The Applicant should copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Also, in order to facilitate the Township review of the HOP submission, the Applicant should include Gilmore & Associates as an "Engineering Firm" on the permit application within the PennDOT ePermitting System.
5. §122-25 – Spot grades should be added at all highpoints throughout the site on the Construction Improvement Plan (Stormsewer and Grading), sheet 4 of 28.
6. §122-27.D. – Once approved, legal descriptions will be required for all lots, rights-of-way, defined easements such as conservation easements, stormwater easements, utilities, etc.
7. §122-28.A. – Whenever practicable, sanitary sewers should be installed and connected to the Township or Authority sanitary sewer system following review of plans and approval by Department of Conservation and Natural Resources and/or the Franconia Township Sewer Authority (FSA). The Applicant is proposing public sanitary sewer for the development, which is currently under review by the FSA. A copy of the FSA 'Will Serve' letter and approval letter should be submitted to the Township and our Office.
8. §122-28.A.(2) – When not consistent with the Township Sewage Facilities Plan, the Applicant must request a revision to the plan in accordance with Act 537, the Pennsylvania Sewage Facilities Act, in order to allow installation of sewers. We note that the Applicant has submitted a Sewage Facilities Planning Module to the FSA and DEP. A copy of the approved Sewage Facilities Planning Module or exemption should be submitted to the Township and our Office.
9. §122-29.A. – If water supply is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, the Applicant shall present evidence to the Board of Supervisors that the subdivision or development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners or by a municipal corporation, authority or utility. The Applicant is proposing public water supply for the development, which is currently under review by the North Penn Water Authority (NPWA). A copy of the NPWA approval should be submitted to the Township and our Office.
10. §122-29.D. – Fire hydrants shall be located at accessible points throughout the subdivision when centralized water supply is available and shall be located according to the regulations of the North Penn Water Authority (NPWA) with the Township Fire Marshal's approval. A copy of the NPWA and Fire Marshal's approval letters should be submitted to the Township and our Office.

11. §122-38.B. – The Applicant will be required to provide financial security to the Municipality for the timely and proper construction of all stormwater management facilities and any other public improvements. The Engineer's cost estimate should be submitted for review once the design is finalized.

C. Stormwater Management

We have identified the following issues in regards to the stormwater management requirements and provisions of the current Franconia Township Subdivision and Land Development Ordinance:

1. §122-82.D(4) – The Applicant shall obtain an NPDES permit for the earth disturbance activity since the area of disturbance is greater than 1 acre. An adequacy letter from the Montgomery County Conservation District should also be obtained. Upon receipt, this permit and letter should be forwarded to the Township and our office.
2. §122-92.A. & 93 – The Applicant should sign and record an operations and maintenance agreement as approved by the Township Solicitor to guarantee the satisfactory operation and maintenance of all permanent stormwater BMPs. This agreement will cover all stormwater BMPs that are to be privately owned. Stormwater management easements should be specified within the agreement to allow access for inspections and maintenance and for preservation of stormwater runoff conveyance, infiltration, and detention areas.
3. §122-92.B – The Applicant/Developer installing stormwater management facilities and BMPs should be required to contribute an amount to the Municipal Stormwater Maintenance Fund to help defray costs of periodic inspections and maintenance expenses. The deposit should cover the cost of periodic inspections performed by the municipality for a period of 10 years, as estimated by the Township Engineer. After that period of time, inspections will be performed at the expense of the Township.

D. Landscape Comments

We have identified the following issues in regards to the landscape requirements and provisions of the current Franconia Township Subdivision and Land Development Ordinance:

1. §122-69.A.(1) – Street Trees. The required quantity of street trees is proposed for each of the streets. However, we recommend a smaller species of tree be utilized for areas near overhead utility lines, particularly along a portion of Cowpath Road.
2. The proposed street tree fronting Lot 5 is in conflict with the water service. We recommend a minimum distance of 10 feet between proposed plantings and underground utilities. The street tree location should be adjusted accordingly.
3. It appears there is a conflict between a proposed tree and light fixture location along the cul-de-sac bulb. The locations should be adjusted accordingly.

E. Traffic Comments

We have identified the following issues in regards to the traffic requirements and provisions of the current Franconia Township Subdivision and Land Development Ordinance:

1. In accordance with Franconia Township Code §71-13, a Transportation Capital Improvement Impact Fee should be collected. A fee of \$2,561.39 per PM peak trip will be assessed during the final land development plan process. The anticipated fee is \$28,175.29 based on 11 anticipated PM peak hour trips that are assumed to be generated using ITE Trip Generation 10th edition LU 210 (Single-Family Detached Housing).

2. §122-17.C(2)(c)[1][d][ii][A] – The HOA shall own and maintain the landscaped island in the bulb of the cul-de-sac, as noted on the Record Plan. All HOA documents should clearly state these responsibilities, and the documents should be submitted to the Township Solicitor for review.
3. Identify the color and size of the proposed crosswalk pavement markings.
4. The road name should be proposed and reviewed by the Board of Supervisors and Fire Marshal. If community mailboxes are proposed, the area should be identified on the plans.
5. Provide a 4"/W shoulder line for the proposed widen area along Forrest Road.
6. Update the pavement typical sections on Intersection and Roadway Details, sheet 10 of 28, in accordance with the latest version of Publication 408 (i.e., removing WMA and updating PG 64-22 designation). Also, update the road name listed for the 'Dropoff Treatment' detail.

F. General Comments

1. On the Preliminary Plan of Subdivision, sheet 1 of 28, Lot 1 is labeled "42" and should be revised accordingly.
2. Since a portion of the site is currently a cultivated field and has been historically used for agriculture, we recommend that the Applicant consider a Phase 1 and/or Phase 2 Environmental Site Assessment be performed on the site to verify that the soils meet the Residential Health Standard. If a site assessment is performed on the site, the results should be provided to the Township.
3. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, PennDOT, NPWA, FSA, etc.). Copies of these permits and approvals should be submitted to the Township and our Office.

If you have any questions regarding the above, please contact this office.

Sincerely,



Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Township Engineers

DCR/ds

cc: Jon A Hammer, Township Manager
Frank R. Bartle, Esq., Township Solicitor
Joseph Zadlo, Township Land Planner
John Leshner, County Planner
Paul Nice, Township Public Works Director
Steven R. Coll, Township Fire Marshal
502 Township Line Road Lawyers, LLC, Owner – sparangocustomhomes@gmail.com
Richard C. Mast, P.E., Richard C. Mast Associates, P.C.
George Witmayer, Franconia Sewer Authority
Karen Sullivan, North Penn Water Authority
Fred Ciottoni, P.E., SC Engineers Inc.
Russell S. Dunlevy, P.E., S.E.V.P., Gilmore & Associates, Inc.
Janene Marchand, P.E., Gilmore & Associates, Inc.

NORTH PENN WATER AUTHORITY

300 FORTY FOOT ROAD
LANSDALE, PA 19446

TEL: 215-855-3617
FAX: 215-855-2756
www.northpennwater.org



June 1, 2020

Richard C. Mast, P.E.
658 Harleysville Pike, Suite 150
Harleysville, PA 19438

Re: M.E. 1467 – Allebach Tract
Township Line Road Lawyers, LLC
Notice of Tentative Approval

Dear Mr. Mast:

The North Penn Water Authority (NPWA) Board of Directors, at its meeting of May 26, 2020, reviewed your Application for Capacity of 11 EDUs for the above referenced Project. We are pleased to inform you that your application has received Tentative Approval.

The Authority has available water capacity to supply the proposed development, provided water capacity in our system is available at the time of Final Approval by the NPWA Board of Directors. This letter does not imply that NPWA agrees to provide Final Approval; only that the water capacity is available. Final Approval, if granted, is subject to all terms and conditions of the Main Extension Agreement and any special conditions that may be imposed as a result of the project.

Also, this Tentative Approval is contingent upon the developer obtaining all approvals from Franconia Township and is non-transferable. This commitment is valid for up to one year from the date of this letter. After this date, the applicant may need to resubmit another Application for Capacity. If changes are made to the development plan that affect the use of or discharge of water, then the applicant must resubmit the Application for Capacity.

Enclosed is a copy of the procedure for obtaining Final Approval from NPWA. Please review this to determine your present standing and the steps needed to complete the process. Also, enclosed is the NPWA Water Main Extension Plan, Drawing No. 051-1475A and Standard Detail Sheet, entitled Main Extension No. 1467, Allebach Tract, latest revision date, May 5, 2020. This plan shall be used by your Contractor for developing cost estimates for the project to be forwarded to NPWA.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Very truly yours,

NORTH PENN WATER AUTHORITY

A handwritten signature in blue ink, appearing to read 'Daniel C. Preston', is written over a horizontal line.

Daniel C. Preston, P.E.
Director of Operations and Engineering

DCP/mn

Enclosure (as noted)

cc: Paul G. Mullin, NPWA Solicitor
Jon Hammer, Franconia Township Manager

LOCATED AT ALLENTOWN AND FORTY FOOT ROADS IN TOWAMENCIN TOWNSHIP



PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLY

Reviewers: MS / EDDATE RECEIVED: 5/19/20DATE DUE: 6/2/20ER NUMBER: 2020-1583-091-AHRSF: 

REV: 03/2020

SECTION A: PROJECT NAME & LOCATION

Is this a new submittal? ☒ YES ☐ NO OR ☐ This is additional information for ER Number:Project Name Allebach Tract County Montgomery Municipality FranconiaProject Address 655 Cowpath Rd City/State/ Zip Telford, PA 18969

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name Joshua Gross, PEPhone (267) 933-5279Company Richard C. Mast Assoc, PC

Fax

Street/PO Box 658 Harleysville Pike, Suite 1500Email jgross@rcmaonline.onmicrosoft.coCity/State/Zip Harleysville, PA 19438

Email cc:

SECTION C: PROJECT DESCRIPTION

This project is located on:
(check all that apply) ☐ Federal property ☐ State property ☐ Municipal property ☒ Private property

List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)
	State	PADEP /Clean Water/NPDES	
	State	PADEP /Act 537/Planning Module	
	State	PennDOT / HOP	

Proposed Work – Attach project description, scope of work, site plans, and/or drawings

Project includes (check all that apply): ☒ Construction ☐ Demolition ☐ Rehabilitation ☐ DispositionTotal acres of project area: 14.0 Total acres of earth disturbance: 11.1Are there any buildings or structures within the project area? ☒ Yes ☐ No Approximate age of buildings: 175 yearsDoes this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: <https://gis.penndot.gov/crgis>

Yes

No

Unsure

Name _____

Key Number _____

Please email this form and pdf attachments to:

RA-PH-PASHPO-ER@pa.gov

Or, please print and mail completed form and all attachments to:

PHMC- PA State Historic Preservation Office
400 North Street
Commonwealth Keystone Building, 2nd Floor
Harrisburg, PA 17120-0093

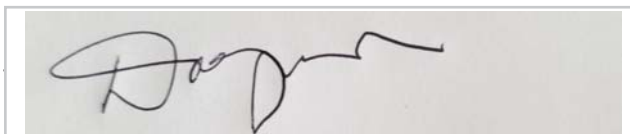
Attachments – Please include the following information with this form

☒ **Map** – 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect☒ **Description/Scope of Work**– Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources☒ **Site Plans/Drawings** – Indicate location and age of buildings, any proposed improvements, and past and present land use☒ **Photographs** – Digital photographs of all buildings and structures on the project site, keyed to a site plan. For projects affecting buildings older than 50 years old use the Abbreviated HRSF

SHPO DETERMINATION (SHPO USE ONLY)

☐ There are **NO HISTORIC PROPERTIES** in the Area of Potential Effect☐ The project will have **NO ADVERSE EFFECTS WITH CONDITIONS**
(see attached)☒ The project will have **NO EFFECT** on historic properties☐ **SHPO REQUESTS ADDITIONAL INFORMATION** (see attached)☐ The project will have **NO ADVERSE EFFECTS** on historic properties: _____ Key# _____

DIVISION CHIEF, ENVIRONMENTAL REVIEW:

DATE: 6/2/20SHPO REVIEWER: ED



Township of Franconia

671 Allentown Road
Telford, Pennsylvania 18969-2205
www.franconiatownship.org

Tel. (215) 723-1137

Fax (215) 723-4167

August 25, 2020

Mr. Ben Sparango
502 Township Line Road Lawyers, LLC
PO Box 428
Villanova, PA 19085

RE: Allebach Tract Subdivision-Franconia Township #02-19

Dear Mr. Sparango:

I am pleased to inform you that at the Franconia Township Board of Supervisors Meeting held Monday, August 17th, 2020, conditional preliminary/final approval was given to the above referenced project. Listed below are the procedures required for filing the plan. We require that a "proof" copy of the record plan be submitted for the Township Engineer to review. Once the engineer approves the proof copy you may then submit the required final record plans to the township for official filing and recording.

Pursuant to the procedures for subdivision and land development contained in Franconia Township Resolution No. 97-27-11-08, you will need to submit five (5) paper copies for seal and signature of Township Officials after the Owner's Certificate and Notary Acknowledgement are completed. Any additional copies of the record plan you may wish to retain should be submitted for seal and signature at the same time as the required five (5) copies.

Upon execution of the record plans as noted above, the Township will retain two (2) copies for its records. The Township Solicitor will record one (1) paper copy of the plan with the Montgomery County Planning Commission and one copy of the plan with the Montgomery County Recorder of Deeds for a fee of one hundred twenty dollars (\$120.00). This filing fee must be paid when the record plans are submitted for seal and signature and the check should be made payable to Franconia Township.

Three copies of the approval resolution are enclosed. Please sign all three and retain one for your records the remaining two must be returned to the Township office by the date referenced therein, Monday September 14th. Please do not hesitate to contact me with any questions.

Sincerely,

Beth T. Gooch
Director of Planning and Zoning

C: R.Mast (email)
D. Rossino (email)

Signed 8/27/2020

**FRANCONIA TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION 20-08-17-08

**A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL SUBDIVISION
AND LAND DEVELOPMENT APPROVAL FOR THE "ALLEBACH TRACT" ON THE
PROPERTY LOCATED AT 655 COWPATH ROAD, SOUDERTON,
FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

WHEREAS, 502 Township Line Road Lawyers, LLC, with an address of P.O. Box 428, Villanova, Pennsylvania 19085 (the "Applicant") are the owners of record of the property consisting of approximately 14.02 acres, more or less, situated on Cowpath Road and Forrest Road, which is further identified as Township Tax Parcel No. 34-00-01099-00-1, Tax Map Block No. 010, Unit 001 (the "Property"); and

WHEREAS, the Applicant has requested conditional preliminary/final approval for the subdivision and land development plan for the Property shown on the set of plans entitled "Preliminary Subdivision and Land Development Plans of the Allebach Tract" prepared by Richard C. Mast Associates, P.C., dated March 20, 2019, last revised March 17, 2020, consisting of 0 through 28 pages (the "Plan"); and

WHEREAS, the Plan, application, and Stormwater Management Reports have been reviewed by the Township Engineer, and Franconia Township (the "Township") and Montgomery County review agencies, and have been found to be suitable for preliminary/final approval subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Franconia Township Board of Supervisors grants preliminary/final approval of the Plan, subject to the following conditions and requirements:

1. Within ninety (90) days of the date of final approval, but in no event later than the submission of final plans for signature, the Applicant shall pay all applicable Township fees in full (unless expressly stated to the contrary herein), shall post financial security for the construction of improvements on the Property, and shall execute and deliver all of the following documents in a form satisfactory to the Township Solicitor:

- a. Land Development and Construction Escrow Agreement (the "Agreement")
- b. An agreement to maintain permanent stormwater controls and contribution to the Municipal Stormwater Maintenance Fund in the amount of \$5,000.00
- c. All appropriate Deeds of Dedication, Easements, and Legal Descriptions with Closure Reports

2. Within ninety (90) days of the date of final approval, but in no event later than the submission of final plans for signature, the Applicant shall pay to the Township Traffic Impact Fees in the amount of \$28,175.29 for the 11-lot proposed development, that will generate 11 PM peak hour trips, \$2,561.39 per PM peak trip. The impact fee can be divided among the 11 units and paid at the time the individual building permit is issued.

3. The Applicant shall further comply with all provisions and conditions set forth in the May 29, 2020 Glimore & Associates, Inc. letter to Franconia Township (the "Engineer's Letter" attached hereto as Exhibit "A"), except as expressly waived or expressly modified herein.

4. Subject to the provisions of paragraph 8 below, the Township grants the following waivers to the Applicant from the noted provisions of the Township Subdivision and Land Development Ordinance (the "SALDO"):

- a. Section 122-10.C.(1) - A partial waiver from the requirement of locating all features within 200 ft. of the site.
- b. Section 122-17.C.(2)(d), 122-17.D.(5)(c) & 122-21 - A waiver from the requirements of minimum paved street width and installation of curbing along the frontage of both Forrest Road and Cowpath Road conditioned upon the following:
 - i. The Applicant will widen both Cowpath Road and Forrest Road four (4) feet along the frontage and improvement of the intersection radius.
 - ii. The Applicant will complete storm sewer improvements along Cowpath Road, including intersection with Forrest Road, as recommended by the Township Engineer and Public Works Director.
- c. Section 122-20.A.(4) - A waiver from providing sidewalk along the existing street frontages of Cowpath Road and Forrest Road conditioned upon the right-of-way being graded to a minimum of 2%.
- d. Section 122-35.A – A waiver to allow stormwater basins within 75 feet of any building.
- e. Section 122-36 - A waiver from providing additional Open Space or amenities.
- f. Section 122-74.D.(3)(a) - A waiver to allow a Professional Engineer to seal the Landscape Plans.

5. This approval is further conditioned upon an agreement with the Applicant that no commercial use shall be allowed in the existing buildings for the life of the buildings.

6. This approval is further conditioned upon acceptance of the conditions contained herein by the Applicant and their signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.


7. This approval is further conditioned upon the Applicant obtaining, among other things, all necessary approvals and permits from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("PADEP")(NPDES Permit & Sewage Facilities Planning Module), Montgomery County Health Department, Montgomery County Conservation District ("MCCD")(E&S Permit), Pennsylvania Department of Transportation ("PennDOT")(Highway Occupancy Permit), Franconia Sewer Authority, North Penn Water Authority, and Township Fire Marshal, as applicable.

8. In the event that this Resolution is not executed and delivered to the Township office by noon, Monday, September 14th, 2020, the application shall be deemed and considered denied for the failure of the Applicant to comply with the above conditions and the resulting violation of the Plan of the terms of the Township Subdivision and Land Development Ordinance for all the deficiencies set forth in Paragraph 4 above, and the Engineer's letter, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10508.

9. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no plan shall be signed by the Township and/or recorded and no permit shall be issued, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

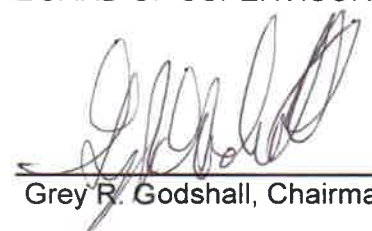
DULY PRESENTED AND ADOPTED by the Franconia Township Board of Supervisors, Montgomery County, Pennsylvania, in a public meeting held this 17th day of August 2020.

Attest:



Jon A. Hammer, Secretary

FRANCONIA TOWNSHIP
BOARD OF SUPERVISORS



Grey R. Godshall, Chairman

ACCEPTED:

Ben Sparango, 502 Township Line Road Lawyers, LLC

Exhibit "A"



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 29, 2020

File No. 16-12053

Beth T. Gooch, Director of Planning and Zoning
Franconia Township
671 Allentown Road
Telford, PA 18969

Reference: Allebach Tract, Preliminary Subdivision Review #2 (#02-19)
655 Cowpath Road, Souderton, PA 18964
TMP #34-00-01747-00-1, Block 10, Unit 001

Dear Beth:

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has reviewed the Preliminary Subdivision and Land Development Plans for the above-referenced project. We offer the following comments for consideration by the Township:

I. Submission

- A. Preliminary Subdivision and Land Development Plans of the Allebach Tract, prepared for 502 Township Line Road Lawyers, LLC, as prepared by Richard C. Mast Associates, P.C., Sheets 0 through 28 of 28, dated March 20, 2019 and last revised March 17, 2020.
- B. Stormwater Management Report, as prepared by Richard C. Mast Associates, P.C., dated March 20, 2019 and last revised March 17, 2020.
- C. Erosion and Sediment Control (E&S) Module 1, as prepared by Richard C. Mast Associates, P.C., dated March 17, 2020.
- D. Post-Construction Stormwater Management (PCSM) Module 2, as prepared by Richard C. Mast Associates, P.C., dated March 17, 2020.
- E. Low Pressure Sanitary Sewer Design, as prepared by Richard C. Mast Associates, P.C., dated April 2, 2020.
- F. Preliminary Request for Waivers, as prepared by Richard C. Mast Associates, P.C., dated April 27, 2020.
- G. Preliminary Plan Response to Township, as prepared by Richard C. Mast Associates, P.C., dated April 27, 2020.
- H. Preliminary Plan Response to FSA, as prepared by Richard C. Mast Associates, P.C., dated April 28, 2020.
- I. NPWA Will-Serve Letters, dated April 21, 2020.
- J. Overall Subdivision/Land Development Plans for Indian Valley Greenes, prepared for Indian Valley Greenes LP, as prepared by Horizon Engineering Associates, LLC, Sheets 1 through 9 of 50, dated October 28, 2002 and last revised April 9, 2004.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

II. General Information

The subject tract is located at 655 Cowpath Road within the R-130 Residential Zoning District. The site is a corner property fronting on both Cowpath Road (S.R. 1011) and Forrest Road (S.R. 1016) and is currently an existing farm with multiple existing buildings that will be contained on the new Lot 7. The Applicant's professional has indicated that the subject tract has been farmed for over 70 years. The site drains away from Forrest Road in a southeasterly direction towards wetlands towards the eastern property line. This wetland area ultimately drains to an unnamed tributary of the Indian Creek within the Perkiomen Watershed.

The plans propose to subdivide the tract into 11 total lots. The development will take access from Forrest Road via a new 30-foot wide cul-de-sac road with curb and sidewalk, which is being offered for dedication to the Township. Runoff will be controlled through construction of an above-ground bioretention basin on Lot 11, a rain garden located within the bulb of the cul-de-sac, and an underground infiltration trench on Lot 4, which are proposed to be maintained by a Homeowner's Association (HOA).

The site is proposed to be served by public water and sewer from North Penn Water Authority (NPWA) and Franconia Township Sewer Authority, respectively.

III. Review Comments

A. Zoning Ordinance, Chapter 145

We have identified the following issues in regards to the requirements and provisions of the current Franconia Township Zoning Ordinance:

1. §145-34 – Plans note the existing of several living units within the existing farm. Multi-family dwellings are not a permitted use in the R-130 Zoning District. Additional information should be required to confirm this existing non-conformity is acceptable as far as building code restrictions, etc. The square footage and all other applicable lot information should be provided in tabular form to confirm compliance.
2. §145-175.B – A Declaration of Easement, as approved by the Township Solicitor, should be executed prior to plan recording to provide for the continuance of the resource protection areas.

B. Subdivision and Land Development Ordinance, Chapter 122

We have identified the following issues in regards to the requirements and provisions of the current Franconia Township Subdivision and Land Development Ordinance (SALDO):

1. §122-16.A. – Waivers are required in order to implement the plan as currently presented. The following waivers have been requested via a Preliminary Request for Waivers, dated April 27, 2020:
 - a. §122-10.C.(1) – A waiver is requested from showing all existing features within 200 feet of the property. Aerial Imagery Plan, sheet 3 of 28, has been added to the plan set. We support this waiver with a condition that any additional information requested by the Township Engineer be provided as needed. Also, we note that the section of the Ordinance noted in the Preliminary Request for Waivers letter is incorrect and should match the section noted above.
 - b. §122-17.C(2)(d) & §122-17.D(5)(c) – Requires road improvements to Cowpath Road and Forrest Road to a minimum right-of-way of 60 feet and a minimum paved width of 36 feet. The Applicant is requesting a waiver from providing the minimum paved width of 36 feet conditioned upon completing the following minimum improvements requested by the Township Public Works Director:

1. Forrest Road. Permit the improvements to consist of four (4) feet of widening along the frontage (no curbing) and improvement of the intersection radius. We note that the proposed widening along the section of frontage from the new road radius north to the side property line does not appear to all be a minimum of four (4) feet wide and should be revised accordingly. Also, the ultimate right-of-way and proposed cartway half-width along the frontage should be clearly labeled.
 2. Cowpath Road. Permit the improvements to consist of four (4) feet of widening along the frontage (no curbing) and storm sewer improvements as recommended by the Township Engineer and Township Public Works Director. We note that the proposed widening along the frontage does not appear to all be a minimum of four (4) feet wide and should be revised accordingly. Also, we recommend that an additional inlet with storm sewer be installed at the end of the swale prior to draining into the existing wetlands in order to prevent erosion of the wetlands and from roadway debris from entering the wetlands. Finally, the ultimate right-of-way and proposed cartway half-width along the frontage should be clearly labeled.
 3. Forrest Road/ Cowpath Road Intersection. Improve the intersection radius and extend and improve the storm sewer on the north side of the intersection.
- c. §122-20.A.(4) – Requires sidewalk at any location where the Board of Supervisors determine that sidewalks are necessary for safety or convenience. The Applicant is requesting a waiver from providing sidewalk along the existing street frontages of Cowpath Road and Forrest Road due to *no other sidewalk existing in the area of the development and existing improvements (barn, house, etc.) along Cowpath Road make it difficult to install sidewalk*. If this requirement is waived, we recommend a condition of the waiver be that the right-of-way be graded to a minimum of 2% and a fee-in-lieu-of be provided to the Township for future installation of sidewalk. We note that the adjacent subdivision of Winding Way has a trail system and internal sidewalks. We recommend the feasibility of providing a connection be analyzed, such as a connection along Forrest Road.
- d. §122-21 – Requires plain cement concrete curb be constructed along the existing streets and roads unless the Board of Supervisors otherwise direct that this construction be postponed or eliminated. The Applicant is requesting a waiver from the installation of curbing along the frontage of both Forrest Road and Cowpath Road conditioned upon the completion of the minimum improvements requested by the Township Public Works Director, as noted above.
- e. §122-35.A – Requires that no detention basin be located within 75 feet of any building, whether on the same lot or any adjacent lot. The Applicant is requesting a waiver to allow a *setback of approximately 70 feet for Lot 8 and 40 feet for Lot 11. In both cases, each lot is provided with a minimum required yard setback to the basin, i.e. there will be no reduction in usable yard area due to the detention basin location*. We support this waiver. Also, we note that the section of the Ordinance noted in the Preliminary Request for Waivers letter is incorrect and should match the section noted above.
- f. §122-36 – Requires open space be provided. The Applicant is requesting a waiver *from providing additional Open Space or amenities. Open Space is proposed in the center of the cul-de-sac island, which will be owned and maintained by a Homeowner's Association*. The Township should determine if the Applicant is to provide additional open space as part of this land development application. If not, the Board may consider a fee-in-lieu of the additional open space be contributed to the Township. We note that the tract is adjacent to Township open space and a property owned by PECO.

- g. §122-74.D.(3)(a) – Requires the signature and/or seal of the registered landscape architect, arborist or horticulturalist responsible for preparing the landscape plan and details be shown on the approved Landscape Plan. The Applicant is requesting a waiver to allow the use of a Professional Engineer's seal instead.
2. §122-17.C.2(c)[1][d][ii][B] – Provisions for snow storage have been provided in Open Space A. However, a snow storage easement should still be proposed for this area since Open Space A will be owned and maintained by the HOA while Road "A" is being offered for dedication to the Township. The Township Public Works Department plows the streets and will require an easement to allow them to store the snow from the cul-de-sac in Open Space A.
3. §122-17.C.2(c)[1][f] – The Fire Marshall shall review all proposals for cul-de-sacs to determine the need for an emergency vehicular access. The requirement for the location of and design of the emergency vehicular access shall be subject to the Fire Marshal's approval.
4. §122-18.B(8) – Where a property abuts a state right-of-way, and where a proposed roadway extends from that right-of-way to the interior of the property, the applicant must obtain a permit from the Pennsylvania Department of Transportation indicating compliance with all applicable standards and criteria. The Applicant should copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Also, in order to facilitate the Township review of the HOP submission, the Applicant should include Gilmore & Associates as an "Engineering Firm" on the permit application within the PennDOT ePermitting System.
5. §122-25 – Spot grades should be added at all highpoints throughout the site on the Construction Improvement Plan (Stormsewer and Grading), sheet 4 of 28.
6. §122-27.D. – Once approved, legal descriptions will be required for all lots, rights-of-way, defined easements such as conservation easements, stormwater easements, utilities, etc.
7. §122-28.A. – Whenever practicable, sanitary sewers should be installed and connected to the Township or Authority sanitary sewer system following review of plans and approval by Department of Conservation and Natural Resources and/or the Franconia Township Sewer Authority (FSA). The Applicant is proposing public sanitary sewer for the development, which is currently under review by the FSA. A copy of the FSA 'Will Serve' letter and approval letter should be submitted to the Township and our Office.
8. §122-28.A.(2) – When not consistent with the Township Sewage Facilities Plan, the Applicant must request a revision to the plan in accordance with Act 537, the Pennsylvania Sewage Facilities Act, in order to allow installation of sewers. We note that the Applicant has submitted a Sewage Facilities Planning Module to the FSA and DEP. A copy of the approved Sewage Facilities Planning Module or exemption should be submitted to the Township and our Office.
9. §122-29.A. – If water supply is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, the Applicant shall present evidence to the Board of Supervisors that the subdivision or development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners or by a municipal corporation, authority or utility. The Applicant is proposing public water supply for the development, which is currently under review by the North Penn Water Authority (NPWA). A copy of the NPWA approval should be submitted to the Township and our Office.
10. §122-29.D. – Fire hydrants shall be located at accessible points throughout the subdivision when centralized water supply is available and shall be located according to the regulations of the North Penn Water Authority (NPWA) with the Township Fire Marshal's approval. A copy of the NPWA and Fire Marshal's approval letters should be submitted to the Township and our Office.

11. §122-38.B. – The Applicant will be required to provide financial security to the Municipality for the timely and proper construction of all stormwater management facilities and any other public improvements. The Engineer's cost estimate should be submitted for review once the design is finalized.

C. Stormwater Management

We have identified the following issues in regards to the stormwater management requirements and provisions of the current Franconia Township Subdivision and Land Development Ordinance:

1. §122-82.D(4) – The Applicant shall obtain an NPDES permit for the earth disturbance activity since the area of disturbance is greater than 1 acre. An adequacy letter from the Montgomery County Conservation District should also be obtained. Upon receipt, this permit and letter should be forwarded to the Township and our office.
2. §122-92.A. & 93 – The Applicant should sign and record an operations and maintenance agreement as approved by the Township Solicitor to guarantee the satisfactory operation and maintenance of all permanent stormwater BMPs. This agreement will cover all stormwater BMPs that are to be privately owned. Stormwater management easements should be specified within the agreement to allow access for inspections and maintenance and for preservation of stormwater runoff conveyance, infiltration, and detention areas.
3. §122-92.B – The Applicant/Developer installing stormwater management facilities and BMPs should be required to contribute an amount to the Municipal Stormwater Maintenance Fund to help defray costs of periodic inspections and maintenance expenses. The deposit should cover the cost of periodic inspections performed by the municipality for a period of 10 years, as estimated by the Township Engineer. After that period of time, inspections will be performed at the expense of the Township.

D. Landscape Comments

We have identified the following issues in regards to the landscape requirements and provisions of the current Franconia Township Subdivision and Land Development Ordinance:

1. §122-69.A.(1) – Street Trees. The required quantity of street trees is proposed for each of the streets. However, we recommend a smaller species of tree be utilized for areas near overhead utility lines, particularly along a portion of Cowpath Road.
2. The proposed street tree fronting Lot 5 is in conflict with the water service. We recommend a minimum distance of 10 feet between proposed plantings and underground utilities. The street tree location should be adjusted accordingly.
3. It appears there is a conflict between a proposed tree and light fixture location along the cul-de-sac bulb. The locations should be adjusted accordingly.

E. Traffic Comments

We have identified the following issues in regards to the traffic requirements and provisions of the current Franconia Township Subdivision and Land Development Ordinance:

1. In accordance with Franconia Township Code §71-13, a Transportation Capital Improvement Impact Fee should be collected. A fee of \$2,561.39 per PM peak trip will be assessed during the final land development plan process. The anticipated fee is \$28,175.29 based on 11 anticipated PM peak hour trips that are assumed to be generated using ITE Trip Generation 10th edition LU 210 (Single-Family Detached Housing).

2. §122-17.C(2)(c)[1][d][ii][A] – The HOA shall own and maintain the landscaped island in the bulb of the cul-de-sac, as noted on the Record Plan. All HOA documents should clearly state these responsibilities, and the documents should be submitted to the Township Solicitor for review.
3. Identify the color and size of the proposed crosswalk pavement markings.
4. The road name should be proposed and reviewed by the Board of Supervisors and Fire Marshal. If community mailboxes are proposed, the area should be identified on the plans.
5. Provide a 4"/W shoulder line for the proposed widen area along Forrest Road.
6. Update the pavement typical sections on Intersection and Roadway Details, sheet 10 of 28, in accordance with the latest version of Publication 408 (i.e., removing WMA and updating PG 64-22 designation). Also, update the road name listed for the 'Dropoff Treatment' detail.

F. General Comments

1. On the Preliminary Plan of Subdivision, sheet 1 of 28, Lot 1 is labeled "42" and should be revised accordingly.
2. Since a portion of the site is currently a cultivated field and has been historically used for agriculture, we recommend that the Applicant consider a Phase 1 and/or Phase 2 Environmental Site Assessment be performed on the site to verify that the soils meet the Residential Health Standard. If a site assessment is performed on the site, the results should be provided to the Township.
3. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, PennDOT, NPSA, FSA, etc.). Copies of these permits and approvals should be submitted to the Township and our Office.

If you have any questions regarding the above, please contact this office.

Sincerely,

Douglas C. Rossino

Douglas C. Rossino, P.E.
Gilmore & Associates, Inc.
Township Engineers

DCR/ds

cc: Jon A Hammer, Township Manager
Frank R. Bartle, Esq., Township Solicitor
Joseph Zadlo, Township Land Planner
John Leshner, County Planner
Paul Nice, Township Public Works Director
Steven R. Coll, Township Fire Marshal
502 Township Line Road Lawyers, LLC, Owner – sparangocustomhomes@gmail.com
Richard C. Mast, P.E., Richard C. Mast Associates, P.C.
George Witmayer, Franconia Sewer Authority
Karen Sullivan, North Penn Water Authority
Fred Ciottoni, P.E., SC Engineers Inc.
Russell S. Dunlevy, P.E., S.E.V.P., Gilmore & Associates, Inc.
Janene Marchand, P.E., Gilmore & Associates, Inc.

SENT VIA ELECTRONIC ONLY

November 24, 2020

Mr. Jon Hammer, Manager
Franconia Township
671 Allentown Road
Telford, PA 18969

Re: Approval Letter - Revision
Allebach Tract Subdivision
DEP CODE No. 1-46927-176-3J
APS ID No. 1024661, AUTH ID No. 1334257
Franconia Township
Montgomery County

Dear Mr. Hammer:

The Department of Environmental Protection (“DEP”) has reviewed the proposed Official Plan revision consisting of an 11-lot residential subdivision on 14.02 acres. Ten new dwellings are proposed. The existing farmhouse, which contains 3 apartments, and a garage, which contains 1 apartment, will remain on proposed Lot 7. The proposed development is located at 655 Cowpath Road in Franconia Township, Montgomery County. This plan revision is approved.

Planning approval is also granted through this revision for the use of grinder pumps and a municipally owned force main, which will convey sewage flows from the development to an existing manhole fronting TMP 34-00-01622-30-6 on Forrest Road. The force main will also be extended on Forrest Road to Cowpath Road. Lot 9 will connect directly to the proposed force main in Forrest Road.

This project will be connected to the Franconia Sewer Authority’s collection system and will generate 4,620 gallons of sewage per day to be treated at the Telford Borough Authority Wastewater Treatment Facility.

Operation and maintenance requirements for the proposed individual grinder pumps are provided through the Franconia Township Sewage Grinder Pump Ordinance, Ordinance No. 345, executed on January 15, 2007.

Franconia Sewer Authority will own and maintain the proposed force main in the proposed “Road A” as depicted on the site plan entitled *Construction Improvement Plan (Water, Sewer and Utilities) for Allebach Tract*, dated March 20, 2019, and last revised October 28, 2020.

The existing farmhouse apartments and garage apartment on Lot 7 will share a grinder pump and low-pressure force main. Note 20 on the site plan entitled *Preliminary Plan of Subdivision for Allebach Tract*, dated March 20, 2019, and last revised October 28, 2020, states, “If Lot 7 is

further subdivided in the future, each dwelling must have its own individual sewer service lateral connection to a sewer main.”

The force main extension provides public sewer access to 5 properties on Forrest Road. Prior to these properties connecting to the proposed facilities, a Sewage Facilities Application Mailer must be submitted to DEP to determine if any sewage facilities planning is required.

The approved project will require a Water Quality Management (Part II) permit for the construction and operation of the proposed collection system. The permit application must be submitted in the name of the Franconia Sewer Authority. Issuance of a Part II permit will be based upon a technical evaluation of the permit application and supporting documentation. Starting construction prior to obtaining a permit is a violation of the Clean Streams Law.

If there are mapped wetlands within your proposed development, you are hereby notified that an encroachment permit under Title 25, Chapter 105 of the Rules and Regulations of DEP must be obtained from DEP prior to any construction that will encroach on wetlands.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board’s address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

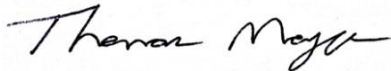
A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have any questions or concerns, please contact Stefanie Rittenhouse at 484-250-5186 and refer to the project name as referenced above.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Magge".

Thomas Magge
Program Manager
Clean Water

cc: Montgomery County Health Department
Montgomery County Planning Commission
502 Township Line Road Lawyers, LLC
Richard C. Mast Associates, P.C.
Franconia Sewer Authority
Telford Borough Authority
Planning Section
Re 30



MONTGOMERY COUNTY CONSERVATION DISTRICT

143 Level Road • Collegeville, PA 19426-3313 • 610-489-4506 • Fax: 610-489-9795
www.montgomeryconservation.org

December 16, 2020

502 Township Line Road Lawyers, LLC
Attn: Ben Sparango
PO Box 428, 795 E. Lancaster Ave., Suite 290
Villanova, PA 19085-0428

Re: **PAG-02 NPDES General Permit Coverage Approval**
Allebach Tract
NPDES Permit Application No. PAC460489
Franconia Township, Montgomery County
Project Acres: 15.21
Cumulative Disturbed Acres: 11.06

Dear Mr. Sparango:

Under the authority of the federal Clean Water Act and Pennsylvania's Clean Streams Law, the Montgomery County Conservation District has approved your request for new coverage under the PAG-02 NPDES General Permit for Discharges of Stormwater Associated with Construction Activities ("PAG-02 General Permit"). The latest versions of the Notice of Intent (NOI) and all supporting documents, including the Erosion and Sediment Control (E&S) Plan and Post-Construction Stormwater Management (PCSM) Plan, are incorporated into this approval, including the following plan drawings:

- The E&S Plan drawings, for Allebach Tract, dated March 20, 2019 and last revised November 17, 2020.
- The PCSM Plan drawings for Allebach Tract, dated March 20, 2019 and last revised November 17, 2020.

Your coverage under the PAG-02 General Permit, which has been assigned NPDES Permit No. PAC460489, is effective on **December 16, 2020** and will expire on **December 7, 2024**. If stormwater discharges associated with construction activities are expected to continue beyond the expiration date of PAG-02 General Permit coverage, you must apply to renew your coverage at least 180 days prior to the expiration date, unless otherwise approved by the Department of Environmental Protection (DEP) or the District.

Please review the PAG-02 General Permit and the enclosed attachments carefully and contact this office if you have any questions. Please pay particular attention to the following requirements of the General Permit:

- In accordance with 25 Pa. Code § 102.5(h), operators who are not the permittee shall be co-permittees. An operator is a person who either has oversight responsibility of an earth disturbance activity on a project site who has the ability to make modifications to the E&S Plan, PCSM Plan or site specifications, or has day to day operational control over an earth disturbance activity on a project site. Please be advised that after an operator (contractor) has been selected for the project, the operator must be made a co-permittee and enter into an agreement with the permittee. Please use the enclosed Co-Permittee Acknowledgement Form for Chapter 102 Permits form (3800-FM-BCW0271a) to add a co-permittee.
- A pre-construction meeting is required as specified in 25 Pa. Code § 102.5(e), unless otherwise notified in writing by this office. The purpose of this meeting is to review all aspects of the permit with the permittee, co-permittees, operators, consultants, inspectors and licensed professionals or their designees who will be responsible for the implementation of the critical stages of the approved PCSM Plan. You must provide at least seven days notice of the pre-construction meeting to all invited attendees.
- You must conduct inspections of all best management practices (BMPs) on a weekly basis and after each measurable stormwater event (i.e., precipitation in an amount of 0.25 inch or greater over a 24-hour period) to ensure effective and efficient operation. The Visual Site Inspection Report Form (3800-FM-BCW0271d) is enclosed along with instructions. This form (or an equivalent electronic form providing the same information) must be used to document the required site inspections.
- For any property containing a PCSM BMP, the permittee or co-permittee must record an instrument with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operation and maintenance (O&M) for PCSM BMPs, and provide notice that the responsibility for long-term O&M of the PCSM BMP is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees. **You must record an instrument with the Recorder of Deeds within 45 days and provide proof of the recording at the time an application to transfer permit coverage is submitted, if applicable, and at the time a Notice of Termination (NOT) is submitted to this office.**
- If there are any changes to the PCSM BMPs or long-term operation and maintenance plan after the initial instrument recording and prior to permit termination, the permittee(s) will need to amend the initial recorded instrument at the recorder of deeds office prior to permit termination. Please note, most Recorder of Deeds Offices require that the land owner (at the time of actual recording) signs the instrument to be recorded. If the land owner changes and an amended instrument needs to be recorded, the Recorder of Deeds office will likely require the new land owner's signature on the amended instrument. It is recommended that for any sale or transfer of property to a new owner before this permit is terminated that the permittee seek legal counsel on how to structure the sale or transfer to allow the recorded instrument to be amended.

- The NOT form (3800-PM-BCW0229b) is also enclosed and must be completed and filed when construction activities have ceased and final stabilization has been achieved. The NOT must identify the responsible person(s) for the long-term O&M of the PCSM BMPs. Please be advised that the permittee and any co-permittees remain responsible for all operational maintenance for this project site until the NOT has been filed and acknowledged. **It is important that you fulfill your obligations under the General Permit and submit a complete NOT to this office upon final stabilization of the site.**

Persons aggrieved by an action of a conservation district under 25 Pa. Code Chapter 102 may request an informal hearing with DEP within 30 days of publication of this notice in the *Pennsylvania Bulletin*, pursuant to 25 Pa. Code § 102.32(c). DEP will schedule this informal hearing within 30 days of the request. After this informal hearing, any final determination by DEP may be appealed to the Environmental Hearing Board as provided below.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have questions, please contact Jeffrey McKenna by e-mail at jmckenna@montgomeryconservation.org or by telephone at (610) 489-4506, extension 16 and refer to Permit No. PAC460489.

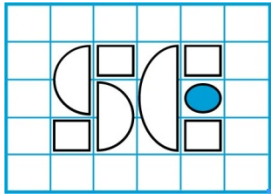
Sincerely,

A handwritten signature in blue ink that reads "Jessica Buck". The signature is fluid and cursive, with the first name "Jessica" and the last name "Buck" clearly legible.

Jessica Buck
District Manager
Montgomery County Conservation District

cc: Wendy L. Goggin, PE; Richard C. Mast Associates, P.C.
Montgomery County Planning Commission
Franconia Township
DEP Permits Section Chief
DEP Bureau of Clean Water
File

Enclosures: PAG-02 General Permit



January 21, 2021

Mr. George E. Witmayer, Executive Director
Franconia Sewer Authority
671 Allentown Road
Telford, PA 18969

Subject: Allebach Tract
Third Review

Dear George:

We have conducted our third review of the sanitary sewer system plans for the referenced project, which includes 10 proposed dwelling units plus an existing lot with 4 apartments, located at the southeast corner of Forrest and Cowpath Roads. The plans were reviewed for conformance with the Authority's standard specifications, Pennsylvania Department of Environmental Protection (PADEP) design standards, and good engineering practice.

COMMENTS

As a result of our review of the plans for the referenced project, prepared by Richard C. Mast Associates dated March 20, 2019 and last revised November 17, 2020, we have the following comments:

General

1. The plans should be signed and sealed by a professional engineer registered in Pennsylvania.
2. All required permits and approvals, including the PennDOT permit, should be provided to the Authority prior to construction.

Utility (Construction Improvement) Plan

3. Note 9 refers to gravity service and should be deleted.
4. The plans propose a pressure sewer that would discharge to the existing sewer at Forrest Road near Winding Way. We offer the following comments on the pressure sewer:
 - a. The pressure main along Forrest Road is roughly 1,000 feet long to the point of discharge on Winding Way, requiring an additional cleanout. We suggest a clean-out at the branch at Road A and Forrest Road. The currently proposed in-line clean-out in Road A can be moved to the midpoint in the main.
 - b. The analysis in the Low Pressure Sanitary Sewer Design report does not appear to fully consider the existing and potential connections of off-site houses to the existing main, as summarized in the enclosed tabulation.

RECOMMENDATION

Based on our review, we recommend that the developer be required to submit revised plans addressing the preceding comments, prior to approval of the proposed utility plan.

RESPONSIBILITIES

This review encompasses only the conceptual engineering aspect of the sanitary sewer lines shown on the plans. SC Engineers cannot accept liability for the technical design aspect, as this is the responsibility of the developer's engineer. The FSA relies on the thoroughness and accuracy of the design engineer and considers the registered professional engineer whose seal is affixed to the plans to be fully responsible for the adequacy of all aspects of the facility design. The developer is responsible for the complete operational capability of the installed system.

We trust that the preceding review addresses your needs. Should you have any questions concerning this review, please feel free to contact us.

Sincerely,
SC ENGINEERS INC.

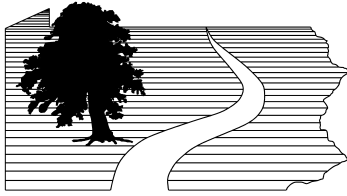


Alfred S. Ciottoni, P.E.

cc: Richard Mast, Mast Associates (by email only)

**ALLEBACH TRACT
PRESSURE SEWER DESIGN**

Location	Reference	Connections	
		Existing	Proposed
Forrest Road	west of Winding Way	2	4
Forrest Road	bet. Winding Way & 4th St.	9	
Forrest Road	east of 4th St.	<u>1</u>	
Cowpath Road	north of Forrest Rd		5
Allebach tract			<u>14</u>
Totals		12	23



Penn's Trail Environmental, LLC
21 East Lincoln Avenue, Suite 160
Hatfield, PA 19440
Phone: (215) 362-4610
e-mail: mwmcdermott@pennstrail.com

Mr. Richard Mast
Richard C. Mast Associates, P.C.
658 Harleysville Pike, Suite 150
Harleysville, PA 19438

June 2, 2020

RE: Wetland & Waters Site Evaluation Summary Letter of Findings
Allebach Property
502 Township Line Road
Franconia Township, Montgomery Co., PA
PTE# 3423

Dear Mr. Mast:

Penn's Trail Environmental, LLC has completed a detailed wetland/waters evaluation at the referenced property above (Site evaluations conducted in June 2018 and then re-flagged in January 2019). The purpose of this evaluation was to determine the extent of any regulated wetlands and/ or waters within the property boundaries. Our findings indicate that there are areas that would be considered Federal and State regulated waters including wetlands present. Criteria for this determination were per the *Army Corps of Engineers Wetlands Delineation Manual* (1987) and the *Eastern Mountain and Piedmont Regional Supplement* (2012) criteria.

The site was evaluated by a wetland scientist using a hand-turned auger during the months of June 2018 and January 2019. Soil morphological characteristics including soil color, texture, structure, redoximorphic features and horizonation were used to establish drainage classification. Surface hydrology and/or vegetative characteristics also demonstrated the presence of regulated features in the areas as shown on the "*Existing Resource and Site Analysis Plan*", last dated/revised on March 17, 2020, and created by Richard C. Mast Associates, P.C.

In conclusion, there are regulated features, Waters, including wetlands, which would generally fall within the jurisdiction of the Army Corp of Engineers and the Pennsylvania Department of Environmental Protection. Any encroachment or impact to these features would require approval and/or permits from one or both of the agencies.

Please be aware that this determination is based on site conditions at the time of the site investigation(s). Wetland delineations may be subject to regulatory review, if required. The US Army Corps of Engineers and PA Department of Environmental Protection have the right to change determinations based on site conditions during their site investigation.

Should you have any questions regarding this evaluation or our findings, please do not hesitate to call our office.

Sincerely;

Penn's Trail Environmental, LLC

A handwritten signature in black ink, reading "Maureen McDermott". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Maureen McDermott; Wetland Division Manager/Partner

ITEM 8

Component 3 Sewage Collection and Treatment Facilities



SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Allebach Tract

2. Brief Project Description 10 lot, single-family residential subdivision. Project proposes to connect 10 new lots (10 edus) and 1 existing lot (4 edus) to proposed low pressure sanitary sewer system.

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

Municipality Name	County	City	Boro	Twp
Franconia	Montgomery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Gooch	Beth			Director of Planning and Zoning
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
671 Allentown Rd				
Address Last Line -- City	State	ZIP+4		
Telford	PA	18969		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
215-723-1137		admin@franconiatownship.org		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Allebach Tract

Site Location Line 1
655 Cowpath Rd

Site Location Line 2

Site Location Last Line -- City
Telford

State
PA

ZIP+4
18969

Latitude
40.327453

Longitude
-75.352518

Detailed Written Directions to Site From PA Turnpike Rt 476: Head NW on PA-63 W, take Pa Rt 63 W/Sumneytown Pike, travel 0.9 mi. Turn right onto Wambold Rd, travel 1.8 mi. Turn left onto Allentown Rd, travel 2.6 mi. Turn right onto PA-113N, travel 0.7 mi. Turn left onto Telford Pike, travel 0.4 mi. Turn left onto Cowpath Rd, travel 0.8 mi to destination.

Description of Site Majority of site is agricultural fields. Existing farmstead improvements on the site include a residential farmhouse (housing 3 apartments) and garage (housing 1 apartment), a barn, and other various agricultural out-buildings.

Site Contact (Developer/Owner)

Last Name

First Name

MI

Suffix

Phone

Ext.

Sparango

Ben

610-348-4247

Site Contact Title

Site Contact Firm (if none, leave blank)
502 Township Line Road Lawyers, LLC

FAX

Email
sparangocustomhomes@gmail.com

Mailing Address Line 1
PO Box 428

Mailing Address Line 2

Mailing Address Last Line -- City
Villanova

State
PA

ZIP+4
19085

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

Last Name

First Name

MI

Suffix

Gross

Joshua

K

PE

Title

Consulting Firm Name

Project Manager

Richard C. Mast Associates, PC

Mailing Address Line 1
658 Harleysville Pike

Mailing Address Line 2
Suite 150

Address Last Line -- City
Harleysville

State
PA

ZIP+4
19438

Country
USA

Email
rmast@rcmaonline.com

Area Code + Phone
215-513-2100

Ext.
105

Area Code + FAX
215-513-2101

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

- ☐ Individual wells or cisterns.
☐ A proposed public water supply.
☒ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: North Penn Water Authority

F. PROJECT NARRATIVE (See Section F of instructions)

- ☒ A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number 4603421

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 14

Connections 11

Name of:

existing collection or conveyance system Pear Tree Pump Station

owner Franconia Sewer Authority

existing interceptor _____

owner _____

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- ☐ New facility ☒ Existing facility ☐ Upgrade of existing facility ☐ Expansion of existing facility

Name of existing facility Telford Borough Treatment Plant

NPDES Permit Number for existing facility PA0036978

Clean Streams Law Permit Number WQM 4687424

Location of discharge point for a new facility. Latitude _____ Longitude _____

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Telford Borough
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Telford Borough Authority

Name of Responsible Agent MARK D. FOURNIER

Agent Signature Mark D Fournier Date 9/17/20

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- a. Existing and proposed buildings.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
- q. Soils types and boundaries when a land based system is proposed.
- r. Topographic lines with elevations when a land based system is proposed

4. WETLAND PROTECTION

YES NO

- a. ☒ ☐ Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. ☐ ☒ Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- ☐ ☒ Will the project involve the disturbance of prime agricultural lands?
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- ☐ ☐ Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES NO

- ☒ ☐ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- ☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- ☐ A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- ☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
- The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. Waters designated for Special Protection

- ☐ The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. Pennsylvania Waters Designated As Impaired

- ☐ The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. Interstate and International Waters

- ☐ The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4. Tributaries To The Chesapeake Bay

- ☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

Franconia Sewer Authority

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 4,620 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	SEE FOLLOWING PAGE					
Treatment						

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☐ YES ☒ NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality Franconia Sewer Authority

Name of Responsible Agent George Witmayer

Agent Signature

Date

9/8/20

J. CHAPTER 94 CONSISTENCY DETERMINATION

Project: Allebach Tract, 655 Cowpath Road

1. Project Flows 14 EDU = 4,620 gpd

2. Total Sewage Flows to Facilities

	Flows (gpd)					
	Design/Permitted		Present Flows		Projected Flows	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Forrest Rd pressure sewer	19,200	98,700	3,150	63,360	7,770	92,539
Pear Tree sewers	152,800	552,300	97,000	461,000	101,620	480,294
Conveyance						
Pear Tree PS	220,500	748,800	97,000	461,000	101,620	480,294
Pear Tree FM	247,800	824,900	97,000	461,000	101,620	480,294
Treatment						
Telford WWTP	508,240	581,470	387,000	519,000	409,000	575,100

Notes:

- ~~1 Permitted flow for Treatment facility represent the FSA reserve capacity in the Telford WWTP.~~
- 2 "Peak" flows for Collection and Conveyance facilities are for Peak Hourly flows.
- ~~"Peak" flows for Treatment facility are for Maximum Monthly flows.~~
- 3 Present Average flows are based on the averages for the past 5 years.
- 4 Peak flows for gravity Collection and Conveyance facilities are estimated, based on a factor from WEF Sanitary Sewer Design manual.
- 5 Peak flows for pressure Collection facilities are estimated, based on model predictions of pumps operating at a given time.
- ~~6 Present Peak flows for Treatment facility are for Maximum Monthly flow during past 5 years.~~

Franconia Sewer Authority

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

c. Conveyance System

Name of Agency, Authority, Municipality Franconia Sewer Authority

Name of Responsible Agent George Witmayer

Agent Signature [Signature]

Date 9/8/20

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☒ ☒ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. ~~Name of Agency, Authority, Municipality Terrord Borough Authority~~

~~Name of Responsible Agent Mark Fournier~~

~~Agent Signature _____~~

~~Date _____~~

☐ **K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ **L. PERMEABILITY TESTING** (See Section L of instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ **M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

- ☐ The information required in Section M of the instructions is attached.

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 4,620 _____ gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment	1.10	1.23	0.707	0.865	0.710	0.867

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☐ YES ☒ NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

~~Name of Agency, Authority, Municipality Franconia Sewer Authority~~

~~Name of Responsible Agent George Wilmayer~~

~~Agent Signature~~

~~Date~~

Telford Borough Authority

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

c. Conveyance System

~~Name of Agency, Authority, Municipality Franconia Sewer Authority~~

~~Name of Responsible Agent George Witmayer~~

~~Agent Signature~~

~~Date~~

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☐ ☒ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality Telford Borough Authority

Name of Responsible Agent Mark Fournier

Agent Signature Mark Fournier

Date 9/17/20

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may NOT receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

- ☐ The information required in Section M of the instructions is attached.

☐ **N. DETAILED HYDROGEOLOGIC STUDY** (See Section N of instructions)

☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponsor), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. ☐ ☒ Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows _____ gpd

Yes No

3. ☐ ☐ Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

6. ☐ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. ☐ ☒ Does the project propose the construction of a sewage treatment facility ?
2. ☐ ☒ Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. ☐ ☒ Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. ☐ ☒ Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. ☐ ☒ Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. ☐ ☒ Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. ☐ ☒ Does the project involve a major change in established growth projections?
8. ☐ ☒ Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

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

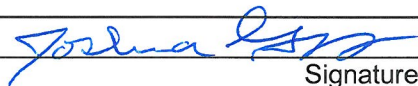
9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?
- ☐ Attached is a copy of:
- ☐ the public notice,
 - ☐ all comments received as a result of the notice,
 - ☐ the municipal response to these comments.
- ☐ No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Joshua Gross

Name (Print)



Signature

Project Manager

9/24/2020

Date

Title

658 Harleysville Pike, Suite 150, Harleysville, PA 19438

215-513-2100 x105

Telephone Number

Address

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$700 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#14 \quad \text{---} \quad \text{Lots (or EDUs)} \times \$50.00 = \$700 \quad \text{---}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \quad \text{---} \quad \text{Lots (or EDUs)} \times \$35.00 = \$ \quad \text{---}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)