



Township of Haverford
Planning Commission
2022 Reorganization Meeting
Agenda

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

January 27, 2022 | 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

1. Opening of Meeting

- a. Roll Call
- b. Pledge of Allegiance

2. Reorganization/appointments

- a) Motion to nominate candidates for the following seats:
 - i) Chairperson _____
 - ii) Vice-Chairperson _____
 - iii) Secretary _____
- b) Motion to appoint _____ as scribe for the year 2022
- c) Motion to set the following 2022 calendar of meetings for the Planning Commission:

January 27 th	July 14 th
February 10 th & 24 th	August 11 th
March 10 & 24 th	September 8 th & 22 nd
April 14 th & 28 th	October 13 th & 27 th
May 12 th & 26 th	November 10 th (Thanksgiving 11/24)
June 9 th & 23 rd	December 8 th
- d) Meetings shall convene at _____ P.M.

Agenda Items

3. Preliminary/Final Minor Subdivision Plan- 1801 Manor Road

Sleepy Valley Holdings, LLC

Applicant proposes to subdivide an existing 12,237 square foot lot, located at 1801 Manor Road, to create one new parcel. Lot #1 is proposed to contain 6,236 square feet, with the existing house to remain. Lot #2 is proposed to contain 6,001 square feet, and to be developed as a new single family dwelling with associated improvements and stormwater management facilities.

4. Review of Minutes

Planning Commission meeting of October 14, 2021

Adjournment



Township of Haverford
Planning Commission
2022 Reorganization
Meeting Minutes

Haverford Township Municipal Services Building

January 27, 2022 | 7:00 p.m.

Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Minutes of the Planning Commission of Haverford Township Reorganization Meeting and Agenda held on Thursday, January 27, 2022 at 7:00 P.M. in the Commissioners' Meeting Room, 1014 Darby Road, Havertown, Pa. 19083.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Kelly Kirk, Zoning Officer and Community Development
Chuck Faulkner, Township Engineer, Pennoni Associates
Marge Buchanan, Planning Commission Scribe

Ms. Kirk called the meeting to order at 7:07 P.M.

Ms. Kirk Called Roll

Item#1

Reorganization/Appointments

Ms. Kirk called for nominations for the position of Chairperson.

Mr. Garrett made a Motion to nominate Angelo Capuzzi for the position of Chairperson.

Mr. Chanin Seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Capuzzi made the Motion to appoint David Chanin as Vice-Chairperson.
Mr. Garrett Seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mr. Garrett made a Motion to appoint Maggie Dobbs to Secretary.
Mr. Capuzzi Seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mr. Capuzzi congratulated Mr. Chanin for his reappointment to the Planning Commission.

Mr. Capuzzi welcomed Mr. Louis Montresor to the Planning Commission. Mr. Montresor is an attorney by trade and Villanova graduate.
Mr. Montresor stated he was thrilled to be part of the Commission.

Mr. Capuzzi thanked Chuck Reardon, who retired from the Planning Commission this past year. Mr. Reardon served Haverford Township as a member of the Planning Commission for 17 years and served as the first Chairman of the Historic Commission where he served for 6 years. Mr. Capuzzi added how Mr. Reardon's stories and historical knowledge of Haverford Township will be missed. Mr. Capuzzi wished Mr. Reardon good luck with his future endeavors.

Mr. Capuzzi made a Motion to appoint Marge Buchanan as Scribe.
Mr. Garrett Seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mr. Capuzzi made a Motion to approve the 2022 Meeting calendar with a 7:00 pm start time.
MOTION PASSED UNANIMOUSLY.

Item #2

Preliminary/Final Minor Subdivision Plan-1801 Manor Road

Sleepy Valley Holdings, LLC.

Applicant proposes to subdivide an existing 12,237 square foot lot, located at 1801 Manor Road, to create one new parcel. Lot #1 is proposed to contain 6,236 square feet, with existing house to remain. Lot #2 is proposed to contain 6,001 square feet, and to be developed as a new single family dwelling with associated improvements and stormwater management facilities.

Dennis F. O'Neill, PE with MacCombie Consulting Engineers & Surveyors, Inc., began the presentation for Vincent Sposato owner of Sleepy Valley Holdings, LLC. who was present via Zoom.

Mr. O'Neill began that the plan was prepared by MacCombie Engineers on the behalf of Sleepy Valley Holdings, LLC. The property at 1801 Manor Road is in the R-4 Zoning District which permits single family dwellings on 6000 square foot lots. The plan includes the existing 12,237 square foot lot that contains an existing dwelling with improvements and shared driveway with 1721 Manor Road. The front porch and bay window of the existing house extend into the

required 30' front yard setback. In order to create a subdivision with an existing nonconformity, Mr. O'Neill stated, Haverford Township ordinances require relief to be sought from the Zoning Hearing Board. Mr. O'Neill added the application had been made and the case is scheduled to be heard February 3, 2022. Also noted, no additional nonconformities will be created by the subdivision.

Mr. O'Neill explained the subdivision will create two lots. Lot 1 will be 6,236 square feet and contain the existing house. This lot will conform to the zoning requirements in all ways except for the existing nonconformities. Lot 2 will be 6,001 square feet is proposed to be developed with a single family dwelling, driveway for two cars and associated improvements for stormwater management to promote the water quality and rate controls that are required by the stormwater management ordinance.

The stormwater management system consists of a subsurface spread basin in the front yard which captures a significant portion of the impervious cover that the project will add to Lot 2. There will be less surface runoff after construction compared to pre-development conditions.

Mr. O'Neill stated they will be asking relief from the Shade Tree Commission by adding 5 new trees to the sight as opposed to the 14 trees that are required, and either offer the 9 trees to the Township or pay a fee in lieu. The size of the lot and the size of the trees already on the lot would not support the 14 that are required.

Mr. O'Neill stated that two waivers are being requested for the minor subdivision. One waiver is to permit a preliminary/final plan, single phase approval process. The second request is a waiver from the requirements of widening the right of way to 50' (the current ROW is 45') and the cartway to 27' (the current cartway is 24').

Mr. O'Neill provided the Board and audience with a photograph of an existing home on Harvard Road built by Mr. Sposato, similar to that proposed for Lot 2.

Mr. O'Neill added that they had received the January 26, 2022 review letter from the Township Engineer and can go through the letter. Mr. Capuzzi asked if the letter were to be discussed at this time, the assumption would be compliance with all the comments. Mr. O'Neill agreed and did state he had some comments to review with Chuck Faulkner, the Township Engineer.

Ms. Dobbs referenced the Township Review Letter and her concern that the lot lines are proposed to be irregular. Ms. Dobbs feels the lot lines should be perpendicular with the roadway, adding that the property owners will assume the lot lines go straight back and possibly creating property disputes with neighbors in the future.

Ms. Dobbs added the species and location of the fee trees are a concern. The size of the lot may not support the number of trees proposed and may ultimately become the burden of the new property owner. Ms. Dobbs said the plan showed 2 Eastern Red Bud trees as street trees and as a species, they are appropriate but may be too close together as they grow quite large and will ultimately crowd each other. Ms. Dobbs recommended reducing the number of trees on the

site as well as keeping the trees away from the property line to avoid neighbor disputes. Ms. Dobbs would be very interested in the Shade Tree Commission's recommendations. Mr. O'Neill stated the plan had not yet gone to the Shade Tree Commission for recommendations.

Ms. Dobbs asked what the distance would be from the sidewalk to the garage door. Mr. O'Neill stated 36-37 feet. Ms. Dobbs asked how far off the sidewalk the drainage grate on the driveway is to which Mr. O'Neill responded five and a half to 6 feet. Ms. Dobbs recommended the grading be sloped in such a way that it will not create a ponding effect that could potentially cause icing and hazardous conditions for pedestrians. Mr. O'Neill added the driveway is not steep so the water should move slowly enough to drain. The downspouts from the entire roof will be connected directly to the underground basin via an underground pipe conveyance system.

Mr. Chanin asked for clarification on the variance being sought. Mr. O'Neill replied that the only variance sought was for the encroachment of the front porch existing on Lot 1 into the front yard setback. Mr. Chanin added his concern regarding the removal of existing trees on the property and urged as many trees to be saved as possible to add to the management of stormwater runoff.

Mr. Garrett asked if there would be modifications to the existing house on the property. Mr. O'Neill verified there are no proposed modifications to the existing house. Mr. Garrett asked if there would be a way to modify the site design in the front of the property in order to save the existing magnolia tree. Mr. O'Neill explained once the driveway is in, the root zone would be in jeopardy regardless of which side the driveway was on. Mr. Capuzzi added that the seepage bed is also in the area of the root canopy.

Mr. Capuzzi asked, regarding the waiver for the cartway, if the township standard was 27' not 25'. Mr. O'Neill confirmed. Mr. Capuzzi stated the waiver should be noted as such. Mr. Capuzzi asked if there would be sewer service to the basement of the proposed home. Mr. O'Neill clarified, the basement would be too low to have sewer service. Mr. Capuzzi asked if Mr. Sposato owned the existing home as well. Mr. Sposato responded he is the equitable owner of the property. Mr. Capuzzi raised his concern of the aerial utilities currently servicing the existing house and the extent to which they encroach into the rear yard of Lot 2. The Township ordinance requires that all utility services be installed underground. Understanding this service is an existing condition, can the services be relocated from the street. Mr. O'Neill said that was to be the response. Mr. Capuzzi offered as a technical suggestion to interconnect the pipes within the seepage bed. Mr. O'Neill agreed.

Mr. Capuzzi stated no formal action could be taken at that time because the variance request had not yet been heard by the Zoning Hearing Board. Mr. Capuzzi recommended revisions to the plan to address the comments contained in the Township Engineer's Review Letter and factor in comments of the Zoning Hearing Board and/or the Shade Tree Commission, then resubmit so the Planning Commission can take action on the plan.

Mr. Capuzzi opened up the floor for the audience comment.

Rebecca Burnett, 1804 Manor Road, a 9-year resident, stated the street has similar homes and is a charming street. Ms. Burnett stated concern regarding water issues that are existing and even with the proposed seepage basin, the existing problem would be increased. Additionally, Ms. Burnett stated her concern with the proposed location of the driveway as it would reduce street parking that currently exists.

Mr. Capuzzi said the Township requires 2 off street parking spaces for each dwelling and with the garage space and two driveway spaces, that would provide three additional spaces which should account for the one space lost on the street with the driveway curb cut. Mr. Capuzzi added the Township has a stringent ordinance that controls runoff from a new development and the Township Engineer is diligent in making sure the design is appropriate and inspects the project during construction. Infiltration tests have been done with good results.

Mike Dolan, 1720 Manor Road, stated the homes and lots are all similar in size, esthetics and shape. Most of the driveways are shared to create more greenery. Mr. Dolan believes the lot has been left twice the size by the original builder. Mr. Dolan believes making an irregular side yard will cause a hardship for the future homeowner. Mr. Dolan also stated his concern over the removal of existing trees.

Joanna Pittman, 1809 Manor Road, agreed to the notion of the charming street and beautiful trees and birds. Ms. Pittman also added to the fear of water issues and the change of uniformity with a newer looking home.

Doug Pittman, 1809 Manor Road, stated he was an environmental teacher at the Radnor Middle School and the removal of trees is a concern. The trees being removed and not replaced will adversely impact wildlife. Mr. Pittman added, he is a social studies/history teacher currently and one of the attributes that drew them to the area was the history. The homes are approaching 100 years old and are uniform. Mr. Pittman believes to put a new home in the middle of the block does detract from the overall appeal.

Rebecca Litwin, 1709 Manor Road, stated her concern is traffic on the road. Most people park on the street and Ms. Litwin believes the owner would also park on the street. It is a narrow street that people use to drop off their children for school. Ms. Litwin is a teacher who leaves in the morning at the time the Haverford Middle School children are arriving thus causing a back and forth with the cars. Ms. Litwin believes 1 or 2 cars makes a big difference on a narrow street.

Andrew Furman, 1700 Manor Road, echoed the comments of his neighbors regarding the trees on the lot, the uniformity of home designs and the concern of creating an irregular lot line.

Mr. Capuzzi followed up by informing the audience that the Township has no legal authority to control the architecture of the proposed house. Additionally, regarding the trees, the Shade Tree Commission will review the plan and make their recommendations to the Applicant regarding the species, size and location of trees to be planted. Mr. Capuzzi added if there is

concern over the trees, the neighbors should attend the Shade Tree Commission Meeting, generally held on the 4th Monday of the month.

Mr. Capuzzi informed the audience that the Zoning Hearing Board would hear the case regarding the variance request on February 3, 2022, where they will either approve or deny the requested variance. The plan will return to the Planning Commission after the Zoning Hearing Board meeting and possibly after the Shade Tree Commission meeting for the Planning Commission's recommendation for either approval or denial. Mr. Capuzzi added, the Planning Commission makes recommendations to the Board of Commissioners to approve or deny. The Board of Commissioners make the final decisions.

Mr. Capuzzi ended discussion on the Preliminary/Final Minor Subdivision Plan-1801 Manor Road.

Mr. Capuzzi began an update on the Comprehensive Plan.

At the meeting of the Steering Committee on January 26, 2022, the Township Consultant presented a "preliminary draft plan". There were some suggestions for changes in the Zoning Ordinances. The official draft plan would be presented within the next week or so. The Comprehensive Plan is moving forward and the Steering Committee is meeting again on the 4th Wednesday in February to review the draft plan.

The Comprehensive Plan needs to be reviewed by adjacent municipalities, the School District and the County Planning Commission. There is a 45-day review period and a copy of the Draft Plan will be available online for anyone in the Township to access. After the review period, the Comprehensive Plan will go to the Planning Commission for consideration, likely in May.

Item #3

Review of Minutes

Mr. Capuzzi made Motion to approve the minutes of the Planning Commission meeting of October 14, 2021, as submitted.

Mr. Garrett Seconded.

Approved Unanimously.

Adjournment

Mr. Capuzzi made Motion to adjourn.

Ms. Dobbs Seconded.

All in favor.

Adjournment 8:04 P.M.

Zoning R-4Low-to Medium-Density Residential Districts.	Required	Existing	Percent	Proposed lot #1	Percent	Proposed lot #2	Percent
MIN. LDT SIZE (S.F.):	6,000	12,237		6,236		6,001	
MIN. STREET FRONTAGE (FT.):	38	110		59.18		50.82	
MIN. LDT WIDTH AT BUILDING LINE (FT.):	50	110		59		50.82	
MAX. BUILDING COVERAGE (S.F.):	30%	1,220	10.0%	1,220	19.6%	1,650	27.5%
MIN. FRONT YARD (FT.):	30	27.5*		27.5*		30.03	
MIN. SIDE YARDS EACH (FT.):	8	20.1		8.02		8.30	
MIN. SIDE YARDS AGGREGATE (FT.):	20	77.8		28.1		20.83	
MIN. REAR YARD (FT.):	25	40.8		40.8		27.29	
MAX. BUILDING HEIGHT (FT.):	35	<35		<35		32*	
MAX. IMPERVIOUS SURFACE RATIO (S.F.):	45%	2,280	18.6%	2,280	36.6%	2,503	41.7%

	BUILDING AND IMPERVIOUS COVERAGES		
	EXISTING PARCEL	PROPOSED LOT#1	PROPOSED LOT#2
Lot area (S.F.)	12,237	6,236	6,001
Building	1,098	1,098	1,548
Porch	130	130	102
Patio			168
Driveway	970	970	59
Walks	55	55	55
Steps, AC, Others	35	35	44
Total Impervious	2,288	2,288	2,503
Impervious coverage	18.5%	36.6%	41.7%
Building Coverage	10.0%	19.6%	27.5%

WAIVERS NOTE:

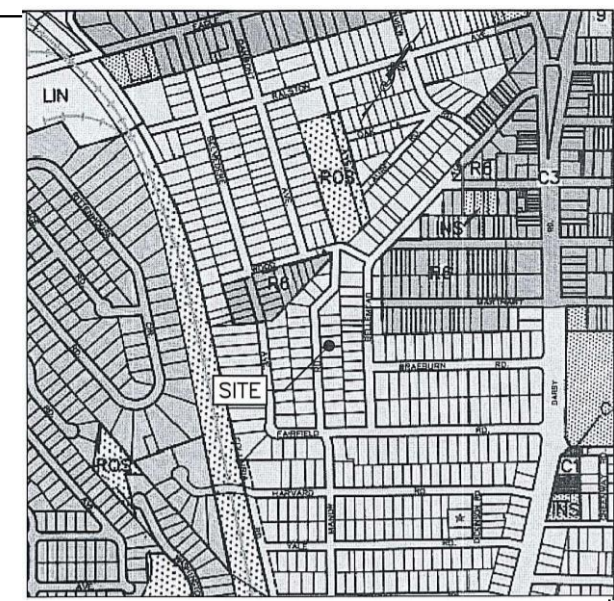
- A) A WAIVER IS REQUESTED FROM THE CODE OF THE HAVERFORD TOWNSHIP CHAPTER 160 SECTION 4.A. REGARDING THE TWO STEP REVIEW PROCESS.
- B) WAIVER IS REQUESTED FROM THE CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 160 SECTION 5B. (3)(i)(1) REGARDING A MINIMUM RIGHT OF WAY WIDTH OF 50 FEET AND CARTWAY OF 25 FEET FOR MANOR ROAD. IF REQUIRED, THE EXISTING RIGHT OF WAY AND CARTWAY WIDTHS ARE 45 AND 24 FEET RESPECTIVELY.

VARIANCE NOTE:

A VARIANCE IS REQUESTED FROM THE CODE OF THE HAVERFORD TOWNSHIP CHAPTER 182 SECTION 713.B. NO LOT SHALL BE FORMED FROM PART OF A LOT ALREADY OCCUPIED BY A BUILDING UNLESS THE EXISTING BUILDING AND ANY PROPOSED BUILDING COMPLY IN ALL RESPECTS WITH THE AREA AND OTHER REQUIREMENTS OF THE DISTRICT IN WHICH SUCH BUILDING IS LOCATED. THE REQUIRED FRONT SETBACK IS 30 FT. THE EXISTING FRONT YARD SETBACK IS 27.5 FT.

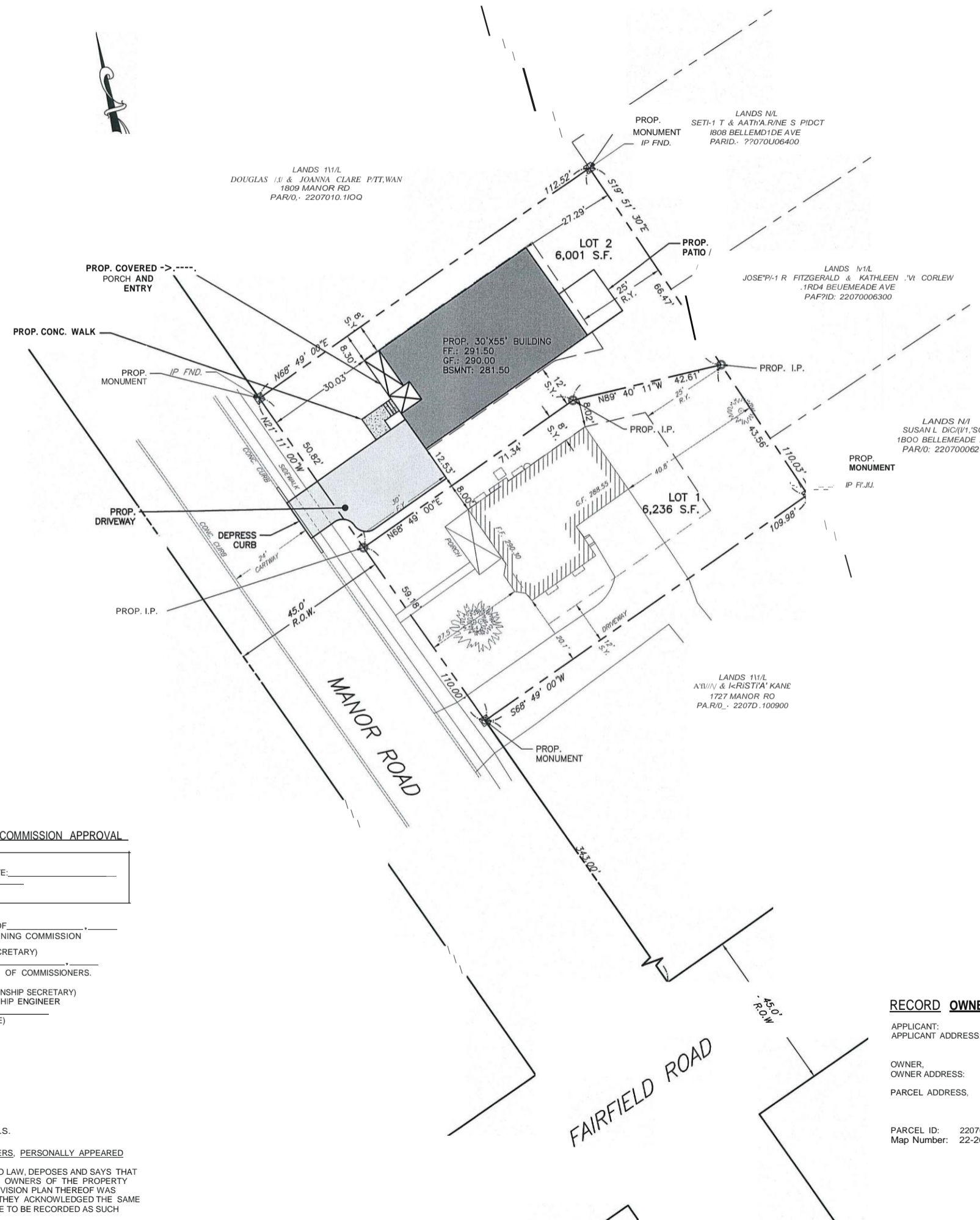
GENERAL NOTES:

- SITE AREA: 12,237 S.F. - D.2809 AC.
- SITE IS ZONED R-4 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT. REQUIREMENTS:
 LOT SIZE: 6,000 S.F. (MIN.)
 STREET FRONTAGE: 38 FT. (MIN.)
 LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
 BUILDING COVERAGE: 30% (MAX.)
 FRONT YARD: 30 FT. (MIN.)
 SIDE YARDS: 8 FT. (MIN. EACH); 20 FT. (MIN. AGGREGATE)
 REAR YARD: 25 FT. (MIN.)
 BUILDING HEIGHT: 35 FT. (MAX.)
 IMPERVIOUS SURFACE RATIO: 45% (MAX.)
- FIELD SURVEY PERFORMED BY HERBERT E. MacCOMBIE JR. PE OFFICE ON MARCH 10TH, 2021.
- THE SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045C010G.P. PANEL 106 EFFECTIVE DATE NOV. 18, 2009.
- SITE 15 SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
- EXISTING SOIL TYPE: M6 MADE LAND, SCHIST AND GNEISS MATERIALS.
- BENCHMARK REFERENCE: TAKEN ON RIM OF SANITARY SEWER MANHOLE. MANHOLE LOCATED ON JANOR ROAD, ±50' NORTH OF THE INTERSECTION OF MANOR ROAD AND FAIRFIELD ROAD. RIM ELEVATION - 285.11.
- PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA ACT SD OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW". THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE (3) MORE THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK. PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.
- A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
- ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
- EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1690, SECTION II, PARAGRAPH 8.
- DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
- AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- A FOUNDATION AS-BUILT PLAN IS REQUIRED.
- AN APPROVED PENNSYLVANIA DEP SEWAGE FACILITIES PLANNING MODULE OR AN EXCEPTION THERETO IS REQUIRED.
- THE SHADE TREE COMMISSION SHOULD REVIEW THE EXTENT AND REQUIREMENTS FOR REPLACEMENT SHADE TREES.
- A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED.
- ANY SUBSTANDARD OR DAMAGED CURBS AND SIDEWALKS SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
- ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
- POSTED SPEED LIMIT 15 M.P.H.



LOCATION MAP
SCALE: 1" = 600'

MEDIAN SETBACK	SETBACK TO BUILDING
1813 MANOR RD.	29.6' OFF RIGHT-OF-WAY
1809 MANOR RD.	29.6' OFF RIGHT-OF-WAY
1801 MANOR RD.	28.85' OFF RIGHT-OF-WAY
1721 MANOR RD.	30.1' OFF RIGHT-OF-WAY
1717 MANOR RD.	29.6' OFF RIGHT-OF-WAY
1713 MANOR RD.	30.35' OFF RIGHT-OF-WAY
1709 MANOR RD.	30.35' OFF RIGHT-OF-WAY
1705 MANOR RD.	30.35' OFF RIGHT-OF-WAY
MEDIAN SETBACK	29.85' OFF RIGHT-OF-WAY



EXISTING	PROPOSED
LOT LINE	LOT LINE
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)
BUILDING	BUILDING
UTILITY POLE	UTILITY POLE
FLOOD LIGHT	FLOOD LIGHT
ELECTRIC	ELECTRIC
ELECTRIC BOX	ELECTRIC BOX
WATER MAIN & V.I.V.E	WATER MAIN & V.I.V.E
FIRE HYDRANT	FIRE HYDRANT
WELL	WELL
SANITARY LINE, MANHOLE, & CLEANOUT	SANITARY LINE, MANHOLE, & CLEANOUT
FORCE MAIN	FORCE MAIN
SEPTIC LID	SEPTIC LID
STORM LINE, MANHOLE, & INLET	STORM LINE, MANHOLE, & INLET
FENCE	FENCE
TREE	TREE
TREE ROW	TREE ROW
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
BORE HOLE ELEVATION WITH DEPTH	BORE HOLE ELEVATION WITH DEPTH
ROOF DRAIN	ROOF DRAIN
SOIL BOUNDARY LINE	SOIL BOUNDARY LINE
TYPICAL TO BE REMOVED	TYPICAL TO BE REMOVED
FINISHED FLOOR	FINISHED FLOOR
VERTICAL TEXT INDICATES PROPOSED FEATURES	VERTICAL TEXT INDICATES EXISTING FEATURES

DELAWARE COUNTY PLANNING COMMISSION APPROVAL

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

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

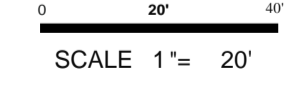
ACKNOWLEDGEMENT NOTE

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

RECORD OWNER

APPLICANT: SLEEPY VALLEY HOLDINGS, LLC
 APPLICANT ADDRESS: 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE PA 19073
 OWNER: KATHRYN A MOLLOY
 OWNER ADDRESS: 1801 JANOR RD, HAVERTOWN PA 19023
 PARCEL ADDRESS: 1 801 MANOR RD HAVERTOWN PA 19023
 PARCEL ID: 220701D1000
 Map Number: 22-26 -192-000

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



PRELIMINARY/ FINAL

REVISION	DATE
PLAN OF SUBDIVISION	
FOR SLEEPY VALLEY HOLDINGS, LLC	
1801 MANOR ROAD	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	DECEMBER 15, 2021
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SHEET 1 OF 7	

CONSTRUCTION SEQUENCE:

1. PLACE AND PROPERLY SECURE SUPER SILT FENCE, AND CONSTRUCTION FENCE AT THE LOCATIONS SHOWN ON PLAN. CHECK SILT BARRIER FENCE WEEKLY AND AFTER EACH RUNOFF EVENT FOR SERVICEABILITY. REPAIR OR REPLACE ANY DAMAGED SECTIONS AS REQUIRED.
2. PLACE STONE TIRE CLEANING STRIP AT PROPOSED LOCATION FOR FULL WIDTH OF DRIVEWAY TO ACT AS A SEDIMENT FILTER TRAP FOR TRUCK EGRESS. USE MSH10 #1 STONE 12" DEPTH.
3. STRIP TOP SOIL AND STOCKPILE AT THE LOCATION SHOWN ON THE PLAN, FOR FUTURE USE. PLACE SILT FENCE AROUND TOP SOIL STOCKPILE.
4. EXCAVATE FOR PROPOSED BUILDING FOOTINGS. STOCKPILE EXCAVATED GENERAL SOIL MATERIAL TO THE FRONT OF THE PROPOSED BUILDING.
5. CONSTRUCT FOOTINGS AND FOUNDATION WALLS TO THE PROPER ELEVATIONS AND BACKFILL AROUND WALLS TO FINAL GRADE. REMOVE ANY EXCESS EXCAVATED MATERIAL FROM SITE.
6. CONSTRUCT PROPOSED STORMWATER MANAGEMENT FACILITIES AT THE LOCATION AND GRADE SHOWN ON PLAN. TAP ROOF DRAINS AS NOTED DIRECTLY INTO THE SPREAD BASIN OR CATCH BASIN. PROVIDE "T" SECTIONS AT DOWNSPOUTS TO PROVIDE FOR OVERFLOW RELIEF TO DISCHARGE ONTO CONCRETE SPLASH PADS. NEWLY CONSTRUCTED INLETS OR CATCH BASINS SHALL BE PROTECTED IN ACCORDANCE WITH DETAIL ON PLAN.
7. ALL EXCESS EXCAVATED GENERAL SOIL IS TO BE REMOVED FROM SITE TO AN APPROVED LOCATION.
8. CONSTRUCT PROPOSED UTILITY TIE-INS. PLACE DRIVEWAY STONE BASE AND ROUGH GRADE.
9. PAVE PROPOSED DRIVEWAY AND STABILIZE AUL EXPOSED AREAS WITH SOD AND/OR SEEDING AND SOIL SUPPLEMENTS, FORMULA B. PROTECT SEEDED AREAS WITH HAY OR MULCH COVERING.
10. TEMPORARY SEEDING IS TO BE APPLIED TO ALL AREAS WHICH WILL REMAIN OPEN FOR LONGER THAN 20 DAYS PRIOR TO PERMANENT GRADING AND SEEDING OR SODDING. USE FORMULA E SEEDING AND SOIL SUPPLEMENTS.
11. REMOVE SILT BARRIER FENCE AND INLET/CATCH BASIN PROTECTION ONLY AFTER ALL EXPOSED AREAS HAVE BEEN STABILIZED.

GRADING AND CONSTRUCTION NOTES:

PROPOSED STORMWATER STOCKPILE LOCATION CAN BE PLACED TO THE FRONT OF THE PROPERTY AND/OR THE MATERIAL MAY BE TAKEN OFF-SITE TO AN APPROVED LOCATION.

OPERATION AND MAINTENANCE PROCEDURES:

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

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

POST CONSTRUCTION STORMWATER BMP OPERATION AND MAINTENANCE PROCEDURES

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

GRASS SWALES

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

UNDERGROUND INFILTRATION BASINS

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

CATCH BASINS

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

EXCAVATION, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE STATE DEPARTMENTS OF LABOR, OCCUPATIONAL SAFETY AND HEALTH AND INSURANCE (OSHA) PUBLICATIONS AND THE LATEST REVISIONS.

CALL BEFORE YOU DIG

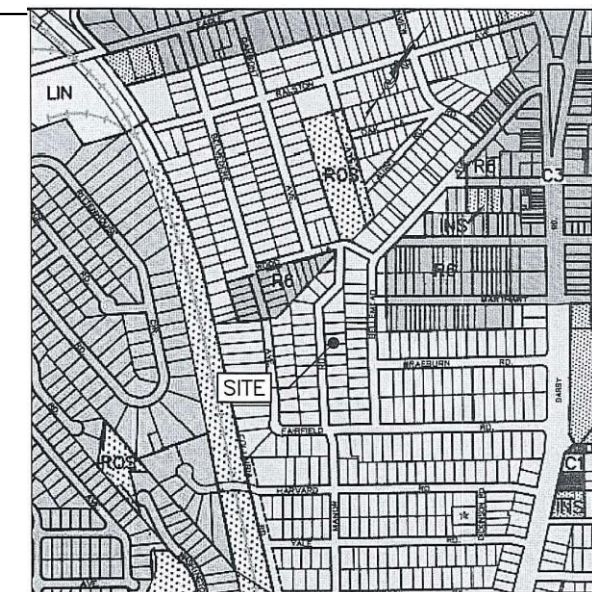
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

Phone: 1-800-482-1111, Fax: 1-800-242-1776



GENERAL NOTES:

1. SITE AREA: 12,237 S.F. ~ 0.2809 AC.
2. SITE IS ZONED R-4 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT. REQUIREMENTS:
 LOT SIZE: 6,000 S.F. (MIN.)
 STREET FRONTAGE: 38 FT. (MIN.)
 LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
 BUILDING COVERAGE: 30% (MAX.)
 FRONT YARD: 30 FT. (MIN.)
 SIDE YARDS: 8 FT. (MIN. EACH); 20 FT. (MIN. AGGREGATE)
 REAR YARD: 25 FT. (MIN.)
 BUILDING HEIGHT: 35 FT. (MAX.)
 IMPERVIOUS SURFACE RATIO: 45% (MAX.)
3. FIELD SURVEY PERFORMED BY HERBERT E. MACCOMBIE JR. PE OFFICE ON MARCH 10TH, 2021.
4. THE SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045C0106F, PANEL 106 EFFECTIVE DATE NOV. 18, 2009.
5. SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
6. EXISTING SOIL TYPE, Me MADE LAND, SCHIST AND GNEISS MATERIALS.
7. BENCHMARK REFERENCE, TAKEN ON RIM OF SANITARY SEWER MANHOLE, MANHOLE LOCATED ON MANOR ROAD, ±50' NORTH OF THE INTERSECTION OF MANOR ROAD AND FAIRFIELD ROAD, RIM ELEVATION ~ 285.11.
8. PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE (3) MORE BUSINESS DAYS PRIOR TO ANY WORK TO BE PERFORMED IN THE FIELD.
9. A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
10. ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
11. EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1680, SECTION II, PARAGRAPH 8.
12. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
13. AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED PRIOR TO CONSTRUCTION.
14. A FOUNDATION AS-BUILT PLAN IS REQUIRED.
15. AN APPROVED PENNSYLVANIA DEP SEWAGE FACILITIES PLANNING MODULE OR AN EXEMPTION THERETO IS REQUIRED.
16. THE SHADE TREE COMMISSION SHOULD REVIEW THE EXTENT AND REQUIREMENTS FOR REPLACEMENT SHADE TREES.
17. A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED.
18. ANY SUBSTANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
19. ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
20. ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
21. POSTED SPEED LIMIT 15 M.P.H.



LOCATION MAP
SCALE: 1" = 600'

LEGEND

EXISTING	PROPOSED
LOT LINE	LOT LINE
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)
BUILDING	BUILDING
UTILITY POLIE	UTILITY POLIE
FLOOD LIGHT	FLOOD LIGHT
ELECTRIC	ELECTRIC
ELECTRIC BOX	ELECTRIC BOX
WATER MAIN & V.I.J.V.E	WATER MAIN & V.I.J.V.E
FIRE HYDRANT	FIRE HYDRANT
WELL	WELL
SANITARY LINE, MANHOLE, EXIST. MH	SANITARY LINE, MANHOLE, EXIST. MH
& CLEANOUT	& CLEANOUT
FORCE MAIN	FORCE MAIN
SEPTIC LID	SEPTIC LID
STORM LINE, MANHOLE, EXIST. MH	STORM LINE, MANHOLE, EXIST. MH
& INLET	& INLET
FENCE	FENCE
TREE	TREE
TREE ROW	TREE ROW
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
BORE HOLE ELEVATION WITH DEPTH	BORE HOLE ELEVATION WITH DEPTH
ROOF DRAIN	ROOF DRAIN
SOIL BOUNDARY LINE	SOIL BOUNDARY LINE
TYPICAL TO BE REMOVED	TYPICAL TO BE REMOVED
FINISHED FLOOR	FINISHED FLOOR
VERTICAL TEXT INDICATES PROPOSED FEATURES	VERTICAL TEXT INDICATES PROPOSED FEATURES

DRAINAGE & EROSION AND SEDIMENT CONTROL PLAN NOTE:

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

(DATE)

ENGINEER DRAINAGE PLAN CERTIFICATION:

I, DENNIS F. O'NEILL, P.E. HEREBY CERTIFY THAT THE DRAINAGE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH DESIGN STANDARDS AND CRITERIA OF THE HAVERFORD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

Dennis F. O'Neill
(DATE)

RECORD OWNER

APPLICANT: SLEEPY VALLEY HOLDINGS, LLC
 APPLICANT ADDRESS: 35 SLEEPY HOLLOW DRIVE NEVYTOWN SQUARE PA 19073
 OWNER: KATHRYN A MOLLOY
 OWNER ADDRESS: 1801 MANOR RD, HAVERTOWN PA 19023
 PARCEL ADDRESS: 1801 MANOR RD HAVERTOWN PA 19023
 PARCEL ID: 22070101000
 Map Number: 22-26 -192-000

SCALE 1" = 20'



REVISION	DATE
GRADING PLAN	
FOR	
SLEEPY VALLEY HOLDINGS, LLC	
1801 MANOR ROAD	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	DECEMBER 15, 2021
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SHEET 2 OF 7	

SEDIMENTATION AND EROSION CONTROL MEASURES:

1. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. A COPY OF THIS EROSION AND SEDIMENTATION CONTROL PLAN MUST BE POSTED AT

GENERAL NOTES:

1. SITE AREA: 12,237 S.F. - 0.2809 AC.
2. SITE IS ZONED R-4 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT. REQUIREMENTS:
 LOT SIZE: 6,000 SF. (MIN.)
 STREET FRONTAGE: 38 FT. (MIN.)
 LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
 BUILDING COVERAGE: 30% (MAX.)
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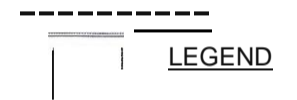
3. FIELD SURVEY PERFORMED BY HERBERT E. MacCOMBIE JR. PE OFFICE

ON MARCH 10TH, 2021.
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6. EXISTING SOIL TYPE: Me MADE LAND, SCHIST AND GNEISS MATERIALS.
7. BENCHMARK REFERENCE: TAKEN ON RIM OF SANITARY SEWER MANHOLE MANHOLE LOCATED ON MANOR ROAD, 450' NORTH OF THE INTERSECTION OF MANOR ROAD AND FAIRFIELD ROAD. RIM ELEVATION = 285.11'.
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LOCATION MAP

SCALE: 1" = 60'



"UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL

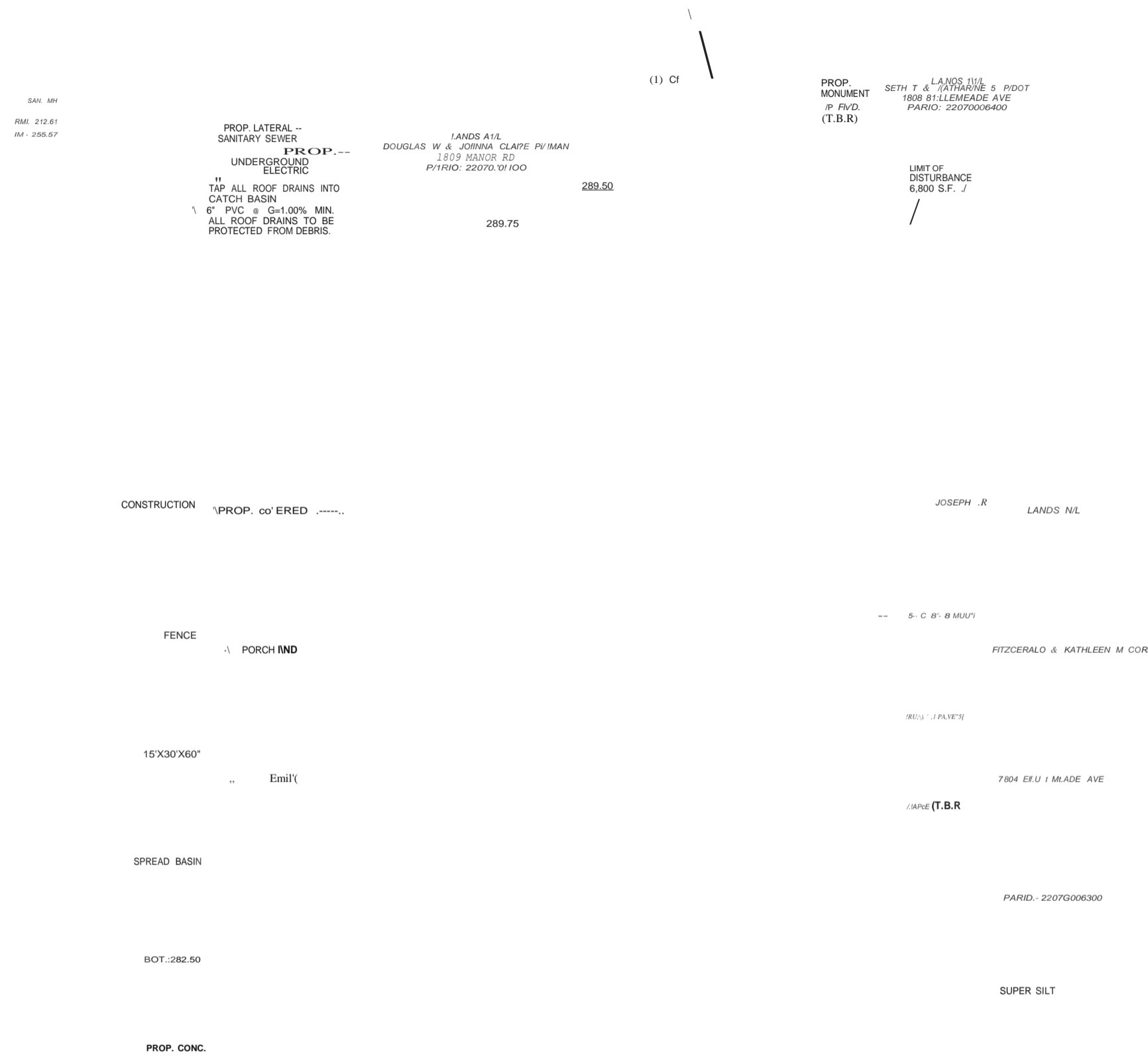
SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE NOR MORE

THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK.

PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.

9. A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL

TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.



12. TEMPORARY SEEDING IS TO BE APPLIED TO ALL AREAS WHICH WILL REMAIN OPEN FOR LONGER

CONSTRUCTION SEQUENCE:

FENCE

10. ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN

LOT LINE

EXISTING

PROPOSED

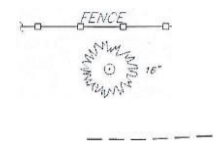
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IP  

0 2

STORM LINE, MANHOLE EXIST. MH EXIST. INLET PROP. MH PROP. INLET



=@:-

PROTECTED IN ACCORDANCE WITH DETAIL ON PLAN.

BE REQUIRED PRIOR TO CONSTRUCTION.
14. A FOUNDATION AS-BUILT PLAN IS REQUIRED

WELFARE LINE MANHOLE, 48" DIA., 10'-0" DEPT.
SOIL CLEANOUT PROP. MH CO.

6. ALL EXCESS EXCAVATED GENERAL SOIL IS TO BE REMOVED FROM SITE TO AN APPROVED

LOCATION.

10. CONSTRUCT PROPOSED UTILITY TIE-INS. PLACE DRIVEWAY STONE BASE AND ROUGH GRADE.

11. PAVE PROPOSED DRIVEWAY AND STABILIZE ALL EXPOSED AREAS WITH SOD AND/OR SEEDING AND

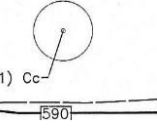
N APPROVED PENNSYLVANIA DEP SEWAGE FACILITIES

PLANNING MODULE

Force Main

FORCE MAIN

I-- FM



13. REMOVE SILT BARRIER FENCE AND INLET/CATCH BASIN PROTECTION ONLY AFTER ALL EXPOSED

AREAS HAVE BEEN

STABILIZED.

OPERATIO N AND MAINTENANCE

PROCEDURES:

THE FOLLOWING

MEASURES SHOULD BE CHECKED AND/OR PERFORMED ON A QUARTERLY

BASIS BY

THE PROPERTY

OWNER:

LANDS INL

RELM & JURISN 1-A111

172 / MANOR

RD

PAR/0: 22070.00900

1. IT SHALL BE THE RESPONSIBILITY OF D.CH INDIVIDUAL PROPERTY OWNER TO MAINTAIN ANY

17. A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE

AGREEMENT MUST

BE SIGNED AND RECORDED. A CONTRIBUTION OF

\$2,200 MUST

BE MADE TO

THE MUNICIPAL

STORMWATER CONTROL AND

BoIP OPERATION

AND MAINTENANCE FUND. THE OPERATION AND

MAINIENANC

E AGREEMENT

AND CONTRIBUTION TO THE

MUNICIPAL

STORMWATER

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18. ANY

SUBSTANDARD

OR DAMAGED CURB AND

SIDEWALK SHALL BE

REPLACED IN

ACCORDANCE WITH TOWNSHIP REQUIREMENTS.

19. ALL

PROPOSED

MONUMENTS SHALL BE

CONCRETE.

FENCE

TREE

TREE ROW

CONTOUR

SPOT ELEVATION

-- 1

- -580- -

- CATCH BASINS SHOULD BE CLEANED ON A QUARTERLY BASIS OF ANY ACCUMULATED DEBRIS AND SEDIMENT. INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS.
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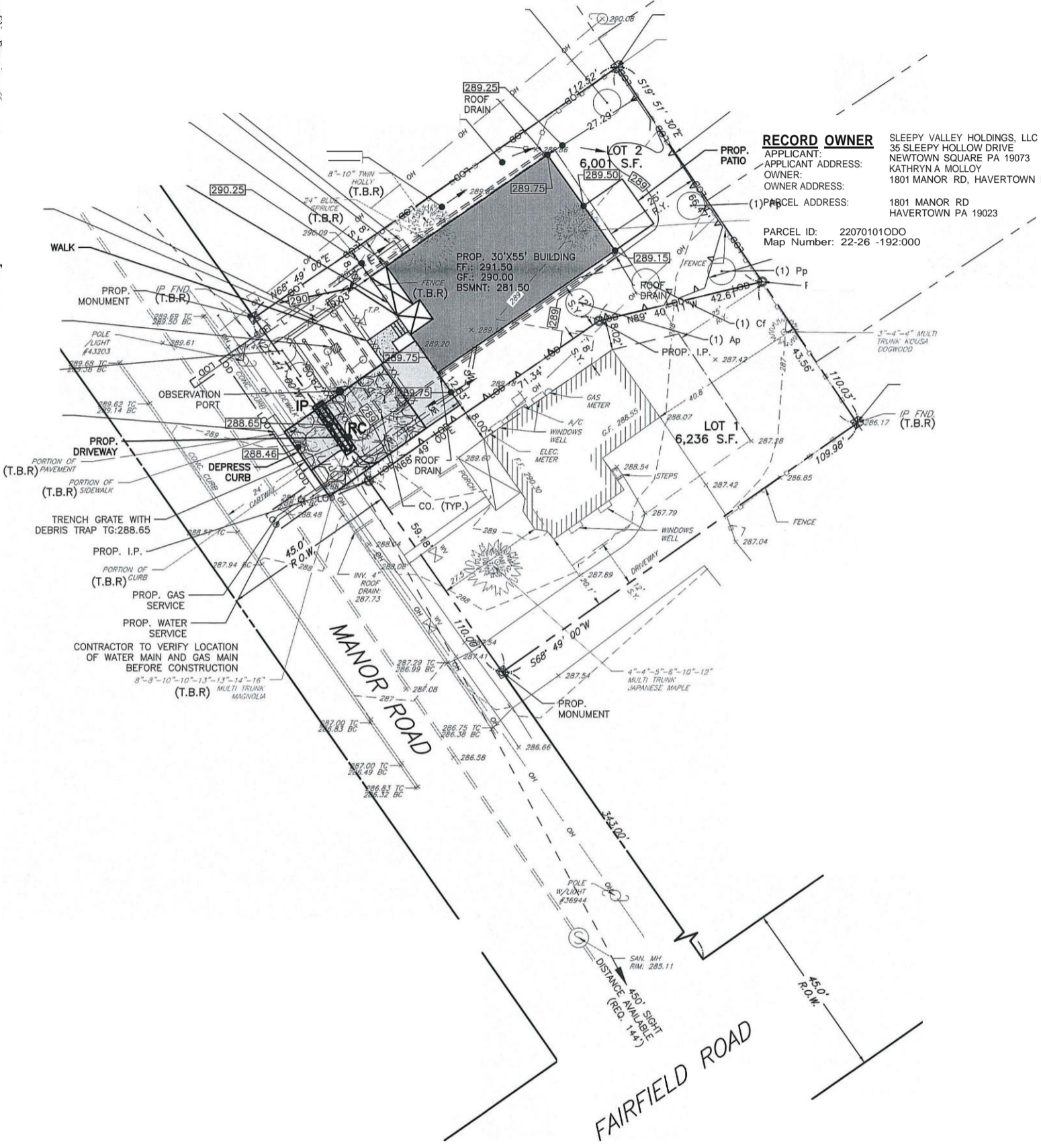
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EXCAVATION TRENCHING AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL UNITED STATES DEPARTMENT OF LABOR 29 CFR 1917, 1926, HEALTH ADMINISTRATION (CNS) REGULATIONS

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

210' SW
 (R.O.)



RECORD OWNER
 APPLICANT: SLEEPY VALLEY HOLDINGS, LLC
 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE PA 19073
 OWNER: KATHRYN A MOLLOY
 1801 MANOR RD, HAVERTOWN PA 19023
 OWNER ADDRESS: 1801 MANOR RD
 HAVERTOWN PA 19023
 PARCEL ID: 22070101000
 Map Number: 22-26 -192-000

EROSION AND SEDIMENT POLLUTION CONTROL MEASURES LEGEND

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



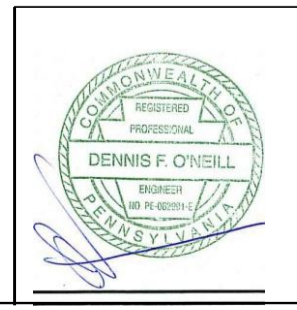
EROSION AND SEDIMENT CONTROL PLAN
 FOR

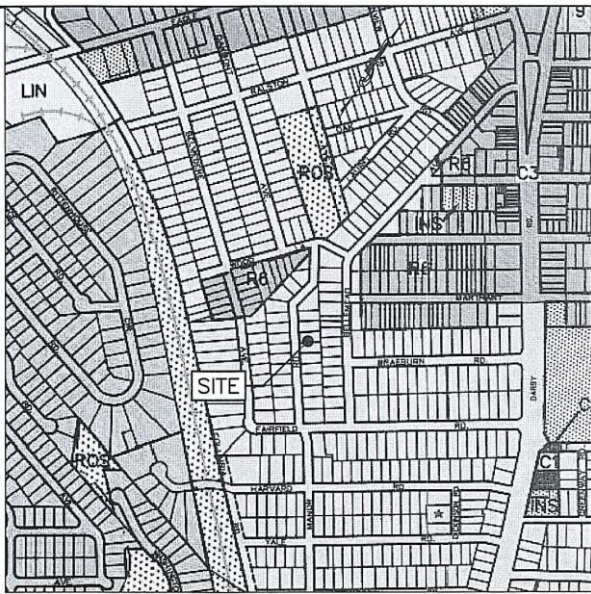
SLEEPY VALLEY HOLDINGS, LLC
 1801 MANOR ROAD

HAVERTOWN TOWNSHIP DELAWARE COUNTY, PA

SCALE: 1" = 20' DECEMBER 15, 2021

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

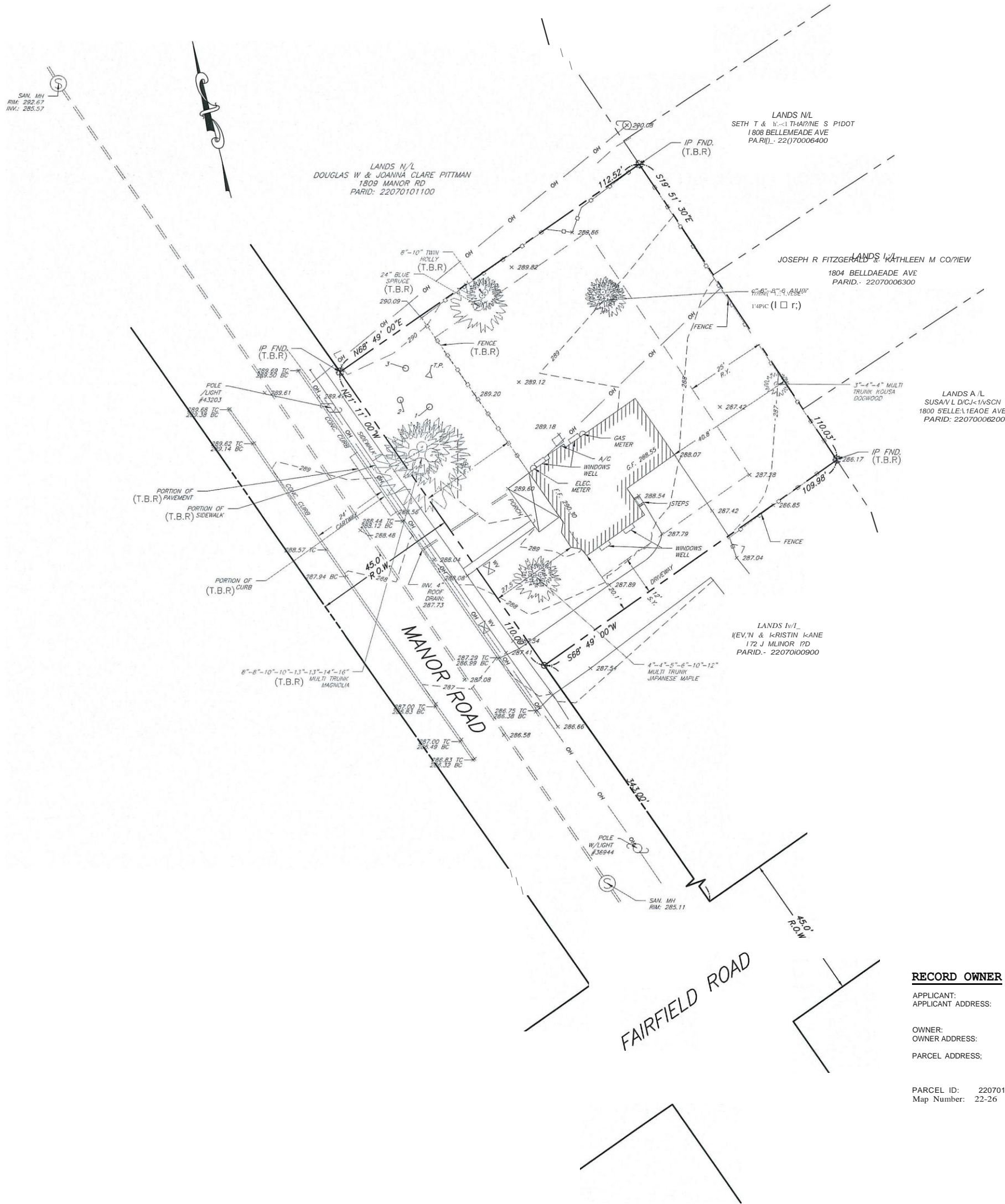




LOCATION MAP
SCALE: 1" = 600'

GENERAL NOTES:

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- DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
- AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- A FOUNDATION AS-BUILT PLAN IS REQUIRED.
- AN APPROVED PENNSYLVANIA DEP SEWAQE FACILITIES PLANNING MODULE OR AN EXEMPTION THERETO IS REQUIRED.
- THE SHADE TREE COMMISSION SHOULD REVIEW THE EXTENT AND REQUIREMENTS FOR REPLACEMENT SHADE TREES.
- A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,000 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED.
- ANY SUBSTANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
- ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
- POSTED SPEED LIMIT 15 M.P.H.



	EXISTING	PROPOSED
LOT LINE	---	---
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	---	---
BUILDING	---	---
UTILITY POLE	---	---
FLOOD LIGHT	---	---
ELECTRIC BOX	---	---
WATER MAIN & VALVE	---	---
FIRE HYDRANT	---	---
WELL	---	---
SANITARY LINE MANHOLE & CLEANOUT	---	---
FORCE MAIN	---	---
SEPTIC LID	---	---
STORM LINE MANHOLE & INLET	---	---
FENCE	---	---
TREE	---	---
TREE ROW	---	---
CONTOUR	---	---
SPOT ELEVATION	---	---
BORE HOLE ELEVATION WITH DEPTH	---	---
ROOF DRAIN	---	---
SOIL BOUNDARY LINE	---	---
TYPICAL	(IYF.)	(IYP.) (T.B.R.)
TO BE REMOVED	---	---
FINISHED FLOOR	FF	FF
VERTICAL TEXT INDICATES PROPOSED FEATURES	---	---
SLANTED TEXT INDICATES EXISTING FEATURES	---	---

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

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

Pennsylvania One Call System, Inc.

 1-800-242-1776

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

OWNER: KATHRYN A MOLLOY
 OWNER ADDRESS: 1801 MANOR RD, HAVERTOWN PA 19023

PARCEL ADDRESS: 1801 MANOR RD HAVERTOWN PA 19023

PARCEL ID: 22070101000
 Map Number: 22-26 -192:000

0 20' 40'
 SCALE 1" = 20'



REVISION	DATE
TOPOGRAPHIC PLAN	
FOR	
SLEEPY VALLEY HOLDINGS, LLC	
1801 MANOR ROAD	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	DECEMBER 15, 2021
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SHEET 4 OF 7	

EXISTING TREES

DESCRIPTION	CALIPER	LOCATION	TO BE REMOVED	REMARKS
MAGNOLIA MULTI TRUNK	8"-8'-10"-10" 13"-13'-14"-16"	LOT2	YES	GOOD CONDITION
BLUE SPRUCE	24"	LOT2	YES	GOOD CONDITION
JAPANESE MAPLE MULTI TRUNK	6"-6'-8'-8"	LOT2	YES	GOOD CONDITION
HOLLY TWIN	8"-10"	LOT2	YES	GOOD CONDITION
KOUSA DOGWOOD	3"-4"-4"	LOT1	NO	GOOD CONDITION
JAPANESE MAPLE MULTI TRUNK	4"-4'-5'-6'-10" 12"	LOT1	NO	GOOD CONDITION

PROPOSED TREE TABLE

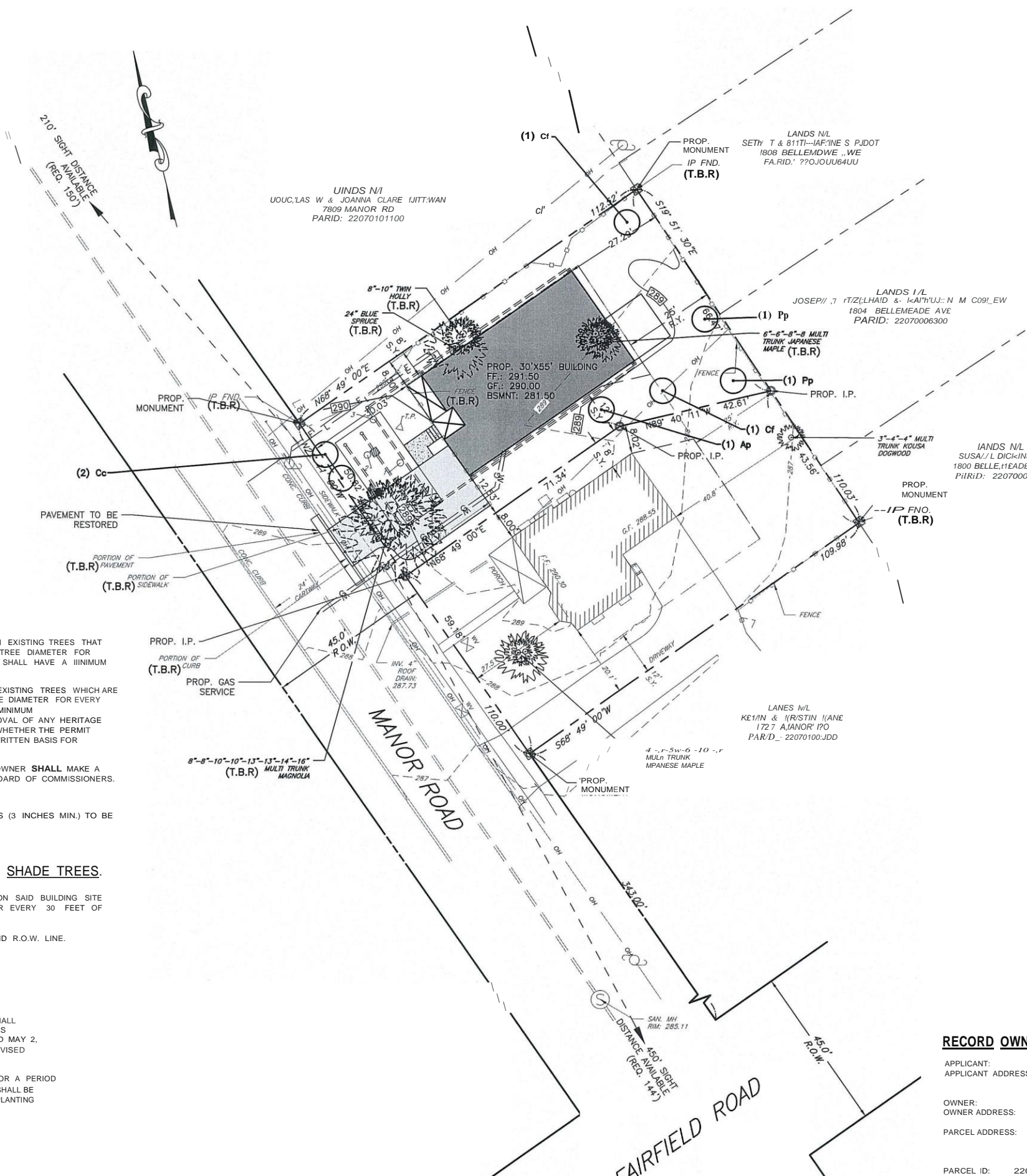
QUANTITY	BOTANICAL NAME	COMMON NAME	SYMBOL	SIZE
2	CERCIS CANADENSIS	EASTERN REDBUD	Cc	2" MIN CALIPER
2	CORNUS FLORIDA	FLOWERING DOGWOOD	Cf	3" MIN CALIPER
2	PARROTIA PERSICA	PERSIAN IRONWOOD	Pp	3" MIN CALIPER
1	ACER PALMATUM	JAPANESE RED MAPLE	Ap	3" MIN CALIPER

GENERAL NOTES:

- SITE AREA: 12,237 S.F. - 0.2809 AC.
- SITE IS ZONED R-4 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT. REQUIREMENTS:
 LOT SIZE: 6,000 S.F. (MIN.)
 STREET FRONTAGE: 38 FT. (MIN.)
 LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
 BUILDING COVERAGE: 30% (MAX.)
 FRONT YARD: 30 FT. (MIN.)
 SIDE YARDS: 8 FT. (MIN. EACH);
 20 FT. (MIN. AGGREGATE)
 REAR YARD: 25 FT. (MIN.)
 BUILDING HEIGHT: 35 FT. (MAX.)
 IMPERVIOUS SURFACE RATIO: 45% (MAX.)
- FIELD SURVEY PERFORMED BY HERBERT E. MacCOMBIE JR. PE OFFICE ON MARCH 10TH, 2021.
- THE SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045CD106F, PANEL 106 EFFECTIVE DATE NOV. 18, 2009.
- SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
- EXISTING SOIL TYPE: Me MADE LAND, SCHIST AND GNEISS MATERIALS.
- BENCHMARK REFERENCE TAKEN ON RIM OF SANITARY SEWER MANHOLE, MANHOLE LOCATED ON MANOR ROAD, ±50' NORTH OF THE INTERSECTION OF MANOR ROAD AND FAIRFIELD ROAD. RIM ELEVATION - 285.11.
- PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE (3) MORE THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK. PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.
- A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
- ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
- EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1680, SECTION 11, PARAGRAPH B.
- DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
- AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- A FOUNDATION AS-BUILT PLAN IS REQUIRED.
- AN APPROVED PENNSYLVANIA DEP SEWAGE FACILITIES PLANNING MODULE OR AN EXEMPTION THERETO IS REQUIRED.
- THE SHADE TREE COMMISSION SHOULD REVIEW THE EXTENT AND REQUIREMENTS FOR REPLACEMENT SHADE TREES.
- A STORMWATER CONTROL AND SMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED.
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- ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
- ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
- POSTED SPEED LIMIT 15 M.P.H.

LEGEND

EXISTING	PROPOSED
LOT LINE	LOT LINE
LIEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	LIEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)
BUILDING	BUILDING
UTILITY POLIE	UTILITY POLIE
FLOOD LIGHT	FLOOD LIGHT
ELECTRIC	ELECTRIC
ELECTRIC BOX	ELECTRIC BOX
WATER MAIN & VALVE	WATER MAIN & VALVE
FIRE HYDRANT	FIRE HYDRANT
WELL	WELL
SANITARY LINE, MANHOLE & CLEANOUT	SANITARY LINE, MANHOLE & CLEANOUT
FORCE MAIN	FORCE MAIN
SEPTIC LID	SEPTIC LID
STORM LINE, MANHOLE & INLET	STORM LINE, MANHOLE & INLET
FENCE	FENCE
TREE	TREE
TREE ROW	TREE ROW
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
BORE HOLE ELEVATION WITH DEPTH	BORE HOLE ELEVATION WITH DEPTH
ROOF DRAIN	ROOF DRAIN
SOIL BOUNDARY LINE	SOIL BOUNDARY LINE
TYPICAL TO BE REMOVED	TYPICAL TO BE REMOVED
FINISHED FLOOR	FINISHED FLOOR
VERTICAL TEXT INDICATES PROPOSED FEATURES	VERTICAL TEXT INDICATES PROPOSED FEATURES



§ 170-2 TREE REPLACEMENT FORMULA:

- WHERE A DEVELOPER OR OWNER FINDS IT IMPOSSIBLE OR IMPRACTICAL TO RETAIN EXISTING TREES THAT ARE LESS THAN 30 INCHES IN DIAMETER, THEY SHALL REPLANT ONE INCH OF NEW TREE DIAMETER FOR EVERY FOUR INCHES OF EXISTING TREE DIAMETER REMOVED. REPLACEMENT TREES SHALL HAVE A MINIMUM OF TWO INCHES.
- WHERE A DEVELOPER OR OWNER FINDS IT IMPOSSIBLE OR IMPRACTICAL TO RETAIN EXISTING TREES WHICH ARE 30 INCHES OR GREATER IN DIAMETER, THEY SHALL REPLANT ONE INCH OF NEW TREE DIAMETER FOR EVERY ONE INCH OF EXISTING TREE DIAMETER REMOVED. REPLACEMENT TREES SHALL HAVE A MINIMUM DIAMETER OF AT LEAST TWO INCHES. A PERMIT SHALL BE REQUIRED FOR THE REMOVAL OF ANY HERITAGE TREE. THE SHADE TREE COMMISSION SHALL RECOMMEND TO THE TOWNSHIP MANAGER WHETHER THE PERMIT SHOULD BE APPROVED OR DENIED. THE SHADE TREE COMMISSION SHALL PROVIDE A WRITTEN BASIS FOR ITS FINDINGS.
- IF REPLACEMENT PLANTING IS IMPRACTICAL OR IMPOSSIBLE, THE DEVELOPER OR OWNER SHALL MAKE A PAYMENT TO THE TOWNSHIP IN LIEU OF PLANTING AT A FEE RATE SET BY THE BOARD OF COMMISSIONERS.

COMPENSATORY PLANTING ABILITATION:

1" OF REPLACEMENT TREE FOR EVERY 4" OF EXISTING TREE TO BE REMOVED. TOTAL 162" TO BE REMOVED - 2 TREES (3 INCHES MIN.) PROPOSED AND 9 TREES (3 INCHES MIN.) TO BE OFFERED TO TOWNSHIP OR FEE IN LIEU OF PROPOSED TREES.

§ 170-3 REGULATIONS AND REQUIREMENTS FOR PUBLIC SHADE TREES.

(C) (6) ON ALL NEW BUILDING SITES, THE OWNER OR CONTRACTOR SHALL PLANT ON SAID BUILDING SITE ABUTTING THE PUBLIC RIGHT-OF-WAY AT LEAST ONE PUBLIC SHADE TREE FOR EVERY 30 FEET OF STREET FRONTAGE OR FRACTION THEREOF.

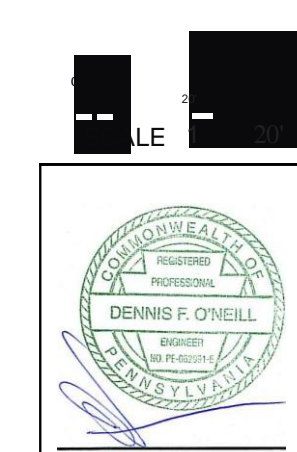
THERE IS 51' OF STREET FRONTAGE - 2 STREET TREES SHALL BE PLANTED BEHIND R.O.W. LINE.

PLANTING NOTES:

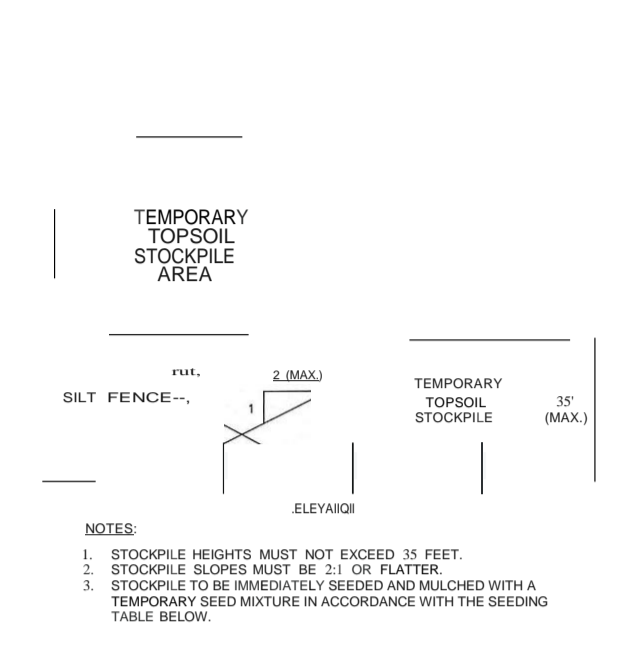
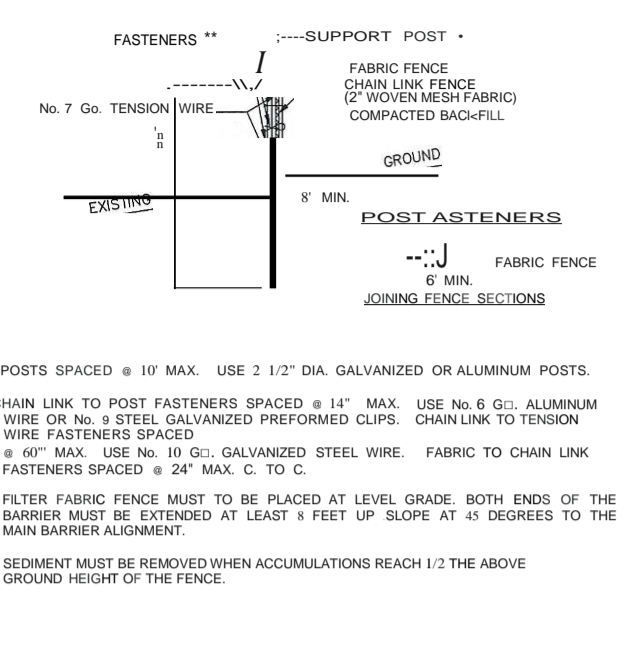
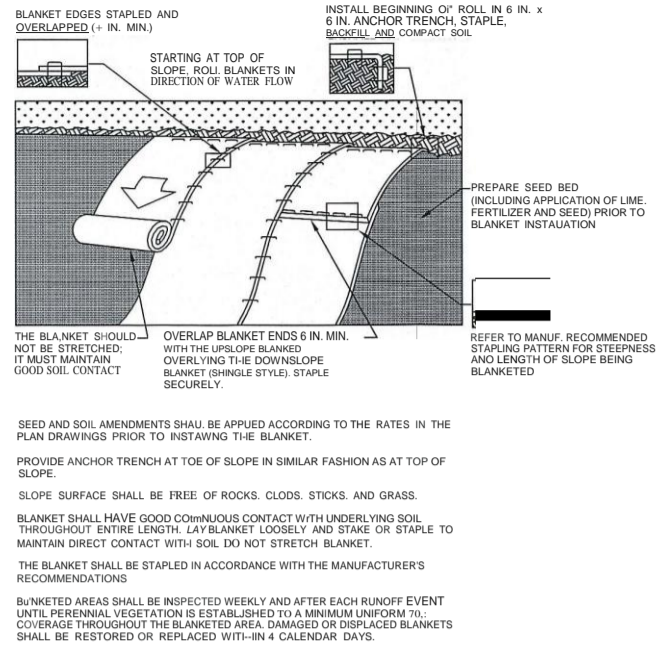
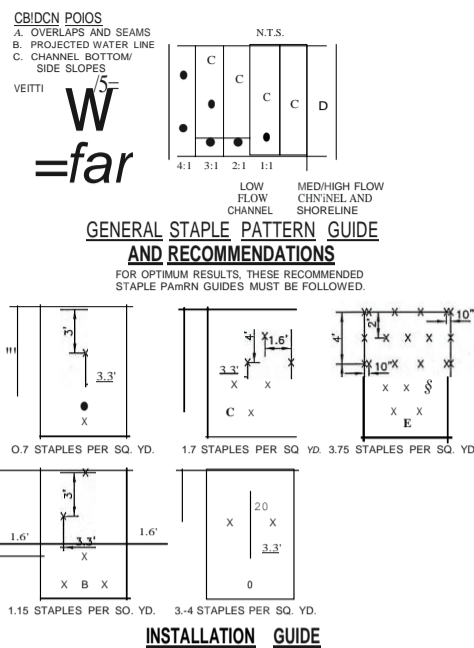
- PLANT STANDARDS: ALL SIZES AND GRADING STANDARDS FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSEYRIEN, INC. AND APPROVED MAY 2, 1986, BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. OR THE LATEST REVISED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

RECORD OWNER

APPLICANT: SLEEPY VALLEY HOLDINGS, LLC
 APPLICANT ADDRESS: 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE PA 19073
 OWNER: KATHRYN A MOLLOY
 OWNER ADDRESS: 1801 MANOR RD, HAVERTOWN PA 19023
 PARCEL ADDRESS: 1801 MANOR RD HAVERTOWN PA 19023
 PARCEL ID: 22070101000
 Map Number: 22-26 -192:000



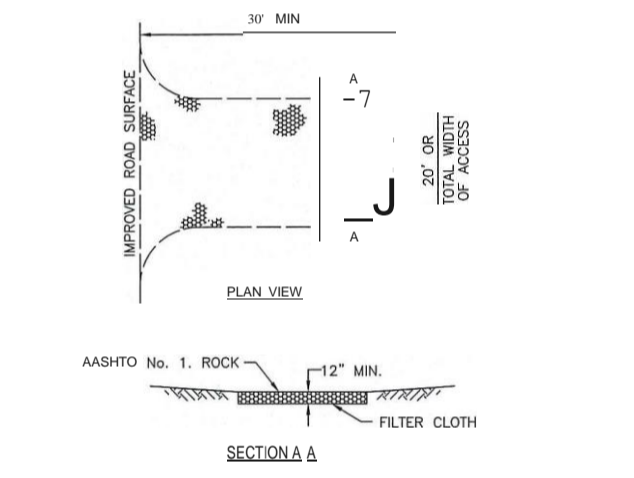
REVISION	DATE
LANDSCAPE PLAN	
.EQB.	
SLEEPY VALLEY HOLDINGS, LLC	
1801 MANOR ROAD	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	DECEMBER 15, 2021
HERBERT E. MacCOMBIE, JR., P.E.	
CONSULTING ENGINEERS AND SURVEYORS, INC.	
P.O. BOX 118 BROOMALL, PA. 19008	



STANDARD CONSTRUCTION DETAIL #11 EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE

SUPER FILTER FABRIC FENCE
N.T.S.

SOIL STOCKPILE DETAIL
N.T.S.



SEEDING TABLE

FORMULA & SPECIES	WEIGHT	MIN. PURITY	MAX. WEED SEED	SEEDING RATE
		%	PER 1000 S.Y.	PER 1000 S.Y.
PERENNIAL RYEGRASS MIX. 10 LULIUM PERENNIA A	98	90	0.15	35.0
COMBINATION OF APPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL				
CREeping RED FESCUE OR CHEROKEE FESCUE	12	96	0.15	6.0
KENTUCKY BLUEGRASS MIXED (OR PRATIENS) A COMBINATION OF APPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 25% OF THE TOTAL	22	98	0.20	11.0
AROSTOCK RYE	98	96	0.15	28.0
FORMULA E ANNUAL RYEGRASS (LULIUM MULTIFLORUM)	10	98	0.15	10.0 TOTAL 10.0

NOTE:
FORMULA B SEEDING MARCH 1 TO JUNE 1 & AUGUST 1 TO OCTOBER 15
FORMULA E ANYTIME WITH THE PROVISION THAT ANY SEEDING THAT TAKES PLACE BETWEEN OCTOBER 15 AND MARCH 15 MUST BE SUPPLEMENTED WITH WINTER STABILIZATION OF HAY OR STRAW MULCH AT A RATE OF 3 TONS PER ACRE.

FORMULA & SPECIES	WEIGHT	MIN. PURITY	MAX. WEED SEED	SEEDING RATE
		%	PER 1000 S.Y.	PER 1000 S.Y.
TALL FESCUE	38	95	0.15	21.0
RED TOP	1	92	0.15	1.0
PERENNIAL RYEGRASS	9	98	0.15	5.0
AROSTOCK RYE	51	98	0.15	28.0

SOIL SUPPLEMENTS:
FERTILIZER:
GRANULAR NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
STARTER FERTILIZER CONTAINING 10% NITROGEN, 20% PHOSPHORIC P-20, AND 20% POTASH BY WEIGHT, OR SIMILAR APPROVED COMPOSITION.
GROUND LIMESTONE CONTAINING NOT LESS THAN 80% OF TOTAL CARBONATES AND GROUND TO SUCH FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 80% WILL PASS THROUGH A 20 MESH SIEVE.
A. FERTILIZED LIMESTONE 8,000 POUNDS PER ACRE.
B. 10-20-20 COMMERCIAL FERTILIZER 1,000 POUNDS PER ACRE.
C. 38-0-0 UREA-FORM FERTILIZER 250 POUNDS PER ACRE.
OR
32-0-0 TO 38-0-0 SULPHUR COATED UREA-FORM FERTILIZER 300 POUNDS PER ACRE
OR
31-0-0 IBDU FERTILIZER 305 POUNDS PER ACRE.
WOOD CELLULOSE FIBER MULCH: DEGRADABLE GREEN DYED CELLULOSE FIBER OR 100% RECYCLED LONG FIBER PULP FREE FROM WEEDS OR OTHER FOREIGN MATTER TOXIC TO SEED GERMINATION AND SUITABLE FOR HYDROMULCHING.
APPLY AT A RATE FOR MULCH 300 POUNDS PER 1000 SQ. YDS.
SEEDING AND MULCHING INFORMATION:
1. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE SEEDED AND MULCHED IMMEDIATELY DURING NON-GERMINATING PERIODS. MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. SEEDING SHALL BE PERFORMED AT LATEST OF GERMINATION PERIODS. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK-GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
2. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
3. HAY OR STRAW MULCH MUST BE APPLIED AT RATES OF AT LEAST 3.0 TONS PER ACRE.
TEMPORARY SEEDING, LIME AND FERTILIZER SPECIFICATIONS
APPLY LIME AT A RATE OF 1 TON PER ACRE.
APPLY FERTILIZER AT A RATE OF 150 LBS. PER ACRE.
APPLY THE REMAINDER OF THE REQUIRED RATES FOR PERMANENT SEEDING AS SPECIFIED ABOVE, DURING THE FINAL SEEDING PROCESS.

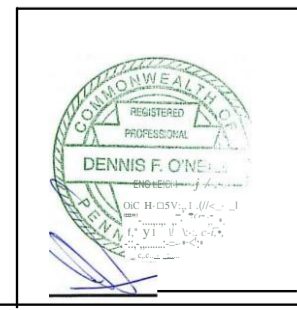
EROSION AND SEDIMENT CONTROL DETAILS

flIB.
SLEEPY VALLEY HOLDINGS, LLC
1801 MANOR ROAD

HAVERFORD TOWNSHIP DEU..WARE COUNTY, PA

SCALE: AS NOTED DECEMBER 15, 2021

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





POST-DEVELOPMENT LOT 2 DRAINAGE AREA RETAINED = 3,153 S.F.

BUILDING	1,548 S.F.
PORCH	102 S.F.
WALK/STAIRS	95 S.F.
DRIVEWAY	590 S.F.
LAWN	818 S.F.

POST-DEVELOPMENT LOT 2 DRAINAGE AREA NOT RETAINED = 2,848 S.F.

PATIO	168 S.F.
LAWN	2,680 S.F.

PRE-DEVELOPMENT DRAINAGE AREA 4 = 12,237 S.F.

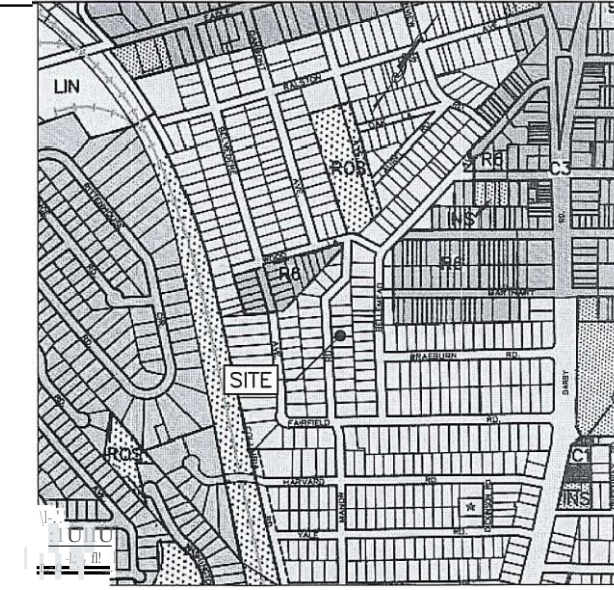
LAWN (MEADOW)	6,435 S.F.
BUILDING	1,090 S.F.
PORCH	790 S.F.
DRIVEWAY	970 S.F.
WALKS	55 S.F.
STEPS, AC, OTHERS	35 S.F.
LAWN	9,957 S.F.

POST-DEVELOPMENT DRAINAGE AREA LOT 1 = 6,236 S.F.

BUILDING	1,090 S.F.
PORCH	190 S.F.
DRIVEWAY	970 S.F.
WALKS	55 S.F.
STEPS, AC, OTHERS	35 S.F.
LAWN	3,896 S.F.

GENERAL NOTES:

- SITE AREA: 12,237 S.F. = 0.2809 AC.
- SITE IS ZONED R-4 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT.
REQUIREMENTS:
LOT SIZE: 6,000 S.F. (MIN.)
STREET FRONTAGE: 38 FT. (MIN.)
LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
BUILDING COVERAGE: 30% (MAX.)
FRONT YARD: 30 FT. (MIN.)
SIDE YARDS: 8 FT. (MIN. EACH); 20 FT. (MIN. AGGREGATE)
REAR YARD: 25 FT. (MIN.)
BUILDING HEIGHT: 35 FT. (MAX.)
IMPERVIOUS SURFACE RATIO: 45% (MAX.)
- FIELD SURVEY PERFORMED BY HERBERT E. MCCOMBIE JR. PE OFFICE ON MARCH 10TH, 2021.
- THE SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045CD1D6F, PANEL 106 EFFECTIVE DATE NOV. 18, 2009.
- SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
- EXISTING SOIL TYPE: Me MADE LAND, SCHIST AND GNEISS MATERIALS.
- BENCHMARK REFERENCE: TAKEN ON RIM OF SANITARY SEWER MANHOLE MANHOLE LOCATED ON MANOR ROAD, 450' NORTH OF THE INTERSECTION OF MANOR ROAD AND FAIRFIELD ROAD, RIM ELEVATION - 285.11.
- PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE (3) HOURS PRIOR TO THE START OF WORK.
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- EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1680, SECTION II, PARAGRAPH 6.
- DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
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- A FOUNDATION AS-BUILT PLAN IS REQUIRED.
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- THE SHADE TREE COMMISSION SHOULD REVIEW THE EXTENT AND REQUIREMENTS FOR REPLACEMENT SHADE TREES.
- A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED.
- ANY SUBSTANDARD OR DAMAGED CURBS AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
- ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
- POSTED SPEED LIMIT 15 M.P.H.



LOCATION MAP
SCALE: 1"=600'

LEGEND

EXISTING	PROPOSED
LOT LINE	LOT LINE
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)
BUILDING	BUILDING
UTILITY POLE	UTILITY POLE
FLOOD LIGHT	FLOOD LIGHT
ELECTRIC	ELECTRIC
ELECTRIC BOX	ELECTRIC BOX
WATER MAIN & V.I.V.E	WATER MAIN & V.I.V.E
FIRE HYDRANT	FIRE HYDRANT
WELL	WELL
SANITARY LINE MANHOLE	SANITARY LINE MANHOLE
SEWAGE CLEANOUT	SEWAGE CLEANOUT
FORCE MAIN	FORCE MAIN
SEPTIC LINE MANHOLE	SEPTIC LINE MANHOLE
STORM LINE MANHOLE	STORM LINE MANHOLE
FENCE	FENCE
TREE	TREE
TREE ROW	TREE ROW
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
BORE HOLE ELEVATION WITH DEPTH	BORE HOLE ELEVATION WITH DEPTH
ROOF DRAIN	ROOF DRAIN
SOIL BOUNDARY LINE	SOIL BOUNDARY LINE
TYPICAL TO BE REMOVED	TYPICAL TO BE REMOVED
FINISHED FLOOR	FINISHED FLOOR
VERTICAL TEXT INDICATES PROPOSED FEATURES	VERTICAL TEXT INDICATES PROPOSED FEATURES

SITE LEGEND

PROPOSED BUILDING	[Symbol]
PROPOSED ASPHALT	[Symbol]
PROPOSED CONCRETE	[Symbol]

RECORD OWNER

APPLICANT: SLEEPY VALLEY HOLDINGS, LLC
 APPLICANT ADDRESS: 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE PA 19073

OWNER: KATHRYN A MOLLOY
 OWNER ADDRESS: 1801 MANOR RD, HAVERTOWN PA 19023

PARCEL ADDRESS: 1801 MANOR RD HAVERTOWN PA 19023

PARCEL ID: 22070701000
 Map Number: 22--26 --192-000

0 20' 40'
 SCALE 1" = 20'



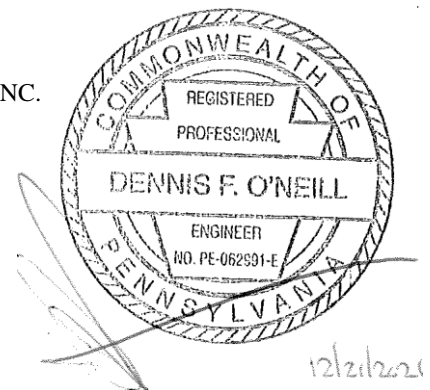
REVISION	DATE
DRAINAGE PLAN	
FOR	
SLEEPY VALLEY HOLDINGS, LLC	
1801 MANOR ROAD	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	DECEMBER 15, 2021
HERBERT E. MCCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC.	
P.O. BOX 118 BROOMALL, PA. 19008	

**DRAINAGE ANALYSIS
FOR
PROPOSED 2-LOT SUBDIVISION
FOR
SLEEPY VALLEY HOLDINGS, LLC
1801 MANOR ROAD
HAVERFORD TOWNSHIP, DELAWARE COUNTY, PA**

DECEMBER 20, 2021

HERBERT E. MACCOMBIE, JR., P.E.
CONSULTING ENGINEERS & SURVEYORS, INC.
P.O.Box 118
BROOMALL, PA 19008

610-356-9550
HEM@HEMENGINE.COM



**DRAINAGE ANALYSIS
FOR
PROPOSED 2-LOT SUBDIVISION
FOR
SLEEPY VALLEY HOLDINGS, LLC
1801 MANOR ROAD
HAVERFORD TOWNSHIP, DELAWARE COUNTY, PA**

DECEMBER 20, 2021

The site is situated along the northeasterly side of Manor Road north of Fairfield Road. The tract is 12,237 Square Feet or 0.2809 Acres. The site contains an existing single-family dwelling, driveway and other improvements associated with a single-family residence. The site is serviced by public water and sewer. The site is zoned R-4, which permits single family homes on 6,000 S.F. Lots.

The applicant proposes to subdivide the existing tract into 2 lots. Lot 1 will contain the existing dwelling, a driveway, and associated improvements currently being developed. Lot 2 will be for the construction of new single-family dwelling and associated improvements. The proposed improvements will increase the impervious coverage as a result of the proposed development of the site. The rational method was used in the stormwater calculations. The site is located in the A District (sub-area 56) of the Darby-Cobbs Creek Watershed. This district requires the control of the post-development runoff rates for the 2, 5, 10, 25, & 100-year design storms to the pre-development 1, 5, 10, 25, & 100-year design storm runoff rates respectively. Runoff coefficients were taken from Table F-3, "Rational Runoff Coefficients," of the Haverford Township Stormwater Management Ordinance. The Hydrologic Soil Group used for this site was group "C." Pre-Development analysis utilized meadow conditions. A Runoff "C" value of 0.44 for meadow areas in "C" soil were used to analyze the pre-development conditions. Runoff "C" values of 0.99 for pavement, roof and other impervious areas and 0.51 for lawn areas in "C" soil were used to analyze the post-development conditions. Runoff from the proposed roof area, drives, other impervious areas and a portion of the lawn area will be piped to a subsurface spread basin located to the front and rear of the dwelling on Lots 1 & 2. Infiltration testing using the Double Ring Infiltrometer test has been completed for the spread basin. Test pits were also completed to determine that no limiting zone exists within two (2) feet of the bottom of each proposed spread basin. The intent of this stormwater narrative and attached calculations is to demonstrate compliance with the Haverford Township Stormwater Management Ordinance. A summary of the pre and post-development peak runoff rates is shown in the attached calculations.

PERMANENT MEASURES

The purpose of permanent Erosion Control Measures is to prevent erosion, to mitigate the propagation of sediment, and to provide a means to safely and effectively transport stormwater runoff in a manner that protects the health, safety, and welfare of the community while not compromising the integrity of the quality of waters of the Commonwealth.

The permanent measures that are being incorporated into the overall stormwater management and E&S design of the proposed development consist of the following:

1. Permanent vegetative cover.
2. Grading to promote the natural pre-development drainage of the site.
3. Utilization of underground spread basins to infiltrate stormwater run-off.
4. Catch Basin with Sumps to catch debris

POST CONSTRUCTION STORMWATER BMP OPERATION AND MAINTENANCE PROCEDURES

The following BMPs should be checked as indicated below by the Property Owner:

1. UNDERGROUND INFILTRATION BASIN

Infiltration Basins, inlet grates, and the sump in the upstream inlet shall be inspected quarterly and after each major storm. Leaves and other debris shall be removed immediately. Check the upstream and downstream storm sewer structures for sediment accumulation or standing water. Clean the sediment from the bottom of the structures and dispose of in an approved manner. Inspections, operation, maintenance, and repairs to the underground infiltration basin shall be the responsibility of the owner and approved by the township. Gutters and Roof Drains should be cleaned seasonally.

2. CATCH BASIN WITH DEBRIS TRAP

Debris trap sumps, inlet grates, and gutters shall be inspected quarterly and after each major storm. Leaves and other debris shall be removed immediately. Clean the sediment from the bottom of the structures and dispose of in an approved manner. A log of sediment amount, date removed shall be kept to assist in development of a permanent maintenance plan. The sumps should be inspected after each winter runoff event where salt and sand have been applied to paved areas to verify the catch basin has not become clogged with particles. Inspections, operation, maintenance, and repairs to the underground infiltration basin shall be the responsibility of the owner and approved by the township.

3. Grass Swales

Grass swales/channels shall be maintained with a good stand of grass. The grass shall be maintained at a height of 3"-4" high. Grass swales shall be weeded to remove invasive species. Trash and debris shall be removed from the swales immediately. If erosion occurs uphill of the swale, any sediment deposited in the swale shall be removed immediately. The eroded areas should be repaired and stabilized with seed and mulch. Apply seed and mulch to disturbed areas of the swales after sediment is removed.

PRE-DEVELOPMENT DRAINAGE AREA

LOT 2 - MEADOW	6,001 S.F.	0.1378Ac.
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POST DEVELOPMENT DRAINAGE AREA NOT RETAINED

LAWN	2,680 S.F.	0.0615 Ac.
<u>IMPERVIOUS AREA</u>	<u>168 S.F.</u>	<u>0.0039Ac.</u>

TOTAL	2,848 S.F.	0.0654Ac.
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POST DEVELOPMENT DRAINAGE AREA RETAINED

LOT2

PROPOSED ROOF AREA	1,548 S.F.	0.0355 Ac.
DRIVEWAY	590 S.F.	0.0270Ac.
PORCH	102 S.F.	0.0023 Ac.
WALK/STEPS	95 S.F.	0.0022Ac.
<u>LAWN AREA</u>	<u>818 S.F.</u>	<u>0.0189 Ac.</u>

TOTAL- LOT 2 RETAINED	3,153 S.F.	0.0724Ac.
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Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Pre-Development

Project Summary

Title	Sleepy Valley Holdings LLC 1801 Manor Road Haverford Township Pre- Development
Engineer	Dennis F. O'Neil P.E.
Company	Herbert E. MacCombie, Jr., P.E.
Date	12/18/2021

Notes

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.

Pre-Development

Subsection: Modified Rational Grand Summary

Modified Rational Method

$Q = CiA * \text{Units Conversion; Where conversion} = 43560 / (12 * 3600)$

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft ³ /s)	Flow (Allowable) (ft ³ /s)	Volume (inflow) (ac-ft)	Volume (Storage) (ac-ft)
1	0.13780	0.44	0.230	2.915	0.18	0.18	(N/A)	(N/A)
5	0.13780	0.44	0.230	4.116	0.25	0.25	(N/A)	(N/A)
10	0.13780	0.44	0.230	4.535	0.28	0.28	(N/A)	(N/A)
25	0.13780	0.44	0.230	5.042	0.31	0.31	(N/A)	(N/A)
100	0.13780	0.44	0.230	5.696	0.35	0.35	(N/A)	(N/A)

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Project Summary

Title	Sleepy Valley Holdings LLC 1801 Manor Road Haverford Township
Engineer	Dennis F. O'Neil P.E.
Company	Herbert E. MacCombie, Jr., P.E.
Date	12/18/2021

Notes

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: Modified Rational Grand Summary

Modified Rational Method

$Q = CiA * \text{Units Conversion}; \text{Where conversion} = 43560 / (12 * 3600)$

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft ³ /s)	Flow (Allowable) (ft ³ /s)	Volume (inflow) (ac-ft)	Volume (Storage) (ac-ft)
2	0.0654	0.54	0.083	4.966	0.18	0.18	(N/A)	(N/A)
5	0.0654	0.54	0.083	5.825	0.21	0.21	(N/A)	(N/A)
10	0.0654	0.54	0.083	6.395	0.23	0.23	(N/A)	(N/A)
25	0.0654	0.54	0.083	7.110	0.25	0.25	(N/A)	(N/A)
100	0.0654	0.54	0.083	8.143	0.29	0.29	(N/A)	(N/A)

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: I-D-F Table
Label: JDCLRHT-STORMS
Scenario: Post-Development 2 year

Return Event: 2 years
Storm Event: JDCLRHT-STORMS - 2 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	4.970
0.167	3.980
0.250	3.330
0.500	2.300
1.000	1.400
2.000	0.866
3.000	0.629
6.000	0.392
12.000	0.237
24.000	0.137

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: Time of Concentration Calculations

Return Event: 2 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 2 Year

Scenario: Post-Development 2 year

Time of Concentration Results ·

Segment #1: User Defined Tc

Time of Concentration	0.083 hours
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Time of Concentration (Composite)

Time of Concentration (Composite)	0.083 hours
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Herbeti E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Post Development - Not Retained

Subsection: C and Area (Post-Development)

Return Event: 2 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 2 Year

Scenario: Post-Development 2 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
C Soils Lawn	0.51	0.0615	(N/A)
C Soils Patio	0.99	0.0039	(N/A)
Weighted C & Total Area --->	0.54	0.0654	0.0352

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Post Development - Not Retained

Subsection: Rational

Return Event: 2 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 2 Year

Scenario: Post-Development 2 year

Summary of Rational Method Peak Discharges

$Q = CiA * \text{Unit Conversion}; \text{ Where Conversion} = 43560 / (12 * 3600)$

Frequency (years)	C Coefficient	C Adjustment Factor	C Coefficient (Final)	Intensity (In/h)	Area (acres)	Flow (Peak) (ft ³ /s)
2	0.54	1.00	0.54	4.966	0.0654	0.18

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: **1-D-F** Table
Label: JDCLRHT-STORMS
Scenario: Post-Development 5 year

Return Event: 5 years
Storm Event: JDCLRHT-STORMS - 5 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	5.830
0.167	4.670
0.250	3.940
0.500	2.800
1.000	1.790
2.000	1.080
3.000	0.788
6.000	0.489
12.000	0.297
24.000	0.172

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: Time of Concentration Calculations

Return Event: 5 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 5 Year

Scenario: Post-Development 5 year

Time of Concentration Results 1.

Segment #1: User Defined Tc	
Time of Concentration	0.083 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.083 hours

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: C and Area (Post-Development)

Return Event: 5 years

Label: CM-1

Storm Event: **JDCLRHT-STORMS - 5 Year**

Scenario: Post-Development 5 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
C Soils Lawn	0.51	0.0615	(N/A)
C Soils Patio	0.99	0.0039	(N/A)
Weighted C & Total Area --->	0.54	0.0654	0.0352

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Post Development - Not Retained

Subsection: Rational

Return Event: 5 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 5 Year

Scenario: Post-Development 5 year

Summary of Rational Method Peak Discharges

$Q = CiA * \text{Unit Conversion}; \text{ Where Conversion} = 43560 / (12 * 3600)$

Frequency (years)	C Coefficient	C Adjustment Factor	C Coefficient (Final)	Intensity (in/h)	Area (acres)	Flow (Peak) (ft ³ /s)
5	0.54	1.00	0.54	5.825	0.0654	0.21

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: 1-D-F Table

Label: JDCLRHT-STORMS

Scenario: Post-Development 10 year

Return Event: 10 years

Storm Event: JDCLRHT-STORMS - 10 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	6.400
0.167	5.150
0.250	4.340
0.500	3.150
1.000	2.050
2.000	1.240
3.000	0.909
6.000	0.567
12.000	0.347
24.000	0.201

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: Time of Concentration Calculations

Return Event: 10 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 10 Year

Scenario: Post-Development 10 year

Time of Concentration Results

Segment #1: User Defined Tc

Time of Concentration	0.083 hours
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Time of Concentration (Composite)

Time of Concentration (Composite)	0.083 hours
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Herbeli E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: C and Area (Post-Development)

Return Event: 10 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 10 Year

Scenario: Post-Development 10 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
C Soils Lawn	0.51	0.0615	(N/A)
C Soils Patio	0.99	0.0039	(N/A)
Weighted C & Total Area --->	0.54	0.0654	0.0352

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Post Development - Not Retained

Subsection: Rational

Return Event: 10 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 10 Year

Scenario: Post-Development 10 year

Summary of Rational Method Peak Discharges

$Q = CiA * \text{Unit Conversion; Where Conversion} = 43560 / (12 * 3600)$

Frequency (years)	C Coefficient	C Adjustment Factor	C Coefficient (Final)	Intensity (in/h)	Area (acres)	Flow (Peak) (ft ³ /s)
10	0.54	1.00	0.54	6.395	0.0654	0.23

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: I-D-F Table

Label: JDCLRHT-STORMS

Scenario: Post-Development 25 year

Return Event: 25 years

Storm Event: JDCLRHT-STORMS - 25 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	7.116
0.167	5.710
0.250	4.830
0.500	3.570
1.000	2.380
2.000	1.460
3.000	1.070
6.000	0.676
12.000	0.420
24.000	0.243

Herbert E. Mac Cornbie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: Time of Concentration Calculations

Return Event: 25 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 25 Year

Scenario: Post-Development 25 year

Time of Concentration Results

Segment #1: User Defined Tc

Time of Concentration	0.083 hours
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Time of Concentration (Composite)

Time of Concentration (Composite)	0.083 hours
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Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: C and Area (Post-Development)

Return Event: 25 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 25 Year

Scenario: Post-Development 25 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
C Soils Lawn	0.51	0.0615	(N/A)
C Soils Patio	0.99	0.0039	(N/A)
Weighted C & Total Area --->	0.54	0.0654	0.0352

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Post Development - Not Retained

Subsection: Rational

Return Event: 25 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 25 Year

Scenario: Post-Development 25 year

Summary of Rational Method Peak Discharges

$Q = CiA * \text{Unit Conversion; Where Conversion} = 43560 / (12 * 3600)$

Frequency (years)	C Coefficient	C Adjustment Factor	C Coefficient (Final)	Intensity (in/h)	Area (acres)	Flow (Peak) (ft ³ /s)
25	0.54	1.00	0.54	7.110	0.0654	0.25

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: **1-D-F** Table

Label: JDCLRHT-STORMS

Scenario: Post-Development 100 year

Return Event: 100 years

Storm Event: JDCLRHT-STORMS - 100 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	8.150
0.167	6.470
0.250	5.450
0.500	4.180
1.000	2.880
2.000	1.800
3.000	1.330
6.000	0.858
12.000	0.548
24.000	0.318

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Post Development - Not Retained

Subsection: Time of Concentration Calculations

Return Event: 100 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 100 Year

Scenario: Post-Development 100 year

Time of Concentration Results

Segment #1: User Defined Tc	
Time of Concentration	0.083 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.083 hours

Herbeti E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Post Development - Not Retained

Subsection: C and Area (Post-Development)

Return Event: 100 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 100 Year

Scenario: Post-Development 100 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
C Soils Lawn	0.51	0.0615	(N/A)
C Soils Patio	0.99	0.0039	(N/A)
Weighted C & Total Area--->	0.54	0.0654	0.0352

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Post Development - Not Retained

Subsection: Rational

Return Event: 100 years

Label: CM-1

Storm Event: JDCLRHT-STORMS - 100 Year

Scenario: Post-Development 100 year

Summary of Rational Method Peak Discharges
 --- Pre-Development Conditions ---

$Q = CiA * \text{Unit Conversion}; \text{ Where Conversion} = 43560 / (12 * 3600)$

Frequency (years)	C Coefficient	C Adjustment Factor	C Coefficient (Final)	Intensity (in/h)	Area (acres)	Flow (Peak) (ft ³ /s)
100	0.54	1.00	0.54	8.143	0.0654	0.29

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Lot 2 - Front - Retained

Project Summary	
Title	Sleepy Valley Holdings LLC - Lot 2 Basin - 1801 Manor Road Haverford Township
Engineer	Dennis F. O'Neill P.E.
Company	Herbert E. MacCombie, Jr., P.E.
Date	12/18/2021

Notes

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Lot 2 - Front - Retained

Subsection: Modified Rational Grand Summary

Modified Rational Method

$Q = CiA * \text{Units Conversion}; \text{Where conversion} = 43560 / (12 * 3600)$

Frequency (years)	Area (acres)	Adjusted C Coefficient	Duration (hours)	Intensity (in/h)	Flow (Peak) (ft3/s)	Flow (Allowable) (ft3/s)	Volume (inflow) (ac-ft)	Volume (Storage) (ac-ft)
2	0.0724	0.86	18.550	0.182	0.0115	0.0018	0.01765	0.01495
5	0.0724	0.86	18.683	0.227	0.0144	0.0021	0.02216	0.01897
10	0.0724	0.86	18.783	0.264	0.0167	0.0023	0.02592	0.02239
25	0.0724	0.86	18.883	0.318	0.0201	0.0025	0.03137	0.02744
100	0.0724	0.86	19.100	0.412	0.0260	0.0029	0.04105	0.03648

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Lot 2 - Front - Retained

Subsection: C and Area (Post-Development)

Return Event: 2 years

Label: **CM-4**

Storm Event: **JDCLRHT-STORMS** - 2 Year

Scenario: Post-Development 2 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
C Soil - Roof	0.99	0.0355	(N/A)
C Soil - Porch	0.99	0.0023	(N/A)
C Soil - Drive	0.99	0.0135	(N/A)
C-Soil - Misc Impervious	0.99	0.0022	(N/A)
C-Soils - Lawn	0.51	0.0189	(N/A)
Weighted C & Total Area --->	0.86	0.0724	0.0626

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Lot 2 - Front - Retained

Subsection: I-D-F Table
Label: JDCLRHT-STORMS
Scenario: Post-Development 2 year

Return Event: 2 years
Storm Event: JDCLRHT-STORMS - 2 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	4.970
0.167	3.980
0.250	3.330
0.500	2.300
1.000	1.400
2.000	0.866
3.000	0.629
6.000	0.392
12.000	0.237
24.000	0.137

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Lot 2 - Front - Retained

Subsection: Level Pool Pond Routing Summary
 Label: P0-1 (IN)
 Scenario: Post-Development 2 year

Return Event: 2 years
 Storm Event: JDCLRHT-STORMS - 2 Year

Infiltration			
Infiltration Method (Computed)	Constant		
Infiltration Rate (Constant)	0.0134 ft ³ /s		
Initial Conditions			
Elevation (Water Surface, Initial)	282.500 ft		
Volume (Initial)	0.00000 ac-ft		
Flow (Initial Outlet)	0.0000 ft ³ /s		
Flow (Initial Infiltration)	0.0000 ft ³ /s		
Flow (Initial, Total)	0.0000 ft ³ /s		
Time Increment	0.050 hours		
Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	0.0115 ft ³ /s	Time to Peak (Flow, In)	0.100 hours
Infiltration (Peak)	0.0115 ft ³ /s	Time to Peak (Infiltration)	18.550 hours
Flow (Peak Outlet)	0.0000 ft ³ /s	Time to Peak (Flow, Outlet)	0.000 hours
Elevation (Water Surface, Peak)	282.930 ft		
Volume (Peak)	0.00177 ac-ft		
Mass Balance (ac-ft)			
Volume (Initial)	0.00000 ac-ft		
Volume (Total Inflow)	0.01765 ac-ft		
Volume (Total Infiltration)	0.01756 ac-ft		
Volume (Total Outlet Outflow)	0.00000 ac-ft		
Volume (Retained)	0.00009 ac-ft		
Volume (Unrouted)	0.00000 ac-ft		
Error (Mass Balance)	0.0 %		

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 Lot 2 - Front - Retained

Subsection: Modified Rational Storm Calculations

Return Event: 2 years

Label: **CM-4**

Storm Event: JDCLRHT-STORMS - 2 Year

Scenario: Post-Development 2 year

Modified Rational Method
 --- Summary for Single Storm Frequency ---

Q = CiA * Units Conversion; Where Conversion = 43560 / (12 * 3600)

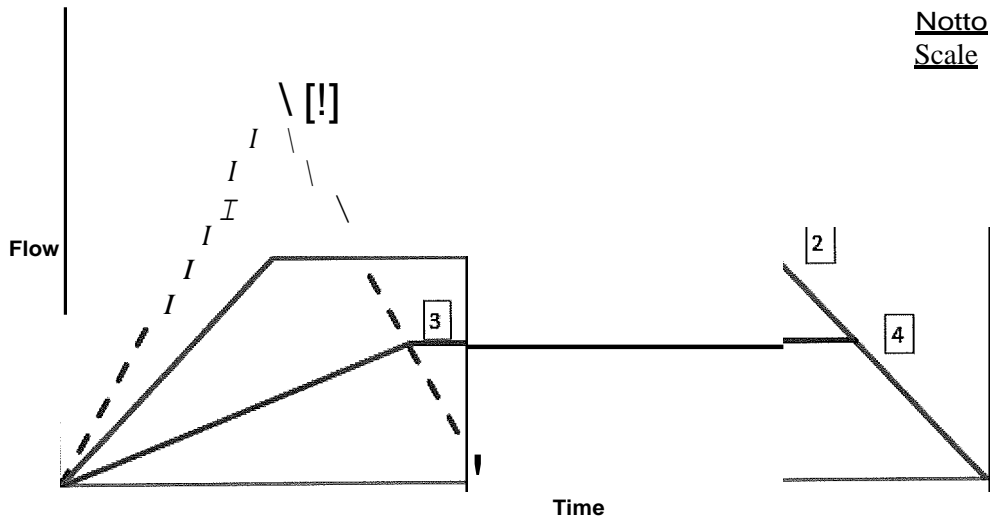
C Coefficient (Weighted)	C Coefficient (Adjusted)	Duration (hours)	Intensity (in/h)	Area (acres)	Flow (Peak) (ft3/s)	Volume (Inflow) (ac-ft)	Volume (Storage) (ac-ft)
0.86	0.86	0.083	4.966	0.0724	0.3135	0.00216	0.00215
0.86	0.86	0.167	3.984	0.0724	0.2515	0.00346	0.00344
0.86	0.86	0.250	3.330	0.0724	0.2102	0.00434	0.00431
0.86	0.86	0.333	2.987	0.0724	0.1885	0.00519	0.00515
0.86	0.86	0.500	2.300	0.0724	0.1452	0.00600	0.00593
0.86	0.86	0.667	2.000	0.0724	0.1263	0.00696	0.00686
0.86	0.86	0.833	1.700	0.0724	0.1073	0.00739	0.00727
0.86	0.86	1.000	1.400	0.0724	0.0884	0.00730	0.00716
0.86	0.86	2.000	0.866	0.0724	0.0547	0.00904	0.00874
0.86	0.86	3.000	0.629	0.0724	0.0397	0.00984	0.00941
0.86	0.86	4.000	0.550	0.0724	0.0347	0.01148	0.01090
0.86	0.86	5.000	0.471	0.0724	0.0297	0.01229	0.01156
0.86	0.86	6.000	0.392	0.0724	0.0247	0.01227	0.01140
0.86	0.86	7.000	0.366	0.0724	0.0231	0.01337	0.01235
0.86	0.86	8.000	0.340	0.0724	0.0215	0.01420	0.01304
0.86	0.86	9.000	0.315	0.0724	0.0199	0.01477	0.01346
0.86	0.86	10.000	0.289	0.0724	0.0182	0.01506	0.01360
0.86	0.86	12.000	0.237	0.0724	0.0150	0.01484	0.01309
0.86	0.86	14.000	0.220	0.0724	0.0139	0.01609	0.01405
0.86	0.86	15.000	0.212	0.0724	0.0134	0.01659	0.01441
0.86	0.86	18.000	0.187	0.0724	0.0118	0.01756	0.01494
Storage Maximum							
0.86	0.86	18.550	0.182	0.0724	0.0115	0.01765	0.01495
0.86	0.86	24.000	0.137	0.0724	0.0086	0.01715	0.01366

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 Lot 2 - Front - Retained

Subsection: Modified Rational Graph
 Label: **CM-4**
 Scenario: Post-Development 2 year

Return Event: 2 years
 Storm Event: JDCLRHT-STORMS - 2 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	18.550 hours



[1]	Time of Concentration (Modified Rational, Composite)	0.083	hours	[2]	Time of Duration (Modified Rational, Critical)	18.550	hours
	Intensity (Modified Rational, Peak)	4.966	in/h		Intensity (Modified Rational, Critical)	0.182	in/h
	Flow (Modified Rational, Peak)	0.3135	ft ³ /s		Flow (Modified Rational, Critical)	0.0115	ft ³ /s

[3]	First Outflow Breakpoint (Modified Rational, Method \bar{n})	18.621	hours
	Flow (Modified Rational, Allowable)	0.0018	ft ³ /s

[4]	Second Outflow Breakpoint (Modified Rational)	0.166	hours	[5]	Storage (Modified Rational, Estimated)	0.01495	ac-ft
	Flow (Modified Rational, Allowable)	0.0018	ft ³ /s				

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 Lot 2 - Front - Retained

Subsection: C and Area (Post-Development)

Return Event: 5 years

Label: CM-4

Storm Event: JDCLRHT-STORMS - 5 Year

Scenario: Post-Development 5 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
C Soil - Roof	0.99	0.0355	(N/A)
C Soil - Porch	0.99	0.0023	(N/A)
C Soil - Drive	0.99	0.0135	(N/A)
C-Soil - Misc Impervious	0.99	0.0022	(N/A)
C-Soils - Lawn	0.51	0.0189	(N/A)
Weighted C & Total Area-->	0.86	0.0724	0.0626

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Lot 2 - Front - Retained

Subsection: I-D-F Table

Label: JDCLRHT-STORMS

Scenario: Post-Development 5 year

Return Event: 5 years

Storm Event: JDCLRHT-STORMS - 5 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	5.830
0.167	4.670
0.250	3.940
0.500	2.800
1.000	1.790
2.000	1.080
3.000	0.788
6.000	0.489
12.000	0.297
24.000	0.172

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 Lot 2 - Front - Retained

Subsection: Level Pool Pond Routing Summary
 Label: P0-1 (IN)
 Scenario: Post-Development 5 year

Return Event: 5 years
 Storm Event: JDCLRHT-STORMS - 5 Year

Infiltration	
Infiltration Method (Computed)	Constant
Infiltration Rate (Constant)	0.0134 ft ³ /s
Initial Conditions	
Elevation (Water Surface, Initial)	282.500 ft
Volume (Initial)	0.00000 ac-ft
Flow (Initial Outlet)	0.0000 ft ³ /s
Flow (Initial Infiltration)	0.0000 ft ³ /s
Flow (Initial, Total)	0.0000 ft ³ /s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	0.0144 ft ³ /s	Time to Peak (Flow, In)	0.100 hours
Infiltration (Peak)	0.0134 ft ³ /s	Time to Peak (Infiltration)	5.100 hours
Flow (Peak Outlet)	0.0000 ft ³ /s	Time to Peak (Flow, Outlet)	0.000 hours

Elevation (Water Surface, Peak)	283.260 ft
Volume (Peak)	0.00313 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.00000 ac-ft
Volume (Total Inflow)	0.02215 ac-ft
Volume (Total Infiltration)	0.02195 ac-ft
Volume (Total Outlet Outflow)	0.00000 ac-ft
Volume (Retained)	0.00021 ac-ft
Volume (Unrouted)	0.00000 ac-ft
Error (Mass Balance)	0.0 %

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 Lot 2 - Front - Retained

Subsection: Modified Rational Storm Calculations

Return Event: 5 years

Label: **CM-4**

Storm Event: JDCLRHT-STORMS - 5 Year

Scenario: Post-Development 5 year

Modified Rational Method
 --- Summary for Single Storm Frequency ---

Q = CiA * Units Conversion; Where Conversion = 43560 / {12 * 3600}

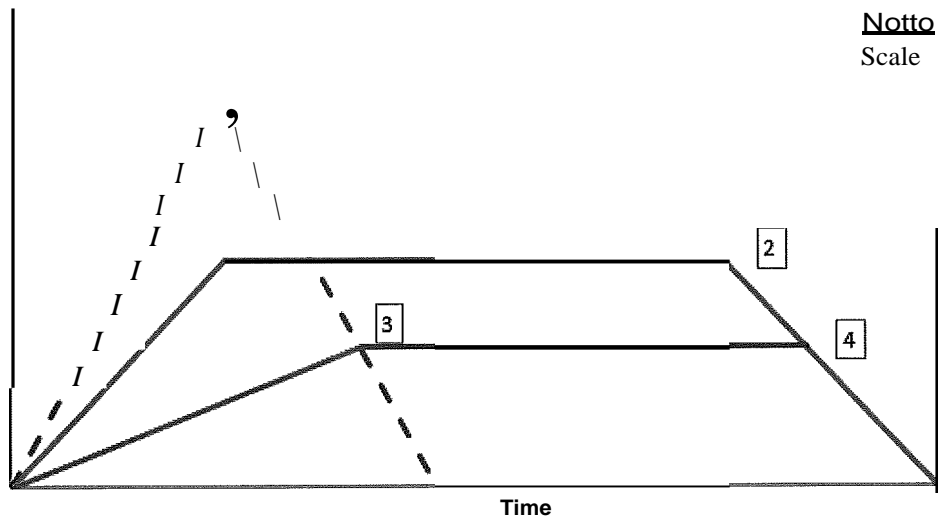
C Coefficient (Weighted)	C Coefficient (Adjusted)	Duration (hours)	Intensity (in/h)	Area (acres)	Flow (Peak) (ft ³ /s)	Volume (Inflow) (ac-ft)	Volume (Storage) (ac-ft)
0.86	0.86	0.083	5.825	0.0724	0.3677	0.00253	0.00252
0.86	0.86	0.167	4.675	0.0724	0.2951	0.00406	0.00404
0.86	0.86	0.250	3.940	0.0724	0.2487	0.00514	0.00510
0.86	0.86	0.333	3.560	0.0724	0.2247	0.00619	0.00613
0.86	0.86	0.500	2.800	0.0724	0.1768	0.00730	0.00722
0.86	0.86	0.667	2.463	0.0724	0.1555	0.00857	0.00845
0.86	0.86	0.833	2.127	0.0724	0.1342	0.00925	0.00910
0.86	0.86	1.000	1.790	0.0724	0.1130	0.00934	0.00917
0.86	0.86	2.000	1.080	0.0724	0.0682	0.01127	0.01093
0.86	0.86	3.000	0.788	0.0724	0.0497	0.01233	0.01182
0.86	0.86	4.000	0.688	0.0724	0.0435	0.01436	0.01368
0.86	0.86	5.000	0.589	0.0724	0.0372	0.01536	0.01450
0.86	0.86	6.000	0.489	0.0724	0.0309	0.01531	0.01428
0.86	0.86	7.000	0.457	0.0724	0.0288	0.01669	0.01549
0.86	0.86	8.000	0.425	0.0724	0.0268	0.01774	0.01637
0.86	0.86	9.000	0.393	0.0724	0.0248	0.01845	0.01692
0.86	0.86	10.000	0.361	0.0724	0.0228	0.01883	0.01713
0.86	0.86	12.000	0.297	0.0724	0.0187	0.01859	0.01654
0.86	0.86	14.000	0.276	0.0724	0.0174	0.02017	0.01778
0.86	0.86	15.000	0.266	0.0724	0.0168	0.02080	0.01823
0.86	0.86	18.000	0.235	0.0724	0.0148	0.02202	0.01895
Storage Maximum							
0.86	0.86	18.683	0.227	0.0724	0.0144	0.02216	0.01897
0.86	0.86	24.000	0.172	0.0724	0.0109	0.02154	0.01744

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 Lot 2 - Front - Retained

Subsection: Modified Rational Graph
 Label: **CM-4**
 Scenario: Post-Development 5 year

Return Event: 5 years
 Storm Event: JDCLRHT-STORMS - 5 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	18.683 hours



[1]		[2]	
Time of Concentration (Modified Rational, Composite)	0.083 hours	Time of Duration (Modified Rational, Critical)	18.683 hours
Intensity (Modified Rational, Peak)	5-825 in/h	Intensity (Modified Rational, Critical)	0.227 in/h
Flow (Modified Rational, Peak)	0.3677 ft3/s	Flow (Modified Rational, Critical)	0.0144 ft3/s

[3]	
First Outflow Breakpoint (Modified Rational, Method T)	18.755 hours
Flow (Modified Rational, Allowable)	0.0021 ft3/s

[4]		[5]	
Second Outflow Breakpoint (Modified Rational)	0.166 hours	Storage (Modified Rational, Estimated)	0.01897 ac-ft
Flow (Modified Rational, Allowable)	0.0021 ft3/s		

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Lot 2 - Front - Retained

Subsection: I-D-F Table
Label: JDCLRHT-STORMS
Scenario: Post-Development 10 year

Return Event: 10 years
Storm Event: JDCLRHT-STORMS - 10 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	6.400
0.167	5.150
0.250	4.340
0.500	3.150
1.000	2.050
2.000	1.240
3.000	0.909
6.000	0.567
12.000	0.347
24.000	0.201

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 Lot 2 - Front - Retained

Subsection: Level Pool Pond Routing Summary
 Label: PO-1 (IN)
 Scenario: Post-Development 10 year

Return Event: 10 years
 Storm Event: JDCLRHT-STORMS - 10 Year

Infiltration	
Infiltration Method (Computed)	Constant
Infiltration Rate (Constant)	0.0134 ft ³ /s
Initial Conditions	
Elevation (Water Surface, Initial)	282.500 ft
Volume (Initial)	0.00000 ac-ft
Flow (Initial Outlet)	0.0000 ft ³ /s
Flow (Initial Infiltration)	0.0000 ft ³ /s
Flow (Initial, Total)	0.0000 ft ³ /s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	0.0167 ft ³ /s	Time to Peak (Flow, In)	0.100 hours
Infiltration (Peak)	0.0134 ft ³ /s	Time to Peak (Infiltration)	3.100 hours
Flow (Peak Outlet)	0.0000 ft ³ /s	Time to Peak (Flow, Outlet)	0.000 hours

Elevation (Water Surface, Peak)	284.038 ft
Volume (Peak)	0.00634 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.00000 ac-ft
Volume (Total Inflow)	0.02592 ac-ft
Volume (Total Infiltration)	0.02491 ac-ft
Volume (Total Outlet Outflow)	0.00000 ac-ft
Volume (Retained)	0.00099 ac-ft
Volume (Unrouted)	0.00000 ac-ft
Error (Mass Balance)	0.0 %

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 Lot 2 - Front - Retained

Subsection: C and Area (Post-Development)

Return Event: 10 years

Label: CM-4

Storm Event: JDCLRHT-STORMS - 10 Year

Scenario: Post-Development 10 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
CSoil - Roof	0.99	0.0355	(N/A)
C Soil - Porch	0.99	0.0023	(N/A)
C Soil - Drive	0.99	0.0135	(N/A)
C-Soil - Misc Impervious	0.99	0.0022	(N/A)
C-Soils - Lawn	0.51	0.0189	(N/A)
Weighted C & Total Area-->	0.86	0.0724	0.0626

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 Lot 2 - Front - Retained

Subsection: Modified Rational Storm Calculations
 Label: CM-4
 Scenario: Post-Development 10 year

Return Event: 10 years
 Storm Event: JDCLRHT-STORMS - 10 Year

Modified Rational Method
 --- Summary for Single Storm Frequency ---

Q = CiA * Units Conversion; Where Conversion = 43560 / (12 * 3600)

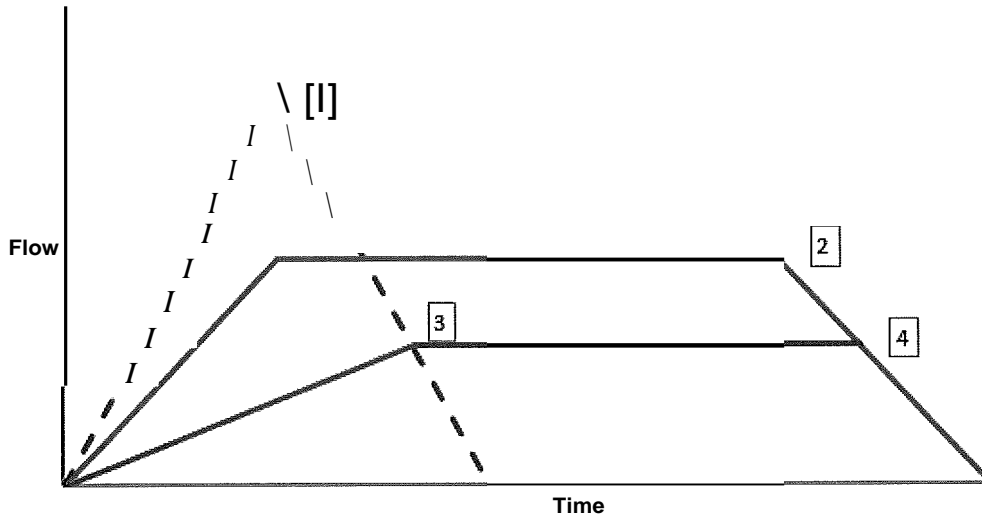
C Coefficient (Weighted)	C Coefficient (Adjusted)	Duration (hours)	Intensity (in/h)	Area (acres)	Flow (Peak) (ft3/s)	Volume (Inflow) (ac-ft)	Volume (Storage) (ac-ft)
0.86	0.86	0.083	6.395	0.0724	0.4037	0.00278	0.00276
0.86	0.86	0.167	5.155	0.0724	0.3254	0.00448	0.00445
0.86	0.86	0.250	4.340	0.0724	0.2740	0.00566	0.00561
0.86	0.86	0.333	3.943	0.0724	0.2489	0.00686	0.00679
0.86	0.86	0.500	3.150	0.0724	0.1988	0.00822	0.00812
0.86	0.86	0.667	2.783	0.0724	0.1757	0.00968	0.00956
0.86	0.86	0.833	2.417	0.0724	0.1526	0.01051	0.01035
0.86	0.86	1.000	2.050	0.0724	0.1294	0.01069	0.01051
0.86	0.86	2.000	1.240	0.0724	0.0783	0.01294	0.01256
0.86	0.86	3.000	0.909	0.0724	0.0574	0.01423	0.01366
0.86	0.86	4.000	0.795	0.0724	0.0502	0.01659	0.01584
0.86	0.86	5.000	0.681	0.0724	0.0430	0.01776	0.01683
0.86	0.86	6.000	0.567	0.0724	0.0358	0.01775	0.01662
0.86	0.86	7.000	0.530	0.0724	0.0335	0.01937	0.01805
0.86	0.86	8.000	0.494	0.0724	0.0312	0.02060	0.01910
0.86	0.86	9.000	0.457	0.0724	0.0288	0.02146	0.01977
0.86	0.86	10.000	0.420	0.0724	0.0265	0.02193	0.02005
0.86	0.86	12.000	0.347	0.0724	0.0219	0.02172	0.01947
0.86	0.86	14.000	0.323	0.0724	0.0204	0.02357	0.02094
0.86	0.86	15.000	0.311	0.0724	0.0196	0.02430	0.02149
0.86	0.86	18.000	0.274	0.0724	0.0173	0.02573	0.02235
Storage Maximum							
0.86	0.86	18.783	0.264	0.0724	0.0167	0.02592	0.02239
0.86	0.86	24.000	0.201	0.0724	0.0127	0.02517	0.02067

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 Lot 2 - Front - Retained

Subsection: Modified Rational Graph
 Label: **CM-4**
 Scenario: Post-Development 10 year

Return Event: 10 years
 Storm Event: JDCLRHT-STORMS - 10 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	18.783 hours



[1]		[2]	
Time of Concentration (Modified Rational, Composite)	0.083 hours	Time of Duration (Modified Rational, Critical)	18.783 hours
Intensity (Modified Rational, Peak)	6.395 in/h	Intensity (Modified Rational, Critical)	0.264 in/h
Flow (Modified Rational, Peak)	0.4037 ft ³ /s	Flow (Modified Rational, Critical)	0.0167 ft ³ /s

[3]	
First Outflow Breakpoint (Modified Rational, Method T)	18.855 hours
Flow (Modified Rational, Allowable)	0.0023 ft ³ /s

[4]		[5]	
Second Outflow Breakpoint (Modified Rational)	0.166 hours	Storage (Modified Rational, Estimated)	0.02239 ac-ft
Flow (Modified Rational, Allowable)	0.0023 ft ³ /s		

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Lot 2 - Front - Retained

Subsection: 1-D-F Table

Label: JDCLRHT-STORMS

Scenario: Post-Development 25 year

Return Event: 25 years

Storm Event: JDCLRHT-STORMS - 25 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	7.116
0.167	5.710
0.250	4.830
0.500	3.570
1.000	2.380
2.000	1.460
3.000	1.070
6.000	0.676
12.000	0.420
24.000	0.243

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 Lot 2 - Front - Retained

Subsection: Level Pool Pond Routing Summary
 Label: P0-1 (IN)
 Scenario: Post-Development 25 year

Return Event: 25 years
 Storm Event: JDCLRHT-STORMS - 25 Year

Infiltration	
Infiltration Method (Computed)	Constant
Infiltration Rate (Constant)	0.0134 ft ³ /s

Initial Conditions	
Elevation (Water Surface, Initial)	282.500 ft
Volume (Initial)	0.00000 ac-ft
Flow (Initial Outlet)	0.0000 ft ³ /s
Flow (Initial Infiltration)	0.0000 ft ³ /s
Flow (Initial, Total)	0.0000 ft ³ /s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	0.0201 ft ³ /s	Time to Peak (Flow, In)	0.100 hours
Infiltration (Peak)	0.0134 ft ³ /s	Time to Peak (Infiltration)	2.100 hours
Flow (Peak Outlet)	0.0000 ft ³ /s	Time to Peak (Flow, Outlet)	0.000 hours

Elevation (Water Surface, Peak)	285.259 ft
Volume (Peak)	0.01137 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.00000 ac-ft
Volume (Total Inflow)	0.03136 ac-ft
Volume (Total Infiltration)	0.02567 ac-ft
Volume (Total Outlet Outflow)	0.00000 ac-ft
Volume (Retained)	0.00572 ac-ft
Volume (Unrouted)	0.00000 ac-ft
Error (Mass Balance)	0.0%

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 Lot 2 - Front - Retained

Subsection: C and Area (Post-Development)

Return Event: 25 years

Label: **CM-4**

Storm Event: JDCLRHT-STORMS - 25 Year

Scenario: Post-Development 25 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
C Soil - Roof	0.99	0.0355	(N/A)
C Soil - Porch	0.99	0.0023	(N/A)
C Soil - Drive	0.99	0.0135	(N/A)
C-Soil - Misc Impervious	0.99	0.0022	(N/A)
C-Soils - Lawn	0.51	0.0189	(N/A)
Weighted C & Total Area-->	0.86	0.0724	0.0626

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 Lot 2 - Front - Retained

Subsection: Modified Rational Storm Calculations
 Label: CM-4
 Scenario: Post-Development 25 year

Return Event: 25 years
 Storm Event: JDCLRHT-STORMS - 25 Year

Modified Rational Method
 --- Summary for Single Storm Frequency ---

Q = CiA * Units Conversion; Where Conversion = 43560 / (12 * 3600)

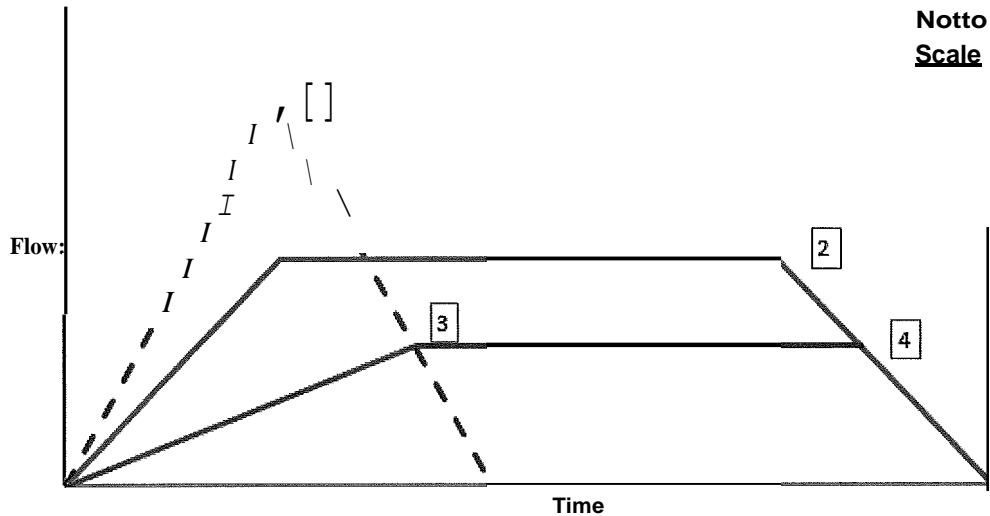
C Coefficient (Weighted)	C Coefficient (Adjusted)	Duration (hours)	Intensity (in/h)	Area (acres)	Flow (Peak) (ft ³ /s)	Volume (Inflow) (ac-ft)	Volume (Storage) (ac-ft)
0.86	0.86	0.083	7.110	0.0724	0.4489	0.00309	0.00307
0.86	0.86	0.167	5.716	0.0724	0.3608	0.00497	0.00493
0.86	0.86	0.250	4.830	0.0724	0.3049	0.00630	0.00625
0.86	0.86	0.333	4.410	0.0724	0.2784	0.00767	0.00760
0.86	0.86	0.500	3.570	0.0724	0.2254	0.00931	0.00921
0.86	0.86	0.667	3.173	0.0724	0.2003	0.01104	0.01090
0.86	0.86	0.833	2.777	0.0724	0.1753	0.01207	0.01190
0.86	0.86	1.000	2.380	0.0724	0.1502	0.01242	0.01221
0.86	0.86	2.000	1.460	0.0724	0.0922	0.01523	0.01482
0.86	0.86	3.000	1.070	0.0724	0.0675	0.01675	0.01612
0.86	0.86	4.000	0.939	0.0724	0.0593	0.01959	0.01875
0.86	0.86	5.000	0.807	0.0724	0.0510	0.02106	0.02002
0.86	0.86	6.000	0.676	0.0724	0.0427	0.02116	0.01991
0.86	0.86	7.000	0.633	0.0724	0.0400	0.02313	0.02167
0.86	0.86	8.000	0.591	0.0724	0.0373	0.02465	0.02298
0.86	0.86	9.000	0.548	0.0724	0.0346	0.02573	0.02385
0.86	0.86	10.000	0.505	0.0724	0.0319	0.02636	0.02428
0.86	0.86	12.000	0.420	0.0724	0.0265	0.02629	0.02379
0.86	0.86	14.000	0.391	0.0724	0.0247	0.02852	0.02560
0.86	0.86	15.000	0.376	0.0724	0.0237	0.02940	0.02628
0.86	0.86	18.000	0.332	0.0724	0.0209	0.03113	0.02738
Storage Maximum							
0.86	0.86	18.883	0.318	0.0724	0.0201	0.03137	0.02744
0.86	0.86	24.000	0.243	0.0724	0.0153	0.03043	0.02542

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Lot 2 - Front - Retained

Subsection: Modified Rational Graph
 Label: CM-4
 Scenario: Post-Development 25 year

Return Event: 25 years
 Storm Event: JDCLRHT-STORMS - 25 Year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	18.883 hours



[1]			[2]		
Time of Concentration (Modified Rational, Composite)	0.083	hours	Time of Duration (Modified Rational, Critical)	18.883	hours
Intensity (Modified Rational, Peak)	7-110	in/h	Intensity (Modified Rational, Critical)	0.318	in/h
Flow (Modified Rational, Peak)	0.4489	ft ³ /s	Flow (Modified Rational, Critical)	0.0201	ft ³ /s

[3]	
First Outflow Breakpoint (Modified Rational, Method T)	18.956 hours
Flow (Modified Rational, Allowable)	0.0025 ft ³ /s

[4]			[5]		
Second Outflow Breakpoint (Modified Rational)	0.166	hours	Storage (Modified Rational, Estimated)	0.02744	ac-ft
Flow (Modified Rational, Allowable)	0.0025	ft ³ /s			

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Lot 2 - Front - Retained

Subsection: C and Area (Post-Development)

Return Event: 100 years

Label: CM-4

Storm Event: JDCLRHT-STORMS - 100 Year

Scenario: Post-Development 100 year

C and Area Results

Soil/Surface Description	C Coefficient	Area (acres)	Area (Adjusted) (acres)
C Soil - Roof	0.99	0.0355	(N/A)
C Soil - Porch	0.99	0.0023	(N/A)
C Soil - Drive	0.99	0.0135	(N/A)
C-Soil - Misc Impervious	0.99	0.0022	(N/A)
C-Soils - Lawn	0.51	0.0189	(N/A)
Weighted C & Total Area-->	0.86	0.0724	0.0626

Herbert E. Mac Combie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
Lot 2 - Front - Retained

Subsection: I-D-F Table
Label: JDCLRHT-STORMS
Scenario: Post-Development 100 year

Return Event: 100 years
Storm Event: JDCLRHT-STORMS - 100 Year

I-D-F Curve

Time (hours)	Intensity (in/h)
0.083	8.150
0.167	6.470
0.250	5.450
0.500	4.180
1.000	2.880
2.000	1.800
3.000	1.330
6.000	0.858
12.000	0.548
24.000	0.318

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Lot 2 - Front - Retained

Subsection: Level Pool Pond Routing Summary
 Label: PO-1 (IN)
 Scenario: Post-Development 100 year

Return Event: 100 years
 Storm Event: JDCLRHT-STORMS - 100 Year

Infiltration

Infiltration Method (Computed)	Constant
Infiltration Rate (Constant)	0.0134 ft ³ /s

Initial Conditions

Elevation (Water Surface, Initial)	282.500 ft
Volume (Initial)	0.00000 ac-ft
Flow (Initial Outlet)	0.0000 ft ³ /s
Flow (Initial Infiltration)	0.0000 ft ³ /s
Flow (Initial, Total)	0.0000 ft ³ /s
Time Increment	0.050 hours

Inflow/Outflow Hydrograph Summary

Flow (Peak In)	0.0260 ft ³ /s	Time to Peak (Flow, In)	0.100 hours
Infiltration (Peak)	0.0134 ft ³ /s	Time to Peak (Infiltration)	1.400 hours
Flow (Peak Outlet)	0.0000 ft ³ /s	Time to Peak (Flow, Outlet)	0.000 hours

Elevation (Water Surface, Peak)	287.481 ft
Volume (Peak)	0.02052 ac-ft +-

Mass Balance (ac-ft)

Volume (Initial)	0.00000 ac-ft
Volume (Total Inflow)	0.04105 ac-ft
Volume (Total Infiltration)	0.02592 ac-ft
Volume (Total Outlet Outflow)	0.00000 ac-ft
Volume (Retained)	0.01513 ac-ft
Volume (Unrouted)	0.00000 ac-ft
Error (Mass Balance)	0.0 %

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Lot 2 - Front - Retained

Subsection: Modified Rational Storm Calculations

Return Event: 100 years

Label: **CM-4**

Storm Event: JDCLRHT-STORMS - 100 Year

Scenario: Post-Development 100 year

Modified Rational Method
 --- Summary for Single Storm Frequency ---

Q = CiA * Units Conversion; Where Conversion = 43560 / {12 * 3600}

C Coefficient (Weighted)	C Coefficient (Adjusted)	Duration (hours)	Intensity (in/h)	Area (acres)	Flow (Peak) (ft ³ /s)	Volume (Inflow) (ac-ft)	Volume (Storage) (ac-ft)
0.86	0.86	0.083	8.143	0.0724	0.5141	0.00354	0.00352
0.86	0.86	0.167	6.477	0.0724	0.4088	0.00563	0.00559
0.86	0.86	0.250	5.450	0.0724	0.3440	0.00711	0.00705
0.86	0.86	0.333	5.027	0.0724	0.3173	0.00874	0.00866
0.86	0.86	0.500	4.180	0.0724	0.2639	0.01090	0.01078
0.86	0.86	0.667	3.747	0.0724	0.2365	0.01303	0.01287
0.86	0.86	0.833	3.313	0.0724	0.2092	0.01440	0.01421
0.86	0.86	1.000	2.880	0.0724	0.1818	0.01503	0.01479
0.86	0.86	2.000	1.800	0.0724	0.1136	0.01878	0.01830
0.86	0.86	3.000	1.330	0.0724	0.0840	0.02082	0.02010
0.86	0.86	4.000	1.173	0.0724	0.0740	0.02447	0.02352
0.86	0.86	5.000	1.015	0.0724	0.0641	0.02649	0.02529
0.86	0.86	6.000	0.858	0.0724	0.0542	0.02686	0.02542
0.86	0.86	7.000	0.806	0.0724	0.0509	0.02945	0.02778
0.86	0.86	8.000	0.755	0.0724	0.0476	0.03150	0.02959
0.86	0.86	9.000	0.703	0.0724	0.0444	0.03301	0.03086
0.86	0.86	10.000	0.651	0.0724	0.0411	0.03398	0.03159
0.86	0.86	12.000	0.548	0.0724	0.0346	0.03431	0.03144
0.86	0.86	14.000	0.510	0.0724	0.0322	0.03723	0.03388
0.86	0.86	15.000	0.491	0.0724	0.0310	0.03838	0.03480
0.86	0.86	18.000	0.433	0.0724	0.0273	0.04066	0.03636
Storage Maximum							
0.86	0.86	19.100	0.412	0.0724	0.0260	0.04105	0.03648
0.86	0.86	24.000	0.318	0.0724	0.0201	0.03982	0.03408

Herbert E. Mac Combie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 Lot 2 - Front - Retained

Subsection: Modified Rational Graph

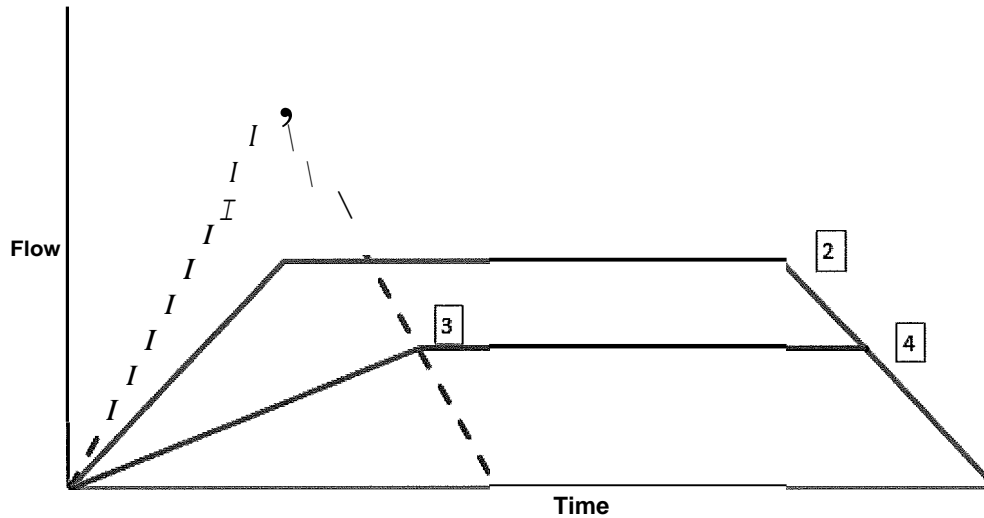
Return Event: 100 years

Label: **CM-4**

Storm Event: JDCLRHT-STORMS - 100 Year

Scenario: Post-Development 100 year

Method Type	Method T
Time of Duration (Modified Rational, Critical)	19.100 hours



[1]	[2]
Time of Concentration (Modified Rational, Composite) 0.083 hours	Time of Duration (Modified Rational, Critical) 19.100 hours
Intensity (Modified Rational, Peak) 8.143 in/h	Intensity (Modified Rational, Critical) 0.412 in/h
Flow (Modified Rational, Peak) 0.5141 ft ³ /s	Flow (Modified Rational, Critical) 0.0260 ft ³ /s

[3]
First Outflow Breakpoint (Modified Rational, Method T) 19.174 hours
Flow (Modified Rational, Allowable) 0.0029 ft ³ /s

[4]	[5]
Second Outflow Breakpoint (Modified Rational) 0.166 hours	Storage (Modified Rational, Estimated) 0.03648 ac-ft
Flow (Modified Rational, Allowable) 0.0029 ft ³ /s	

SUMMARY OF DISCHARGES

Pre Development (Flows are in CFS.)

	<u>1-YEAR</u>	<u>5-YEAR</u>	<u>10-YEAR</u>	<u>25-YEAR</u>	<u>100-YEAR</u>
	0.18	0.25	0.28	0.31	0.35
	(sht 3)	(sht 3)	(sht 3)	(sht 3)	(sht 3)
TOTAL	0.18	0.25	0.28	0.31	0.35

Post Development-Not Retained (Flows are in CFS.)

	<u>2-YEAR</u>	<u>5-YEAR</u>	<u>10-YEAR</u>	<u>25-YEAR</u>	<u>100-YEAR</u>
Not Retained	0.18	0.21	0.23	0.25	0.29
	(sht 5)	(sht 5)	(sht 5)	(sht 5)	(sht 5)
TOTAL	0.18	0.21	0.23	0.25	0.29

ANTICIPATED PERCOLATED DISCHARGE

LOT2

Tested Percolation Rate= 23.33 min.fin. (Tested 0/20/21)
(Double Ring Infiltrometer)

Anticipated Discharge
 = (15 ft.)(30 ft.)(1 in./23.33 min.)(1/2.0)(1 ft./12 in.)(1 min./60 sec)= 0.0134 CFS
 Safety Factor----- ^

SPREAD BASIN VOLUME

Required Storage Volume = 0.02052Ac. Ft. (100-yr Storm Max. Storage)(sht. 50)
 Spread Basin Volume = (15 ft.)(30 ft.)(60 in.)(1 ft./12 in.)(0.40 voids)
 = 900 cf.= 0.02066 Ac. Ft. > 0.02052 Ac. Ft.

Therefore use 15' x 30' x 60" Spread Basin with AASHTO #1 Stone.

BASIN DEWATERING TIME

Basin Volume= 900 cf (100-year Storm)
 Infiltration Rate= 0.0134 cfs
 (900 cf/ 0.0134 cfs)(1min/60 sec)(1hr/60 min)= 18.65 Hrs

IMPERVIOUS - LOT 2

PROPOSED ROOF AREA	1,548 S.F.	0.0355 Ac.
DRIVEWAY	590 S.F.	0.0270Ac.
PORCH	102 S.F.	0.0023 Ac.
WALK/STEPS	95 S.F.	0.0022Ac.
<hr/>		
TOTAL-	2,335 S.F.	0.0670Ac.

GROUNDWATER RECHARGE -LOT 2

TOTAL-LOT I IMPERVIOUS 2,335 S.F. 0.0670 Ac.
Rey= I * IMPERVIOUS AREA S.F. / 12 (INCHES)

Rey= (1) (2,335 S.F.) (1/12) = 195 C.F. 0.00447 Ac FT

WATER QUALITY - LOT 2

WQy = [(P) (Ry) (A)] /12

P= 1 INCH

A= AREA= 0.1378 Ac= 6,001 S.F.

Ry= 0.05 +0.009 (I)

I= 2,335 S.F / 6,001 S.F. = 0.3581 = 38.91%

WQy = [(1) (0.05 + 0.009 (38.91)) (0.1378)] /12 = 0.0046 Ac.-FT.

INFLOW -TWO-YEAR STORM EVENT = 0.01756 Ac.-FT. (SHT. 25)

ROOFDRAIN

Q=CIA

ROOF AREA 0.0355 Ac. @ C = 0.99

WTD. C=0.99

Q = (0.99) (8.15) (0.0355) = 0.286 C.F.S.

6" ADS@G= 1.00%, N=0.012

Q= 1.486 / N AR 2/3 S 1/2 = (1.486 / 0.012)(0.20)(0.125)2/3 (0.010)1/2

Q = 0.61 C.F.S. > 0.286 C.F.S.

∴ USE 6" ADS N12 PIPE@ 1.00% MIN. SLOPE ROOF DRAIN TO SPREAD BASIN



504 Eagle Road, Suite 8, Springfield, PA 19064
 Office# 610-789-0739 - Fax# 610-789-0963

[dv @delvalseptics.com](mailto:dv@delvalseptics.com)
www.delvalseptics.com

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PA# 108248

PERCOLATION REPORT

Client: Sposato Homes
 Location: 1801 Manor Road (TEST PIT -1)
 Municipality: Haverford County: Delaware
 Date: 10/20/21 Degrees: 70 Rain: No
 On-Site Septic System: _____ Storm Water Testing: X
 Falling Head Testing: _____ Double Ring Testing: X

Hole #	Depth	Water	Time	PS1	PS2	1	2	3	4	5	6	7	8
#1	6		30			1.5	1.5	1.5	1.5				
#2													
#3													
#4													
#5													
#6													

Final Reading	
#1	1.5
#2	
#3	
#4	
#5	
#6	

Inches/ Hour	
#1	3.0
#2	
#3	
#4	
#5	
#6	

NOTES
No Limiting Zone Clear to 8'
0-8 Topsoil
8-36 Sandy Clay Loam 7.5YR 5/6
36-58 Clay Loam 7.5YR 4/8
58-96 Sandy Loam 7.SYR 6/6

RUN RATE= 3.0



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Office# 610-789-0739 - Fax# 610-789-0963

9vs@delvaJseptics.com
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PA# 108248

PERCOLATION REPORT

Client: Sposato Homes
 Location: 1801 Manor Road (TEST PIT 2)
 Municipality: Havetiord County: Delaware
 Date: 10/20/21 Degrees: 70 Rain: No
 On-Site Septic System: _____ Storm Water Testing: X
 Falling Head Testing: _____ Double Ring Testing: X

Hole #	Depth	Water	Time	PS1	PS2	1	2	3	4	5	6	7	8
#1	6		30			1.0	1.0	1.0	1.0				
#2													
#3													
#4													
#5													
#6													

Final Reading	
#1	1.0
#2	
#3	
#4	
#5	
#6	

Inches/ Hour	
#1	2.0
#2	
#3	
#4	
#5	
#6	

NOTES
No Limiting Zone Clear to 8'
0-6 Topsoil
6-32 Sandy Clay Loam 7.5YR 5/6
32-52 Clay Loam 7.SYR 4/8
52-96 Sandy Loam 7.5YR 6/6

RUN RATE= 2.0



504 Eagle Road, Suite 8, Springfield, PA 19064
Office# 610-789-0739 - Fax# 610-789-0963

dvs@delvalseptics.com
WWWfAJelvalseptics.com

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PA# 10824

PERCOLATION REPORT

Client: Sposato Homes
 Location: 1801 Manor Road (TEST PIT 3)
 Municipality: Haveriord County: Delaware
 Date: 10/20/21 Degrees: 70 Rain: No
 On-Site Septic System: _____ Storm Water Testing: X
 Falling Head Testing: _____ Double Ring Testing: X

Hole #	Depth	Water	Time	PS1	PS2	1	2	3	4	5	6	7	8
#1	6		30			1.5	1.5	1.5	1.5				
#2													
#3													
#4													
#5													
#6													

Final Reading	
#1	1.5
#2	
#3	
#4	
#5	
#6	

Inches/ Hour	
#1	3.0
#2	
#3	
#4	
#5	
#6	

NOTES
No Limiting Zone Clear to 8'
0-8 Topsoil
8-38 Sandy Clay Loam 7.5YR 5/6
38-56 Clay Loam 7.5YR 4/8
56-96 Sandy Loam 7.5YR 6/6

RUN RATE= 3.0



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, March 10, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

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

2. **Kathmere Road - Reverse Subdivision Plans**
Sleepy Valley Holdings, LLC

The applicant requests to consolidate two (2) 3,125 square foot, non-conforming, vacant lots into one 6,250 square foot conforming lot, located on Kathmere Road. The consolidated lot will be developed with a new single family dwelling with associated improvements and stormwater management facilities.

4. **Review of Minutes**

Planning Commission meeting of January 27, 2022

Adjournment

Serial Number: 2021-280-3962

CALL BEFORE YOU DIG!

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



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

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

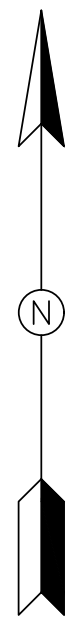
AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES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

REFERENCE PLANS:

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR SLEEPY VALLEY HOLDINGS, LLC BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA, DATED OCTOBER 18, 2021. FILE NO. 1354.
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

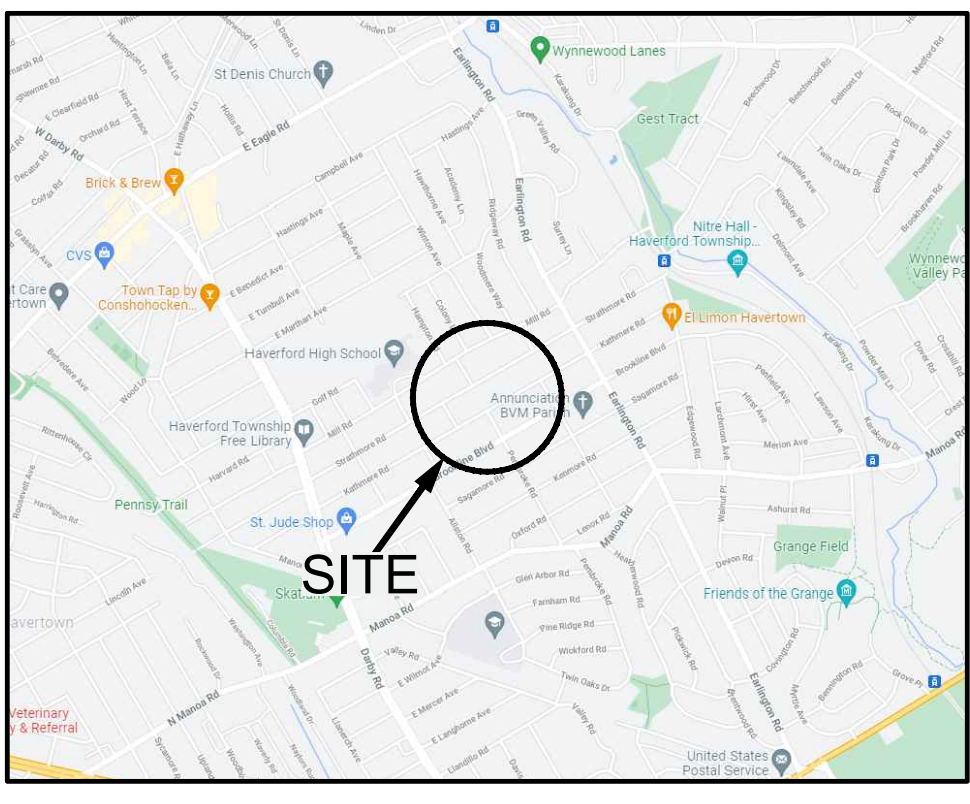
REFERENCE PLAN #1 NOTES:

- 1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON OCTOBER 12, 2021 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA. STATE PLANE ZONE SOUTH HARN
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0108F, EFFECTIVE DATE 11/18/2009
6. THIS SURVEY WAS PERFORMED WITH THE AID OF A CLIENT PROVIDED TITLE REPORT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NUMBER 9893535-211655. (ITEMS 6 & 7, SCHEDULE B-2, NOT INCLUDED, AND UNABLE TO RECOVER FROM COUNTY).



ZONING DATA R-4 (RESIDENCE DISTRICT): REQUIRED 6,000 SF, 38 FT, 30 FT, 8 FT, 20 FT, 25 FT, 35 FT, 30%, 45%. 22-27-983:000 3,125 SF, 25.0 FT, N/A, N/A, N/A, N/A, N/A, 0.0%, 2.9%. 22-27-192:037 3,125 SF, 25.0 FT, N/A, N/A, N/A, N/A, N/A, 0.0%, 3.0%. PROPOSED 6,250 SF, 50.0 FT, 30.0 FT, 10.0 FT, 20.0 FT, 40.0 FT, <35.0 FT, 26.5%, 38.1%.

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



LOCATION MAP SCALE: 1" = 2,000'

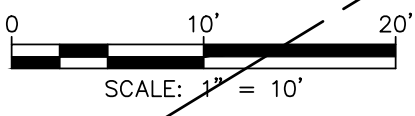
EXISTING LOT DATA (22-27-983:000): RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC; PARCEL ID: 22070074400; TAXMAP ID: 22-27-983:000; DEED BOOK & PAGE NO: 325 & 1757; GROSS LOT AREA: 3,125 SF (0.0717 AC); EXISTING IMPERVIOUS: 91 SF (2.9%)

EXISTING LOT DATA (22-27-192:037): RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC; PARCEL ID: 22070074500; TAXMAP ID: 22-27-192:037; DEED BOOK & PAGE NO: 600 & 2,319; GROSS LOT AREA: 3,125 SF (0.0717 AC); EXISTING IMPERVIOUS: 96 SF (3.0%)

PROPOSED LOT DATA: GROSS LOT AREA: 6,250 SF (0.1435 AC); BUILDING IMPERVIOUS COVERAGE: 1,659 SF (26.5%); DRIVEWAY: 491 SF; DECK: 168 SF; WALLS, WALKS, ETC.: 65 SF; TOTAL: 2,383 SF (38.1%); NET INCREASE: 2,196 SF (35.1%); MAXIMUM ALLOWED: 2,813 SF (45.0%)

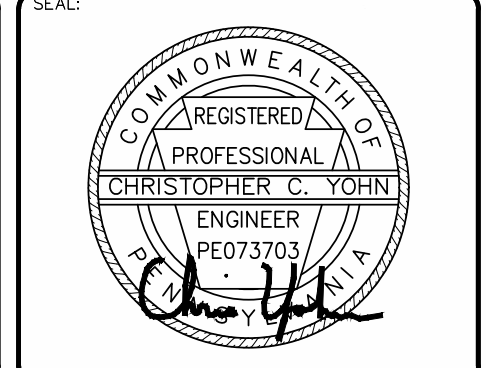


LINE TYPE LEGEND: Dashed line for EXISTING PROPERTY LINE, solid line for EXISTING RIGHT OF WAY, etc. Proposed Building, Proposed Driveway, Proposed Impervious Walks, Walls, Etc.



SCALE: 1" = 10'

Revision table with columns: REV, DATE, COMMENTS



PROJECT: REVERSE SUBDIVISION; PROJECT ADDRESS: KATHMERE ROAD, HAVERTOWN, PA 19083; MUNICIPALITY: HAVERFORD TOWNSHIP; COUNTY: DELAWARE COUNTY

PLAN SET: REVERSE SUBDIVISION PLAN SET; SHEET NAME: ILLUSTRATIVE SITE PLAN

PREPARED FOR: OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC; DATE: JANUARY 24, 2021; SCALE: 1" = 10'; ONE CALL NUMBER: 2021-280-3962; DRAWN BY: CCY; PROJECT NUMBER: 21-103

PREPARED BY: YOHN ENGINEERING, LLC; P.O. BOX 26094 COLLEGEVILLE, PA 19426; 610-489-4580 WWW.YOHNENGINEERING.COM; SHEET: 1 OF 7

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND INSTRUMENTED BY ENGINEER AND REGISTERED BY ENGINEER AND INSTRUMENTED BY ENGINEER... (Legal disclaimer text)

Serial Number: 2021-280-3962

CALL BEFORE YOU DIG!

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



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

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

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

REFERENCE PLANS:

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR SLEEPY VALLEY HOLDINGS, LLC BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA, DATED OCTOBER 18, 2021. FILE NO. 1354.
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.GOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

- 1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON OCTOBER 12, 2021 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA. STATE PLANE ZONE SOUTH HARN.
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0108F, EFFECTIVE DATE 11/18/2009.
6. THIS SURVEY WAS PERFORMED WITH THE AID OF A CLIENT PROVIDED TITLE REPORT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NUMBER 9893535-211655. (ITEMS 6 & 7, SCHEDULE B-2, NOT INCLUDED, AND UNABLE TO RECOVER FROM COUNTY).

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

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

SLEEPY VALLEY HOLDINGS, LLC

BY: NAME: VINCE SPOSATO TITLE: MEMBER

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES: _____

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

HAVERFORD TOWNSHIP ENGINEER _____ DATE _____

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

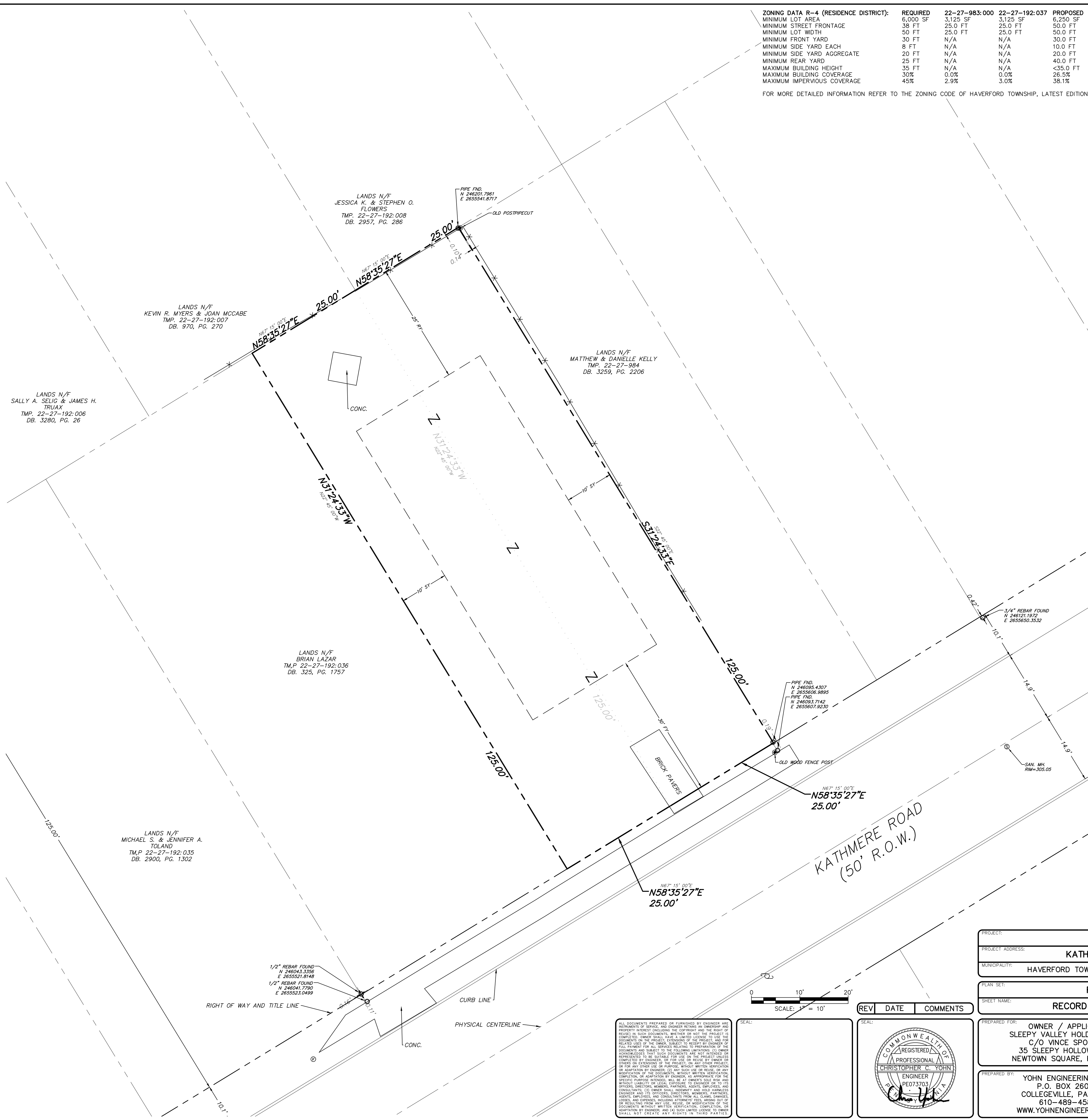
PRESIDENT _____ DATE _____

SECRETARY _____ DATE _____

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

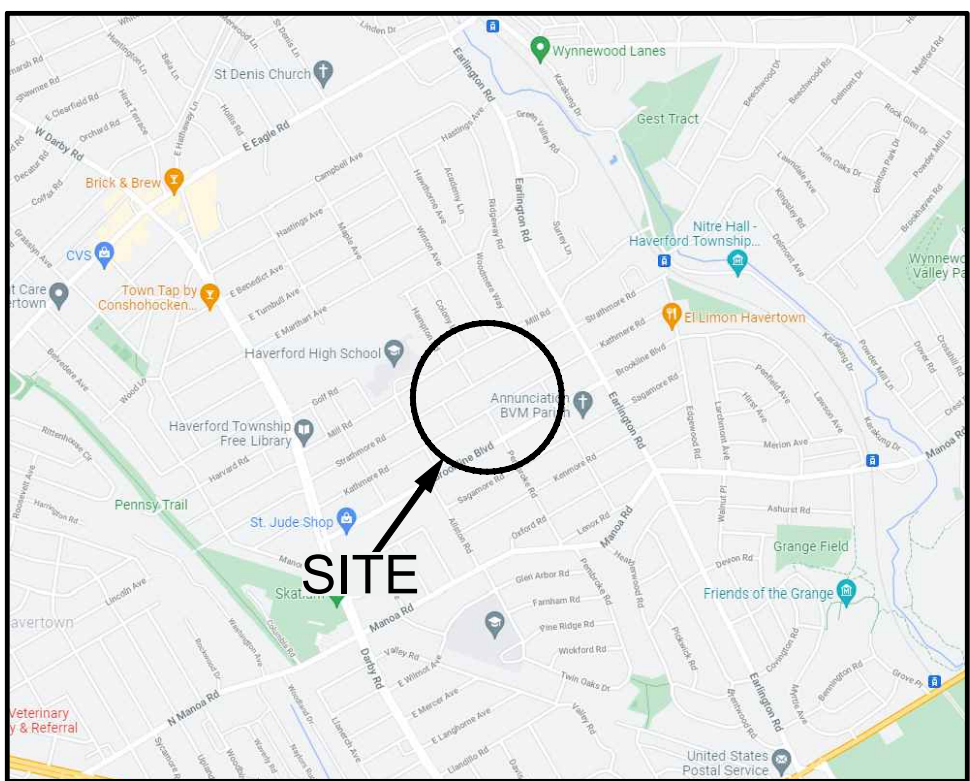
PLANNING COMMISSION MEMBER _____ DATE _____

Linetype Legend table with columns for line styles and descriptions: EXISTING PROPERTY LINE, EXISTING RIGHT OF WAY, EXISTING FENCE, PROPOSED PROPERTY LINE, PROPOSED BUILDING SETBACK.



Zoning Data R-4 (Residence District) table with columns: Zoning Data, Required, 22-27-983:000, 22-27-192:037, Proposed. Rows include Minimum Lot Area, Minimum Street Frontage, Minimum Lot Width, Minimum Front Yard, Minimum Side Yard Each, Minimum Side Yard Aggregate, Minimum Rear Yard, Maximum Building Height, Maximum Building Coverage, Maximum Impervious Coverage.

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



LOCATION MAP SCALE: 1" = 2,000'

EXISTING LOT DATA (22-27-983:000): RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073 PARCEL ID: 22070074400 TAXMAP ID: 22-27-983:000 DEED BOOK & PAGE NO: 325 & 1757 GROSS LOT AREA: 3,125 SF (0.0717 AC) EXISTING IMPERVIOUS: 91 SF (2.9%)

EXISTING LOT DATA (22-27-192:037): RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073 PARCEL ID: 22070074500 TAXMAP ID: 22-27-192:037 DEED BOOK & PAGE NO: 600 & 2,319 GROSS LOT AREA: 3,125 SF (0.0717 AC) EXISTING IMPERVIOUS: 96 SF (3.0%)

PROPOSED LOT DATA: GROSS LOT AREA: 6,250 SF (0.1435 AC) BUILDING DRIVEWAY 491 SF (26.5%) DECK 168 SF (2.7%) WALLS, WALKS, ETC. 65 SF (1.0%) TOTAL 2,383 SF (38.1%) NET INCREASE 2,196 SF (35.1%) MAXIMUM ALLOWED 2,813 SF (45.0%)

Scale bar showing 0, 10, 20 feet and text: SCALE: 1" = 10'

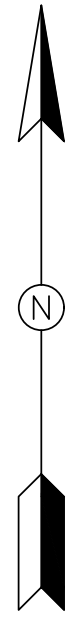
Professional Engineer seal for Christopher C. Yohn, Registered Professional Engineer, No. PE073703, State of Pennsylvania.

Project information table: PROJECT: REVERSE SUBDIVISION; PROJECT ADDRESS: KATHMERE ROAD, HAVERTOWN, PA 19083; MUNICIPALITY: HAVERFORD TOWNSHIP; COUNTY: DELAWARE COUNTY; PLAN SET: REVERSE SUBDIVISION PLAN SET; SHEET NAME: RECORD PLAN (SHEET 1 OF 1 FOR RECORDING); PREPARED FOR: OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC C/O VINCE SPOSATO 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073; DATE: JANUARY 24, 2021; SCALE: 1" = 10'; ONE CALL NUMBER: 2021-280-3962; DRAWN BY: CCY; PROJECT NUMBER: 21-103; PREPARED BY: YOHN ENGINEERING, LLC P.O. BOX 26094 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM; SHEET: 2 OF 7

Serial Number: 2021-280-3962

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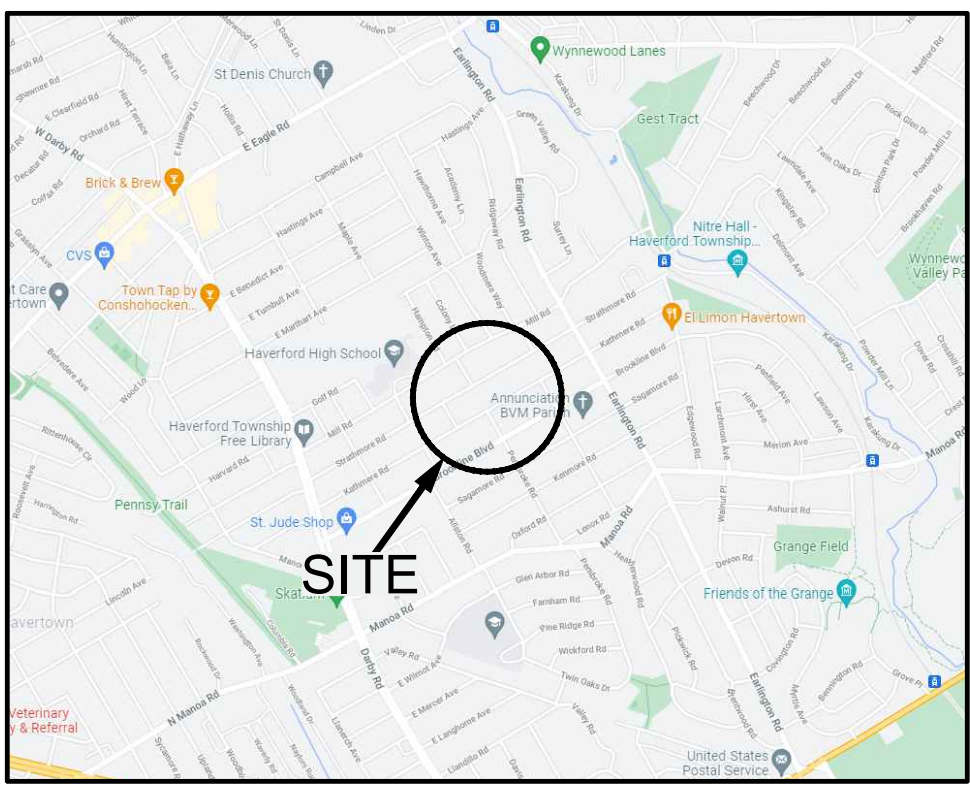
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LINE TYPE LEGEND

Table with 2 columns: Symbol and Description. Includes lines for property, utility, and tree removal.

Table with 5 columns: Symbol, Name, %SLOPE, HYDROLOGIC GROUP, DEPTH TO SH WATER, DEPTH TO BEDROCK. Includes soil information for Mc.

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



LOCATION MAP SCALE: 1" = 2,000'

EXISTING LOT DATA (22-27-983:000): RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC; PARCEL ID: 2207007400; TAXMAP ID: 22-27-983:000; DEED BOOK & PAGE NO: 325 & 1757; GROSS LOT AREA: 3,125 SF (0.0717 AC); EXISTING IMPERVIUS: 91 SF (2.9%)

EXISTING LOT DATA (22-27-192:037): RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC; PARCEL ID: 22070074500; TAXMAP ID: 22-27-192:037; DEED BOOK & PAGE NO: 600 & 2,319; GROSS LOT AREA: 3,125 SF (0.0717 AC); EXISTING IMPERVIUS: 96 SF (3.0%)

Table: TREES TO BE REMOVED PER ARBORIST* (NOT REQUIRING REPLACEMENT). Columns: NO., SIZE / SPECIES, HEALTH. Lists 5 trees for removal.

Table: TREES TO BE REMOVED (REPLACEMENT REQUIRED). Columns: NO., SIZE / SPECIES, HEALTH. Lists 1 tree for removal with replacement required.

*AS DETERMINED BY A TREE EVALUATION BY MG TREE, BROOMALL, PA ON JANUARY 25, 2022. TREE REMOVAL CALCULATIONS: DIAMETER TO BE REMOVED (PER ARBORIST) 112 INCHES; DIAMETER TO BE REMOVED 10 INCHES; TOTAL DIAMETER TO BE REMOVED 122 INCHES; REQUIRED REPLACEMENT DIAMETER 1 INCH PER 4 INCHES REMOVED; TOTAL DIAMETER REQUIRED 10 / 4 = 2.5 INCHES; TOTAL 2.5" TREES REQUIRED 1 TREE

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

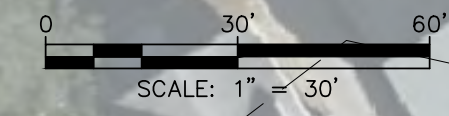
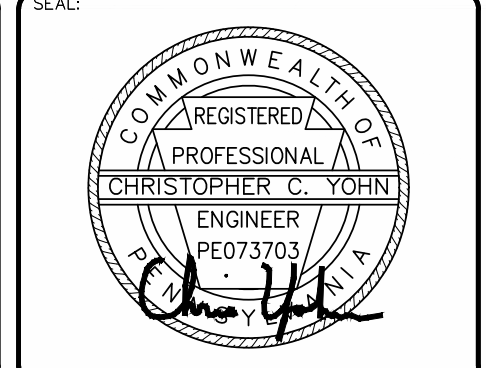


Table with 3 columns: REV, DATE, COMMENTS. Includes a revision record.



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PLAN SET: REVERSE SUBDIVISION PLAN SET; SHEET NAME: POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PREPARED FOR: OWNER / APPLICANT SLEEPY VALLEY HOLDINGS, LLC; C/O VINCE SPOSATO; 35 SLEEPY HOLLOW DRIVE; NEWTOWN SQUARE, PA 19073; DATE: JANUARY 24, 2021; SCALE: 1" = 30'; ONE CALL NUMBER: 2021-280-3962; DRAWN BY: CCY; PROJECT NUMBER: 21-103

PREPARED BY: YOHN ENGINEERING, LLC; P.O. BOX 26094; COLLEGEVILLE, PA 19426; 610-489-4580; WWW.YOHNEENGINEERING.COM; SHEET: 3 OF 7

Serial Number: 2021-280-3962

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REFERENCE PLAN #1 NOTES:

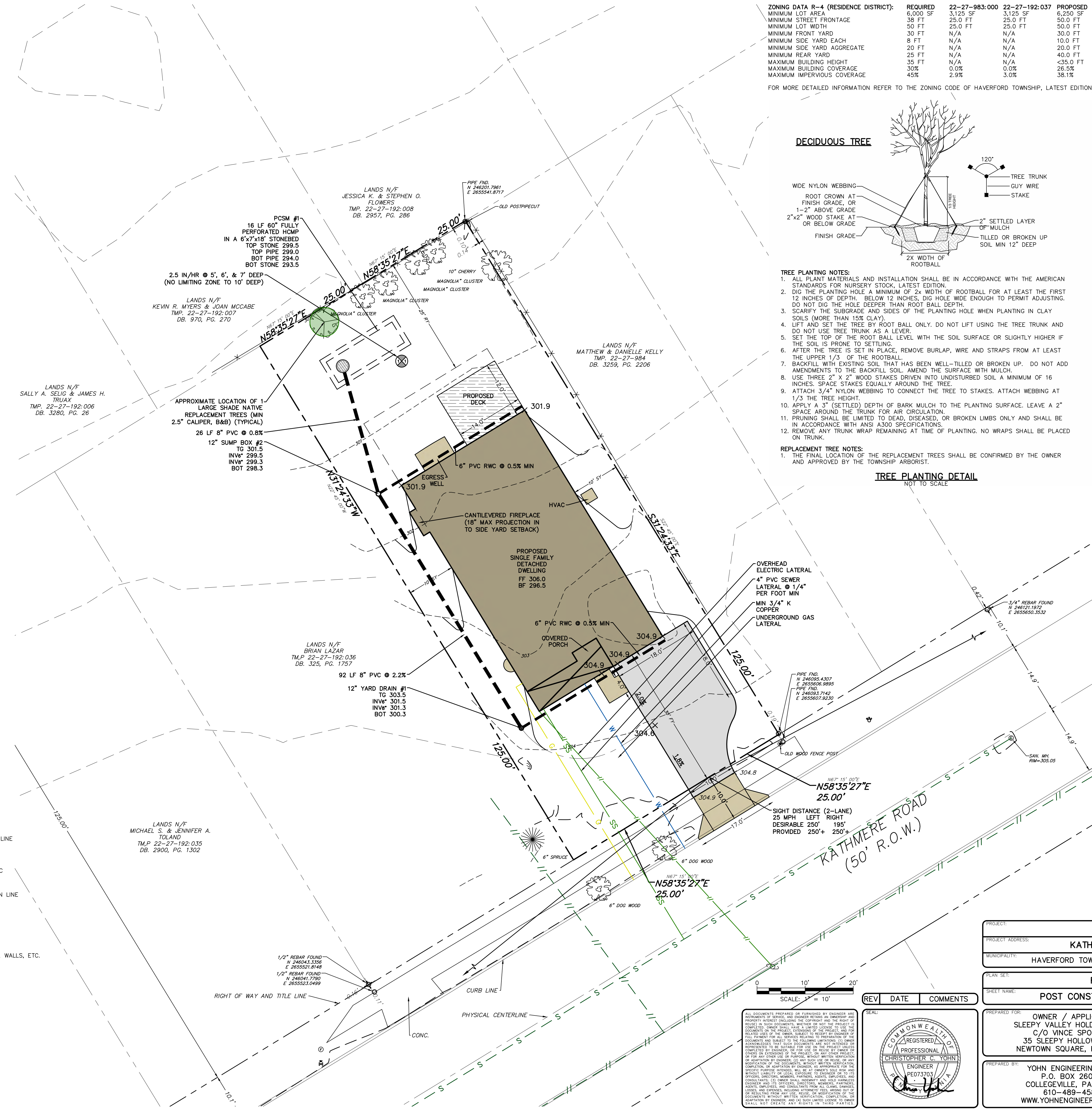
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LINETYPE LEGEND

Table with 2 columns: Linetype and Description. Includes symbols for existing property line, right of way, building setback, fence, contours, overhead electric, electric line, gas line, telecommunication, water, sanitary, storm pipes, and proposed building, driveway, impervious surfaces.

SOILS INFORMATION table with columns: SYMBOL, NAME, %SLOPE, HYDROLOGIC GROUP, DEPTH TO SH, DEPTH TO WATER, DEPTH TO BEDROCK. Includes entries for MADE LAND SILT AND CLAY MATERIALS.

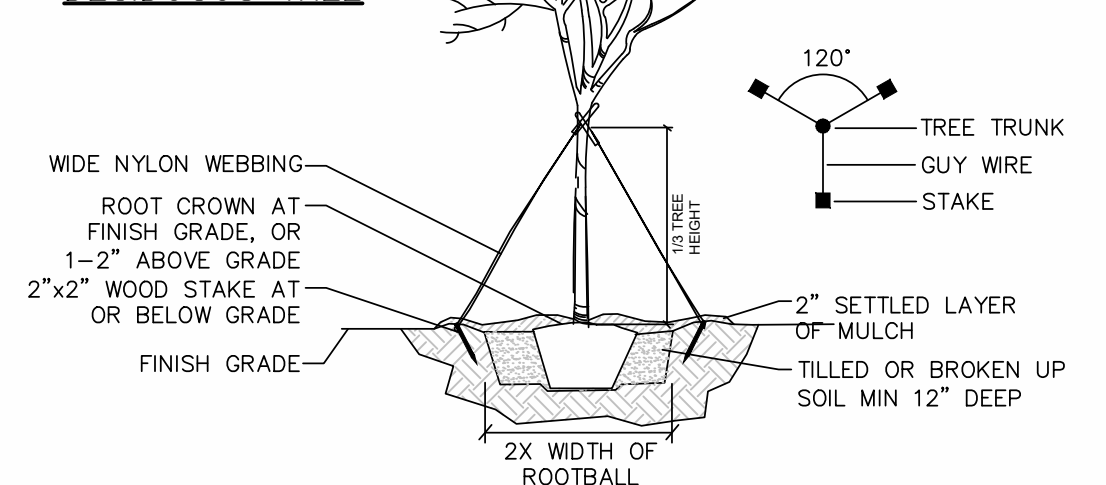
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ZONING DATA R-4 (RESIDENCE DISTRICT) table with columns: REQUIRED, 22-27-983:000, 22-27-192:037, PROPOSED. Lists requirements for lot area, width, frontage, yardage, height, and coverage.

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

DECIDUOUS TREE



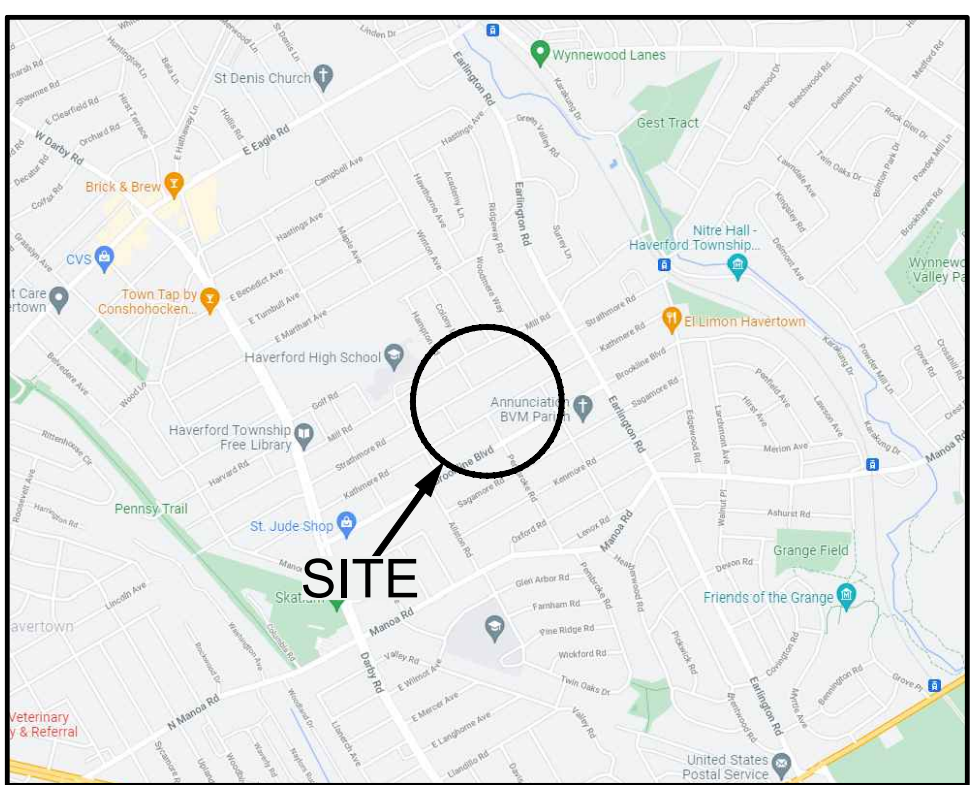
- TREE PLANTING NOTES: 1. ALL PLANT MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. 2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH. 3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY). 4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER. 5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING. 6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL. 7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH. 8. USE THREE 2" x 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE. 9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT. 10. APPLY A 3" (SETTLED) DEPTH OF BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION. 11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS. 12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

REPLACEMENT TREE NOTES:

- 1. THE FINAL LOCATION OF THE REPLACEMENT TREES SHALL BE CONFIRMED BY THE OWNER AND APPROVED BY THE TOWNSHIP ARBORIST.

TREE PLANTING DETAIL

NOT TO SCALE



LOCATION MAP SCALE: 1" = 200'

EXISTING LOT DATA (22-27-983:000): RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073

EXISTING LOT DATA (22-27-192:037): RECORD OWNER: SLEEPY VALLEY HOLDINGS, LLC 35 SLEEPY HOLLOW DRIVE NEWTOWN SQUARE, PA 19073

PROPOSED LOT DATA: GROSS LOT AREA: 6,250 SF (0.1435 AC) PROPOSED IMPERVIOUS COVERAGE: BUILDING 1,659 SF (26.5%) DRIVEWAY 491 SF DECK 168 SF WALLS, WALKS, ETC. 65 SF TOTAL 2,383 SF (38.1%) NET INCREASE 2,196 SF (35.1%) MAXIMUM ALLOWED 2,813 SF (45.0%)

- GENERAL NOTES: 1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE REVERSE SUBDIVISION OF THE TWO EXISTING LOTS AND THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING. 2. THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED FOR THE MAXIMUM IMPERVIOUS ON THE LOT WHICH INCLUDES 430 SF OF FUTURE IMPERVIOUS; OF WHICH A PORTION MAY GO UNCONTROLLED (215 SF). 3. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER. 4. THE DEVELOPMENT WILL BE SERVICED BY NEW SANITARY AND WATER LATERALS THAT CONNECT TO THE PUBLIC SEWER AND WATER IN KATHMERE ROAD. 5. ALL PROPOSED ROOF DRAINS SHALL BE CONNECTED TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM. 6. FOUNDATION AS-BUILTS SHALL BE PROVIDED AT THE COMPLETION OF THE FOUNDATION CONSTRUCTION.

AVERAGE BUILDING GRADE CALCULATIONS table with columns: ELEV, ELEV, AVERAGE, LENGTH, PRODUCT. Shows calculations for various elevations and lengths.

ARCHITECTURAL PLANS SHALL BE COORDINATED WITH AND MUST COMPLY WITH THE GRADING PROPOSED WITH THIS APPLICATION.

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

VINCE SPOSATO, MEMBER OF SLEEPY VALLEY HOLDINGS, LLC I CHRISTOPHER C. YOHN, P.E., CPESC, ON THIS DATE 01/24/22 HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE HAVERFORD TOWNSHIP STORMWATER MANAGEMENT CODE.

Project information block including: PROJECT: REVERSE SUBDIVISION, PROJECT ADDRESS: KATHMERE ROAD, HAVERTOWN, PA 19083, MUNICIPALITY: HAVERFORD TOWNSHIP, COUNTY: DELAWARE COUNTY, PLAN SET: REVERSE SUBDIVISION PLAN SET, SHEET NAME: POST CONSTRUCTION STORMWATER MANAGEMENT PLAN, OWNER/APPLICANT: SLEEPY VALLEY HOLDINGS, LLC, DATE: JANUARY 24, 2021, SCALE: 1" = 10', ONE CALL NUMBER: 2021-280-3962, DRAWN BY: CCY, PROJECT NUMBER: 21-103, PREPARED BY: YOHN ENGINEERING, LLC, P.O. BOX 26094, COLLEGEVILLE, PA 19426, 610-489-4580, WWW.YOHNENGINEERING.COM, SHEET: 4 OF 7.

Professional Engineer seal for Christopher C. Yohn, P.E., CPESC, No. PE073703, State of Pennsylvania.

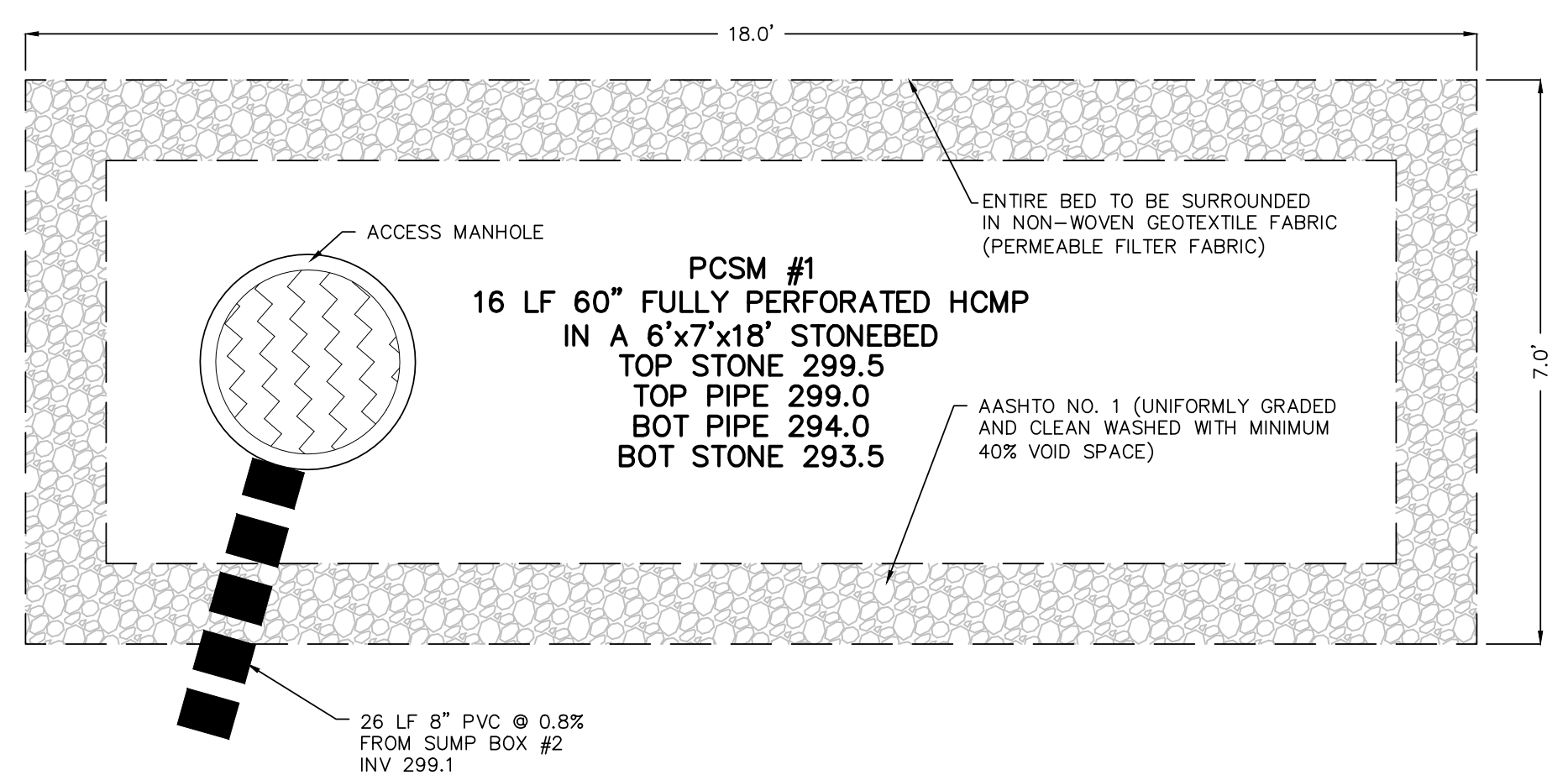
- INFILTRATION BASIN INSTALLATION:**
- THE EXISTING SUBGRADE UNDER THE BED AREAS SHOULD NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND STONE BED PLACEMENT.
 - WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHOULD BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHOULD BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
 - SEEPAGE BED FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, IT SHALL BE CLEANED FROM THE FABRIC, STONE, BED, ETC. AND/OR REPLACED.
 - GEOTEXTILE AND BED AGGREGATE SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXTILE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES. IT SHOULD ALSO BE SECURED AT LEAST 4 FEET OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE EDGE OF THE BED.
 - CLEAN-WASHED, UNIFORM, GRADED AGGREGATE WITH MINIMUM 40% VOID SPACE SHOULD BE PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE.
 - APPROVED SOIL MEDIA SHOULD BE PLACED OVER INFILTRATION BED IN MAXIMUM 6-INCH LIFTS.

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PROCEDURES:
RESPONSIBLE PARTY: SLEEPY VALLEY HOLDINGS, LLC

- THE RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER ASSOCIATED FACILITIES DURING CONSTRUCTION SHALL BE THE OBLIGATION OF THE CONTRACTOR.
 - THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM AND OTHER ASSOCIATED FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
 - THE PERMITTED STORMWATER PERIODS AND BMP'S ARE FIXTURES OF THE PROPERTY THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP.
- THE RECHARGE FACILITY MUST BE INSPECTED FOR ROUTINE MAINTENANCE A MINIMUM OF TWO TIMES A YEAR, ONCE IN THE EARLY SPRING AND ONCE IN THE FALL AFTER THE MAJORITY OF THE LEAVES HAVE FALLEN.
 - VISUAL OBSERVATIONS OF THE GROUND SURFACE TO DETECT PONDING OF WATER OR GROUND SETTLEMENTS THAT WOULD PREVENT RUNOFF FROM ENTERING INLETS AS DESIGNED MUST BE MADE. THE DRAINAGE AREAS DESIGNED FOR THE SYSTEM MUST BE MAINTAINED. ADJUSTMENTS TO THE GRADING OR INLETS MUST BE MADE TO ENSURE THAT THE SYSTEM IS FUNCTIONING AS DESIGNED. SMALL SINKHOLES CAN BE REPAIRED EASILY BY FILLING WITH TOP SOIL AND MAY BE RESULT OF SETTLEMENT OF THE SOIL. LARGER SINKHOLES OR SINKHOLES THAT REAPPEAR IN THE SAME LOCATION MAY INDICATE A BREACH IN THE GEOTEXTILE LINER, INLET BOX STRUCTURE, PIPE CONNECTION OR A BREAK IN A STORM CONVEYANCE LINE. THESE TYPES OF SINKHOLES MUST BE EXCAVATED AND THE FAILURE IDENTIFIED AND REPAIRED IMMEDIATELY IN ORDER TO PREVENT SOIL FROM ENTERING THE SEEPAGE BED AND CLOGGING IT OR REDUCING THE CAPACITY OF THE BMP FOR RECHARGE OF RUNOFF.
 - ALL SEDIMENT TRAPS AND INLETS MUST BE VISUALLY INSPECTED SEVERAL TIMES A YEAR FOR ACCUMULATED SOIL AND DEBRIS. INLET GRATES MUST BE KEPT FREE OF LEAVES, STICKS, MULCH, AND OTHER LAWN DEBRIS OR TRASH THAT WOULD PREVENT INFLOW OF RUNOFF. SUMP IN SEDIMENT TRAPS OR INLET BOTTOMS MUST HAVE ACCUMULATED SEDIMENT REMOVED TO ENSURE DESIGN CAPACITY SUFFICIENT TO TRAP SEDIMENT AND DEBRIS FROM ENTERING ANY SEEPAGE BED. ANY WEEP HOLES IN THE BOTTOM OF THE INLETS OR SEDIMENT TRAP SHOULD BE CLEARED TO ALLOW WATER TO SEEP OUT.
 - ONCE A YEAR, THE SEEPAGE BED MUST BE INSPECTED TO DETERMINE IF IT IS DRAINING WITHIN THE REQUIRED TIME PERIOD (USUALLY TWENTY-FOUR HOURS). THE INSPECTION PORT SHALL BE OPENED AT LEAST TWENTY-FOUR HOURS FOLLOWING A STORM AND THE LEVEL OF WATER IN THE BED NOTED. VENTED CLEAN-OUTS MUST BE CHECKED TO ENSURE OPENINGS ARE CLEAR. ADJUSTMENTS TO THE CLEAN-OUTS MUST BE MADE IF SOIL OR OTHER LAWN DEBRIS IS OBSERVED TO BE ENTERING THE SYSTEM. IF IT IS DETERMINED THAT THE SYSTEM WILL NOT RECHARGE THE STORMWATER RUNOFF AS DESIGNED, THE SYSTEM WILL NEED TO BE MODIFIED OR REPLACED. THE TOWNSHIP SHALL BE CONTACTED FOR ANY MODIFICATION OR REPLACEMENT OF THE SYSTEM.
 - ANY CLEAN-OUT, INLET OR LEVEL SPREADER THAT HAS BEEN DAMAGED BY LAWN EQUIPMENT MUST BE REPAIRED OR REPLACED. CLEAN-OUTS THAT BECOME BURIED SHOULD BE RAISED TO GRADE. THE CONFIGURATION MUST NOT ALLOW SOIL OR OTHER DEBRIS TO CLOG THE COLLECTION PIPE. ALL COLLECTION PIPES MUST BE CHECKED ANNUALLY TO ENSURE THEY ARE FLOWING FREELY. IF THE COLLECTION PIPES BECOME CLOGGED, JET CLEANING MUST BE PERFORMED AT THE CLEANOUT-OUTS. ADDITIONAL PROTECTION MUST BE MADE AT THE COLLECTION TRAP DURING JET CLEANING TO ENSURE THAT DEBRIS IS NOT TRANSMITTED TO THE SEEPAGE BED.
 - THE LEVEL SPREADER, OUTLET PIPE OR CONNECTION OF THE OUTLET OF THE BMP MUST BE CHECKED TO ENSURE THAT IT IS PERMITTING FREE FLOW OF WATER OUT OF THE BMP. ACCUMULATED DEBRIS, SEDIMENT OR LEAVES SHALL BE REMOVED FROM ANY LEVEL/BUBBLE-UP SPREADER. RIPRAP ENERGY DISSIPATORS AT THE TERMINATION OF THE BMP OUTLET PIPE SHALL BE CHECK. STONE SHALL BE REPLACED WITH EQUAL OR LARGER SIZE STONE IF THE DISSIPATOR IS OBSERVED TO BE INEFFECTIVE. ENDWALLS AND FLARED PIPE ENDS SHALL BE INSPECTED AND REPAIRED AS REQUIRED.
 - SMALL TREES THAT BEGIN TO GROW IN THE VICINITY OF SEEPAGE BEDS OR STRUCTURES MUST BE REMOVED TO ENSURE THAT THE ROOTS DO NOT PUNCTURE THE FILTER FABRIC OF THE SEEPAGE BED OR DAMAGE ANY STORMWATER COLLECTION/CONVEYANCE STRUCTURE.
 - ROOF GUTTER SYSTEMS THAT ARE INTEGRAL WITH THE SEEPAGE BED MUST BE FUNCTIONAL. REPAIRS TO GUTTERS THAT BECOME SEPARATED, SAG OR OTHERWISE DO NOT FUNCTION AS DESIGNED MUST BE MADE.
 - PREVENTATIVE MAINTENANCE SHOULD INCLUDE REMOVAL OF LEAVES FROM GUTTER SYSTEMS AND LAWN AREAS AS SOON AS POSSIBLE TO AVOID CONTAMINATION OF CLOGGING OF THE SYSTEM. LOCATING LANDSCAPE-MULCHED AREAS AWAY FROM CONCENTRATED RUNOFF AREAS OR SWALES THAT COULD WASH MULCH INTO INLET OR LEVEL SPREADER IS RECOMMENDED.

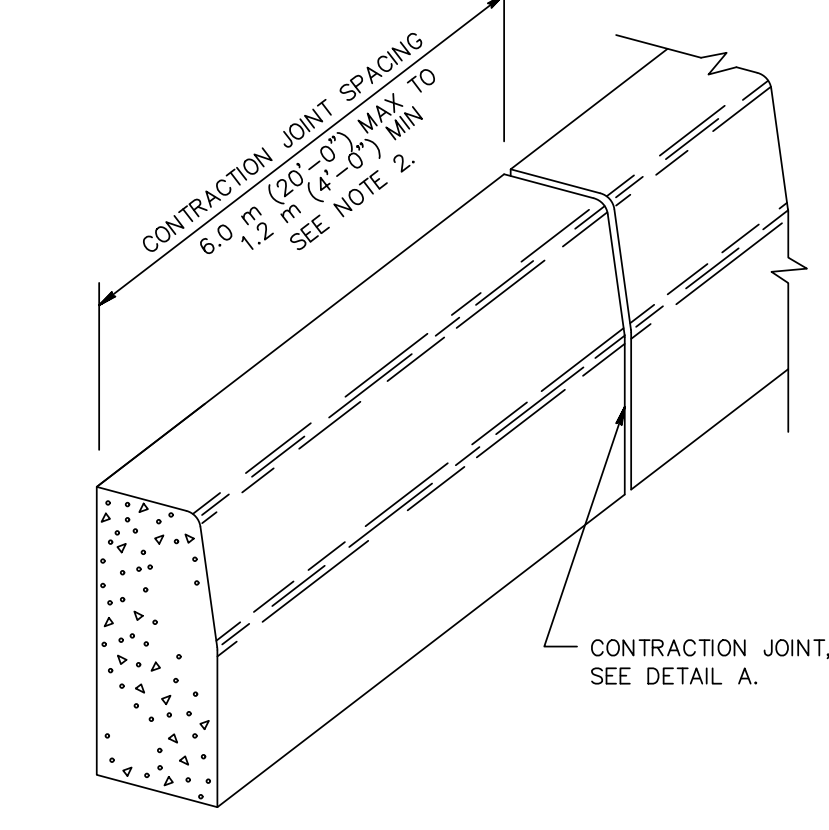
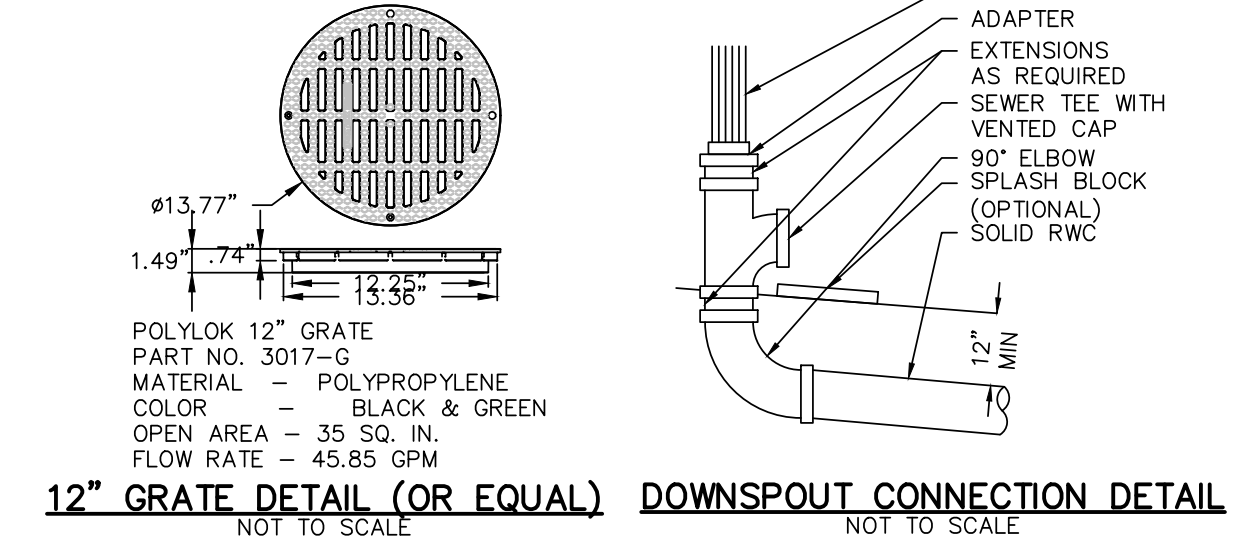
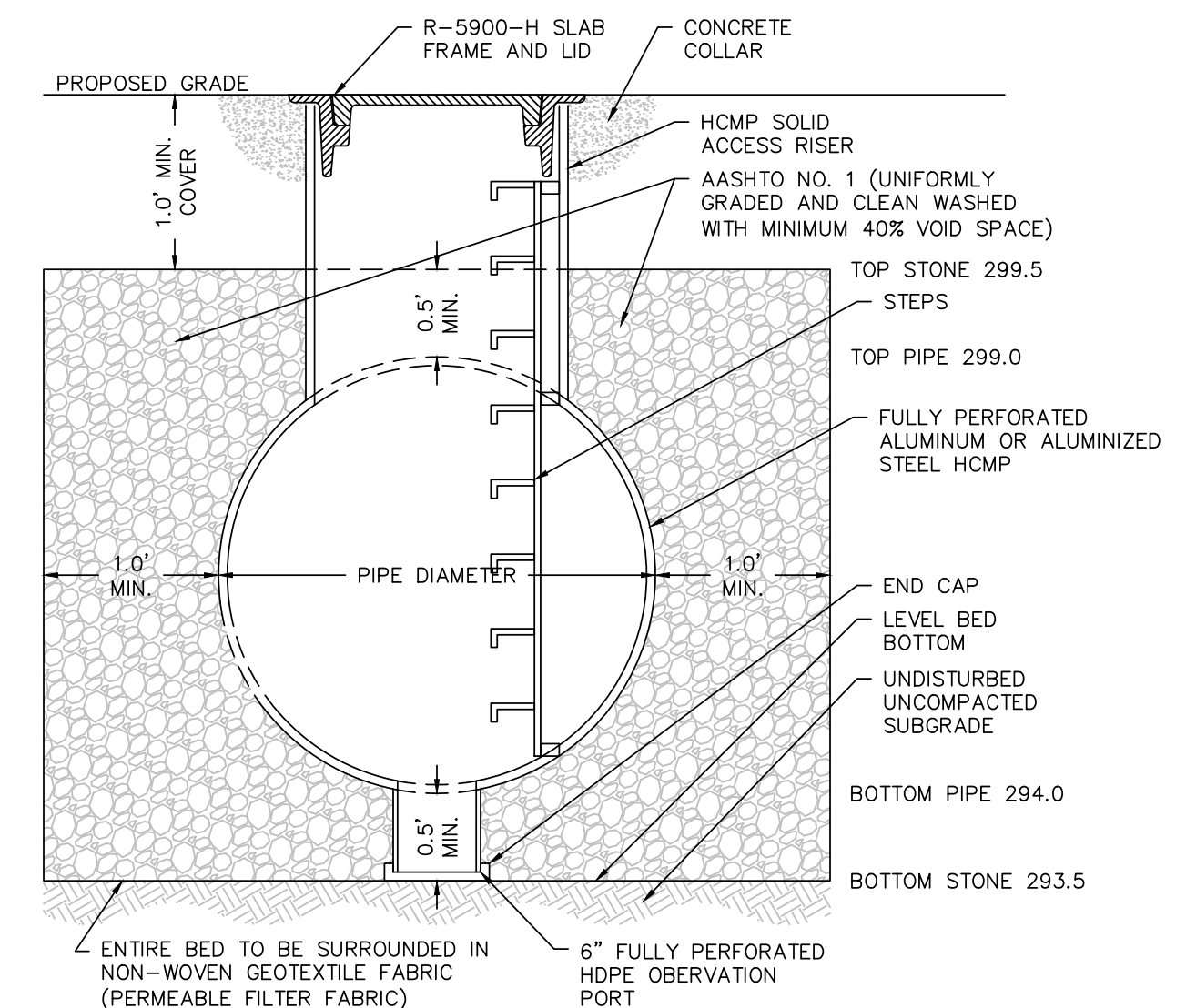
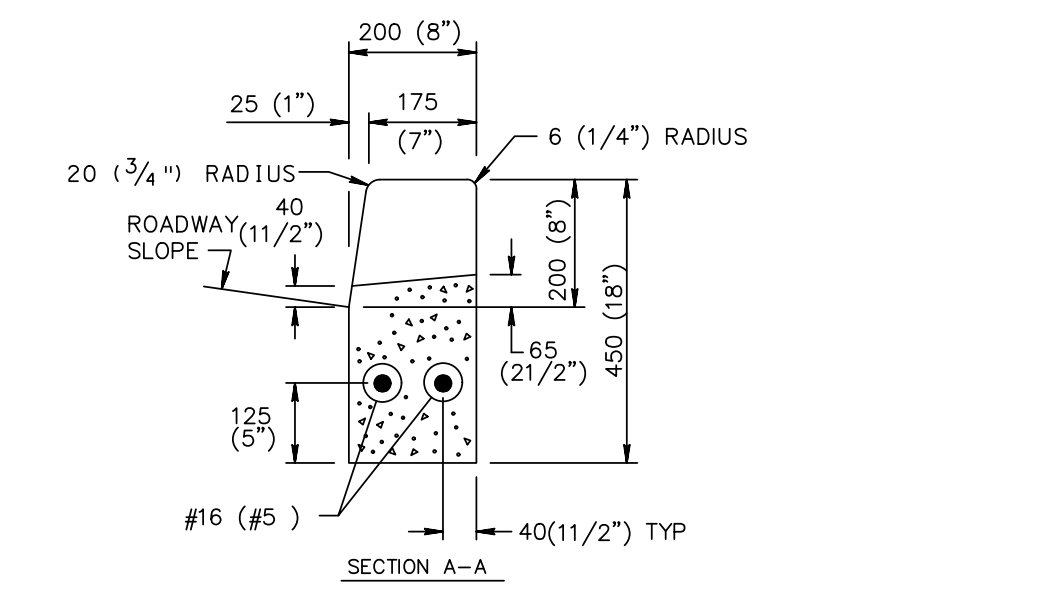
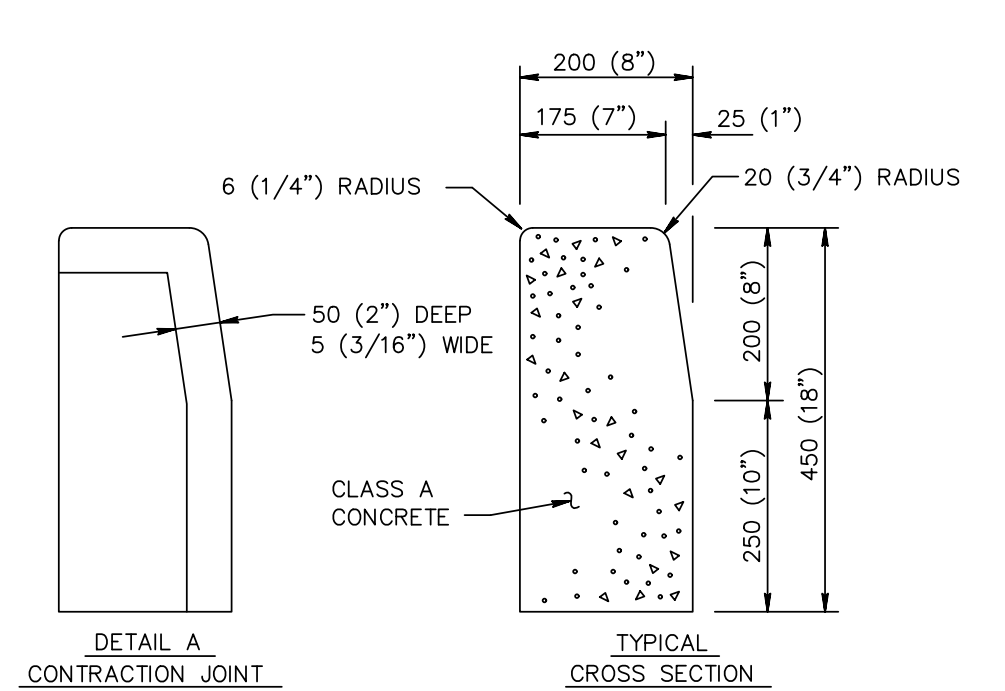
CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE OWNER AND ENGINEER.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- A HIGHWAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT OF WAY FROM THE HAVERFORD TOWNSHIP PUBLIC WORKS DEPARTMENT.
- A SEWER PERMIT IS REQUIRED FOR THE CONNECTION OF THE SEWER LATERAL FROM THE HAVERFORD TOWNSHIP PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HAVERFORD TOWNSHIP STANDARDS.
- ALL EXCAVATIONS AND PEOPLE ENTERING EXCAVATIONS OR OTHER BELOW GRADE STRUCTURES SHALL COMPLY WITH OSHA REQUIREMENTS.
- THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.
- ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR REPAIR OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- ALL PVC STORMWATER PIPES SHALL BE SDR 35 OR GREATER.
- ALL HDPE STORMWATER PIPES SHALL BE SMOOTHLINE INTERIOR.
- ALL HMP SHALL BE ALUMINUM OR ALUMINIZED STEEL.
- ALL STORMWATER FITTINGS SHALL BE WATERTIGHT.
- GEOTEXTILE FABRIC (PERMEABLE FILTER FABRIC) SHALL BE CLASS 1 NON-WOVEN AND SHALL COMPLY WITH PENNDOT SPECIFICATIONS.
- STONE WITHIN THE STORMWATER MANAGEMENT SYSTEM SHALL BE CLEAN-WASHED, UNIFORM GRADED AGGREGATE WITH MINIMUM 40% VOID SPACE.
- BASEMENT WALLS WITHIN 20' OF SWALES SHALL BE WATERPROOFED.
- ALL YARD DRAINS SHALL BE GRADED IN A 12" MINIMUM SUMP BELOW THE LOWEST INVERT ELEVATION.
- ALL YARD DRAINS AND SUMP BOXES SHALL INCLUDE A 12" MINIMUM SUMP BELOW THE LOWEST INVERT ELEVATION.
- CLEANOUTS ARE REQUIRED AT ALL CHANGES IN SLOPE OR DIRECTION.
- ALL RAINWATER CONDUCTOR (RWC) PIPING SHALL BE DIRECTED TO UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
- PIPE PERFORATIONS SHALL BE NOT LESS THAN 5/16 INCH IN DIAMETER AND PROVIDE AN OPENING AREA NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE.
- THERE SHALL BE NO GRADING WITHIN 3' OF THE PROPERTY LINE.
- IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 1804.3 SITE GRADING, THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN FIVE (5%) PERCENT FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A FIVE (5%) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2%) PERCENT AWAY FROM THE BUILDING.
- THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING MATERIAL.
- THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
- STAIRS AND RAILINGS (IF REQUIRED) SHALL BE IN ACCORDANCE WITH THE HAVERFORD TOWNSHIP STANDARDS.
- CLEANOUTS LOCATED WITHIN OR ADJACENT TO THE DRIVEWAY SHALL BE TRAFFIC RATED.
- ALL SUBSTANDARD CURB AND SIDEWALK SHALL BE REPLACED AS REQUIRED BY THE TOWNSHIP ENGINEER.



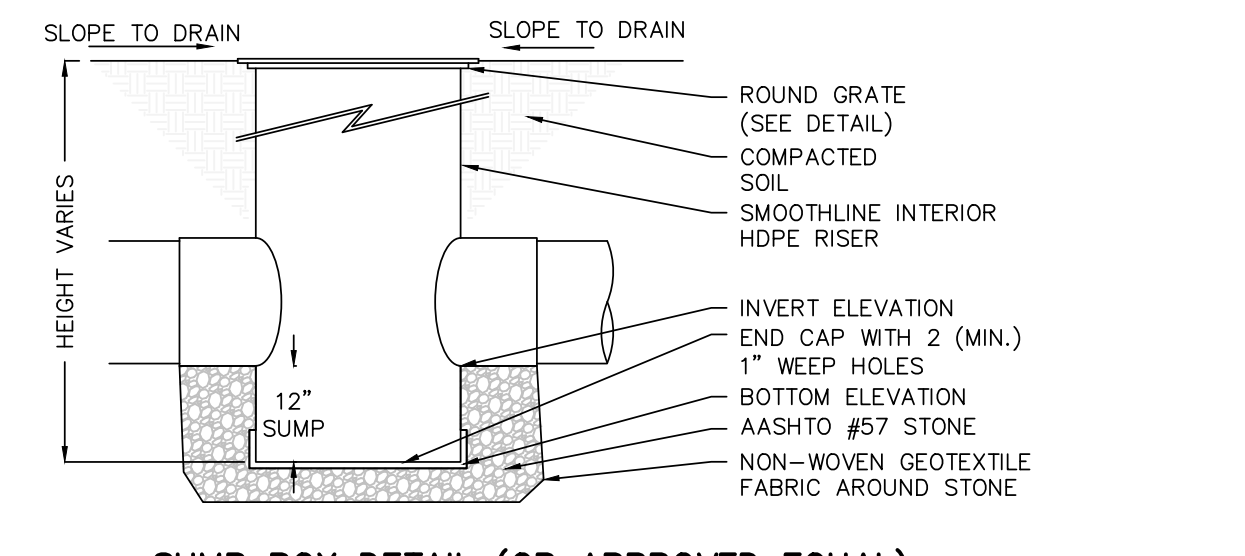
PIPE SIZE	HOLES PER LINEAR FOOT (# HOLES)	HOLES PER LINEAR FOOT (# HOLES)
6"	68	12
8"	90	16
10"	113	20
12"	136	24
15"	169	30
18"	203	36
24"	271	48
30"	339	60
36"	407	72
48"	542	96
60"	678	120
72"	813	144

NOTE: PIPE PERFORATIONS SHALL BE NOT LESS THAN 5/16 INCH IN DIAMETER AND PROVIDE AN OPENING AREA NOT LESS THAN 3.31 SQUARE INCHES PER SQUARE FOOT OF PIPE SURFACE.

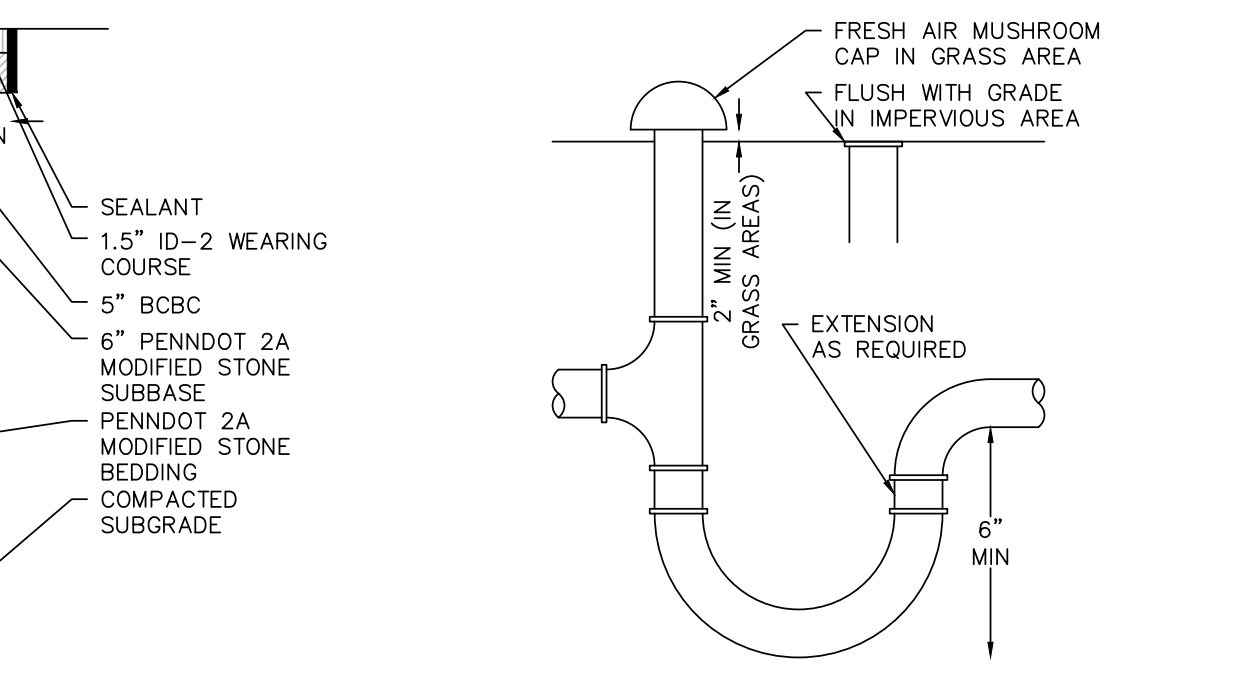
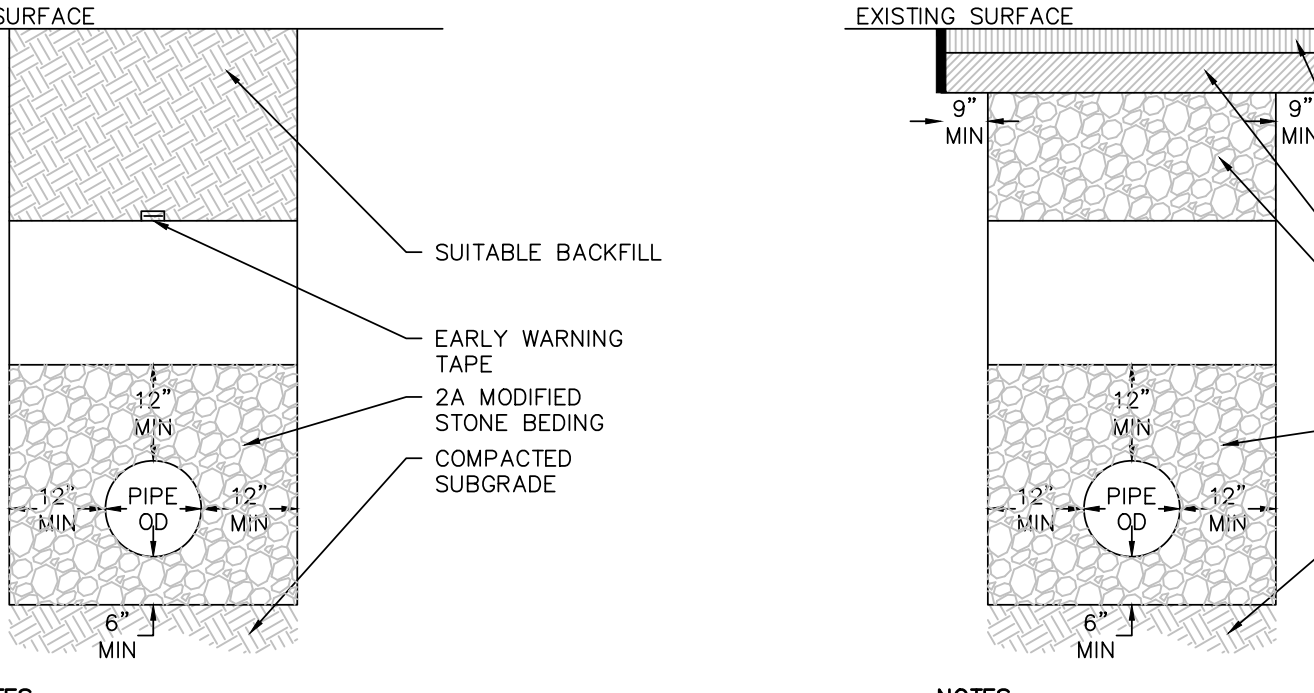


- NOTES:**
- PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
 - SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
 - PLACE 20 (3/4") THICK PREMOLED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
 - SEE RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.
 - WHERE CURBS ARE INSTALLED ADJACENT TO PARKING LANES A 150 (6") HIGH CURB CAN BE UTILIZED WITH APPROVAL FROM THE LOCAL MUNICIPALITY.
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. CUSTOMARY UNITS IN () PARENTHESES.

PCSM ACCESS MANHOLE CROSS SECTION
NOT TO SCALE



SUMP BOX DETAIL (OR APPROVED EQUAL)
NOT TO SCALE

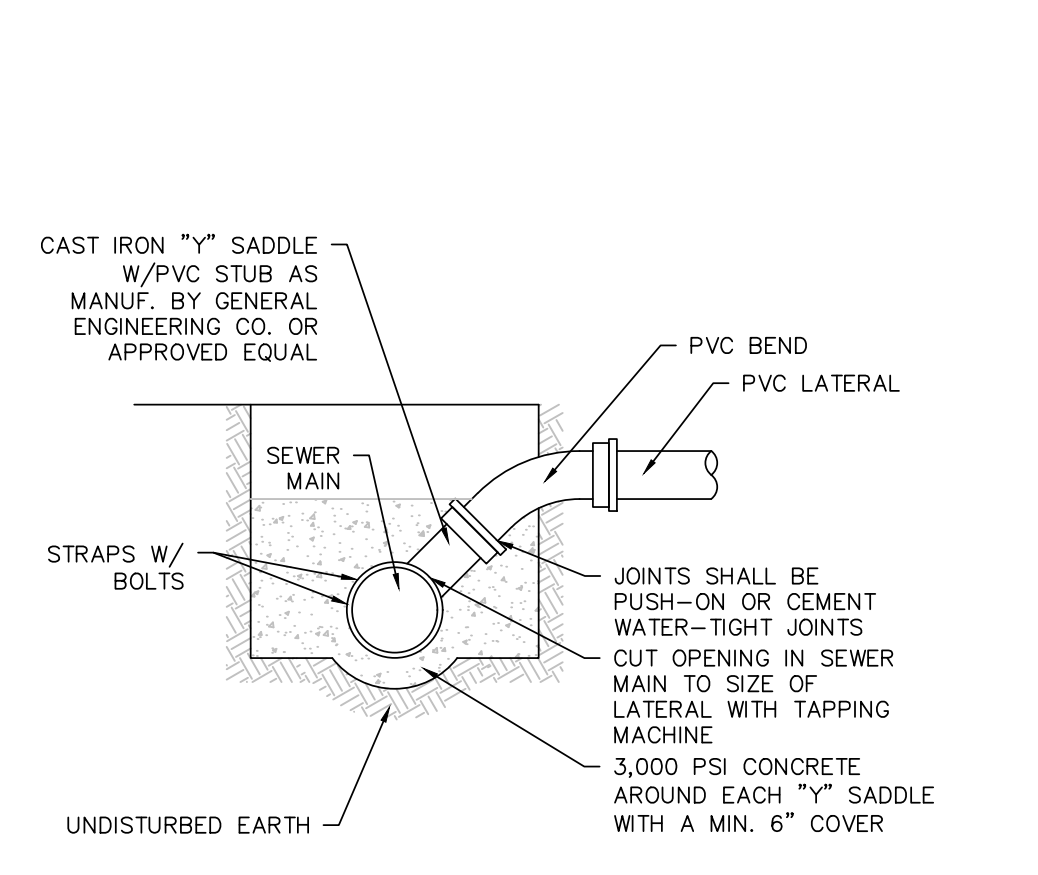


- NOTES:**
- MODIFIED STONE MAY BE REQUIRED FOR THE FULL HEIGHT OF THE TRENCH.
 - ADDITIONAL PREPARATIONS MAY BE REQUIRED BY SITE AND SOIL CONDITIONS.
 - BACKFILL MUST BE COMPACTED IN 12" MAX LIFTS. THE TOWNSHIP ENGINEER MAY REQUIRE SUBMITTAL OF COMPACTION TEST RESULTS.

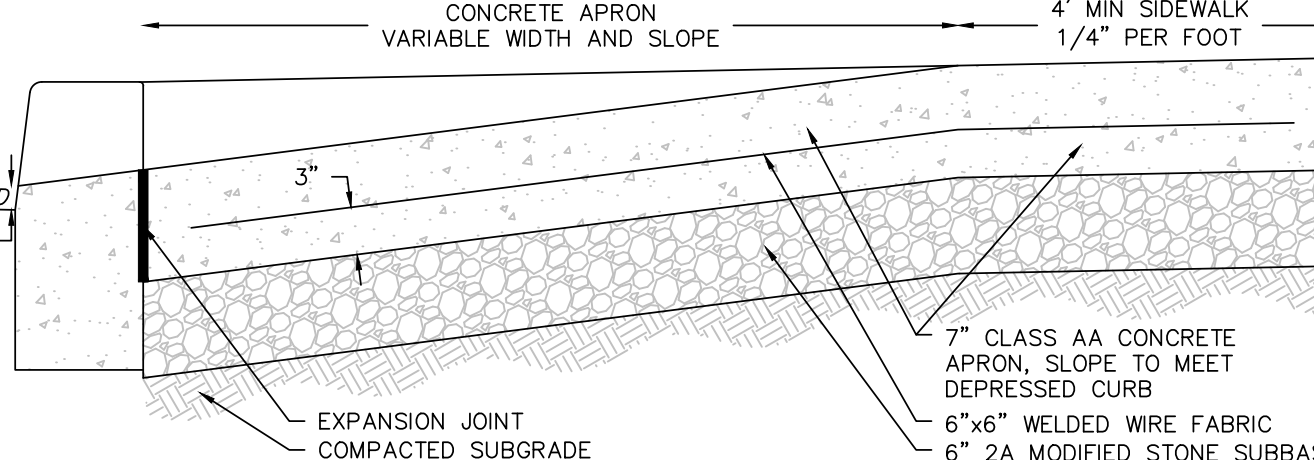
- NOTES:**
- NO REDUCTION IN SIZE FROM HOUSE TO SEWER.
 - NO STORM SEWER OR SURFACE WATER OF ANY NATURE SHALL BE PERMITTED TO ENTER THE SHANTY SYSTEM.
 - CONCRETE ENCASUREMENT MAY BE REQUIRED AT THE DIRECTION OF THE TOWNSHIP.

TRENCH RESTORATION DETAIL
NOT TO SCALE

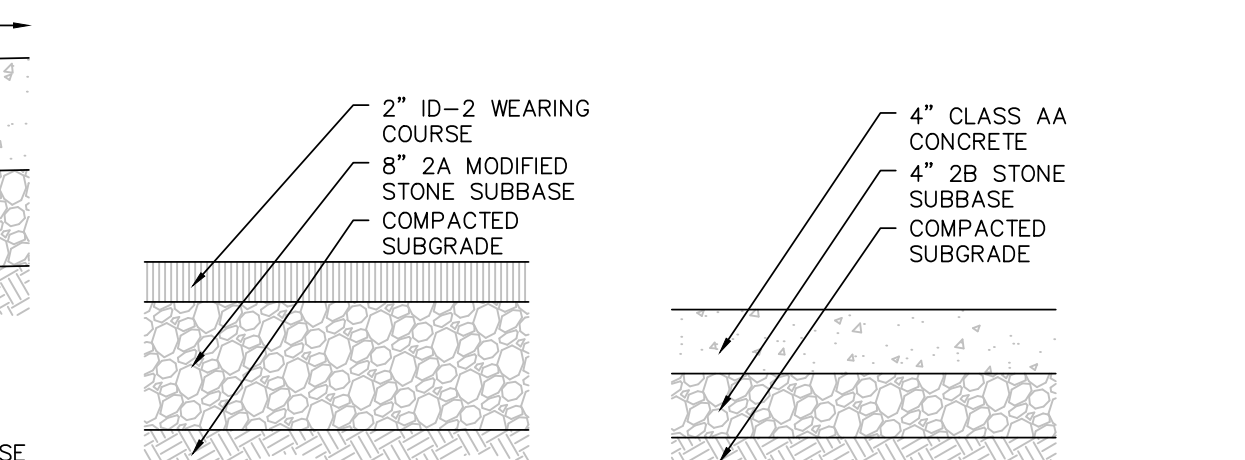
TRENCH AND ROADWAY RESTORATION DETAIL
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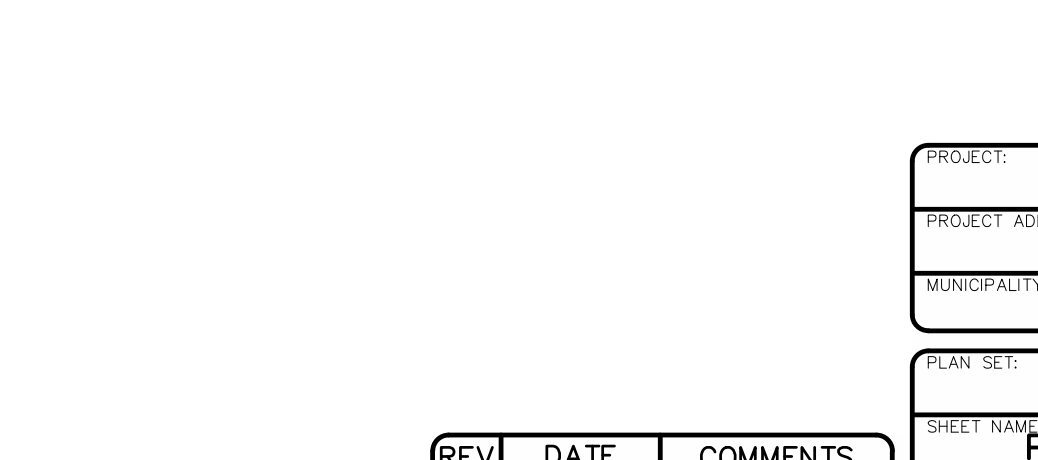
LATERAL CONNECTION DETAIL
NOT TO SCALE



CONCRETE APRON CROSS SECTION
NOT TO SCALE



DRIVEWAY CROSS SECTION
NOT TO SCALE



CONCRETE CROSS SECTION
NOT TO SCALE

REV | DATE | COMMENTS

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SEAL:
GOMMONWEALTH REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER C. YOHN
PE073703

PROJECT: REVERSE SUBDIVISION
PROJECT ADDRESS: KATHMERE ROAD, HAVERTOWN, PA 19083
MUNICIPALITY: HAVERFORD TOWNSHIP **COUNTY:** DELAWARE COUNTY

PLAN SET: REVERSE SUBDIVISION PLAN SET
SHEET NAME: POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS

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

DATE: JANUARY 24, 2021
SCALE: NO SCALE
ONE CALL NUMBER: 2021-280-3962
DRAWN BY: CCY
PROJECT NUMBER: 21-103

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

SHEET: 5 OF 7

Serial Number: 2021-280-3962

CALL BEFORE YOU DIG!

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



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

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

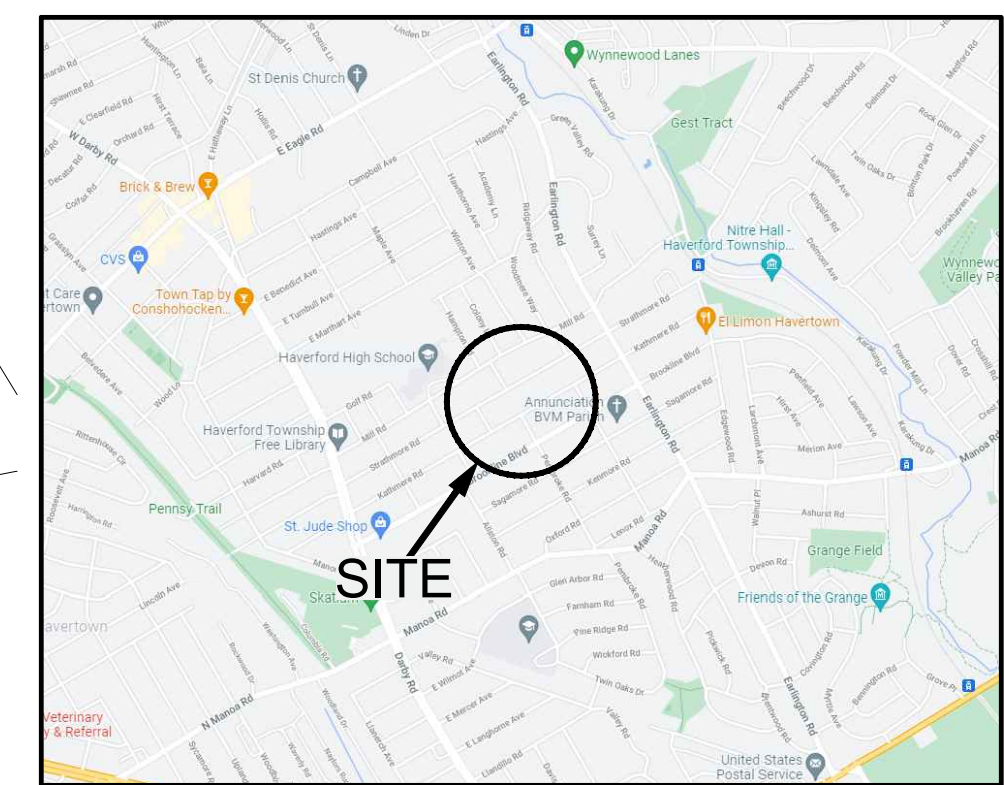
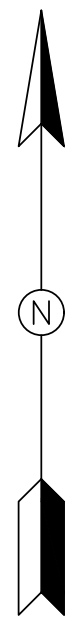
AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES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

REFERENCE PLANS:

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR SLEEPY VALLEY HOLDINGS, LLC BY SCHOCK GROUP, LLC, CONSHOHOCKEN, PA. DATED OCTOBER 18, 2021. FILE NO. 1354.
2. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
3. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
4. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

REFERENCE PLAN #1 NOTES:

- 1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON OCTOBER 12, 2021 AND DEPICTS CONDITIONS ON THAT DATE.
2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
3. THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA. STATE PLANE ZONE SOUTH HARN
4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD1988 OBTAINED VIA GPS NETWORK.
5. THIS PROPERTY IS LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" IN ACCORDANCE TO FEMA MAP PANEL 42045C0108F, EFFECTIVE DATE 11/18/2009
6. THIS SURVEY WAS PERFORMED WITH THE AID OF A CLIENT PROVIDED TITLE REPORT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NUMBER 9893535-211655. (ITEMS 6 & 7, SCHEDULE B-2, NOT INCLUDED, AND UNABLE TO RECOVER FROM COUNTY).



LOCATION MAP SCALE: 1" = 2,000'

DISTURBED AREA: 5,500± SF (0.13 AC)

- CONSTRUCTION TIMING AND SEQUENCE NOTES:
1. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED FOLLOWING THE INSTALLATION OF PROTECTIVE BARRIERS AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES AS WELL AS 48 HOURS PRIOR TO THE INSTALLATION OF THE PERVIOUS WALKWAYS AND STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED FACILITIES.
2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

- CONSTRUCTION TIMING AND SEQUENCE:
1. ANTICIPATED START OF CONSTRUCTION: APRIL 2022.
2. INSTALL THE TREE PROTECTION FENCING AND SILT FENCE OR COMPOST FILTER SOCKS AND NOTIFY TOWNSHIP FOR APPROVAL AND 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
3. INSTALL A STABILIZED CONSTRUCTION ENTRANCE. ALL CONSTRUCTION VEHICLES SHALL UTILIZE THIS ENTRANCE TO EXIT THE SITE.
4. STRIP TOPSOIL AND STOCKPILE FOR FUTURE USE. SURROUND STOCKPILE WITH SILT FENCE AND IMMEDIATELY STABILIZE.
5. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DISTURBANCE. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
6. ROUGH GRADE THE SITE. ANY WATER PUMPED FROM WORK AREAS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A SURFACE WATER THROUGH THE USE OF A PUMPED WATER FILTER BAG OR OTHER APPROVED DEVICE.
7. INSTALL THE STONE BASE FOR THE DRIVEWAY.
8. CONCURRENT WITH DRIVEWAY STONE, BEGIN BUILDING CONSTRUCTION.
9. ONCE THE ROOF IS COMPLETE, INSTALL RAINWATER CONDUCTOR PIPING, YARD DRAIN, SUMP BOX AND ASSOCIATED PIPING.
10. FINAL GRADE THE SITE AND INSTALL THE WALKWAYS AND FINAL PAVING. NEWLY GRADED SLOPES OF OVER TWENTY-FIVE (25%) PERCENT MUST BE STABILIZED WITH SOD OR JUTE NETTING AND SEED.
11. SPREAD TOPSOIL, SEED AND IMMEDIATELY STABILIZE.
12. UPON SITE STABILIZATION INSTALL THE POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES. NOTIFY THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO THE INSTALLATION OF THE STORMWATER MANAGEMENT SYSTEMS AND ASSOCIATED FACILITIES. THE STORMWATER MANAGEMENT SYSTEMS SHALL NOT RECEIVE RUNOFF WITHOUT THE PRIOR APPROVAL FROM THE TOWNSHIP ENGINEER AND UNTIL THE ENTIRE DRAINAGE AREA CONTRIBUTORY HAS ACHIEVED FINAL STABILIZATION.
13. REMOVE THE EROSION AND SEDIMENTATION CONTROLS AND IMMEDIATELY STABILIZE DENUDED AREAS. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
14. ANTICIPATED END OF CONSTRUCTION: APRIL 2023.

Table with 3 columns: NO., SIZE / SPECIES, HEALTH. Lists trees to be removed per arborist and replacement trees.

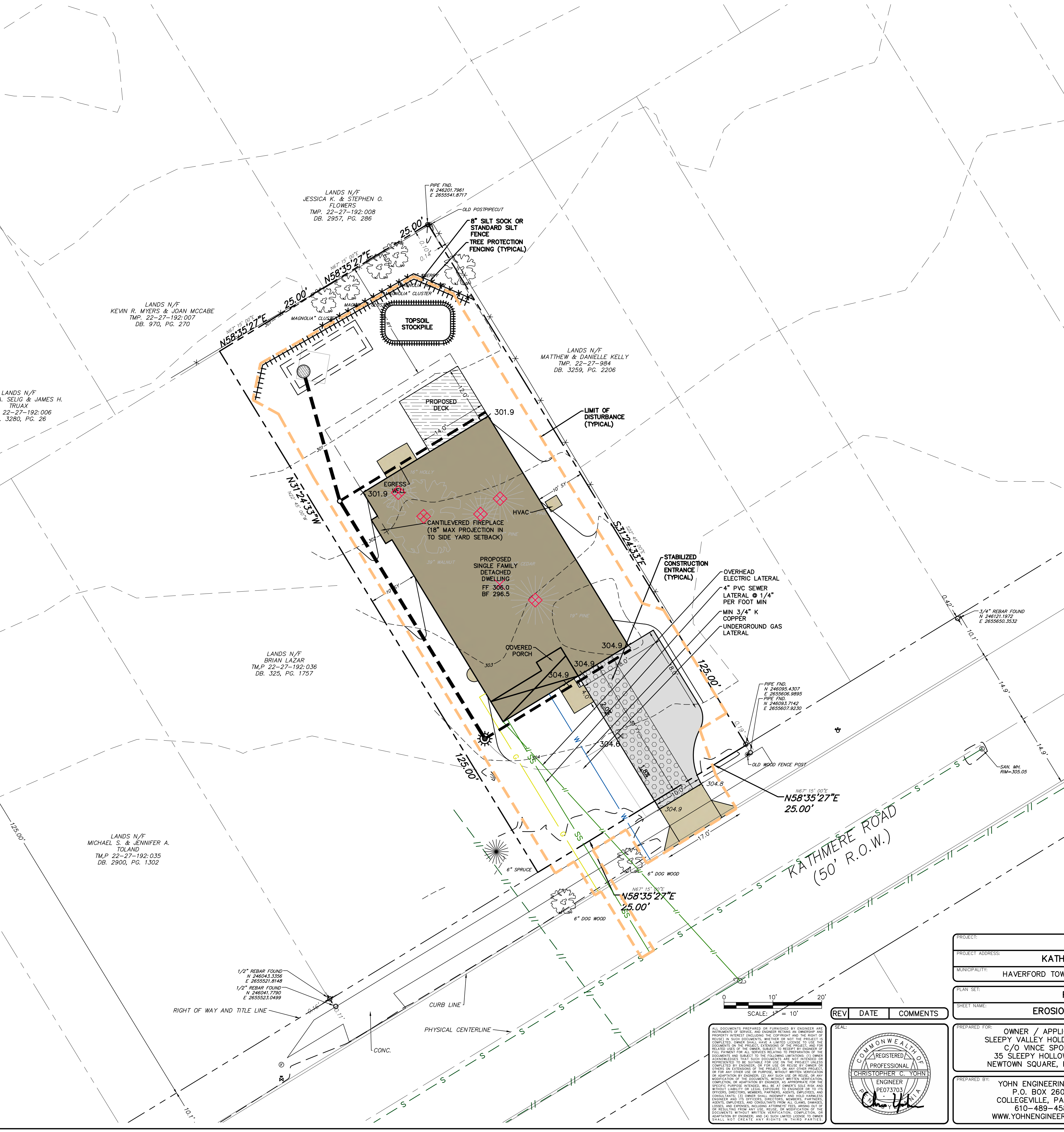
Table with 3 columns: DIAMETER TO BE REMOVED (PER ARBORIST), DIAMETER TO BE REMOVED, TOTAL DIAMETER TO BE REMOVED. Lists tree removal calculations.

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

Linetype Legend and Soils Information table. Includes symbols for property lines, utilities, and soil types.

Soils Information table with columns: SYMBOL, NAME, %SLOPE, HYDROLOGIC GROUP, DEPTH TO SH, DEPTH TO WATER, DEPTH TO BEDROCK.

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



Professional Engineer seal for Christopher C. Yohn, Registered Professional Engineer, No. PE073703.

Project information box including project name (Reverse Subdivision), address (Kathmere Road), and contact information for Yohn Engineering, LLC.

Minutes of the Planning Commission of Haverford Township meeting which was held on Thursday, March 10, 2022 at 7:00 P.M. in the Commissioners' Meeting Room, 1014 Darby Road, Havertown, Pa. 19083.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Kelly Kirk, Zoning Officer and Community Planner

Chuck Faulkner, Township Engineer, Pennoni Associates
Marge Buchanan, Planning Commission Scribe

Mr. Capuzzi called the meeting to order at 7:04 P.M.
Ms. Buchanan Called Roll

Item #1

**Kathmere Road- Reverse Subdivision Plans
Sleepy Valley Holdings, LLC.**

The applicant requests to consolidate two (2) 3,125 sq. ft., non-conforming, vacant lots into one 6,250 sq. ft. conforming lot, located on Kathmere Road. The consolidated lot will be developed with a new single family dwelling with associated improvements and stormwater management facilities.

Chris Yohn, PE, Yohn Engineering, LLC. presented for the project. Mr. Yohn began by stating that most lots on Kathmere Road are 50 feet wide and the two subject lots are both twenty-five feet wide. The proposed reverse subdivision would consolidate the two existing lots to create one fifty-foot wide lot to construct a single family dwelling. Mr. Yohn identified each of the seven sheets contained in the plan set being presented. Mr. Yohn noted that the Applicant had appeared at the Shade Tree Commission meeting of February 28, 2022 and the Commission had requested more shade trees than what was in the first report. Mr. Yohn said an arborists report stated that many of the trees on the lots were dead, diseased or dying. Shade Tree Commission recommended some of these trees be replaced. The plans will reflect 6 or 7 replacement trees.

Mr. Capuzzi asked if there would be room for those trees.

Mr. Yohn went on to describe the placement of the trees and added there would be a fee in lieu where trees could be planted elsewhere in the Township.

Mr. Yohn said a review letter from the Township Engineer was received and the plans will be revised to comply with all the comments and that no variances or waivers will be required. There would be discussions with the Township Engineers regarding the best way to address a few items.

Mr. Capuzzi asked if clarification is needed for any of the Township Engineer's comments.

Mr. Yohn stated #2, The Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required and paperwork was submitted with the application and the issue is the best way to process it. Additionally, discussions were held regarding #7 (additional spot elevations), #8 (limit of disturbance) and #12 (substitution of silt sock in place of silt fence).

Ms. Phillips asked if the project would be providing a median setback conformity. Ms. Kirk explained that the new construction would need to conform to the 30-foot minimum setback requirement for the R-4 zoning district even though the median setback of the existing houses on either side of the property may be less than 30-feet. Ms. Phillips added that most of the houses have a garage behind the house and introducing the attached front garage and double wide driveway breaks from the rhythm of the road. Mr. Yohn explained that due to the location of the home on the lot, a garage would not fit well behind the home.

Mr. Fiordimondo asked for clarity of the adjacent narrow lot and parking. Ms. Kirk explained the narrow lot is a twin and because of the antiquated neighborhood, the lot is more narrow than a current twin lot. Mr. Fiordimondo asked about the width of the side yard setback to the same adjacent lot. Ms. Kirk explained that with the non-conforming lot, house and setbacks, it may be about 7-feet. The side yard setback on the adjacent lot however, does not affect the side yard setback on the project lot. Mr. Fiordimondo asked if a landscape plan would be available to see regarding location of trees. Mr. Yohn stated that the Shade Tree Commission Meeting involved conversation as to where, how many and what kind of trees would be recommended. Mr. Fiordimondo asked if there were setback requirements for the HCPM to which Mr. Yohn replied, that he was not aware of any setback requirements. Mr. Fiordimondo asked about marked unhealthy trees. Mr. Yohn added that Shade Tree Commission requested replacement.

Mr. Garrett stated he would be interested in seeing what the building would look like. Mr. Yohn offered a picture of a similar home built on Harvard Road. Mr. Garrett felt that it would not be intrusive to the neighborhood. Mr. Garrett asked why the building size has been maxed without room for the replacement trees. Mr. Yohn added that the project design reflects the Shade Tree Commission recommendations regarding landscaping. Mr. Garrett stated a minor reduction in the house footprint would allow some trees to remain.

Mr. Capuzzi stated the plans need to be sealed by PLS. Mr. Capuzzi spoke of the trees that had already been cut down and asked if that was before the arborist report. Mr. Yohn said yes. Mr. Capuzzi said the trees should have been shown on the plans as removed and should have been added to the replacement tabulation. Mr. Yohn stated the Shade Tree Commission was aware of the trees removed and did not require replacement for them. Ms. Kirk stated the Plan would be going back to the Shade Tree Commission for final recommendation. Mr. Capuzzi stated the grading needs to be clear in regards to the drainage area contributing runoff to the proposed seepage bed. Mr. Capuzzi added a technical breakdown on the design of the seepage bed and believed that it was under designed in regards to the storage volume provided for the 100-year storm event. A very technical conversation ensued. Mr. Faulkner stated that he would further review the calculations for the seepage bed and have additional conversations with Mr. Yohn.

Mr. Capuzzi asked if any of the audience members wished to address the Board:

Cindy and John Eddy, 311 Strathmore Rd., stated their property takes on water from the twin homes on Kathmere Road, which sometimes ends up in their basement. Mr. and Mrs. Eddy do not believe the seepage bed will be adequate.

Mr. Capuzzi offered a breakdown of the way stormwater management is calculated. Mr. Faulkner described the maintenance schedule that is required for the stormwater management system. Mr. Garrett asked if this system would be very different from other properties in the neighborhood. Mr. Faulkner stated yes.

Jessica Flowers, 307 Strathmore Rd., stated she is also concerned with the water that currently ends up in her basement and was attending tonight's meeting to hear how it would be addressed with new construction.

Mr. Yohn responded to the citizen's concern, stating that placing a stormwater system where there is currently none is an excellent point made by the Board. The stormwater system has been designed for the maximum impervious coverage permitted on the lot, which is more than that which is proposed.

Mr. Capuzzi stated he felt the plan should be revised and resubmitted. Mr. Yohn responded that he understood but was hopeful to get the lot consolidation approved as soon as possible.

Mr. Garrett made a Motion to recommend approval of the Kathmere Road lot consolidation to the Board of Commissioners with the following conditions:

1. The applicant will comply with the outstanding items of the Township Engineer's review letter dated March 8, 2022 to the satisfaction of the Township.
2. The design of the underground stormwater management infiltration system shall be reviewed with the Township Engineer.
3. The landscape plans shall be revised to include the recommendations of the Shade Tree Commission.

Mr. Capuzzi Seconded the Motion.
All in Favor.

Item #2

Review of Minutes

Mr. Capuzzi made Motion to approve the minutes of the Planning Commission meeting of January 27, 2022, as submitted.

Mr. Chanin Seconded.

Approved Unanimously.

Mr. Garrett asked if there could be a Shade Tree Liaison for the Planning Commission. Ms. Kirk stated, having a dialog with the Shade Tree Commission is appropriate but a member of the Shade Tree Commission could not also be seated on the Planning Commission

Mr. Garrett asked for an update on the Comprehensive plan. Ms. Kirk explained the draft will hopefully be ready for distribution and review with the intention to have the first of many

public meetings with the Planning Commission in May. Ms. Kirk explained the process of the creation of the document by the Steering Committee and who sits on the Committee as well as the timeline of open review.

Adjournment

Mr. Capuzzi made Motion to adjourn.
Mr. Garrett Seconded.

All in Favor.
Adjournment 8:16 P.M.



Haverford
Township
est. 1682

Agenda & Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, April 14, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

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

2. **Preliminary/Final Minor Subdivision Plan- 1801 Manor Road
Sleepy Valley Holdings, LLC**

Applicant proposes to subdivide an existing 12,237 square foot lot, located at 1801 Manor Road, to create one new parcel. Lot #1 is proposed to contain 6,236 square feet, with the existing house to remain. Lot #2 is proposed to contain 6,001 square feet, and to be developed as a new single family dwelling with associated improvements and stormwater management facilities.

3. **Discussion- Current status of Comprehensive Plan draft**

Update provided by Planning Commission Chairman and Steering Committee Member, Angelo Capuzzi

4. **Review of Minutes**

Planning Commission meeting of March 10, 2022

Adjournment

Minutes of the Planning Commission of Haverford Township meeting which was held on Thursday, April 14, 2022 at 7:00 P.M. in the Commissioners' Meeting Room, 1014 Darby Road, Havertown, Pa. 19083.

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Chairman via Zoom
E. David Chanin, Vice Chairman
Maggie Dobbs, Secretary
Robert Fiordimondo
Jack Garrett
Julia Phillips
Louis Montresor

ALSO PRESENT:

Kelly Kirk, Zoning Officer and Community Planner

Chuck Faulkner, Township Engineer, Pennoni Associates
Marge Buchanan, Planning Commission Scribe

Mr. Capuzzi called the meeting to order at 7:02 P.M.
Ms. Buchanan Called Roll

Item #1

Preliminary/Final Minor Subdivision Plan-1801 Manor Road

Sleepy Valley Holdings, LLC.

Applicant proposes to subdivide an existing 12,237 square foot lot, located at 1801 Manor Road, to create one new parcel. Lot #1 is proposed to contain 6,236 square feet, with existing house to remain. Lot #2 is proposed to contain 6,001 square feet, and to be developed as a new single family dwelling with associated improvements and stormwater management facilities.

Dennis F. O'Neill, PE with MacCombie Consulting Engineers & Surveyors, Inc., began with an update on the changes resulting from the meeting with neighbors and the Township Engineer. Mr. O'Neill stated the proposed house would be moved 2 feet to the south in an effort to save an existing holly bush. Additionally, there will be an attempt to save an existing evergreen tree but appears will not survive the digging of the foundation. Agreement was made with the Shade Tree Commission on placement and species of trees. The applicant is requesting a waiver to pay a fee in lieu of planting 9 proposed trees. There will be two Magnolia replacement trees and will be placed to comply with the comment from the Township Engineers Review Letter to be 6' behind the Right-of-Way line.

Mr. O'Neill added the project will be in compliance with all of the comments of the Township Engineers Review Letter dated April 13, 2022.

Chuck Faulkner, Township Engineer, Pennoni Associates, addressed the previous concerns of the proximity of the storm water basin to the house and driveway.

Mr. Capuzzi, Mr. Faulkner and Mr. O'Neill discussed the changes made by the applicant to remediate the concerns including waterproofing the basement wall and foundation drains.

Mr. Garrett opened a discussion with Mr. O'Neill regarding the existing Blue Spruce evergreen that should be saved.

Mr. Montresor asked about the remarks 6-8 of the Township Engineer Review Letter to which Mr. O'Neill clarified the compliance with the remarks.

Ms. Phillips inquired about the façade of the home and if the home will be in keeping with the stone of the homes in the neighborhood. Mr. O'Neill stated everything will be done to match as close as possible.

Ms. Dobbs asked if the Blue Spruce evergreen would be included in the fee in lieu calculation and if that had been assumed as removed. Mr. O'Neill verified both to be correct.

Mr. Fiordimondo opened discussion on utility location from the existing Lot 1 and the Lot 2. Mr. O'Neill clarified the utility locations.

Mr. Capuzzi discussed with Mr. O'Neill the construction entrance product and availability for use on the project.

Mr. Capuzzi asked for clarification on requiring stormwater management/erosion control permit after the subdivision plan is complete. Mr. Faulkner stated there will be a grading permit required to do the work which will require another review and site inspections.

Mr. Capuzzi added a discussion regarding other types of stormwater receptacles.

Resident Comment:

Joanna Pittman-1809 Manor Rd., spoke in opposition of the plan.

Mike Dolan-1720 Manor Rd., asked for clarification on a waiver and removing an existing tree to add stormwater basin.

Lori Rofini-1828 Manor Rd., spoke about the lot line between the two lots not being perpendicular to the street line.

Andrew Furman-1700 Manor Rd., spoke in agreement with his neighbors and would like if the new home to be more in line with the existing homes.

Chris Cahall-1813 Manor Rd., spoke in agreement with his neighbors regarding the style of homes in the neighborhood not matching the proposed new home, stormwater worries and the proposed change of driveway pattern compared to those currently existing on the street.

Nicole Baker-1816 Manor Rd., added her feelings regarding her desire to have Manor Road remain the neighborhood that it is.

Rebecca Burnett-1804 Manor Rd., spoke in opposition of the proposed plan. Specifically, the charm of the neighborhood with the trees and the birds that will be altered in the construction.

Kathy Malloy-1801 Manor Rd., owner of the property. Ms. Malloy stated her intention 20 years ago when buying the property was to subdivide. Ms. Malloy also added explanation for trees that had been removed.

Mr. Capuzzi explained that stormwater management requirements would be imposed by the Township to protect neighboring properties. Mr. Capuzzi added the Planning Commission is bound by the rules of Haverford Township and have no control over aesthetics. Additionally, the Shade Tree Commission is the Township Board that is responsible for making recommendations regarding the trees.

Mr. Faulkner explained the Operations and Maintenance Agreement to Ms. Burnett and the inspections that will be required for the next 10 years.

Mr. O'Neill explained the first requested waiver for preliminary final approval is wholly customary in the subdivision process and the second waiver was for the existing driveway not to be modified.

Ms. Dobbs made a Motion to recommend approval of the plan providing all of the outstanding review comments by the Township Engineers Letter are met including the property pins to clearly delineate the angle of the property line between the two homes for future reference. Mr. Capuzzi added a condition that the project engineer evaluate different products in regards to the design of the storm water management system in order to reduce its footprint.

Mr. Montresor Seconded.

Mr. Garrett votes No

Motion passed 6-1

Item #2

Discussion-Current status of Comprehensive Plan draft

Update provided by Planning Commission Chairman and Steering Committee Member, Angelo Capuzzi.

Mr. Capuzzi explained the Steering Committee is comprised of four Township Commissioners, the Township Zoning Officer, a Planning Commission member (himself), the Director of the Parks and Recreation Department as well as private individuals within the community.

The Comprehensive Plan and the basis for the Plan is the responses from the questionnaire that was available to all Township residents pre-Covid to comment on what they think is necessary for the Township to implement in the next few years. There were work sessions that were open to the public to present their ideas. The Steering Committee has been working for the last year or so and has prepared a draft plan that the Planning Commission will begin to review at a public meeting(s) in June. Eventually, after public comments have been received and evaluated, the Planning Commission will to make a recommendation to the Board of Commissioners regarding the final content of the Comprehensive Plan. The Board of Commissioners will then have a public hearing where they will also solicit input from the general public before they

adopt the Comprehensive Plan. June 9, 2022 is the target date for the initial public meeting with the Planning Commission.

Item#3

Review of Minutes

Mr. Capuzzi made Motion to approve the minutes of the Planning Commission meeting of March 10, 2022, as submitted.

Mr. Garrett Seconded.

Approved Unanimously.

Adjournment

Mr. Capuzzi made Motion to adjourn.

Ms. Dobbs Seconded.

All in Favor.

Adjournment 8:41 P.M.

Zoning R-4 Low- to Medium-Density Residential Districts.	Required	Existing	Percent	Proposed lot #1	Percent	Proposed lot #2	Percent
MIN. LOT SIZE (S.F.):	6,000	12,237		6,236		6,001	
MIN. STREET FRONTAGE (FT.):	38	110		59.18		50.82	
MIN. LOT WIDTH AT BUILDING LINE (FT.):	50	110		59		50.82	
MAX. BUILDING COVERAGE (S.F.):	30%	1,220	10.0%	1,220	19.6%	1,650	27.5%
MIN. FRONT YARD (FT.):	30	21.86*		21.86*		30.03	
MIN. SIDE YARDS EACH (FT.):	8	20.1		8.02		10.30	
MIN. SIDE YARDS AGGREGATE (FT.):	20	77.8		28.1		20.83	
MIN. REAR YARD (FT.):	25	40.8		40.8		27.25	
MAX. BUILDING HEIGHT (FT.):	35	<35		<35		32'	
MAX. IMPERVIOUS SURFACE RATIO (S.F.):	45%	2,280	18.6%	2,280	36.6%	2,503	41.7%
* EXISTING NON-CONFORMING							

BUILDING AND IMPERVIOUS COVERAGES	EXISTING			PROPOSED		
	PARCEL	LOT#1	LOT#2	PARCEL	LOT#1	LOT#2
Lot area (S.F.)	12,237	6,236	6,001			
Building	1,090	1,090	1,548			
Porch	130	130	102			
Driveway	970	970	590			
Walks	55	55	55			
Steps, AC, Others	35	35	40			
Total Impervious	2,280	2,280	2,503			
Impervious coverage	18.6%	36.6%	41.7%			
Building Coverage	10.0%	19.6%	27.5%			

WAIVERS NOTE:

- A) A WAIVER IS REQUESTED FROM THE CODE OF THE HAVERFORD TOWNSHIP CHAPTER 160 SECTION 4.A. REGARDING THE TWO STEP REVIEW PROCESS.
- B) WAIVER IS REQUESTED FROM THE CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 160 SECTION 5B. (3)(1) REGARDING A MINIMUM RIGHT OF WAY WIDTH OF 50 FEET AND CARTWAY OF 27 FEET FOR MANOR ROAD. IF REQUIRED, THE EXISTING RIGHT OF WAY AND CARTWAY WIDTHS ARE 45 AND 24 FEET RESPECTIVELY.
- C) WAIVER IS REQUESTED FROM THE DESIGN STANDARDS OF THE TOWNSHIP OF HAVERFORD PARAGRAPH "DRIVEWAYS C. PROXIMITY TO LOT LINE" REGARDING THE MINIMUM DISTANCE OF 2 FEET FROM THE DRIVEWAY TO THE PROPERTY LINE. THE EXISTING DRIVEWAY ON LOT #1 IS LESS THAN 2 FEET FROM THE PROPERTY LINE.

VARIANCE GRANTED ON FEBRUARY 4, 2022 CASE No 722-02

A VARIANCE REQUEST WAS GRANTED FROM THE CODE OF THE HAVERFORD TOWNSHIP CHAPTER 182 SECTION 713.B. NO LOT SHALL BE FORMED FROM PART OF A LOT ALREADY OCCUPIED BY A BUILDING UNLESS THE EXISTING BUILDING AND ANY PROPOSED BUILDING COMPLY IN ALL RESPECTS WITH THE AREA AND OTHER REQUIREMENTS OF THE DISTRICT IN WHICH SUCH BUILDING IS LOCATED. THE REQUIRED FRONT SETBACK IS 30 FT. THE EXISTING FRONT YARD SETBACK IS 21.86 FT.

GENERAL NOTES:

- SITE AREA: 12,237 S.F. = 0.2809 AC.
- SITE IS ZONED R-4 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT. REQUIREMENTS:
 LOT SIZE: 6,000 S.F. (MIN.)
 STREET FRONTAGE: 38 FT. (MIN.)
 LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
 BUILDING COVERAGE: 30% (MAX.)
 FRONT YARD: 30 FT. (MIN.)
 SIDE YARDS: 8 FT. (MIN. EACH); 20 FT. (MIN. AGGREGATE)
 REAR YARD: 25 FT. (MIN.)
 BUILDING HEIGHT: 35 FT. (MAX.)
 IMPERVIOUS SURFACE RATIO: 45% (MAX.)
- FIELD SURVEY PERFORMED BY HERBERT E. MACCOMBIE JR. PE OFFICE ON MARCH 10TH, 2021.
- THE SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045C0106F, PANEL 106 EFFECTIVE DATE NOV. 18, 2009.
- SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
- EXISTING SOIL TYPE: ME MADE LAND, SCHIST AND GNEISS MATERIALS.
- BENCHMARK REFERENCE: TAKEN ON RIM OF SANITARY SEWER MANHOLE. MANHOLE LOCATED ON MANOR ROAD, ±50' NORTH OF THE INTERSECTION OF MANOR ROAD AND FAIRFIELD ROAD. RIM ELEVATION = 285.11.
- PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA. ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE NOR MORE THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK. PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.
- A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
- ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE NO. 1505.
- EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND WOOD OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE NO. 1680, SECTION II, PARAGRAPH 8.
- DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
- AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- A FOUNDATION AS-BUILT PLAN IS REQUIRED.
- AN APPROVED PENNSYLVANIA DEP SEWAGE FACILITIES PLANNING MODULE OR AN EXEMPTION THERETO IS REQUIRED.
- THE SHADE TREE COMMISSION SHOULD REVIEW THE EXTENT AND REQUIREMENTS FOR REPLACEMENT SHADE TREES.
- A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED.
- ANY STANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
- ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
- POSTED SPEED LIMIT 15 M.P.H.
- ALL CLEANOUTS LOCATED WITHIN THE DRIVEWAY MUST BE RATED MEDIUM DUTY (SAFE LIVE LOAD BETWEEN 2000 LB. AND 4999 LB.).
- A TOWNSHIP ROAD OPENING PERMIT WILL BE REQUIRED FROM THE TOWNSHIP PRIOR TO CONSTRUCTION.



LOCATION MAP SCALE: 1"=600'

LEGEND

EXISTING	PROPOSED
LOT LINE	TC/BC
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	PROP. BUILDING
BUILDING	UTILITY POLE
UTILITY POLE	ELECTRIC
ELECTRIC	ELECTRIC BOX
ELECTRIC BOX	WATER MAIN & VALVE
WATER MAIN & VALVE	FIRE HYDRANT
FIRE HYDRANT	WELL
WELL	SANITARY LINE, MANHOLE, EXIST. MH
SANITARY LINE, MANHOLE, EXIST. MH	& CLEANOUT
& CLEANOUT	FORCE MAIN
FORCE MAIN	SEPTIC LID
SEPTIC LID	STORM LINE, MANHOLE, EXIST. MH
STORM LINE, MANHOLE, EXIST. MH	EXIST. INLET
EXIST. INLET	PROP. MH
PROP. MH	PROP. INLET
PROP. INLET	FENCE
FENCE	TREE
TREE	TREE ROW
TREE ROW	CONTOUR
CONTOUR	SPOT ELEVATION
SPOT ELEVATION	BORE HOLE ELEVATION WITH DEPTH
BORE HOLE ELEVATION WITH DEPTH	ROOF DRAIN
ROOF DRAIN	SOIL BOUNDARY LINE
SOIL BOUNDARY LINE	TYPICAL TO BE REMOVED
TYPICAL TO BE REMOVED	FINISHED FLOOR
FINISHED FLOOR	VERTICAL TEXT INDICATES PROPOSED FEATURES
VERTICAL TEXT INDICATES PROPOSED FEATURES	SLANTED TEXT INDICATES EXISTING FEATURES

SITE LEGEND

PROPOSED BUILDING	PROPOSED ASPHALT	PROPOSED CONCRETE
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PRELIMINARY/ FINAL

REVISION	DATE
REVISION PER SHADE TREE COMMISSION COMMENTS	04/04/22
REVISION PER SHADE TREE COMMISSION COMMENTS	03/04/22
REVISION PER TOWNSHIP REVIEW COMMENTS	02/05/22

PLAN OF SUBDIVISION
FOR
SLEEPY VALLEY HOLDINGS, LLC
1801 MANOR ROAD

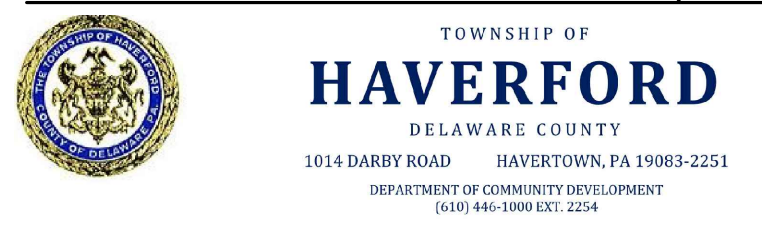
HAVERFORD TOWNSHIP DELAWARE COUNTY, PA
SCALE: 1" = 20'
DECEMBER 15, 2021

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

SHEET 1 OF 7
CADD FILE LD_1801-Manor-rd.dwg HAVERFORD FILE #600

MEDIAN SETBACK	SETBACK TO BUILDING
1813 MANOR RD.	29.6' OFF RIGHT-OF-WAY
1809 MANOR RD.	29.6' OFF RIGHT-OF-WAY
1801 MANOR RD.	28.85' OFF RIGHT-OF-WAY
1721 MANOR RD.	30.1' OFF RIGHT-OF-WAY
1717 MANOR RD.	29.6' OFF RIGHT-OF-WAY
1713 MANOR RD.	30.35' OFF RIGHT-OF-WAY
1709 MANOR RD.	30.35' OFF RIGHT-OF-WAY
1705 MANOR RD.	30.35' OFF RIGHT-OF-WAY
MEDIAN SETBACK	29.85' OFF RIGHT-OF-WAY

VARIANCE GRANTED ON FEBRUARY 4, 2022 CASE No 722-02



February 4, 2022
Sleepy Valley Holdings, LLC.
C/O Vincem Spouto
35 Sleepy Hollow Drive
Newtown Square, Pa 19073

Re: Zoning Hearing Board Case No. Z22-02

Dear Applicant:

You are hereby notified that a public work session of the Zoning Hearing Board was held on Thursday, February 3, 2022 at which time the above-mentioned variance was approved with the following conditions:

- There shall be no enclosure to the existing front porch on the existing house.
- The proposed rear patio on the proposed second home shall not be converted to a deck or enclosed in any way.
- The applicant shall control water runoff on the property, during and after construction as not to adversely impact the neighbors.
- The project shall be completed within 18 months of the date hereof and in accordance with the notes of testimony.

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

Furthermore, this notice was mailed in the direction of the Zoning Hearing Board on the date set forth below by the Department of Community Development and shall commence the thirty (30) day period of a timely appeal in accordance with ACT #247, as amended, known as the PENNSYLVANIA MUNICIPALITIES PLANNING CODE.

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

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

Very truly yours,
Kathy King Zoning Officer
Department of Community Development
Certified Mail
7021 0350 0001 6176 6459

cc: William Malone, Esq. Zoning Solicitor

DELAWARE COUNTY PLANNING COMMISSION APPROVAL

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

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

ACKNOWLEDGEMENT NOTE

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

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

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776
SERIAL #: 20210720638

CONSTRUCTION SEQUENCE:

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

GRADING AND CONSTRUCTION NOTES:

1. PROPOSED TEMPORARY TOPSOIL STOCKPILE LOCATION CAN BE PLACED TO THE FRONT OF THE PROPERTY AND/OR THE MATERIAL MAY BE TAKEN OFF-SITE TO AN APPROVED LOCATION.

OPERATION AND MAINTENANCE PROCEDURES:

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

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

POST CONSTRUCTION STORMWATER BMP OPERATION AND MAINTENANCE PROCEDURES

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

GRASS SWALES

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

UNDERGROUND INFILTRATION BASINS

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

CATCH BASINS

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

SEDIMENTATION AND EROSION CONTROL MEASURES:

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

GENERAL NOTES:

1. SITE AREA: 12,237 S.F. = 0.2809 AC.
2. SITE IS ZONED R-4 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT. REQUIREMENTS:
 LOT SIZE: 6,000 S.F. (MIN.)
 STREET FRONTAGE: 38 FT. (MIN.)
 LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
 BUILDING COVERAGE: 30% (MAX.)
 FRONT YARD: 30 FT. (MIN.)
 SIDE YARDS: 8 FT. (MIN. EACH);
 REAR YARD: 20 FT. (MIN. AGGREGATE)
 BUILDING HEIGHT: 35 FT. (MAX.)
 IMPERVIOUS SURFACE RATIO: 45% (MAX.)
3. FIELD SURVEY PERFORMED BY HERBERT E. MACCOMBIE JR. PE OFFICE ON MARCH 10TH, 2021.
4. THE SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045C0106F, PANEL 106 EFFECTIVE DATE NOV. 18, 2009.
5. SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER SERVICE.
6. EXISTING SOIL TYPE: ME MADE LAND, SCHIST AND GNEISS MATERIALS.
7. BENCHMARK REFERENCE: TAKEN ON RIM OF SANITARY SEWER MANHOLE. MANHOLE LOCATED ON MANOR ROAD, ±50' NORTH OF THE INTERSECTION OF MANOR ROAD AND FAIRFIELD ROAD. RIM ELEVATION = 285.11.
8. PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 287 OF 1974 AS AMENDED BY PA. ACT 50 OF 2017, 73 P.S. SECTION 176 ET. SEQ. KNOWN AS THE "UNDERGROUND UTILITY LINE PROTECTION LAW", THROUGH THE ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE NOR MORE THAN TEN BUSINESS DAY IN ADVANCE OF THE START OF WORK. PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776 OR 8-1-1.
9. A COPY OF THIS APPROVED PLAN MUST BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
10. ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERTOWN EROSION AND SEDIMENT CONTROL ORDINANCE NO. 1505.
11. EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERTOWN TOWNSHIP ORDINANCE NO. 1680, SECTION II, PARAGRAPH B.
12. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
13. AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED PRIOR TO CONSTRUCTION.
14. A FOUNDATION AS-BUILT PLAN IS REQUIRED.
15. AN APPROVED PENNSYLVANIA DEP SEWAGE FACILITIES PLANNING MODULE OR AN EXEMPTION THERETO IS REQUIRED.
16. THE SHADE TREE COMMISSION SHOULD REVIEW THE EXTENT AND REQUIREMENTS FOR REPLACEMENT SHADE TREES.
17. A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED.
18. ANY SUBSTANDARD OR DAMAGED CURB AND SIDEWALK SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
19. ALL PROPOSED MONUMENTS SHALL BE CONCRETE.
20. ALL PERIMETER SILT FENCE SHALL BE SUPER SILT FENCE.
21. POSTED SPEED LIMIT 15 M.P.H.
22. ALL CLEANOUTS LOCATED WITHIN THE DRIVEWAY MUST BE RATED MEDIUM DUTY (SAFE LIVE LOAD BETWEEN 2000 LB. AND 4999 LB.).
23. A TOWNSHIP ROAD OPENING PERMIT WILL BE REQUIRED FROM THE TOWNSHIP PRIOR TO CONSTRUCTION.



LOCATION MAP
SCALE: 1"=600'

LEGEND

EXISTING	PROPOSED
LOT LINE	TC/BC
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	
BUILDING	PROP. BUILDING
UTILITY POLE FLOOD LIGHT	PROP. POLE
ELECTRIC	PROP. LIGHT
ELECTRIC BOX	
WATER MAIN & VALVE	
FIRE HYDRANT	
WELL	
SANITARY LINE, MANHOLE, EXIST. MH	PROP. MH
& CLEANOUT	
FORCE MAIN	
SEPTIC LID	
STORM LINE, MANHOLE, EXIST. MH	PROP. MH
& INLET	
FENCE	
TREE	
TREE ROW	
CONTOUR	
SPOT ELEVATION	
BORE HOLE ELEVATION WITH DEPTH	
ROOF DRAIN	
SOIL BOUNDARY LINE	
TYPICAL TO BE REMOVED	(TYP.)
FINISHED FLOOR:	F.F.
VERTICAL TEXT INDICATES PROPOSED FEATURES	(TYP.)
SLANTED TEXT INDICATES EXISTING FEATURES	(T.B.R.)

DRAINAGE & EROSION AND SEDIMENT CONTROL PLAN NOTE:

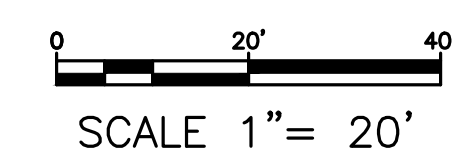
I, DENNIS F. O'NEILL, P.E., ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY HAVERTOWN TOWNSHIP, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

ENGINEER DRAINAGE PLAN CERTIFICATION:

I, DENNIS F. O'NEILL, P.E., HEREBY CERTIFY THAT THE DRAINAGE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH DESIGN STANDARDS AND CRITERIA OF THE HAVERTOWN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

RECORD OWNER

APPLICANT: SLEEPY VALLEY HOLDINGS, LLC
 APPLICANT ADDRESS: 35 SLEEPY HOLLOW DRIVE, NEWTOWN SQUARE PA 19073
 OWNER: KATHRYN A. MOLLOY
 OWNER ADDRESS: 1801 MANOR RD, HAVERTOWN PA 19023
 PARCEL ADDRESS: 1801 MANOR RD, HAVERTOWN PA 19023
 PARCEL ID: 22070101000
 Map Number: 22-25 - 192.000



REVISION	DATE
REVISION PER SHADE TREE COMMISSION COMMENTS	04/04/22
REVISION PER SHADE TREE COMMISSION COMMENTS	03/04/22
REVISION PER TOWNSHIP REVIEW COMMENTS	02/09/22

GRADING PLAN
FOR
SLEEPY VALLEY HOLDINGS, LLC
1801 MANOR ROAD

HAVERTOWN TOWNSHIP DELAWARE COUNTY, PA
SCALE: 1" = 20'
DECEMBER 15, 2021

HERBERT E. MacCOMBIE, JR., P.E.
CONSULTING ENGINEERS AND SURVEYORS, INC.
P.O. BOX 118
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SHEET 2 OF 7

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1-800-242-1776

SERIAL #: 202107210638

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

GRASS SWALES

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

UNDERGROUND INFILTRATION BASINS

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

CATCH BASINS

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

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

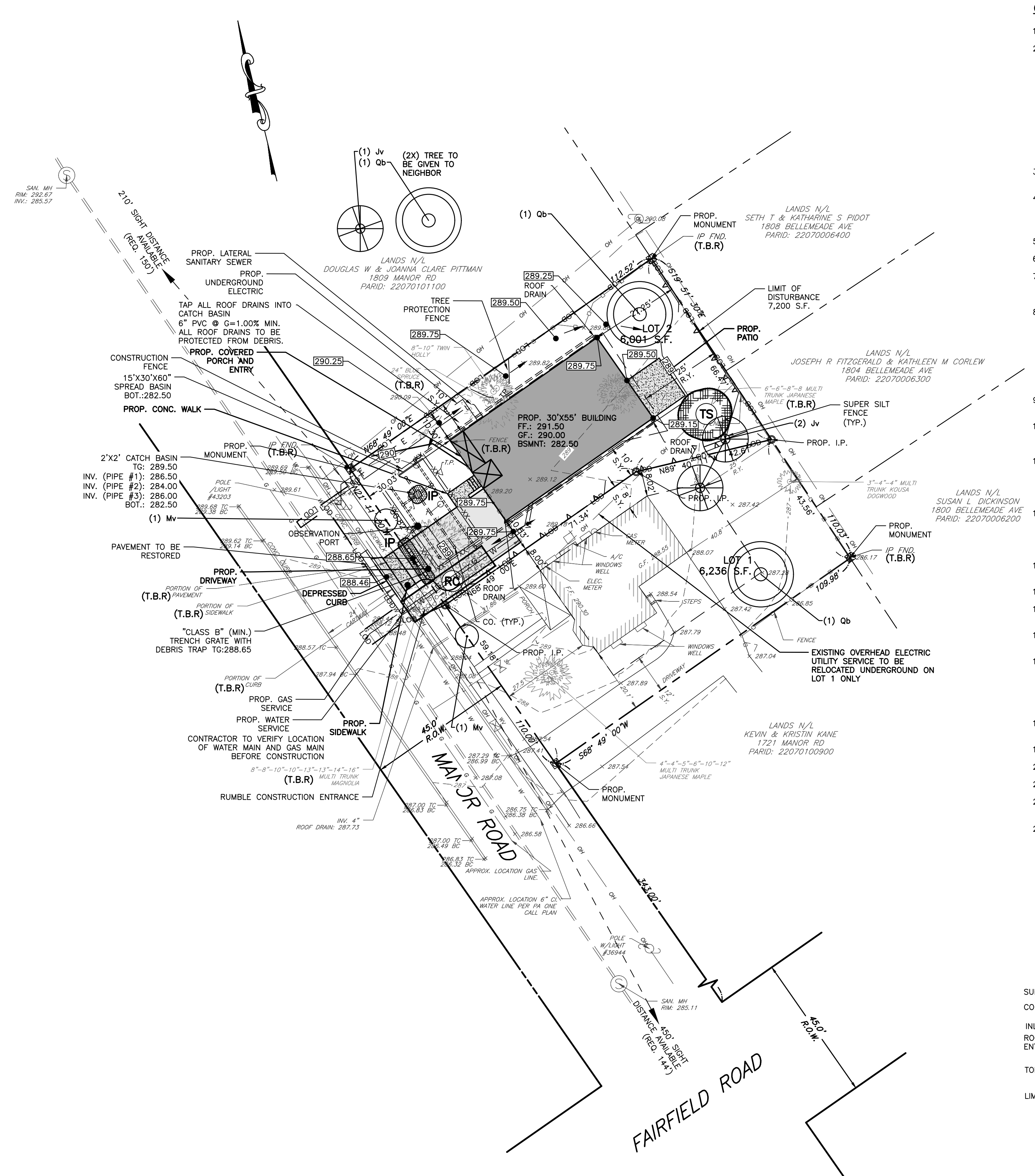
CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.



1-800-242-1776

SERIAL #: 202107210638

April 4, 2022 10:00 AM

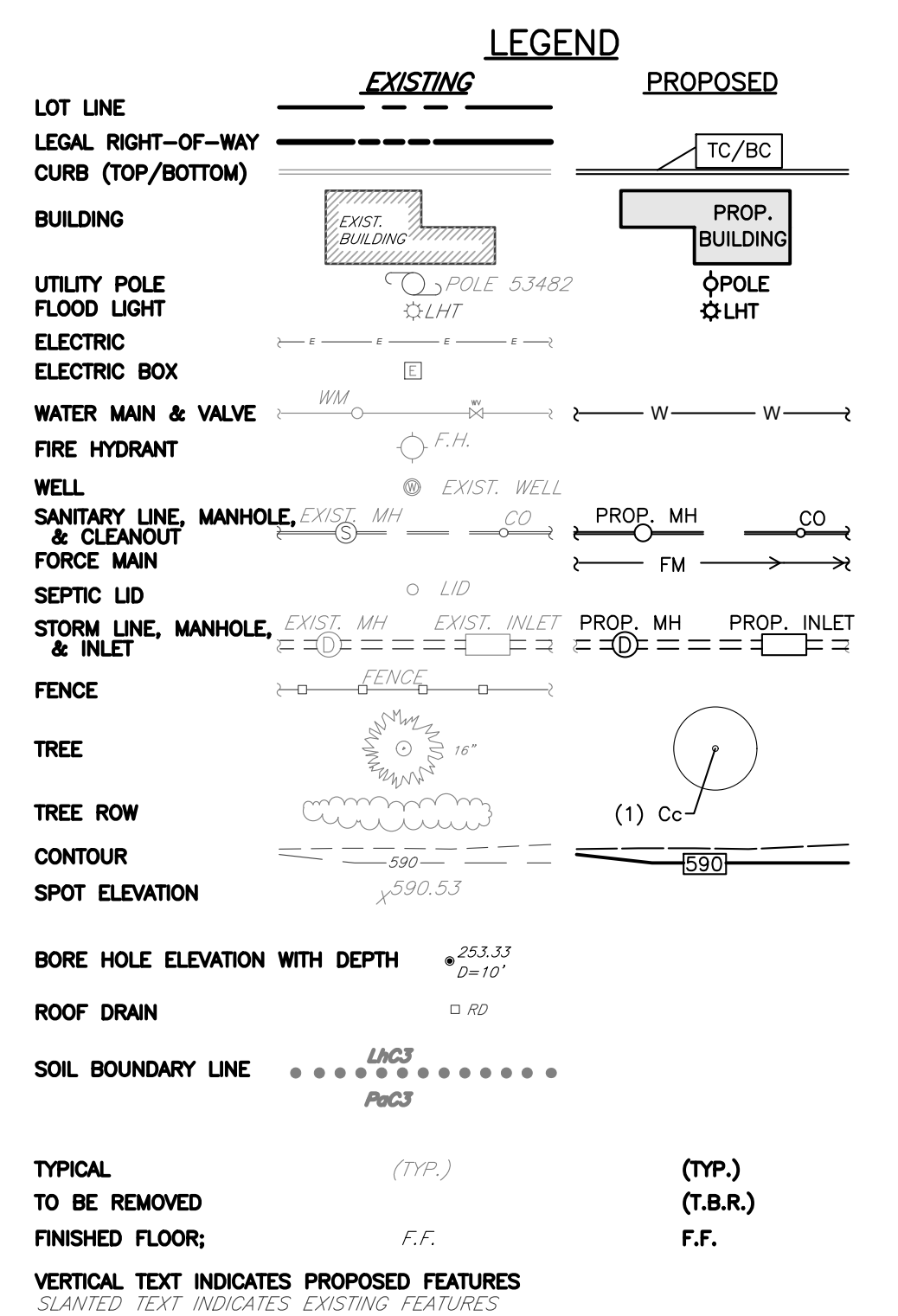


GENERAL NOTES:

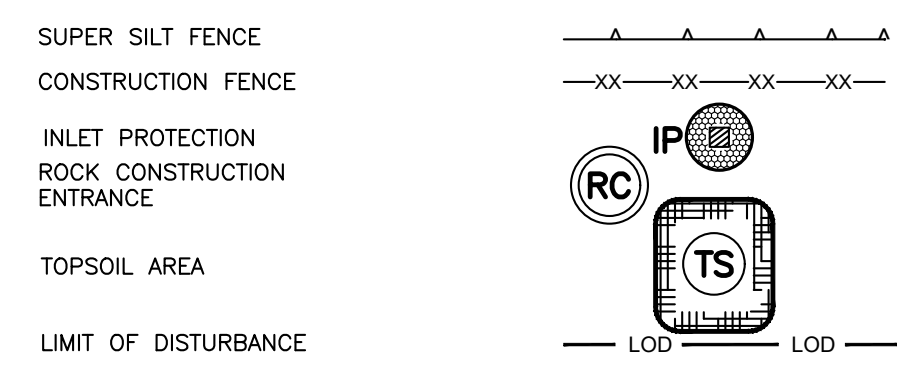
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2. SITE IS ZONED R-4 LOW TO MEDIUM DENSITY RESIDENTIAL DISTRICT. REQUIREMENTS:
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STREET FRONTAGE: 38 FT. (MIN.)
LOT WIDTH AT BUILDING LINE: 50 FT. (MIN.)
BUILDING COVERAGE: 30% (MAX.)
FRONT YARD: 30 FT. (MIN.)
SIDE YARDS: 8 FT. (MIN. EACH); 20 FT. (MIN. AGGREGATE)
REAR YARD: 25 FT. (MIN.)
BUILDING HEIGHT: 35 FT. (MAX.)
IMPERVIOUS SURFACE RATIO: 45% (MAX.)
3. FIELD SURVEY PERFORMED BY HERBERT E. MACCOMBIE JR. PE OFFICE ON MARCH 10TH, 2021.
4. THE SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045C0106F, PANEL 106 EFFECTIVE DATE NOV. 18, 2009.
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10. ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE NO. 1505.
11. EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND WIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE NO. 1680, SECTION II, PARAGRAPH 8.
12. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION CONTROL MEASURES AND PERMANENT STORMWATER MANAGEMENT FACILITIES. AFTER CONSTRUCTION THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING STORMWATER MANAGEMENT FACILITIES.
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15. AN APPROVED PENNSYLVANIA DEP SEWAGE FACILITIES PLANNING MODULE OR AN EXEMPTION THERETO IS REQUIRED.
16. THE SHADE TREE COMMISSION SHOULD REVIEW THE EXTENT AND REQUIREMENTS FOR REPLACEMENT SHADE TREES.
17. A STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE AGREEMENT MUST BE SIGNED AND RECORDED. A CONTRIBUTION OF \$2,200 MUST BE MADE TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE FUND. THE OPERATION AND MAINTENANCE AGREEMENT AND CONTRIBUTION TO THE MUNICIPAL STORMWATER CONTROL AND BMP OPERATIONAL FUND ARE REQUIRED.
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22. ALL CLEANOUTS LOCATED WITHIN THE DRIVEWAY MUST BE RATED MEDIUM DUTY (SAFE LIVE LOAD BETWEEN 2000 LB. AND 4999 LB.).
23. A TOWNSHIP ROAD OPENING PERMIT WILL BE REQUIRED FROM THE TOWNSHIP PRIOR TO CONSTRUCTION.



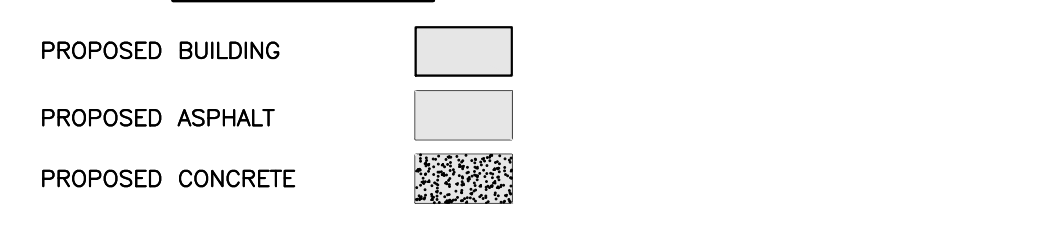
LOCATION MAP
SCALE: 1"=600'



EROSION AND SEDIMENT POLLUTION CONTROL MEASURES LEGEND

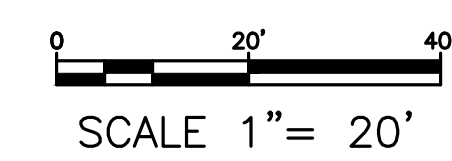


SITE LEGEND



RECORD OWNER

APPLICANT: SLEEPY VALLEY HOLDINGS, LLC
35 SLEEPY HOLLOW DRIVE
NEWTOWN SQUARE PA 19073
OWNER: KATHRYN A MOLLOY
1801 MANOR RD, HAVERTOWN PA 19023
PARCEL ADDRESS: 1801 MANOR RD
HAVERTOWN PA 19023
PARCEL ID: 22070101000
Map Number: 22-26 -192:000



SCALE 1" = 20'

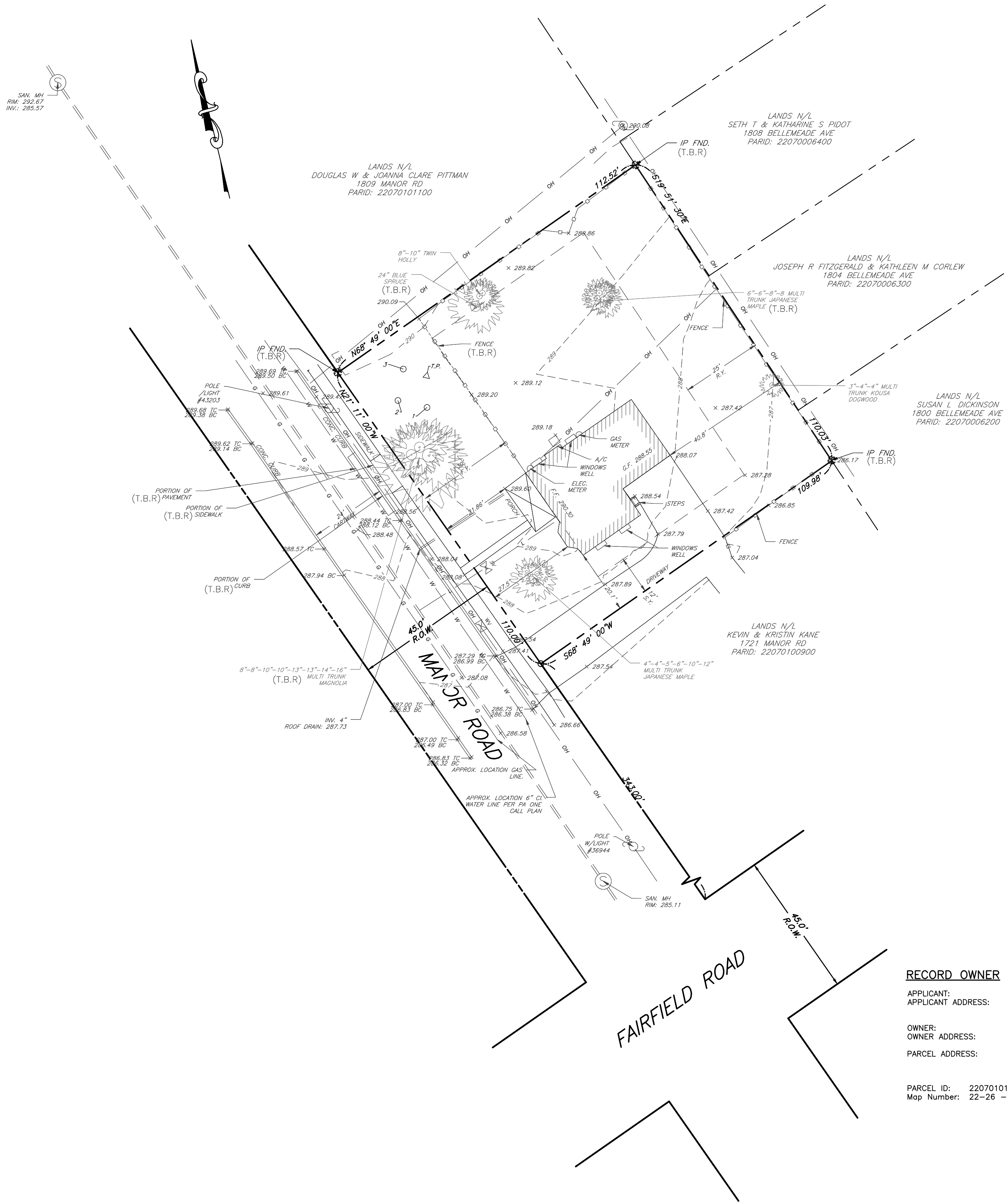
REVISION PER SHADE TREE COMMISSION COMMENTS	04/04/22
REVISION PER SHADE TREE COMMISSION COMMENTS	03/04/22
REVISION PER TOWNSHIP REVIEW COMMENTS	02/09/22
REVISION	DATE
EROSION AND SEDIMENT CONTROL PLAN	
FOR	
SLEEPY VALLEY HOLDINGS, LLC	
1801 MANOR ROAD	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	DECEMBER 15, 2021
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SHEET 3 OF 7	



LOCATION MAP
SCALE: 1"=600'

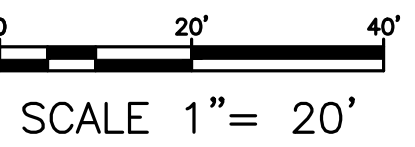
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	EXISTING	PROPOSED
LOT LINE	---	---
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	---	TC/BC
BUILDING	EXIST. BUILDING	PROP. BUILDING
UTILITY POLE	POLE	POLE
FLOOD LIGHT	LHT	LHT
ELECTRIC	---	---
ELECTRIC BOX	---	---
WATER MAIN & VALVE	WM	WM
FIRE HYDRANT	F.H.	---
WELL	EXIST. WELL	PROP. MH
SANITARY LINE, MANHOLE & CLEANOUT	EXIST. MH	PROP. MH
FORCE MAIN	---	FM
SEPTIC LID	LID	---
STORM LINE, MANHOLE & INLET	EXIST. MH	PROP. MH
FENCE	FENCE	---
TREE	TREE	(1) Cc
TREE ROW	---	---
CONTOUR	590	590
SPOT ELEVATION	590.53	590
BORE HOLE ELEVATION WITH DEPTH	55.33 ±0-10"	---
ROOF DRAIN	RD	---
SOIL BOUNDARY LINE	UAC3 PAC3	---
TYPICAL	(TYP.)	(TYP.)
TO BE REMOVED	---	(T.B.R.)
FINISHED FLOOR	F.F.	F.F.
VERTICAL TEXT INDICATES PROPOSED FEATURES	---	---
SLANTED TEXT INDICATES EXISTING FEATURES	---	---

RECORD OWNER
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 APPLICANT ADDRESS: 35 SLEEPY HOLLOW DRIVE
 NEWTOWN SQUARE PA 19073
 OWNER: KATHRYN A MOLLOY
 OWNER ADDRESS: 1801 MANOR RD, HAVERTOWN PA 19023
 PARCEL ADDRESS: 1801 MANOR RD
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 PARCEL ID: 22070101000
 Map Number: 22-26-192-000



REVISION	DATE
REVISION PER SHADE TREE COMMISSION COMMENTS	04/04/22
REVISION PER SHADE TREE COMMISSION COMMENTS	03/04/22
REVISION PER TOWNSHIP REVIEW COMMENTS	02/05/22

TOPOGRAPHIC PLAN
 FOR
SLEEPY VALLEY HOLDINGS, LLC
 1801 MANOR ROAD

HAVERFORD TOWNSHIP DELAWARE COUNTY, PA
 SCALE: 1" = 20'
 DECEMBER 15, 2021

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

SHEET 4 OF 7

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

SERIAL #: 202107210638

EXISTING TREES

DESCRIPTION	CALIPER	LOCATION	TO BE REMOVED	REMARKS
MAGNOLIA MULTI TRUNK	8"-8"-10"-13"-13"-14"-16"	LOT 2	YES	THE MAGNOLIA TREE HAS A LARGE ROTTED AREA AT THE LOWER TRUNK. THE MAIN UPRIGHT SECTIONS ARE ENTANGLED THROUGHOUT THE CANOPY. APPROXIMATELY 10 FEET UP THE CENTER TRUNK THERE IS A LARGE, DUE TO THE CONDITION OF THE TREE I SUGGEST REMOVING THE TREE. CIRCLED DECAYED AREA. THE CANOPY IS ALSO DAMAGED DUE TO ASPHLDH AGGRESSIVELY TRIMMING BACK THE TREE BRANCHES AWAY FROM THE UTILITY WIRES. *
BLUE SPRUCE	24"	LOT 2	YES	THE TREE HAS A SIGNIFICANT LEAN TOWARD THE EXISTING HOUSE. THE MAJORITY OF BRANCHES ON THE ONE SIDE HAVE BEEN CUT BACK TO THE TRUNK BY ASPHLDH IN AN ATTEMPT TO CLEAR THE UTILITY WIRES. I SUGGEST THIS TREE BE REMOVED AS IT IS A CANDIDATE FOR UPROOTING FROM THE GROUND. *
JAPANESE MAPLE MULTI TRUNK	6"-6"-8"-8"	LOT 2	YES	GOOD CONDITION *
HOLLY TWIN	8"-10"	LOT 2	NO	GOOD CONDITION *
KOUSA DOGWOOD	3"-4"-4"	LOT 1	NO	GOOD CONDITION
JAPANESE MAPLE MULTI TRUNK	4"-4"-5"-6"-10"-12"	LOT 1	NO	GOOD CONDITION

* ASSESSMENT PER MG TREE COMPANY - CERTIFIED ARBORIST ON FEBRUARY 7, 2022

PROPOSED TREE TABLE

QUANTITY	BOTANICAL NAME	COMMON NAME	SYMBOL	SIZE
2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	Mv	MULTI STEM (3 MIN.) 10'-15' GAL CONTAINER 8'-9' TALL
3	QUERCUS BICOLOR	SWAMP WHITE OAK	Qb	3" MIN. CALIPER B&B 10'-12' TALL
3	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	Jv	3" MIN. CALIPER 6'-8' TALL

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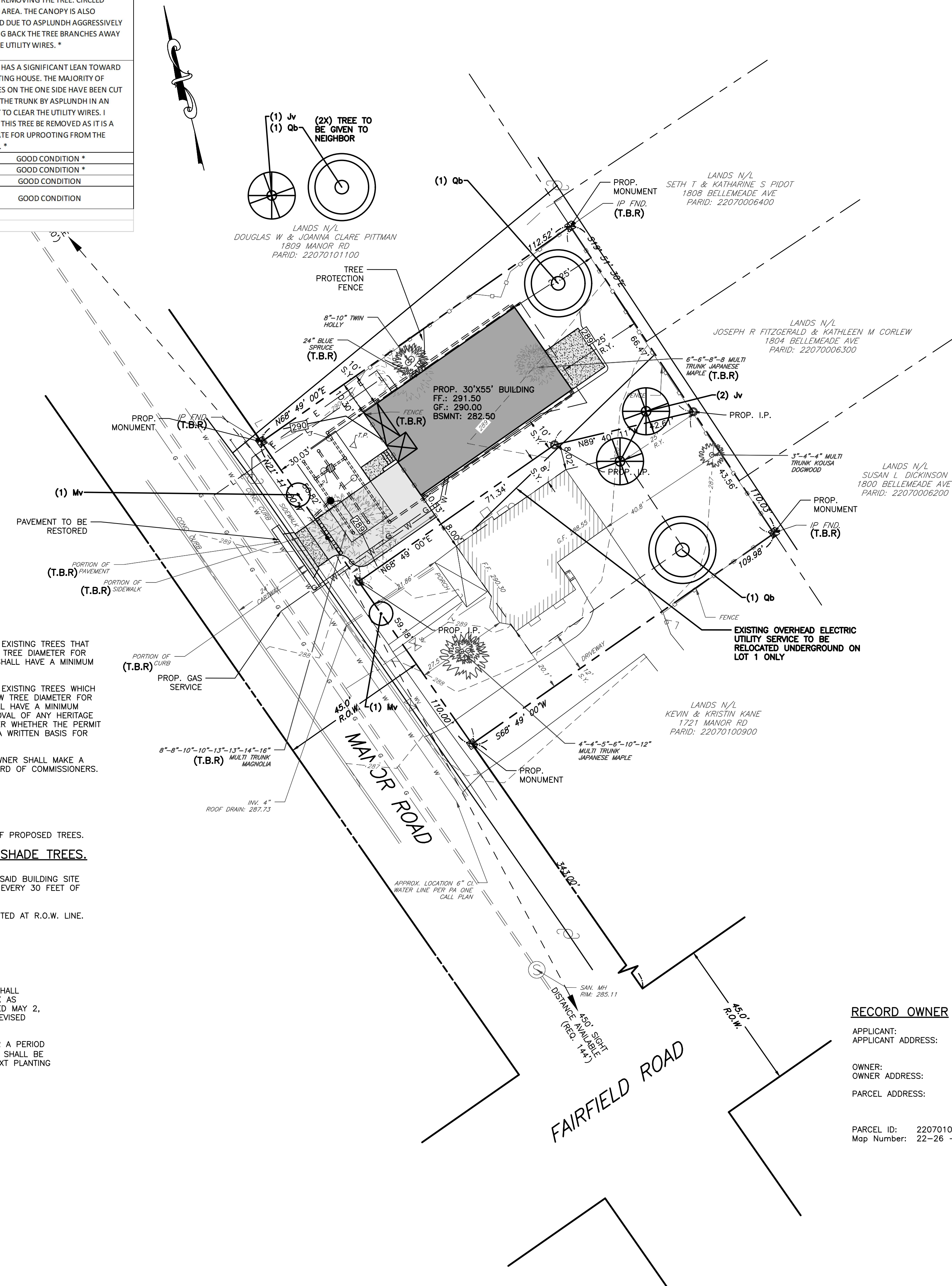
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LEGEND

EXISTING	PROPOSED
LOT LINE	TC/BC
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	PROP. BUILDING
BUILDING	PROP. POLE LIGHT
UTILITY POLE FLOOD LIGHT	ELECTRIC BOX
ELECTRIC	WATER MAIN & VALVE
ELECTRIC BOX	FIRE HYDRANT
WATER MAIN & VALVE	WELL
FIRE HYDRANT	SANITARY LINE, MANHOLE, EXIST. MH & CLEANOUT
WELL	FORCE MAIN
SANITARY LINE, MANHOLE, EXIST. MH & CLEANOUT	SEPTIC LID
FORCE MAIN	STORM LINE, MANHOLE, EXIST. MH, EXIST. INLET, PROP. MH, PROP. INLET & INLET
SEPTIC LID	FENCE
STORM LINE, MANHOLE, EXIST. MH, EXIST. INLET, PROP. MH, PROP. INLET & INLET	TREE
FENCE	TREE ROW
TREE	CONTOUR
TREE ROW	SPOT ELEVATION
CONTOUR	BORE HOLE ELEVATION WITH DEPTH
SPOT ELEVATION	ROOF DRAIN
BORE HOLE ELEVATION WITH DEPTH	SOIL BOUNDARY LINE
ROOF DRAIN	TYPICAL TO BE REMOVED
SOIL BOUNDARY LINE	FINISHED FLOOR
TYPICAL TO BE REMOVED	VERTICAL TEXT INDICATES PROPOSED FEATURES
FINISHED FLOOR	SLANTED TEXT INDICATES EXISTING FEATURES

SITE LEGEND

PROPOSED BUILDING	PROPOSED ASPHALT	PROPOSED CONCRETE
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§ 170-2 TREE REPLACEMENT FORMULA:

A. WHERE A DEVELOPER OR OWNER FINDS IT IMPOSSIBLE OR IMPRACTICAL TO RETAIN EXISTING TREES THAT ARE LESS THAN 30 INCHES IN DIAMETER, THEY SHALL REPLANT ONE INCH OF NEW TREE DIAMETER FOR EVERY FOUR INCHES OF EXISTING TREE DIAMETER REMOVED. REPLACEMENT TREES SHALL HAVE A MINIMUM OF TWO INCHES.

B. WHERE A DEVELOPER OR OWNER FINDS IT IMPOSSIBLE OR IMPRACTICAL TO RETAIN EXISTING TREES WHICH ARE 30 INCHES OR GREATER IN DIAMETER, THEY SHALL REPLANT ONE INCH OF NEW TREE DIAMETER FOR EVERY ONE INCH OF EXISTING TREE DIAMETER REMOVED. REPLACEMENT TREES SHALL HAVE A MINIMUM DIAMETER OF AT LEAST TWO INCHES. A PERMIT SHALL BE REQUIRED FOR THE REMOVAL OF ANY HERITAGE TREE. THE SHADE TREE COMMISSION SHALL RECOMMEND TO THE TOWNSHIP MANAGER WHETHER THE PERMIT SHOULD BE APPROVED OR DENIED. THE SHADE TREE COMMISSION SHALL PROVIDE A WRITTEN BASIS FOR ITS FINDINGS.

C. IF REPLACEMENT PLANTING IS IMPRACTICAL OR IMPOSSIBLE, THE DEVELOPER OR OWNER SHALL MAKE A PAYMENT TO THE TOWNSHIP IN LIEU OF PLANTING AT A FEE RATE SET BY THE BOARD OF COMMISSIONERS.

COMPENSATORY PLANTING TABULATION:
 1" OF REPLACEMENT TREE FOR EVERY 4" OF EXISTING TREE TO BE REMOVED.
 TOTAL 144" TO BE REMOVED. REPLACEMENT TREE REQUIRED: 144/4 = 36

6 TREES, 3 INCHES MIN. (6X3=18) TO BE PLANTED.
 9 TREES, 2 INCHES MIN. (9X2=18) TO BE OFFERED TO TOWNSHIP OR FEE IN LIEU OF PROPOSED TREES.

§ 170-3 REGULATIONS AND REQUIREMENTS FOR PUBLIC SHADE TREES.

C (6) ON ALL NEW BUILDING SITES, THE OWNER OR CONTRACTOR SHALL PLANT ON SAID BUILDING SITE ABUTTING THE PUBLIC RIGHT-OF-WAY AT LEAST ONE PUBLIC SHADE TREE FOR EVERY 30 FEET OF STREET FRONTAGE OR FRACTION THEREOF.

THERE IS 51' OF STREET FRONTAGE = 2 STREET TREES (MAGNOLIA) SHALL BE PLANTED AT R.O.W. LINE.

PLANTING NOTES:

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

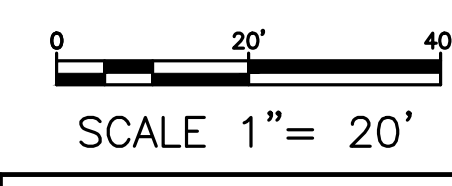
RECORD OWNER

APPLICANT: SLEEPY VALLEY HOLDINGS, LLC
 APPLICANT ADDRESS: 35 SLEEPY HOLLOW DRIVE, NEWTOWN SQUARE PA 19073

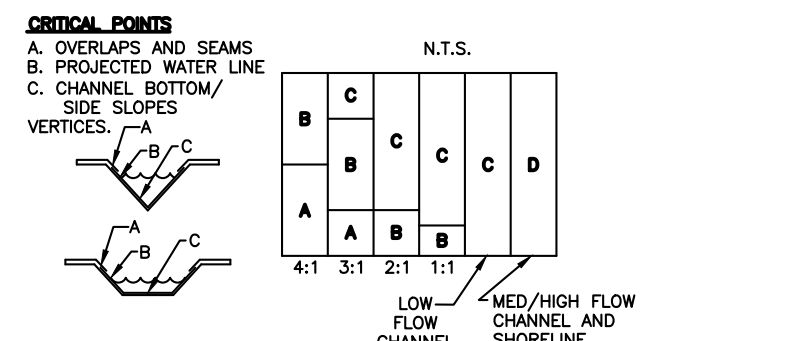
OWNER: KATHRYN A MOLLOY
 OWNER ADDRESS: 1801 MANOR RD, HAVERTOWN PA 19023

PARCEL ADDRESS: 1801 MANOR RD, HAVERTOWN PA 19023

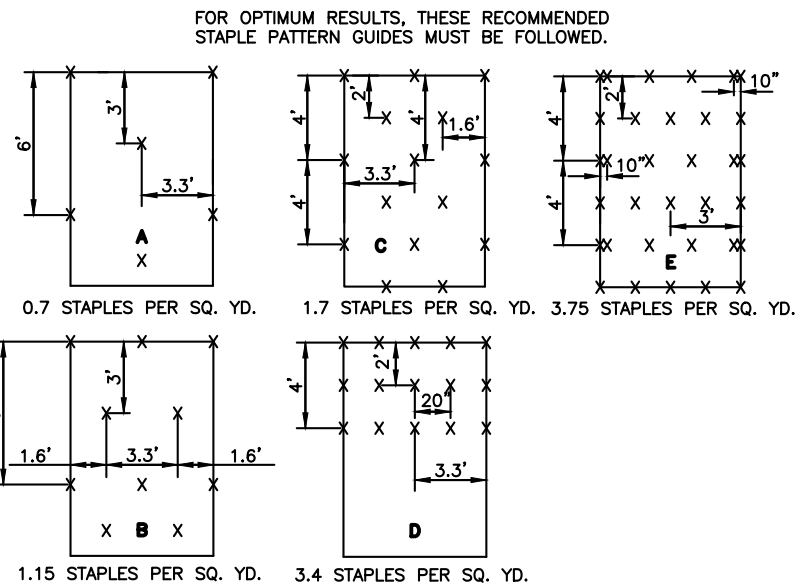
PARCEL ID: 22070101000
 Map Number: 22-26 -192:000



REVISION PER SHADE TREE COMMISSION COMMENTS	04/04/22
REVISION PER SHADE TREE COMMISSION COMMENTS	03/04/22
REVISION PER TOWNSHIP REVIEW COMMENTS	02/05/22
REVISION	DATE
LANDSCAPE PLAN	
FOR	
SLEEPY VALLEY HOLDINGS, LLC	
1801 MANOR ROAD	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	DECEMBER 15, 2021
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SHEET 5 OF 7	



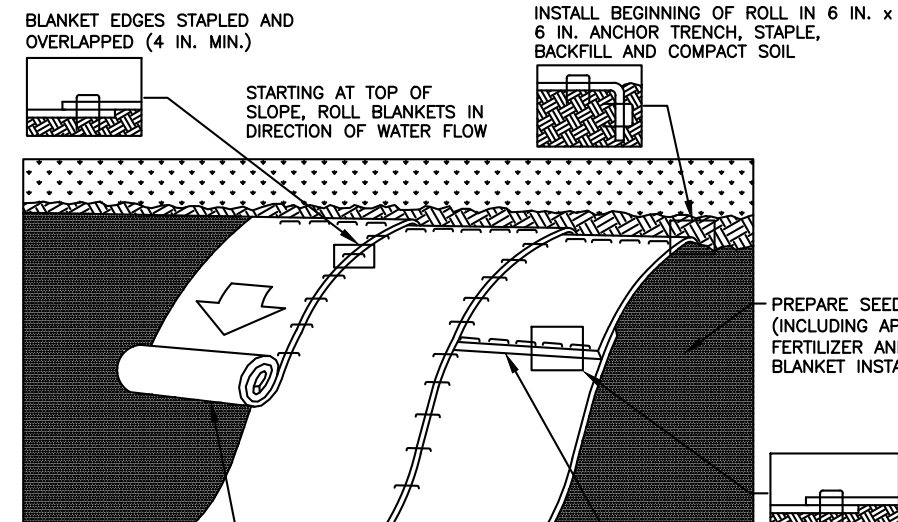
GENERAL STAPLE PATTERN GUIDE AND RECOMMENDATIONS



INSTALLATION GUIDE

STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE



THE BLANKET SHOULD NOT BE STRETCHED; IT MUST MAINTAIN GOOD SOIL CONTACT

OVERLAP BLANKET ENDS 6 IN. MIN. WITH THE UPSLOPE BLANKET ORIENTING THE DOWNSLOPE BLANKET (SHINGLE STYLE), STAPLE SECURELY.

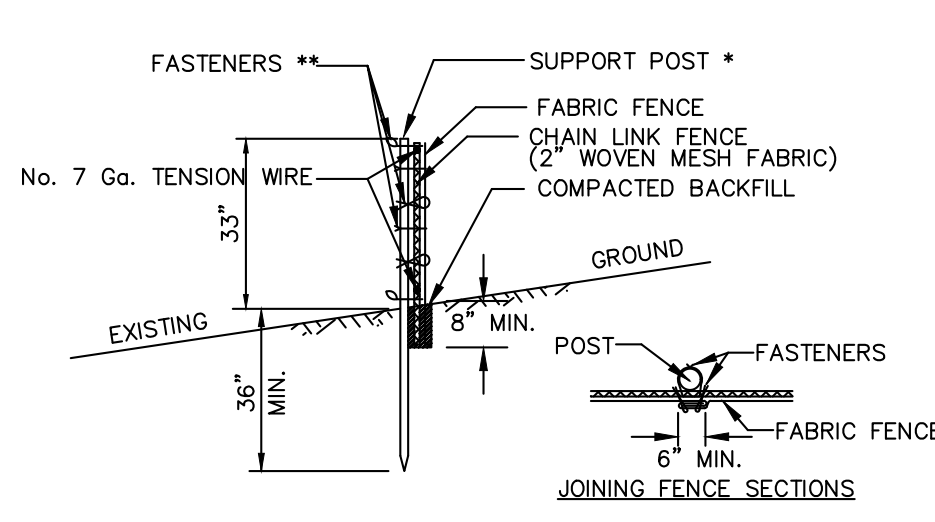
NOTES:
 SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
 PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICKS, AND GRASS.
 BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERMANENT VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

FOR ALL WETLAND AND STREAM CROSSINGS ONLY BIODEGRADABLE BLANKETS SC150BN ARE TO BE USED.



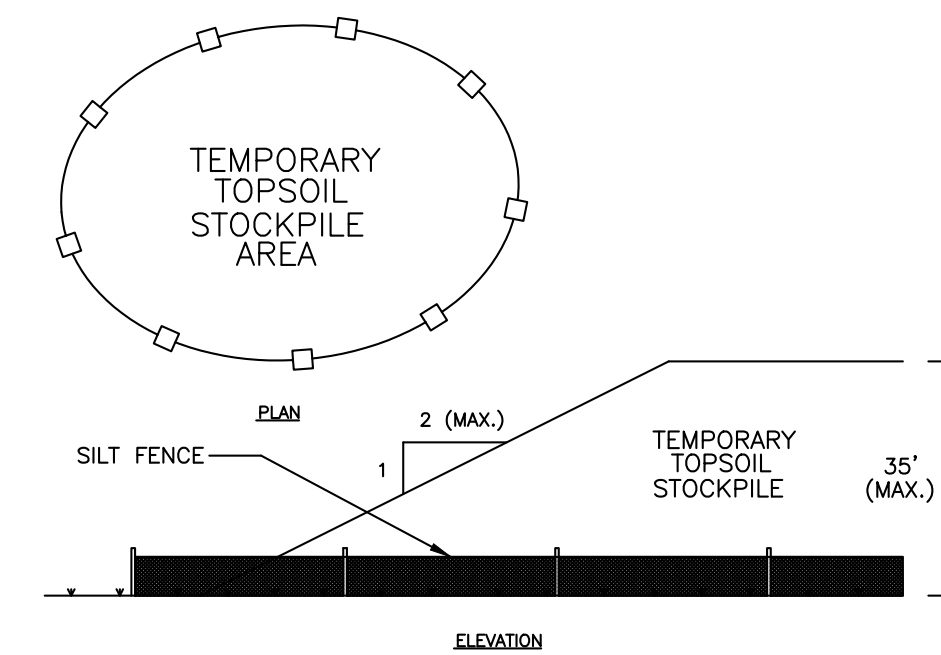
- * POSTS SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.
- ** CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE No. 6 Ga. ALUMINUM WIRE OR No. 9 STEEL GALVANIZED PREFORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE No. 10 Ga. GALVANIZED STEEL WIRE. FABRIC TO CHAIN LINK FASTENERS SPACED @ 24" MAX. C. TO C.

FILTER FABRIC FENCE MUST BE PLACED AT LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

SUPER FILTER FABRIC FENCE

N.T.S.

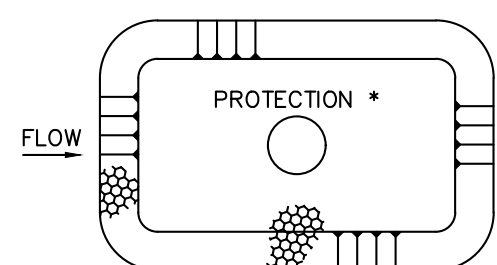
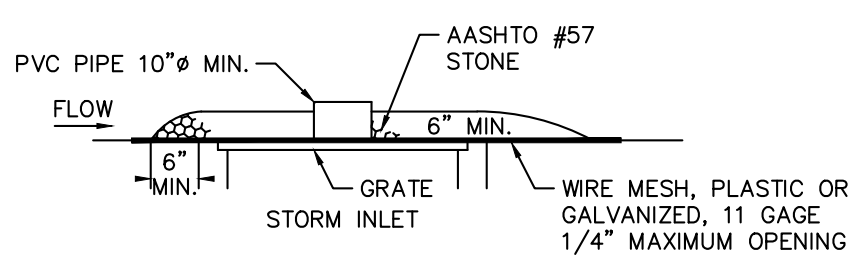


NOTES:

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.
2. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
3. STOCKPILE TO BE IMMEDIATELY SEEDED AND MULCHED WITH A TEMPORARY SEED MIXTURE IN ACCORDANCE WITH THE SEEDING TABLE BELOW.

SOIL STOCKPILE DETAIL

N.T.S.

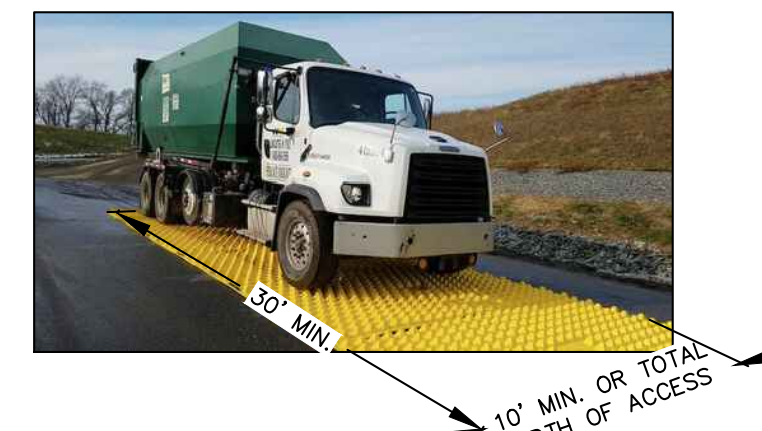


* STONE PROTECTION IS NOT REQUIRED FOR INLETS TRIBUTARY TO SEDIMENTATION BASINS AND SEDIMENT TRAPS. BERMS ARE REQUIRED FOR ALL INSTALLATIONS.

ONE-HALF ACRE MAXIMUM DRAINAGE AREA WITH 10" Ø P.V.C. PIPE AND 4" HEAD.

STORM INLET PROTECTION

N.T.S.



- USE AND MAINTENANCE**
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT ACROSS THE MATS.
 2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM.
 3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
 4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER SNOW EVENT TO PREVENT ICE BUILDUP.

FODS COMPOSITE RUMBLE PAD CONSTRUCTION ENTRANCE

N.T.S.

SEEDING TABLE

FORMULA & SPECIES	% BY WEIGHT	MIN. % PURITY	MAX. % WEED SEED	SEEDING RATE LBS. PER 1000 S.Y.
FORMULA B PERENNIAL RYEGRASS MIX. (LOLIUM PERENNE) A	10	98	0.15	50.00 TOTAL
COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL:				35.0
CREeping RED FESCUE OR CHEWINGS FESCUE	12	98	0.15	6.0
KENTUCKY BLUEGRASS MIXTURE (POA PRATENSIS)	22	98	0.20	11.0
A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 25% OF THE TOTAL:				
ARCTIC RYE	56	98	0.15	28.0
FORMULA E ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)	100	98	0.15	10.0 TOTAL

NOTE:
 FORMULA B SEEDING MARCH 15 TO JUNE 1 & AUGUST 1 TO OCTOBER 15
 FORMULA E ANYTIME WITH THE PROVISION THAT ANY SEEDING THAT TAKES PLACE BETWEEN OCTOBER 15 AND MARCH 15 MUST BE SUPPLEMENTED WITH WINTER STABILIZATION OF HAY OR STRAW MULCH AT A RATE OF 3 TONS PER ACRE.

FORMULA & SPECIES	% BY WEIGHT	MIN. % PURITY	MAX. % WEED SEED	SEEDING RATE LBS. PER 1000 S.Y.
FORMULA B (ALTERNATE)				55.0 TOTAL
TALL FESCUE	38	95	0.15	21.0
RED TOP	2	82	0.15	1.0
PERENNIAL RYEGRASS	9	98	0.15	5.0
ARCTIC RYE	51	98	0.15	28.0

SOIL SUPPLEMENTS:
 FERTILIZER:
 GRANULAR, NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
 STARTER FERTILIZER CONTAINING 10% NITROGEN, 20% PHOSPHORIC ACID, AND 20% POTASH BY WEIGHT, OR SIMILAR APPROVED COMPOSITION.
 GROUND LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES AND GROUND TO SUCH FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.
 A. PULVERIZED LIMESTONE 8,000 POUNDS PER ACRE.
 B. 15-20-20 COMMERCIAL FERTILIZER 1,000 POUNDS PER ACRE.
 C. 38-0-0 UREA-FORM FERTILIZER 250 POUNDS PER ACRE.

32-0-0 TO 38-0-0 SULPHUR COATED UREA-FORM FERTILIZER 300 POUNDS PER ACRE OR
 31-0-0 RDU FERTILIZER 305 POUNDS PER ACRE.
 WOOD CELLULOSE FIBER MULCH, DEGRADABLE GREEN DYE CELLULOSE FIBER OR 100% RECYCLED LONG FIBER PULP, FREE FROM WEEDS OR OTHER FOREIGN MATTER TOXIC TO SEED GERMINATION AND SUITABLE FOR HYDROSEEDING.
 APPLICATION RATE FOR MULCH 320 POUNDS PER 1000 SQ. YDS.
SEEDING AND MULCHING INFORMATION
 1. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. SEEDING SHALL BE PERFORMED AT ATAT OF GERMINATION PERIOD. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
 2. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
 3. HAY OR STRAW MULCH MUST BE APPLIED AT RATES OF AT LEAST 3.0 TONS PER ACRE.
 TEMPORARY SEEDING - LIME AND FERTILIZER SPECIFICATIONS
 APPLY LIME AT A RATE OF 1 TON PER ACRE.
 APPLY FERTILIZER AT A RATE OF 100 LBS. PER ACRE.
 APPLY THE REMAINDER OF THE REQUIRED RATES FOR PERMANENT SEEDING AS SPECIFIED ABOVE, DURING THE FINAL SEEDING PROCESS.

REVISION PER SHADE TREE COMMISSION COMMENTS 04/04/22
 REVISION PER SHADE TREE COMMISSION COMMENTS 03/04/22
 REVISION PER TOWNSHIP REVIEW COMMENTS 02/05/22

REVISION	DATE
EROSION AND SEDIMENT CONTROL DETAILS	
FOR	
SLEEPY VALLEY HOLDINGS, LLC	
1801 MANOR ROAD	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: AS NOTED	DECEMBER 15, 2021
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SHEET 6 OF 7	



Agenda & Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, June 9, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

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

2. **Review of the Haverford Township Comprehensive Plan**

Presentation of the 1st draft of an updated Comprehensive Plan by Charlie Schmehl of Urban Research & Development, along with members of the Comprehensive Plan Steering Committee.

3. **Review of Minutes**

Planning Commission meeting of April 14, 2022

Adjournment

Minutes of the Planning Commission of Haverford Township meeting which was held on Thursday, June 9, 2022 at 7:00 P.M. in the Commissioners' Meeting Room, 1014 Darby Road, Havertown, Pa. 19083.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Kelly Kirk, Zoning Officer and Community Planner
Brian Barrett, Director of Parks and Recreation

Chuck Faulkner, Township Engineer, Pennoni Associates
Marge Buchanan, Planning Commission Scribe

Mr. Capuzzi called the meeting to order at 7:08 P.M.
Ms. Buchanan Called Roll

Mr. Capuzzi asked the Board Members to introduce themselves to the audience.

Julia Phillips, Registered Architect, was lead accredited Professional for new construction and major renovation.

Robert Fiordimondo, Architect licensed in New Jersey and Pennsylvania. Deputy Director of Contract Management for the State of New Jersey.

Maggie Dobbs, Professional Planner, employed by a Municipality in Chester County.

Angelo Capuzzi, retired, Professional Civil Engineer and Land Surveyor with several years of experience in land use and subdivision.

David Chanin, Attorney with the Kleinbard Firm in Philadelphia and Vice-Chair of the Planning Commission.

Louis Montresor, Semi-retired Attorney, volunteer in the school district, largely involved in coaching youth baseball. And serving as a judge at elections.

Jack Garrett, Design and construction Consultant in the Philadelphia Region for institutional and primarily non-profit clients. Also serving as Liaison for the Historical Commission.

Kelly Kirk, Township Zoning Officer and Community Planner, employed with the Township for 20 years.

Charles Faulkner, with Pennoni Associates, the Township Engineer.

Brian Barrett, Director of Parks and Recreation for Haverford Township

Mr. Capuzzi clarified the Steering Committee members as 4 Township Commissioners; former First Ward Commissioner Steve D'Emilo, Third Ward Commissioner Kevin McCloskey, Sixth Ward Commissioner Larry Holmes and Eighth Ward Commissioner Dr. Gerry Hart. Additionally, Kelly Kirk-Township Zoning Officer, Brian Barrett- Director of Parks and Recreation, Donald Kelly on the Board of Directors of

Discover Haverford (formally known as HPED), Cathy Case- member of the Haverford Township Historical Commission, Rich Kerr- Member of the Haverford Township Historical Society as well as himself.

Mr. Capuzzi introduced Charlie Schmehl as President of Urban Research and Development who has guided Haverford Township through the process of drafting an update to the Comprehensive Plan.

Item #1

Review of the Haverford Township Comprehensive Plan

Presentation of the 1st draft of an updated Comprehensive Plan by Charlie Schmehl of Urban Research & Development, along with the Comprehensive Plan Steering Committee.

Mr. Schmehl gave a summary of the major recommendations in the draft comprehensive plan. Using a power point presentation that can be found on the Haverford Township Website.

Mr. Schmehl used the power point to explain what the Comprehensive Plan is and its benefits. The Comprehensive plan draft was created using the results of a citizen survey, public workshop and Zoom meeting, all with good participation.

Mr. Schmehl noted from the survey results the most important issues facing the Township over the next 10 to 15 years. Number 1 being reducing traffic congestion, 2. Reducing energy consumption and promoting environmental sustainability, 3. Addressing flooding and stormwater problems for example. Mr. Schmehl added the types of businesses to be emphasized to be 1. restaurants, 2. small retail stores, 3. arts and entertainment etc.

The survey results regarding housing needed; 1. Single family detached houses, 2. Townhouses, 3. Housing for 55 and over were the top three.

Regarding Parks and recreation, the survey results were 1. Off-road paths and trails, 2. Restroom buildings in parks, 3. Outdoor amphitheater for performances.

Mr. Schmehl explained the future land use map that would reduce the number of zoning districts that are redundant and evaluation of where some regulations may be loosened to achieve desired development goals.

Mr. Schmehl noted that a lot of attention was given to Eagle Road and the Oakmont section regarding redevelopment including mixed-use first floor commercial and upper story apartments. Additionally, less driveway curb cuts to streamline traffic and improve pedestrian safety and accessibility.

Haverford Road was also noted as PennDOT is intending to remove a travel lane and replacing with alternating turn lanes. The Comprehensive Plan recommends a greater variety of commercial and mixed-residential use.

Mr. Schmehl stated the Historical Preservation of Haverford Township has overall good policies in place.

Mr. Schmehl added the next steps, the Haverford Township Planning Commission has the opportunity to add recommended changes, The Plan draft will go to the Delaware County Planning Department for review, and it will also go to adjacent municipalities and the Haverford Township School District for review. The Planning Commission will be asked to recommend the Comprehensive Plan Draft to the Board of Commissioners for approval. The Board of Commissioners will hold a public hearing where they can make changes, at which point they may adopt the Comprehensive Plan. After adoption of the Comprehensive Plan, the Township would move into a zoning update.

Public Comment:

Jon Druhan-1815 Earlington Rd. and Jeanne Angell-Discover Haverford (formerly the HPED), strongly support the plan and appreciate inclusion of recommendations previously given. Additional comments are contained in an email dated June 9, 2022. Discover Haverford supports the Main Street Program Designation, the mixed-use development recommendation, improving pedestrian safety and incentives for certain business development. Tourism should be addressed with the development of boutique hotels and permitting Air BnB's. Mr. Chanin asked for clarification on why they may not want to be the designated Main Street administrator. Mr. Druhan said it would require more administrative oversight that may not allow them to be as flexible as they would like to be.

Jake Swann-522 Oakley Rd., VP Brynford Civic Association, felt the draft plan didn't emphasize how most residents are generally satisfied with their neighborhoods and feels the plan is driven by commercial development by the increase in designation of neighborhood office-residential district. Mr. Swann found it challenging to find neighborhood specific information on the plan. He was not clear on how the proposed changes will impact the residents and that zoning district consolidation encourages residential density.

Kathleen Case-121 County Line Rd, Chair of the Polo Field Committee/Brynford Civic Association, inquired about the separation of Parks and Recreation from the comprehensive plan and raised her concern of transparency.

Brian Barrett-Director of Parks and Recreation explained the separation was to ensure adequate time would be available for development.

Mr. Garrett suggested something be included in the comprehensive plan to reference the future Parks and Recreation plan.

Diane Drentlaw-738 Rugby Rd., suggested a look at what makes Haverford Township unique, identify goals, have more citizen involvement, address safety issues and affordable housing. Additionally, better access to the High Speed Line from Haverford Road with a proactive plan to develop pedestrian networks.

John Waters-306 Hermosa Lane, Volunteer Bon Air Fire Co., suggested fire protection services be included with the need for stronger regulations for building protection. The Comprehensive Plan should address by what means and to what extent the Township proposes to plan for fire protection services. Mr. Waters cited State Resolution 6 regarding community fire protection.

Josh Dupuis-762 Buck Ln., would like reference to specific neighborhoods. His major concern is walkability, limited opportunities for sidewalks and narrow two-way streets.

Doreen Saar-748 Rugby Rd., Secretary of Brynford Civic Association, Shade Tree Commission, suggested the next meeting be delayed and to promote more public involvement. Ms. Saar asked why simplifying the Zoning Ordinance is the answer, what are the issues to overcome and how will that solution address them. Ms. Saar recommended engaging other groups in the implementation. Ms. Saar would like to see clarity regarding the development of the Haverford Road corridor and what happens to adjacent residential areas.

Lyn Elliott-704 Polo Rd., would like this process to be done slowly and carefully. Specific zoning concern is combing the current O-1 and O-2 codes in the Brynford neighborhood to create an office or residential

zone. Ms. Elliot said this zoning code does not apply to this area. Ms. Elliot would like the Brynford neighborhood to have its own designated zone, suggesting it be RPO- Restricted Professional Office that can only house business hour operations and limit outdoor uses that could be a noise disturbance.

John Devine-724 Panmure Rd., Agrees with all of the previous comments. Mr. Devine asked about simplicity vs complexity. He would recommend having a more complex zoning to allow more targeted zoning regulations. Would like attention to planning tax decrease.

Charles Hurst-113 Fawn Ln., echoed walkability and one way streets. Brookline Blvd. could be a unique opportunity to have a restaurant neighborhood feel. Would like to establish goals to extend restaurant and decrease cartway. Mr. Hurst would like more goals to set guidance on tree removal. Focus on the sewer contract renewal in 2023 to ensure costs don't go up which might require identifying a location for a storage tank. Mr. Schmehl suggested it ties into the Parks and Recreation Plan because a new tank may be best suited to go under a park.

Diana Rosenberg-22 Clearfield Rd., wanted to echo the comments on walkability. Added, when discussing planning for retail in the future, consideration should be made as to how retail has changed during the pandemic and what we want to attract to adapt.

Charles Reardon-748 Millbrook Ln., spoke of David Crockett who filled the Quarry and set precedent regarding future land development. Mr. Reardon added information on right-of-ways and cartways on Haverford Rd./Buck Ln. and the need for sidewalks. Haverford Road needs improvements. Mr. Schmehl stated PennDOT has improvements proposed.

Mr. Fiordimondo-Neighborhoods in Haverford Township have their own identities and that should be addressed. The commercial corridor on Eagle Road will require a lot of work to improve the situation and added he does not necessarily agree with beefing up the commercial area.

Ms. Dobbs-thanked the residents for their input. Ms. Dobbs added that the Comprehensive Plan is a blueprint and implementation of the Plan's recommendations will be more involved and additional public input will be needed.

Mr. Chanin- asked for clarification between the current zoning map and the proposed. Mr. Schmehl explained 97% of the land area of the Township would remain the same. Mr. Chanin said the small changes are what neighbors care about. The little details can change the quality of life. Mr. Schmehl stated those details will be worked out in the zoning phase. Mr. Schmehl explained the process of the Zoning Phase.

Mr. Montresor-thanked everyone for their input and added he had learned a lot and will consider his review from a larger perspective.

Mr. Garrett-agreed with Mr. Montresor that he will make his review in a broader perspective after hearing the comments made. Mr. Garrett said he had been focused on the survey results and Mr. Schmehl said he would supply the 300 pages of results. Mr. Garrett was also curious about the response rate. Mr. Schmehl and Ms. Dobbs agreed 10% response was a great rate.

Item #2

Review of Minutes

Mr. Capuzzi made Motion to approve the minutes of the Planning Commission meeting of April 14, 2022, as submitted.

Ms. Dobbs Seconded.

Approved Unanimously.

Adjournment

Ms. Dobbs made Motion to Adjourn.

Mr. Montresor Seconded.

All in Favor.

Adjournment 9:37 P.M.



Haverford
Township
est. 1682

Agenda & Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, June 23, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

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

2. **0 Darby Road (vacant lot adjacent to 4008 Darby Road)- Preliminary/Final Minor Subdivision Plan**
EBuild Construction, LLC
Subdivide an existing 44,703 square foot vacant lot located adjacent to 4008 Darby Road to create one new lot. Lot #1 is proposed to contain 22,346 square feet, and Lot #2 is proposed to contain 22,357 square feet. Both lots are to be developed with a new single family dwelling and associated improvements, stormwater management facilities. A Low Pressure Sanitary Sewer Main extension is also proposed.

3. **Continued Review of the Haverford Township Comprehensive Plan**
Continued discussion of the 1st draft of an updated Comprehensive Plan

4. **Review of Minutes**
Planning Commission meeting of June 9, 2022

Adjournment

Minutes of the Planning Commission of Haverford Township meeting which was held on Thursday, June 23, 2022 at 7:00 P.M. in the Commissioners' Meeting Room, 1014 Darby Road, Havertown, Pa. 19083.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Kelly Kirk, Zoning Officer and Community Planner

Chuck Faulkner, Township Engineer, Pennoni Associates.

Mr. Capuzzi called the meeting to order at 7:06 P.M.

Ms. Kirk Called Roll

Item #1

0 Darby Road (vacant lot adjacent to 4008 Darby Road)- Preliminary/Final Minor Subdivision Plan
EBuild Construction, LLC.

Subdivide an existing 44,703 square foot vacant lot located adjacent to 4008 Darby Road to create one new lot. Lot #1 is proposed to contain 22,346 square feet, and Lot #2 is proposed to contain 22,357 square feet. Both lots are to be developed with new single family dwelling and associated improvements, stormwater management facilities. A Low Pressure Sanitary Sewer Main extension is also proposed.

Michael Ciocco, Engineer with Catania Engineering Associates, presented for the project.

A brief description of the location and 1-acre plus size of the vacant lot which is zoned R-1A. R-1A is a 1½-acre lot zoning. The proposal is to subdivide this lot into two lots with two single family dwellings accessed from Darby Road. Both lots would have an underground stormwater management system and public water and sewer utilities. The proposal includes an approximate 700-foot sewer main extension along Darby Road that would begin at a manhole at Brennan Drive and would provide immediate access to 5 or 6 homes along the extension.

Mr. Ciocco stated there would be a meeting with the Shade Tree Committee on June 27, 2022 to discuss the protection of the existing trees.

Mr. Ciocco addressed the comments of the Township Engineers review letter.

The requested waivers are from the two-step review process, from the required 27-foot cartway on Darby Rd. where it is 21 feet currently, from requiring sidewalks where there are none currently, from requiring additional street lighting and from requiring curb at the property frontage.

The applicant will comply to the Zoning request for median setback of the new homes with the existing homes approximately 83 feet into the site, based on information extracted from an aerial photograph.

The comments in the Subdivision and Land Development section of the Review Letter will be complied with and the infiltration testing will be scheduled with the Applicant.

Mr. Ciocco went on with the General Comments section verifying the Right-of-Way on Darby from Eagle Road to Sproul Road as 50 feet per PennDOT. The Applicant will work with the Township Engineer to clear concerns regarding grading between Lot 1 and Lot 2 with water runoff. The Applicant agrees to comply all the comments contained in the Township Engineer's review letter.

Mr. Montresor requested clarification on Comment #15 of the Review Letter to which Mr. Ciocco explained a drafting error. Mr. Montresor stated the plan appears to need more work and asked the rationale behind the waiver from a two-step review. Mr. Ciocco stated, it is because this is a minor two lot subdivision.

Mr. Chanin asked if sidewalks exist on Darby rd. to which Mr. Ciocco responded that they do not. Mr. Chanin asked if moving the houses deeper into the lot would result in removing more trees. Mr. Ciocco stated it would be the same.

Ms. Dobbs asked about the sewer extension and if the homes that are adjacent to the route of the sewer extension are currently serviced by on-lot septic systems. Mr. Ciocco stated he believed all but 1 are. Ms. Dobbs asked Ms. Kirk for clarification of the Haverford Township stance on extending public sewer. Ms. Kirk stated Haverford Township would like as many properties on the public sewer system as possible. With a question of capacity concerns, there are procedures in place to which Mr. Faulkner added a detailed explanation.

Mr. Fiordimondo asked for verification that all of the requested updates regarding the change in building location would be addressed before attending the Shade Tree Commission. Mr. Ciocco confirmed all would be addressed.

Ms. Phillips stated having two identical houses in a neighborhood with varying styles of homes does not seem ideal. Ms. Phillips added having sidewalks would be beneficial to the Township goal for more connectivity for pedestrians. Mr. Ciocco stated it would be a sidewalk to nowhere and would require more tree removal. In the future, there would be enough room if the sidewalks were to be required.

Mr. Capuzzi began with a Comprehensive Plan consideration regarding bike lane enhancements and might be something to consider along Darby Road. Mr. Capuzzi stated the aerial photograph in the submission may not offer an accurate setback measurement and additionally the photo shows many trees that do not show on the plans. Mr. Ciocco stated the plans that were being reviewed by the Planning Commission were not the latest plans in regard to the trees. The Shade Tree Commission was sent the plans showing the removal of 10 trees 4 of which would be replaced. Mr. Capuzzi asked specific questions on the low pressure force main and there was technical explanation by Mr. Ciocco. Mr. Capuzzi asked if the applicant would consider flipping the house on Lot 1 so the driveways would come out at the same point. Mr. Ciocco replied the applicant would consider.

Scott Hessen-3940 Darby Road, spoke in regards to the wooded lot and the existing slope of the property and the concerns of water runoff. Mr. Capuzzi gave an explanation of the maintenance of the stormwater management system.

Meg Hessen-3940 Darby Road, read from prepared comments expressing her concern for the wildlife that has used the wooded area as access for deer and fox along with other wildlife now to be cleared for building.

Suzanna Barucco-805 Clifford Avenue, expressed her sympathy for the conservation of the wildlife and natural environment.

Ms. Dobbs asked for clarification on placing the stormwater facilities in the rear of the home to which Mr. Ciocco gave reasons including it being the low point as well as tree preservation.

Walt Frederiksen-4016 Darby Road, spoke in support of Ebuild Homes but stated his concern of the proposed homes being identical in a neighborhood with fairly custom looking homes. Mr. Frederiksen would prefer they not be identical. Additionally, Mr. Frederikson added he felt there would be no place for a bike path or sidewalk in an area of fairly frequent accidents.

Mr. Capuzzi stated he would rather not take a vote on plans that need to be updated and finalized.

Item #2

Continued Review of the Haverford Township Comprehensive Plan

Continues Discussion of the 1st draft of an updated Comprehensive Plan.

Mr. Capuzzi said that since the last meeting there were 6 written comments regarding the Comprehensive Plan from the following:

- Doug Wolffe, 777 Millbrook Lane.
- Gail Lovett, 655 Dayton Road.
- Eric Hartman, 615 Railroad Avenue.
- Brian Foley, 49 Garlor Drive.
- Haverford Township Historical Society.
- SEPTA.

Public Comment:

Tony Morinelli- 570 Mill Road, stated there was no mention to the Karakung park and many historical notations regarding the Karakung Creek.

Chris Whiting-630 Beechwood Drive, stated he was there to encourage the Haverford Township Planning and Zoning Boards to resist overdevelopment within the township. Mr. Whiting added resisting knocking down one house to build two in the hopes of preserving wildlife and avoiding more stormwater problems.

Dr. Gail Farrally-Semerad, Pres. Haverford Township Civic Council, said as a council board they did go over the Comprehensive Plan and divided into what they liked and what they did not. The Citizen Survey was proof that the citizens were heard. Additionally, Dr. Farrally-Semerad was grateful for the community aspect of the plan. She did state there was concerns from the Council and yielded those comments to the VP of the Haverford Township Civic Council, Ben Vaughan.

Mr. Vaughan-26 Decatur Road, found the plan difficult to comb through. It appears to be missing and outline to pull from for instance in goals and objectives. Mr. Vaughan finds many points contradictory and not necessarily direct or to the point. He would not like to see Industrial Zoning considered at Lawrence and Eagle Roads. Overall, more specificity is needed for the plan.

Charlie Schmehl, President of Urban Research and Development explained the requirement for Industrial Zoning in Haverford Township and addressed several other of Mr. Vaughan's comments.

Rebecca Burnett-1804 Manor Road, stated historical character within individual neighborhoods should be noted and maintained in the Comprehensive Plan.

Doug Pittman-1809 Manor Road, agreed with many of the other comments and echoed the historical character preservation. Additionally, he added that the creation of irregular property lines should be addressed.

Suzanne Barucco-805 Clifford Avenue, Haverford Township Historic Preservation Commission Chairperson, expressed some disappointment that the Historical Preservation part of the Comprehensive Plan lacks any aspirational goals. Historical preservation should include preserving the character of Haverford Township, not just historical buildings. Ms. Barucco believes the Historical Preservation Commission Ordinance translates in a confusing manner.

Mr. Capuzzi added the next Planning Commission Meeting will be July 14, 2022 for continued discussion on the Comprehensive Plan Draft. Mr. Capuzzi thanked everyone for comments and coming out.

Item #3

Review of Minutes

Mr. Capuzzi tabled the review of the Minutes of the Planning Commission Meeting of June 9, 2022, until the next meeting.

Adjournment


Ms. Dobbs made Motion to adjourn.

Mr. Chanin Seconded.

All in Favor.

Adjournment 8:50 P.M.

PA ONE CALL No. 2022118093
CALL BEFORE YOU DIG!
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SOILS INFORMATION

G6-6 GLENELG CHANNELRY LOAM, 3-8% SLOPES

FLOODPLAIN INFORMATION

THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR DELAWARE COUNTY, PA. MAP NO. 42045C0038F, DATED NOVEMBER 18, 2009.

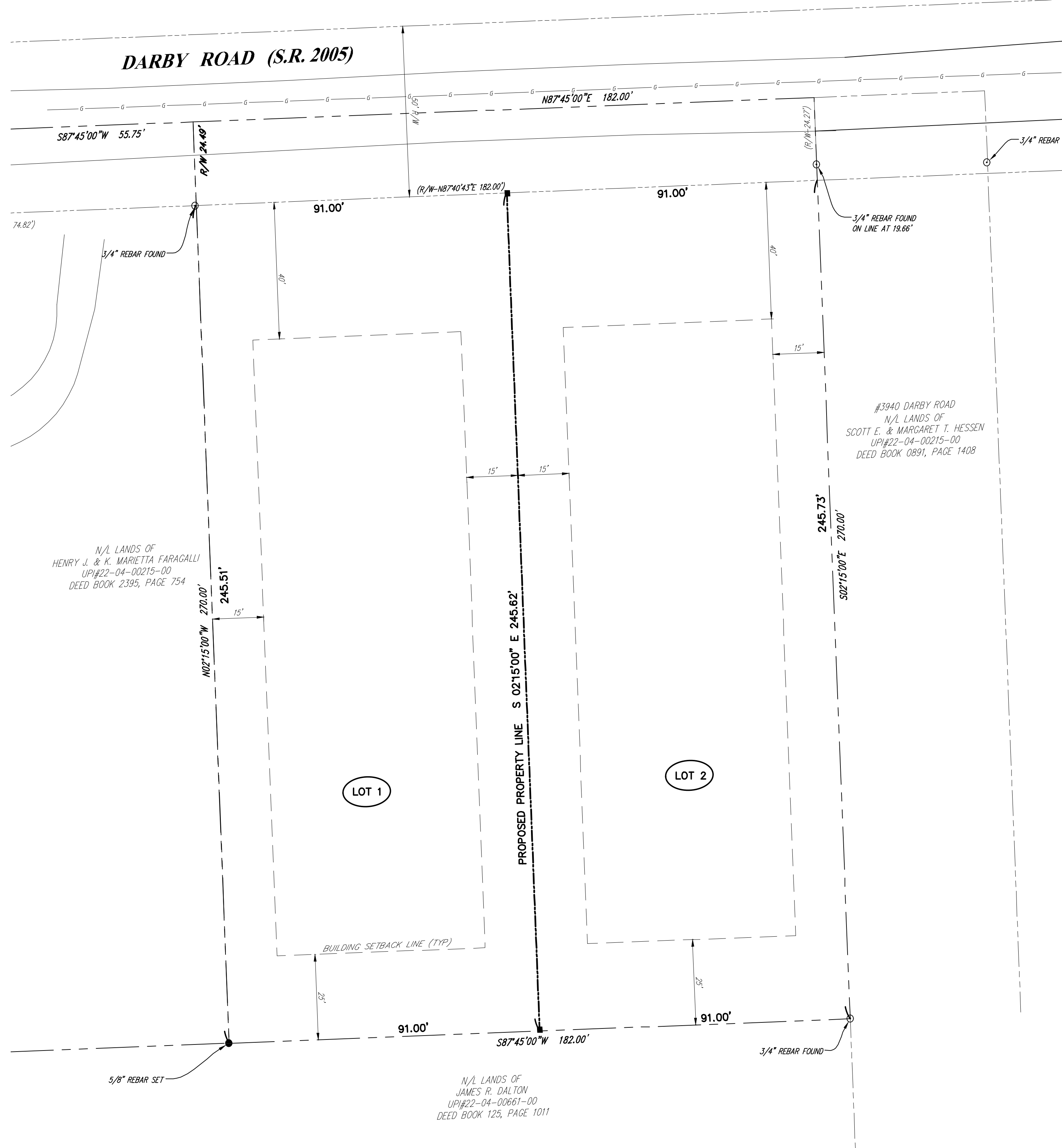
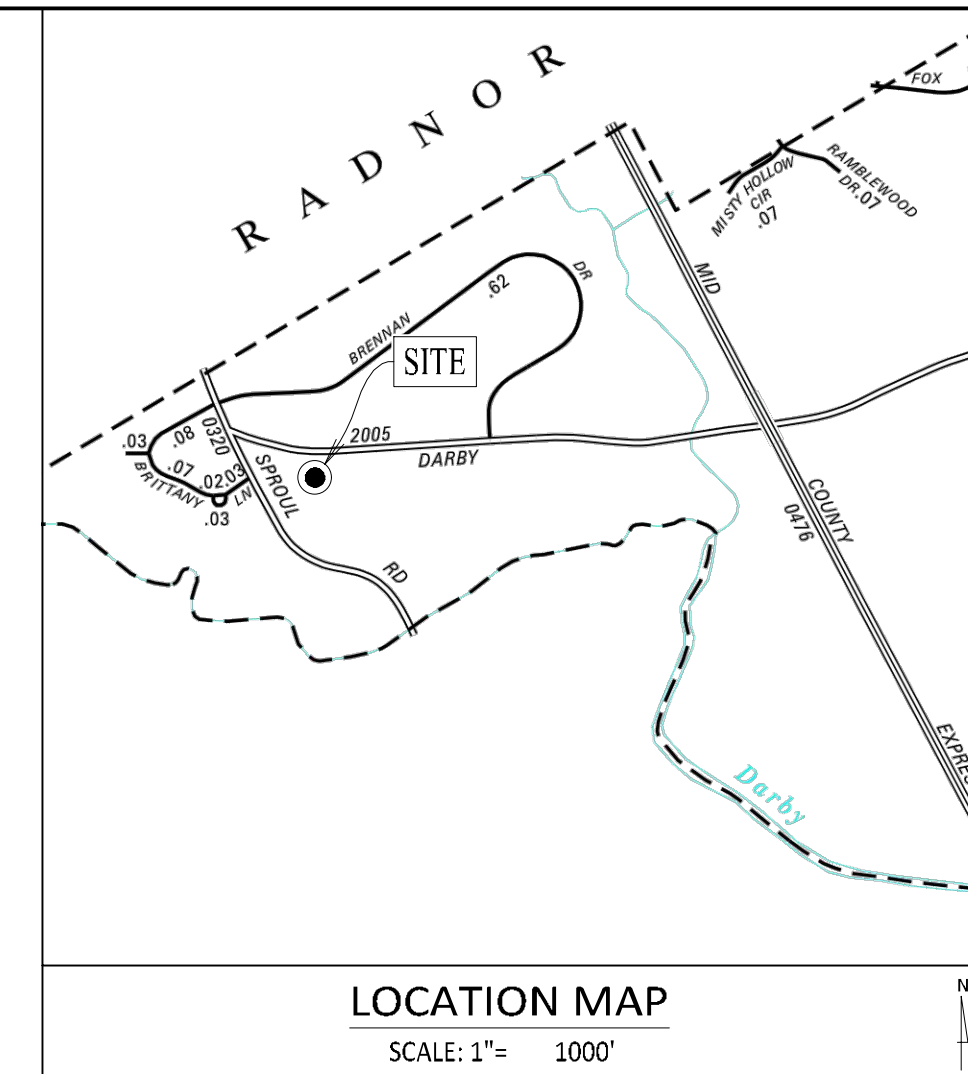
ZONING REQUIREMENTS*

ZONE R-1A LOW DENSITY RESIDENTIAL AREA AND BULK REGULATIONS

MIN. LOT SIZE	REQUIRED
MIN. LOT WIDTH	1/2 ACRE
AT BUILDING LINE	85 FT
AT STREET LINE	75 FT
BUILDING SETBACKS	
MIN. FRONT YARD	40 FT
MIN. SIDE YARD	15 FT MIN/30 FT AGG
MIN. REAR YARD	25 FT
MAX. BUILDING COVERAGE	15%
MAX. IMPERVIOUS COVERAGE	30%
MAX. BUILDING HEIGHT	35 FT OR 3 STORIES

* SEE GENERAL NOTES FOR ZONING INFORMATION (DECLINER) ** EXISTING NON-COMPLYING

EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
1.026 ACRES (GROSS)	0.51 ACRES (NET) 22,346 S.F.	0.51 ACRES (NET) 22,337 S.F.
44,703 S.F. (NET)	91 FT	91 FT
182 FT	91 FT	91 FT
182 FT	40 FT.	40 FT.
N/A	15 FT / 33 FT.	15 FT / 33 FT.
N/A	155.7 FT.	155.7 FT.
N/A	10.8%	10.8%
N/A	18.6%	18.6%
N/A	18.6%	18.6%
N/A	<35 FT.	<35 FT.



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING PARCEL OF LAND INTO TWO NEW LOTS AND CONSTRUCT AND OPERATE A NEW SINGLE FAMILY DWELLING AND RELATED APPURTENANCES ON EACH LOT.
2. PUBLIC WATER, GAS AND SANITARY SEWER ARE PROPOSED.
3. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL ROOF DRAINS TO BE CONNECTED TO SEEPAGE BEDS AND ALL SEEPAGE BEDS ARE TO BE A MINIMUM OF 10 FT. FROM ANY FOUNDATION.
5. THE SEEPAGE BED SHALL BE PROTECTED FROM CONSTRUCTION VEHICLES AND CARE SHALL BE TAKEN TO PREVENT THE COMPACTION OF THE SUBGRADE DURING CONSTRUCTION.
6. FOR ALL DRIVEWAYS EXCEEDING SIX PERCENT (6%) IN GRADE, A LEVELING AREA OF NOT LESS THAN TWENTY (20) FEET IN LENGTH AND NOT GREATER THAN FOUR PERCENT (4%) IN GRADE SHALL BE PROVIDED AT THE END OF THE DRIVEWAY AT THE STREET LINE. DRIVEWAYS SHALL ALSO HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 12%.
7. STREET TREES SHALL BE PLANTED AT LEAST 6 FEET BEHIND RIGHT OF WAY LINES.
8. FOUNDATION AS-BUILTS SHALL BE REQUIRED DURING CONSTRUCTION OF THE HOUSES.
9. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE DRIVEWAY AND UTILITY INSTALLATIONS.
10. SANITARY SEWER SERVICE IS NOT PROPOSED FOR THE BASEMENT OF THE PROPOSED HOUSES.
11. SAFETY FENCING SHALL BE PLACED AROUND ANY OPEN EXCAVATION, EQUIPMENT OR MATERIALS.
12. ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
13. ANY CLEANOUTS LOCATED WITHIN A DRIVEWAY SHALL CONTAIN A TRAFFIC RATED COVER.
14. IF APPROVED, A GRADING, DRAINAGE, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT WILL BE REQUIRED FOR EACH LOT.
15. BOUNDARY, TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY CATANIA ENGINEERING ASSOCIATES, INC. PERFORMED ON 4/19/2022.
16. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY CATANIA ENGINEERING ASSOCIATES, INC. DATUM: ASSUMED, SITE BENCH: FRONT DOOR SILL ELEVATION OF DWELLING AT #4008 DARBY ROAD, ELEVATION= 236.28 FT. CONTOUR INTERVAL: 2 FOOT. OFFSITE CONTOURS PLOTTED FROM PA SPATIAL AND DATA ACCESS (PASDA) PA MAP LIDAR 2006-2008 DCONR PA MAP & AERIAL IMAGERY.
17. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
18. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.

WAIVER REQUESTS:

1. SECTION 160-4-A - TO ALLOW A WAIVER OF THE TWO STEP PLAN REVIEW PROCESS AND ALLOW THE PLAN TO BE CONSIDERED IN THE FINAL REVIEW STAGE.
2. SECTION 160.5.B.(3)(1) - TO ALLOW A 21' MINIMUM C/W FOR DARBY ROAD IN LIEU OF THE 27' C/W. WIDENING OF THE ROAD WOULD CREATE AN UNNATURAL OFFSET OF THE ROAD IN THE MIDDLE OF THE BLOCK AND REMOVE ANY TRAFFIC CALMING EFFECT ASSOCIATED WITH A MORE NARROW ROADWAY. OFF-STREET PARKING OF 6 SPACES PER LOT IS ALSO PROVIDED.
3. SECTION 160.5.B(4)(c) - TO ALLOW FOR NO SIDEWALKS ON DARBY ROAD. NO OTHER SIDEWALKS EXIST IN THE AREA.
4. SECTION 160-5.B(4)(f) - TO ALLOW NO ADDITIONAL STREET LIGHTING ON DARBY ROAD. AN EXISTING STREET LIGHT IS LOCATED ON A UTILITY POLE IN FRONT OF THE PROPERTY ON DARBY ROAD.
5. SECTION 160-5.B(10) - TO ALLOW FOR NO CURB TO BE PROVIDED ALONG THE PROPERTY FRONTAGE. THIS WILL KEEP THE SAME CHARACTER THROUGHOUT THE NEIGHBORHOOD WHICH HAS CONTINUED TO BE DEVELOPED WITHOUT CURB ALONG DARBY ROAD.

State of Pennsylvania: _____
 County of Delaware : ss _____
 On this ____ day of _____, a.d., 20____,
 before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared _____ who being duly sworn according to law, depose and say, that they are the owners or equitable owners of the property shown on this plan, that the said plan was made at their direction and that they acknowledge the same to be their lot and plan and desire the same to be duly recorded.
 WITNESS my hand and seal the day and date above written.

Signature of Owner _____
 Notary Public _____
 My Commission Expires _____

REVIEWED THIS ____ DAY OF _____, 20____.

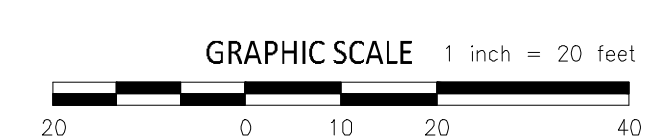
TOWNSHIP ENGINEER _____
 APPROVED THIS ____ DAY OF _____, 20____,
 BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HAVERFORD, AND EXECUTED THIS ____ DAY OF _____, 20____.

APPROVED THIS ____ DAY OF _____, 20____,
 BY THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, AND EXECUTED THIS ____ DAY OF _____, 20____.

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

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

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



EQUITABLE OWNER/APPLICANT
 EBUILD CONSTRUCTION, LLC
 2375 WEST CHESTER PIKE
 BROOMALL, PA 19008

PROPERTY
 DARBY ROAD
 BRYN MAWR, PA 19010
 PARID #22-04-00215-01
 DEED BOOK 2427 PAGE 1027

NO.	DATE	REVISION	DWN. BY	CKD. BY

CATANIA ENGINEERING ASSOCIATES, INC.
 520 WEST McGRADE BLVD.
 MILFORD PARK, PA. 19033
 TEL. (610) 532-2884
 FAX. (610) 532-2923
 EMAIL: office10@cataniaengineering.com

SUBDIVISION PLAN
DARBY ROAD
EBUILD CONSTRUCTION, LLC

PA ONE CALL No. 2022118093
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL 8-1-1

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Pennsylvania One Call System, Inc.
 1-800-242-1776
 8-1-1 (WITHIN PA.)

SOILS INFORMATION
 G6B - GLENNEL CHANNERY LOAM, 3-8% SLOPES

ZONING REQUIREMENTS*

AREA AND BULK REGULATIONS	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT SIZE	1/2 ACRE	1,026 ACRES (GROSS) 44,703 S.F. (NET)	0.51 ACRES (NET) 22,346 S.F.	0.51 ACRES (NET) 22,357 S.F.
MIN. LOT WIDTH				
AT BUILDING LINE	85 FT	182 FT	91 FT	91 FT
AT STREET LINE	75 FT	182 FT	91 FT	91 FT
BUILDING SETBACKS				
MIN. FRONT YARD	40 FT	N/A	40 FT.	40 FT.
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MAX. IMPERVIOUS COVERAGE	30%	N/A	18.6%	18.6%
MAX. BUILDING HEIGHT	35 FT OR 3 STORIES	N/A	<35 FT.	<35 FT.

* SEE GENERAL NOTES FOR ZONING INFORMATION (DECLARER)
 ** EXISTING NON-CONFORMING

STEEP SLOPE DISTURBANCE

EXISTING VERY STEEP SLOPE AREA = 462 S.F.
 PROPOSED VERY STEEP SLOPE DISTURBANCE = 0%
 ALLOWABLE DISTURBANCE = 5%

OWNERS STORMWATER ACKNOWLEDGMENT

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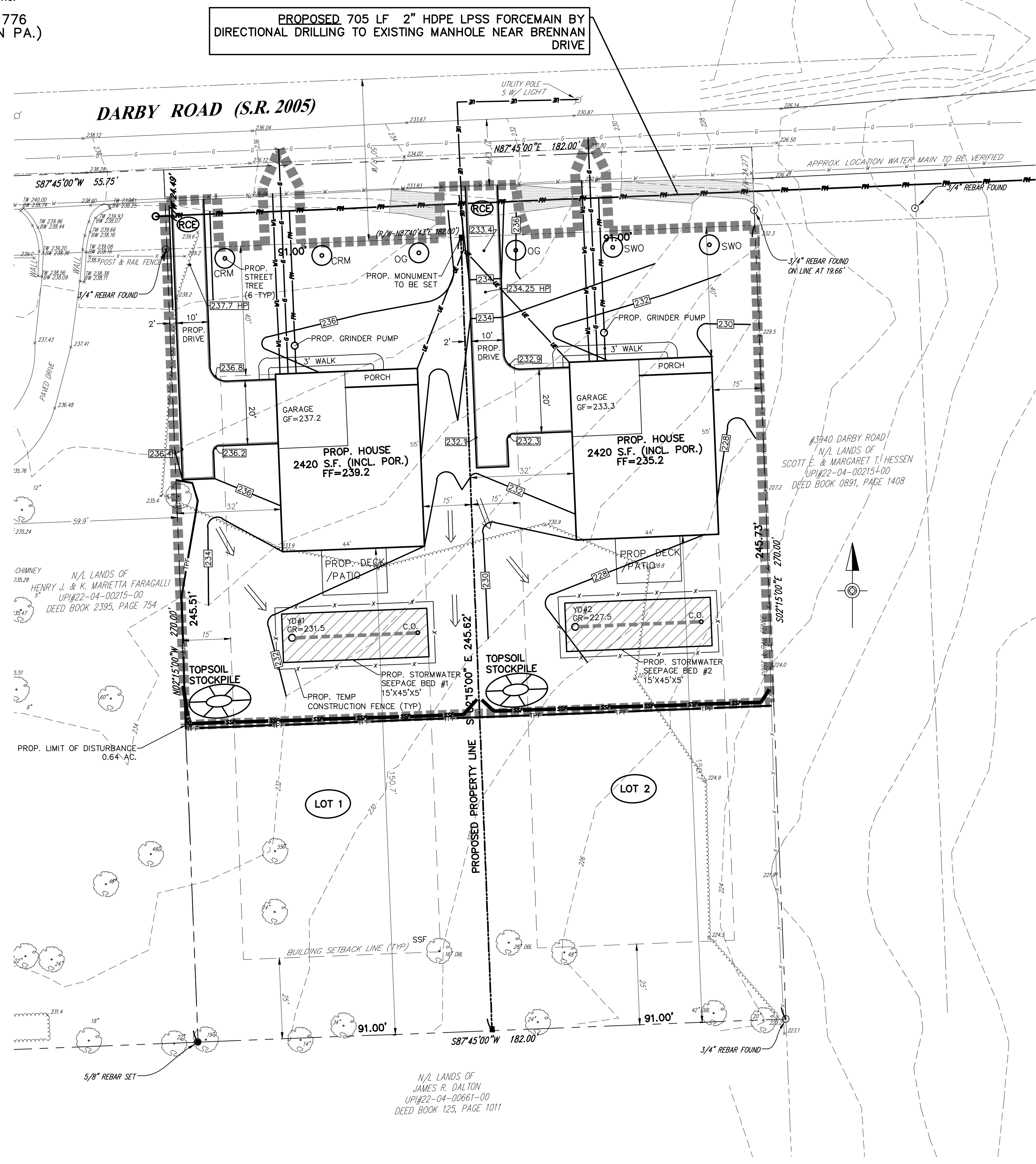
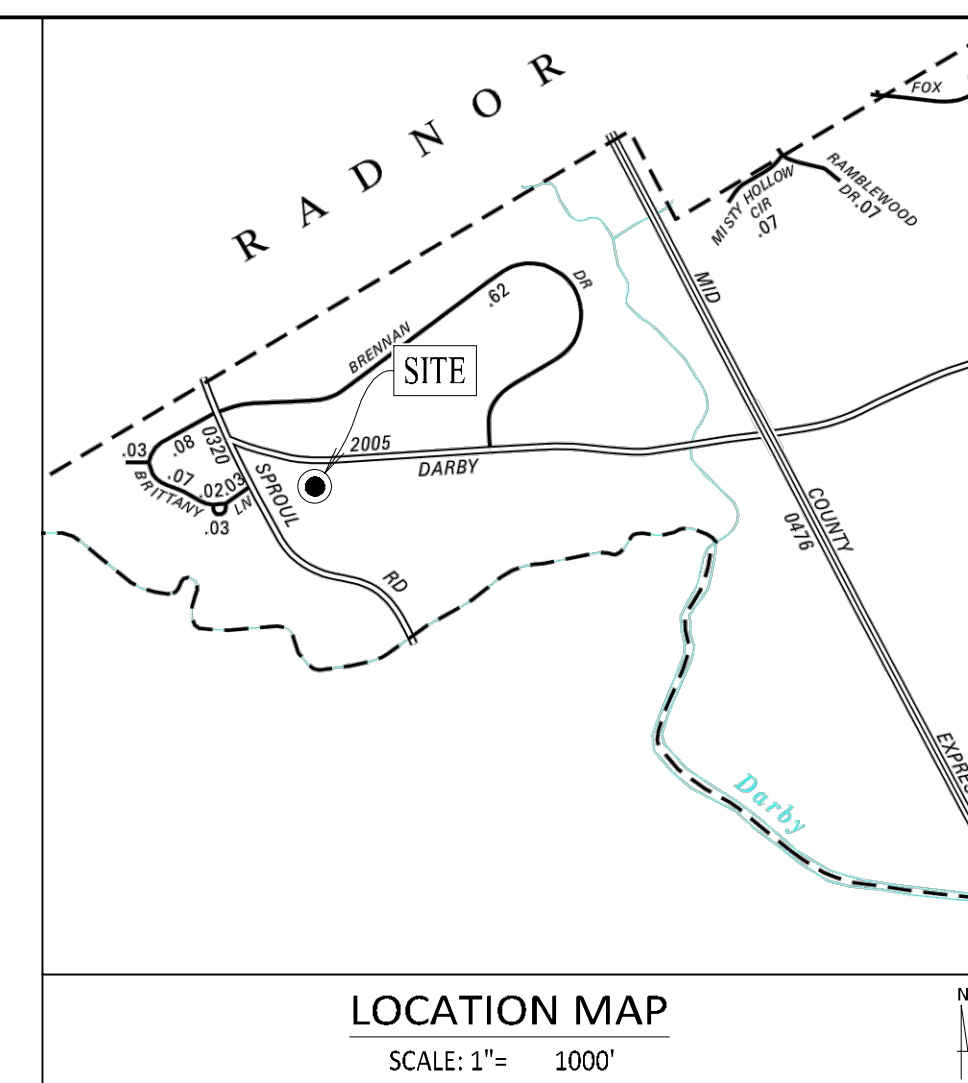
OWNERS SIGNATURE

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EQUITABLE OWNER/APPLICANT

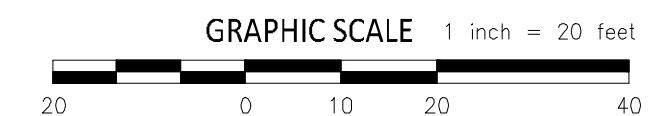
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PROPERTY

DARBY ROAD
 BRYN MAWR, PA 19010
 PARID #22-04-00215-01
 DEED BOOK 2427 PAGE 1027
 (NET OF R/W)=


NO.	DATE	REVISION	DWN. BY	CKD. BY

**GRADING PLAN
 DARBY ROAD
 EBUILD CONSTRUCTION, LLC**



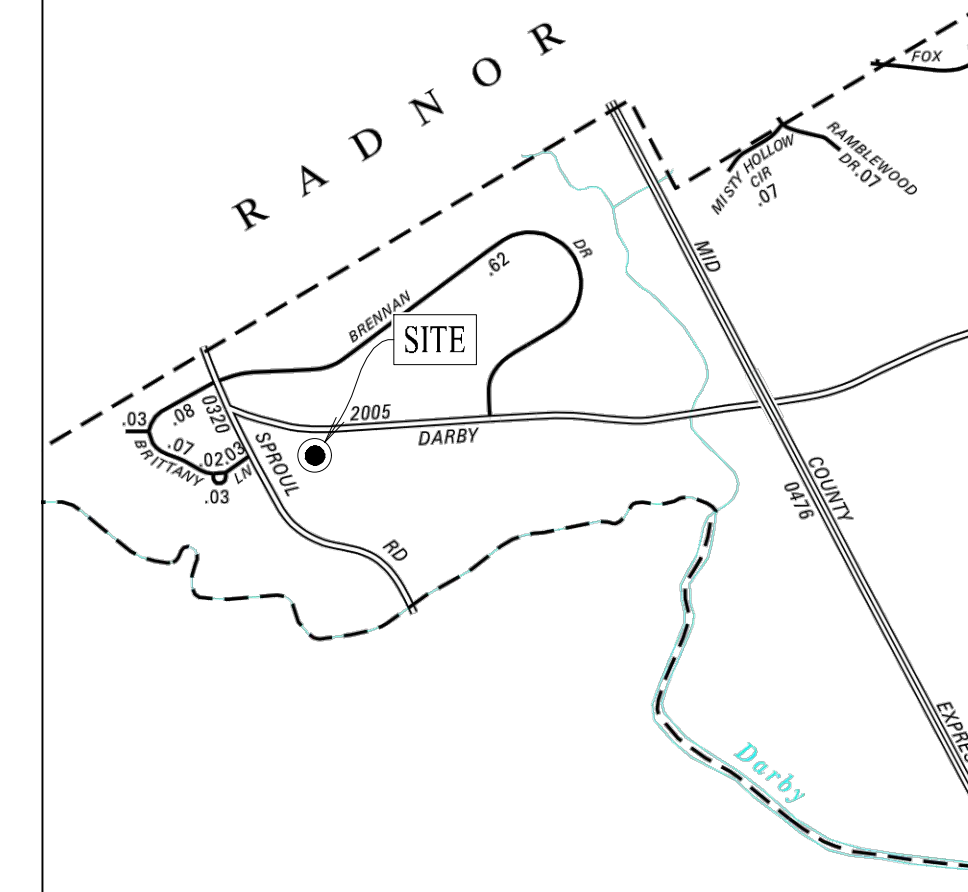
PLANTING SCHEDULE				
KEY	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	REMARKS
CRM	ACER PLATANOIDS CRIMSON RED MAPLE	2	3" CALIPER	B&B
OG	OCTOBER GLORY ACER RUBUM OCTOBER GLORY	2	3" CALIPER	B&B
SWO	SWAMP WHITE OAK SUBGENUS QUERCUS	2	3" CALIPER	B&B

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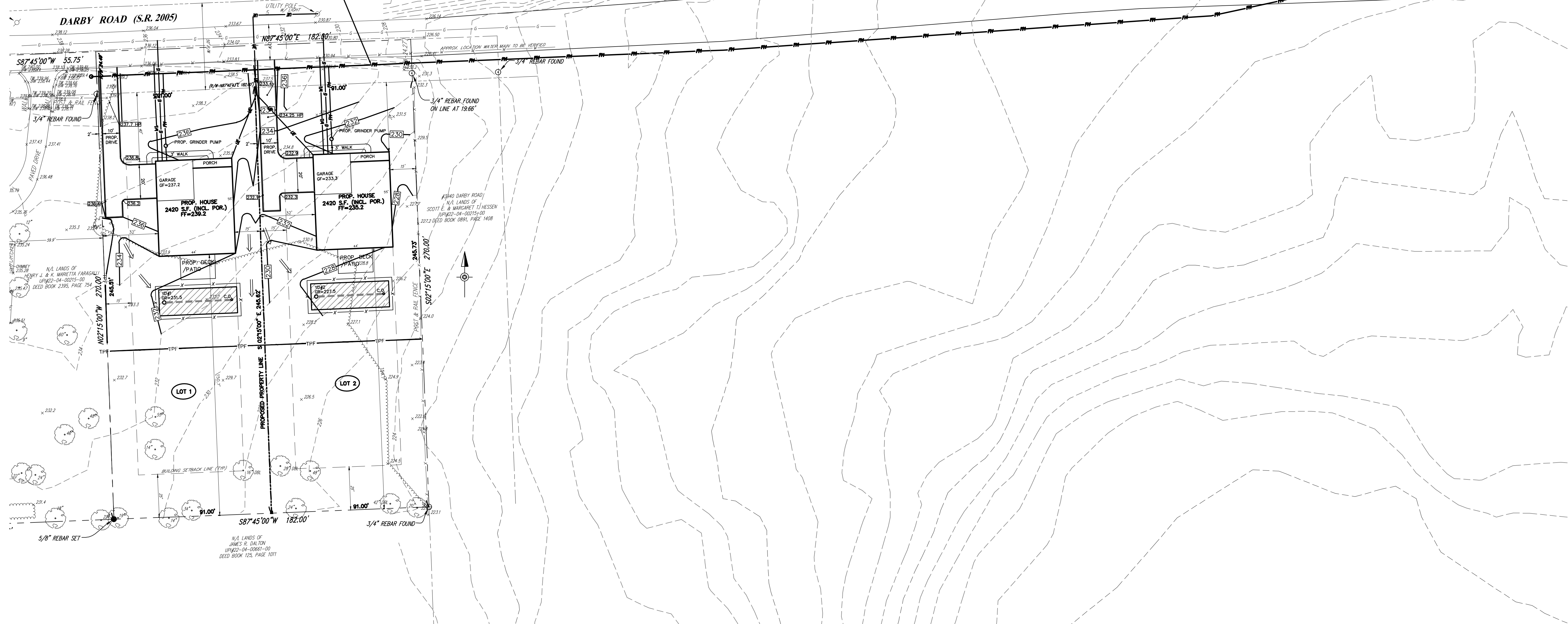
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 CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE
 PLAN INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL PREVENTIVE
 MEASURES TO PROTECT THE LINES IN ACCORDANCE WITH THE PA ONE-CALL ACT.

SOILS INFORMATION
 G68 - GENEIG CHANNERY LOAM, 3-8% SLOPES



LOCATION MAP
 SCALE: 1" = 1000'

PROPOSED 705 LF 2" HDPE LPSS
 FORCEMAIN BY DIRECTIONAL DRILLING TO
 EXISTING MANHOLE NEAR BRENNAN DRIVE



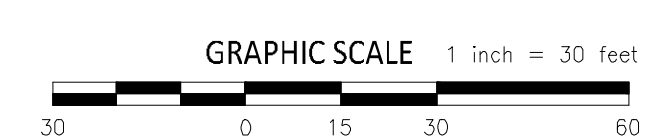
EXIST MANHOLE
 DEPTH 5.5' +/-

BRENNAN DRIVE


DARBY ROAD (S.R. 2005)

LOT 1

LOT 2



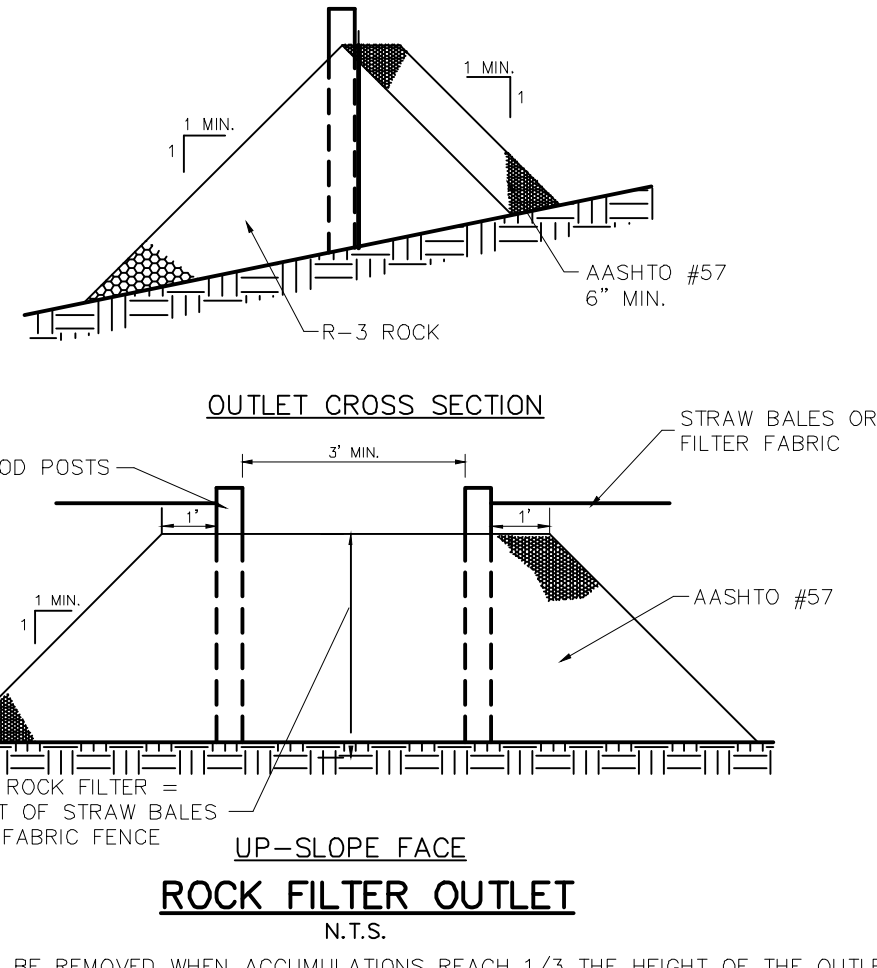
INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF PROFESSIONAL SERVICES AS RENDERED BY CATANIA ENGINEERING ASSOCIATES, INC. REPRODUCTION OF THIS PLAN FOR THE PURPOSE OF CREATING ADDITIONAL COPIES OR REVISING PLAN WITHOUT APPROVAL OF CATANIA ENGINEERING ASSOCIATES, INC. IS PROHIBITED. CERTIFICATION FOR THE WORK CONTAINED HEREIN IS LIMITED TO THE ENTITY FOR WHOM THE WORK WAS PERFORMED, AS OF THE DATE SHOWN ON THE PLAN.				
NO.	DATE	REVISION	DWN. BY	CKD. BY



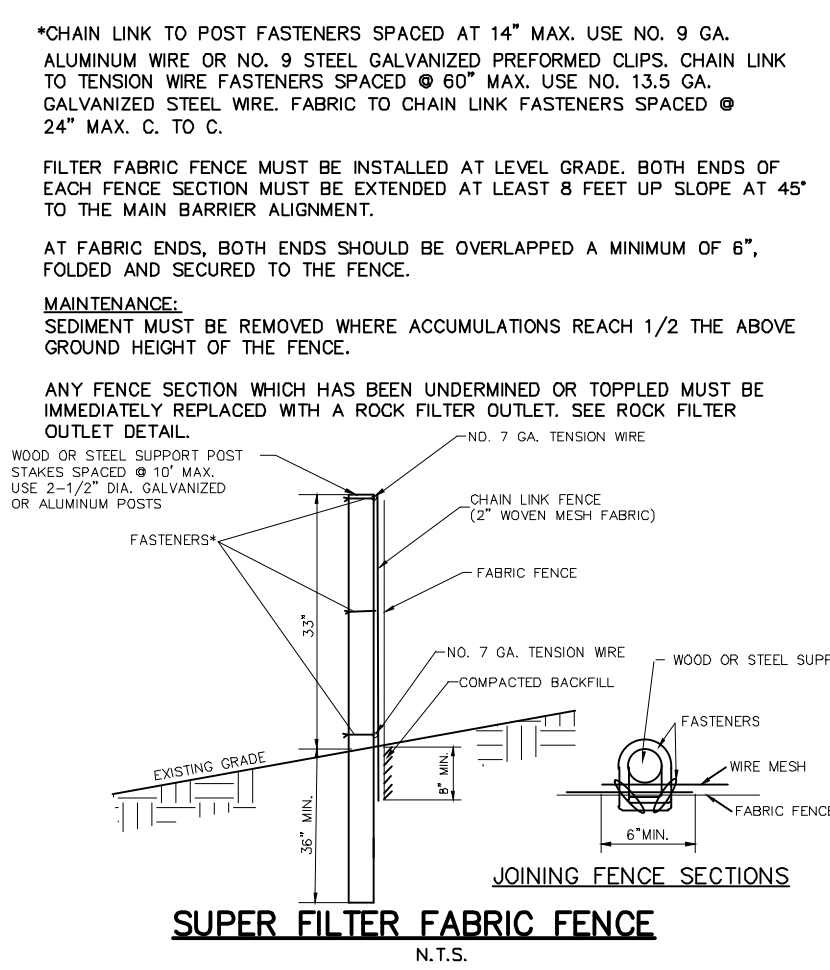
CATANIA ENGINEERING ASSOCIATES, INC.
 520 WEST McGRADE BLVD.
 MILMONT PARK, PA. 19033
 TEL. (610) 532-2884
 FAX. (610) 532-2923
 EMAIL: office10@cataniaengineering.com

OFFSITE SEWER IMPROVEMENT PLAN
 DARBY ROAD
 EBUILD CONSTRUCTION, LLC

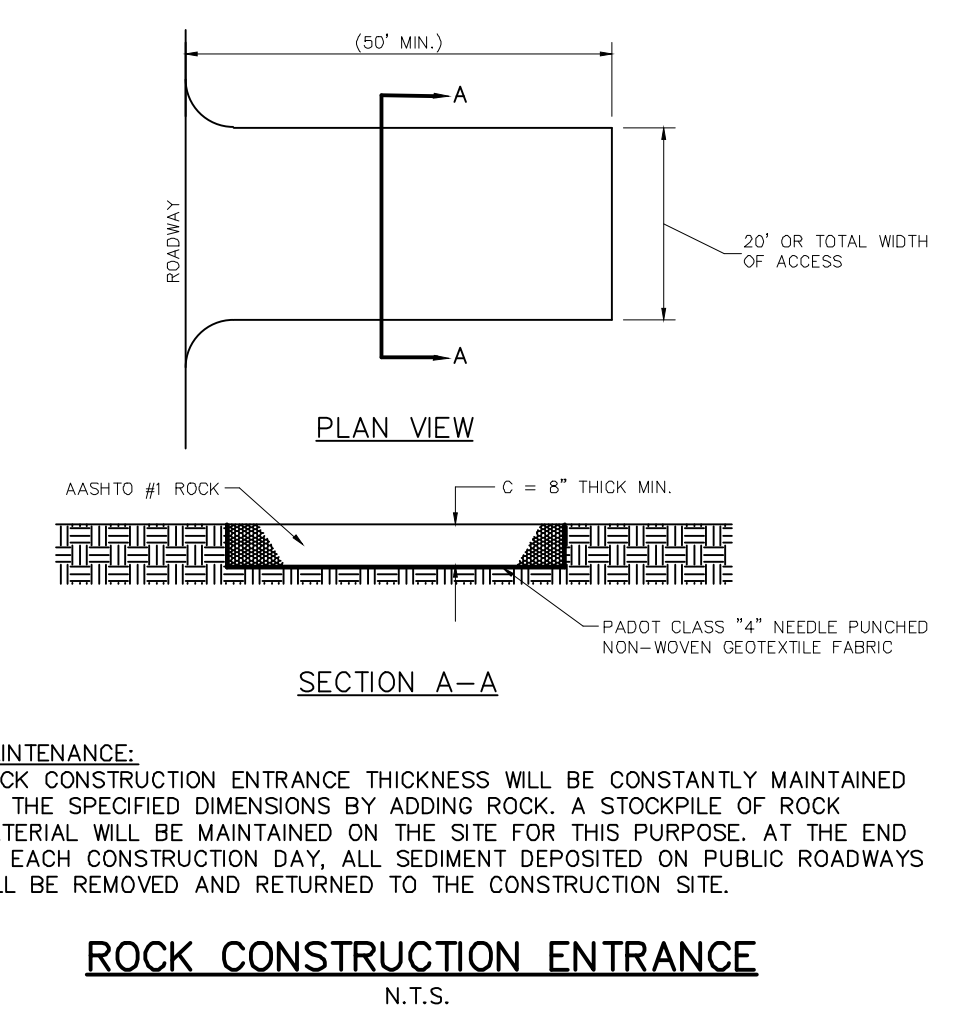
DWN. BY J.M.D.	DWG. BY C.J.C.	FIELD BOOK/PAGE	SCALE 1" = 30'	DRAWING NO. 85483-24	TOWNSHIP OF HAVERFORD	DELAWARE COUNTY, PA
			DATE 5/11/2022	SHEET 3		



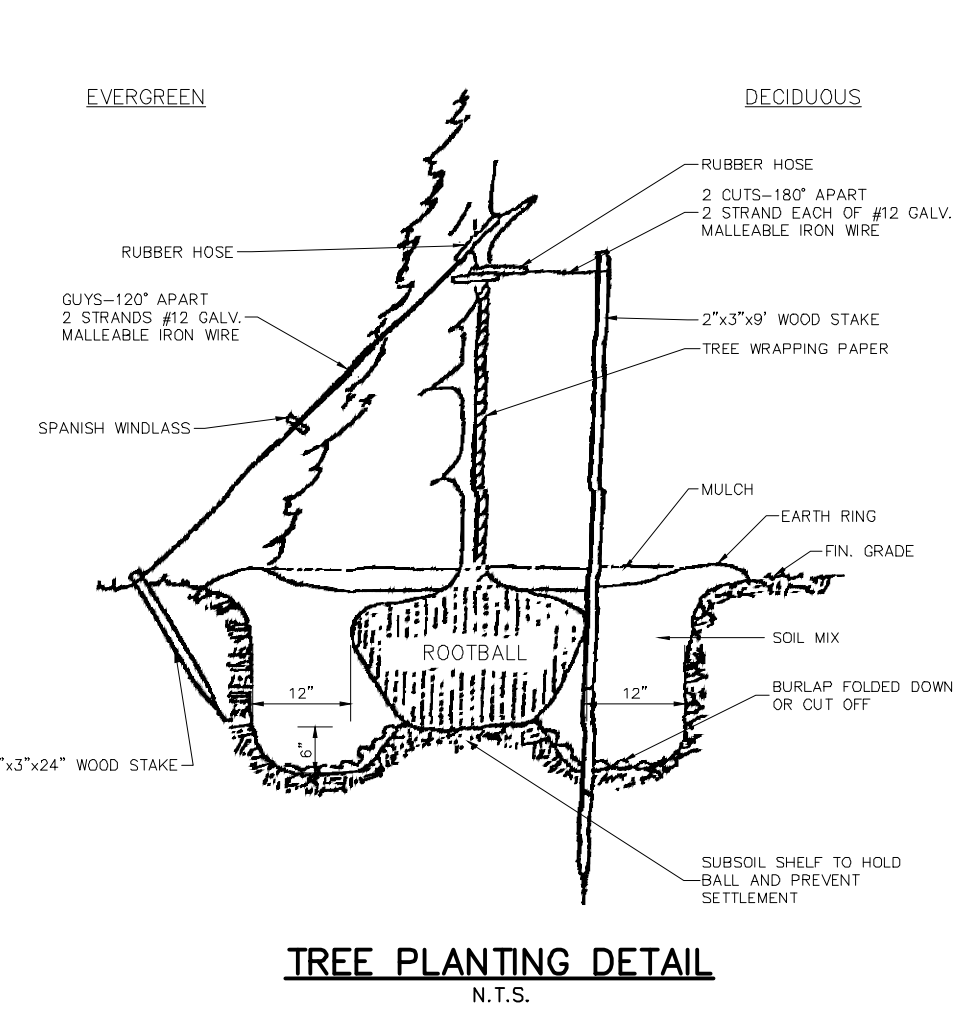
SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.



N.T.S.



N.T.S.



N.T.S.

PERMANENT SEEDING SPECIFICATIONS: GRASS AREAS

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

AGRICULTURAL GROUND LIMESTONE - 190 LBS./1000 S.F.
 FERTILIZER - 0-20-20 FORMULA - 20 LBS./1000 S.F.
 FERTILIZER - 10-5-5 FORMULA - 25 LBS./1000 S.F.

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

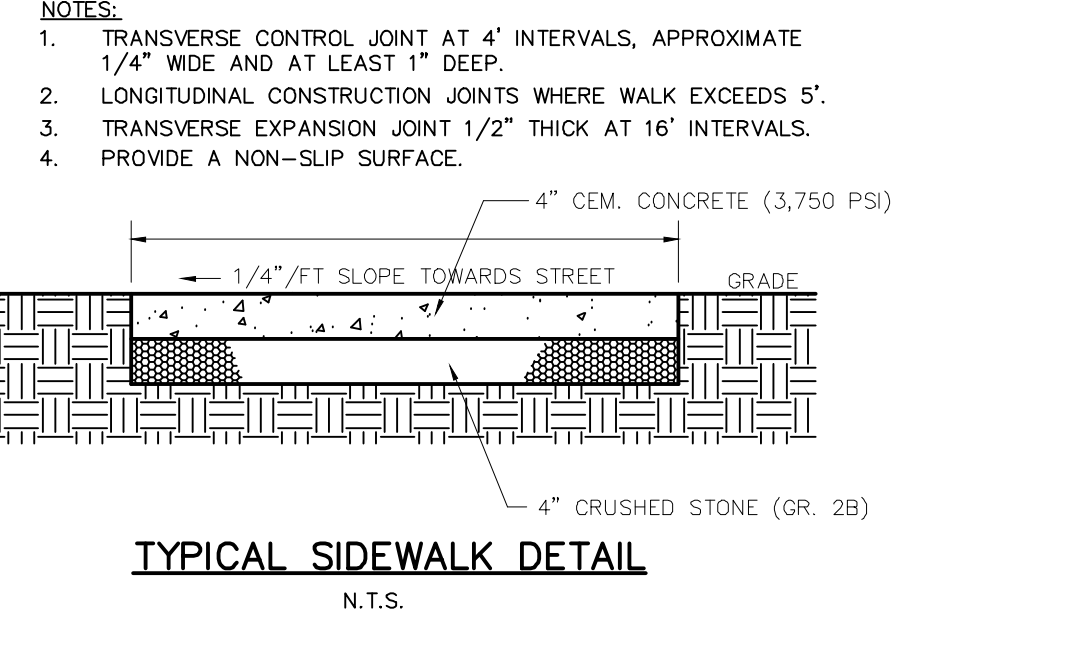
MULCH - HAY OR STRAW

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

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

TEMPORARY SEEDING SPECIFICATIONS:

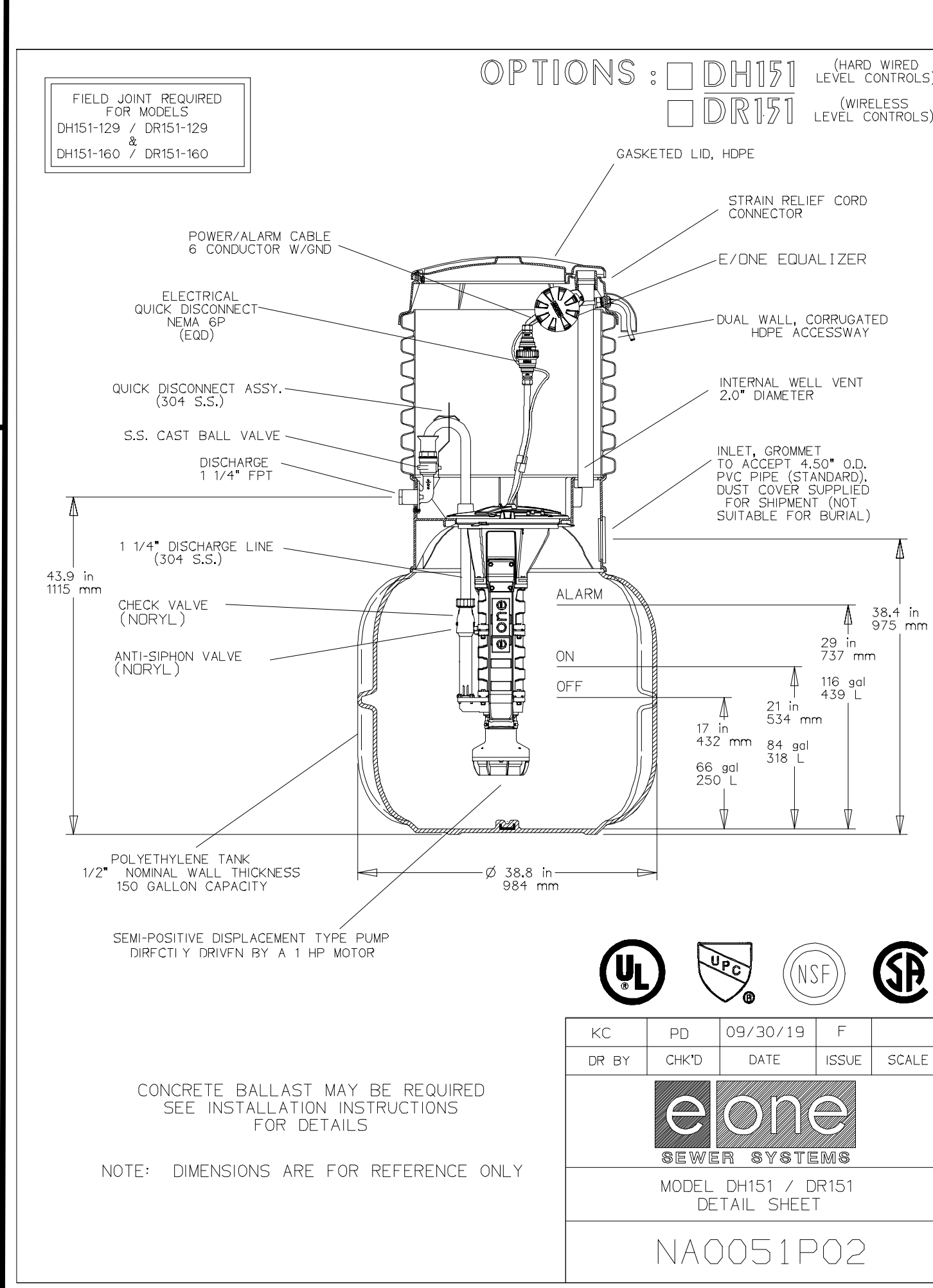
SEEDING: 100% COMMON RYEGRASS AT 5 LBS./1000 S.F.
 FERTILIZER: 10-5-5 OR EQUAL AT 40 LBS./1000 S.F.
 LIME: GROUND LIME AT 100 LBS./1000 S.F.



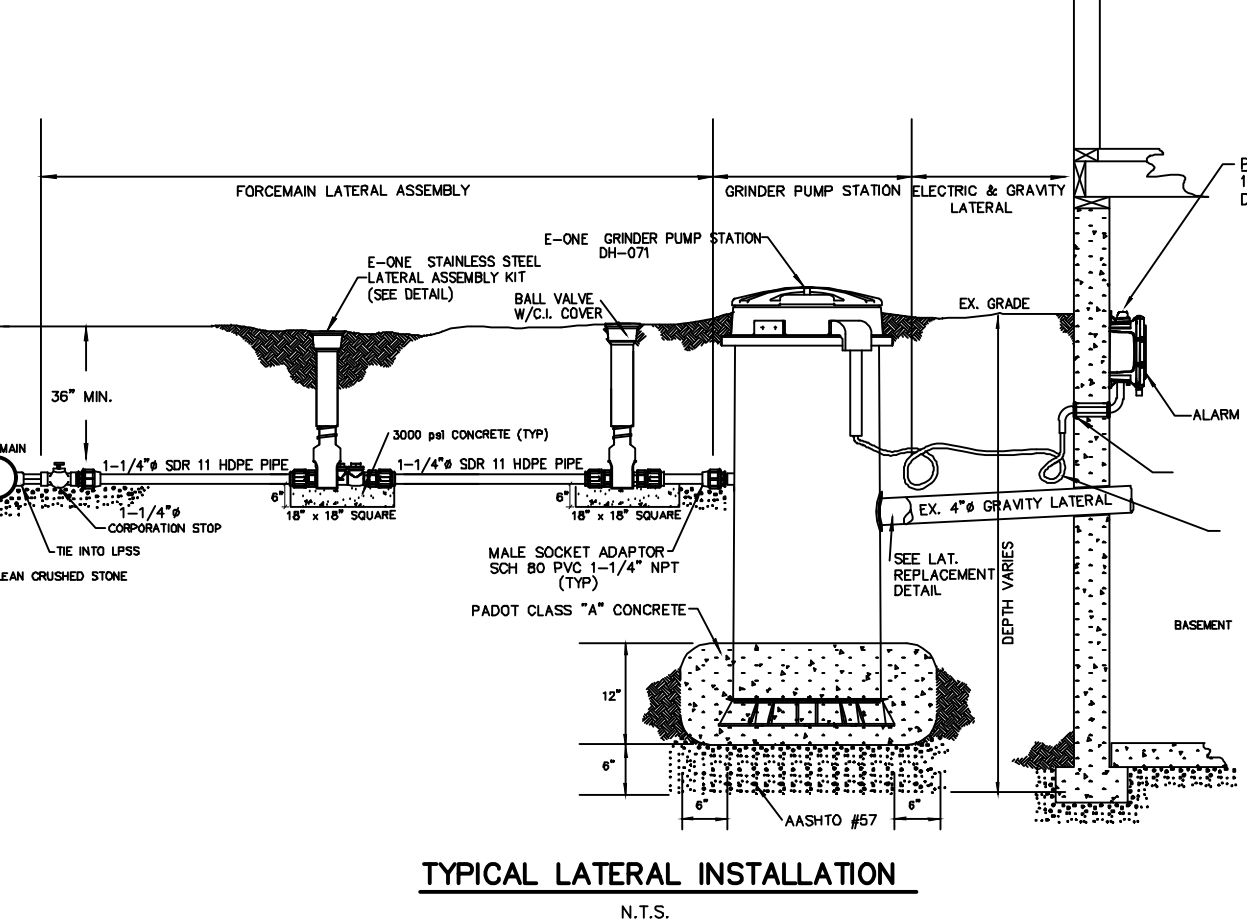
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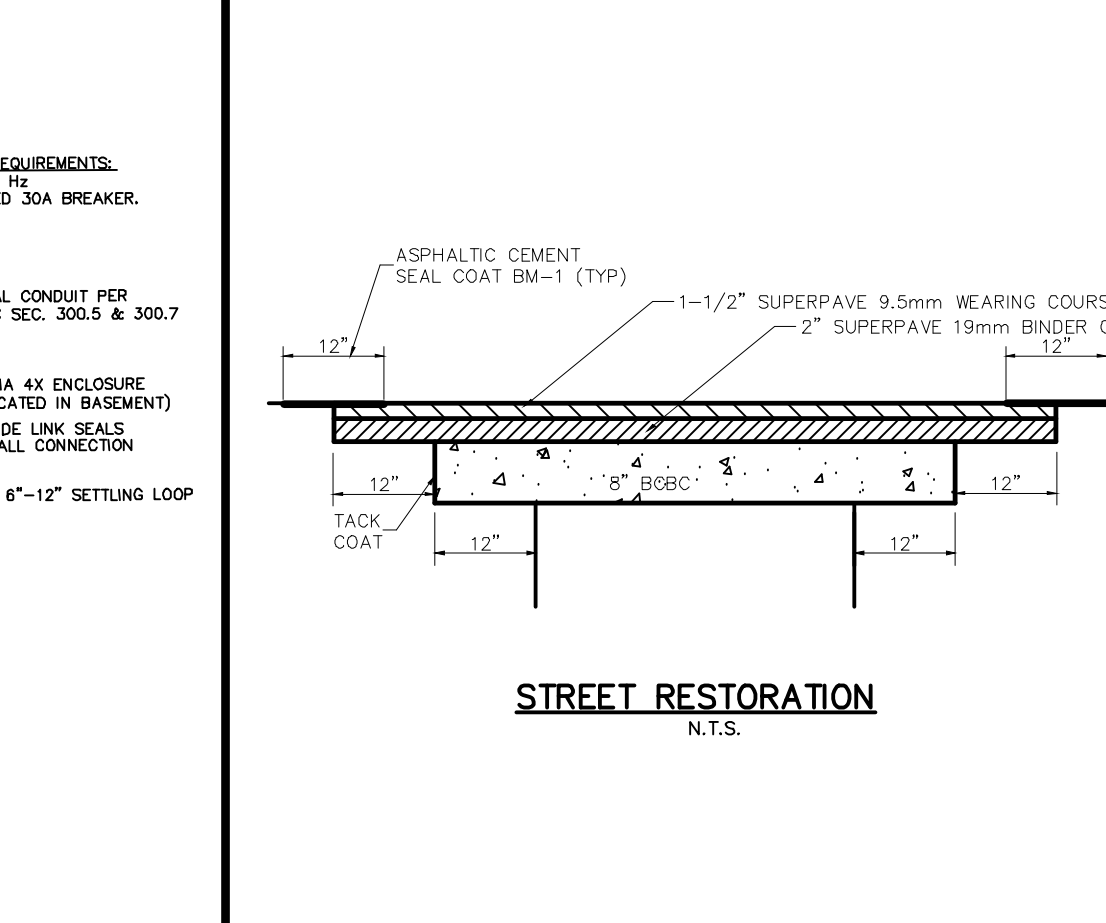
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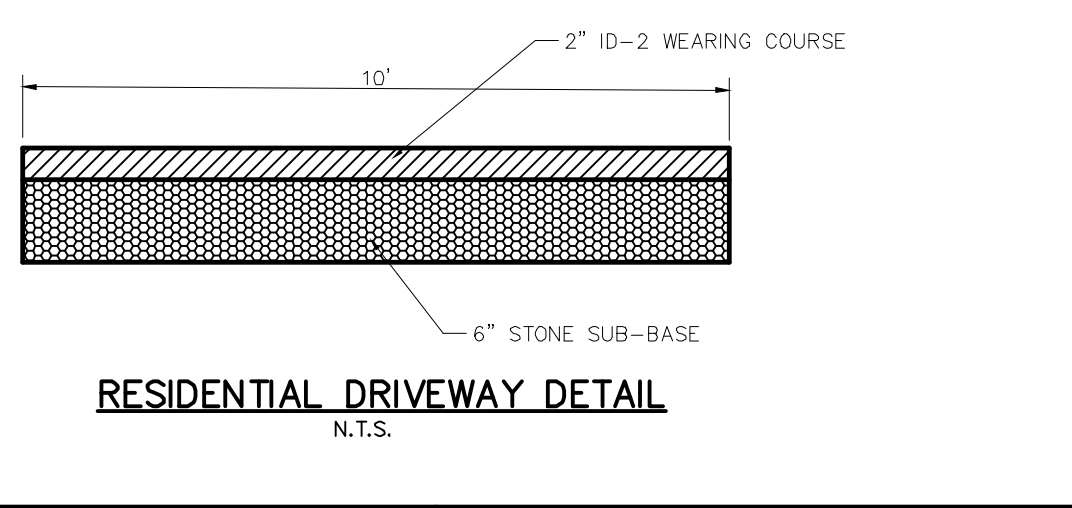
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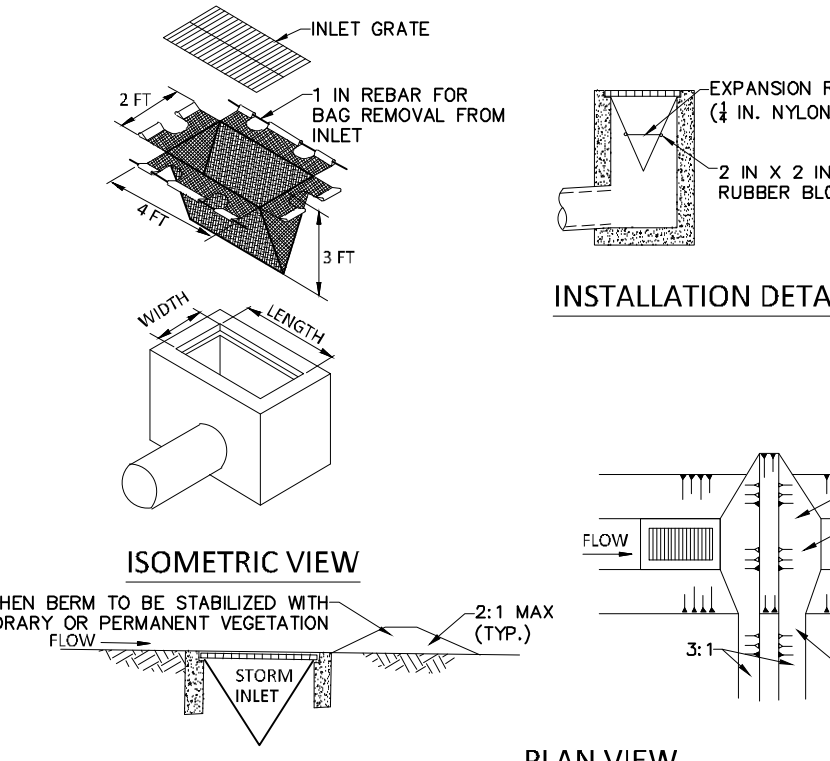
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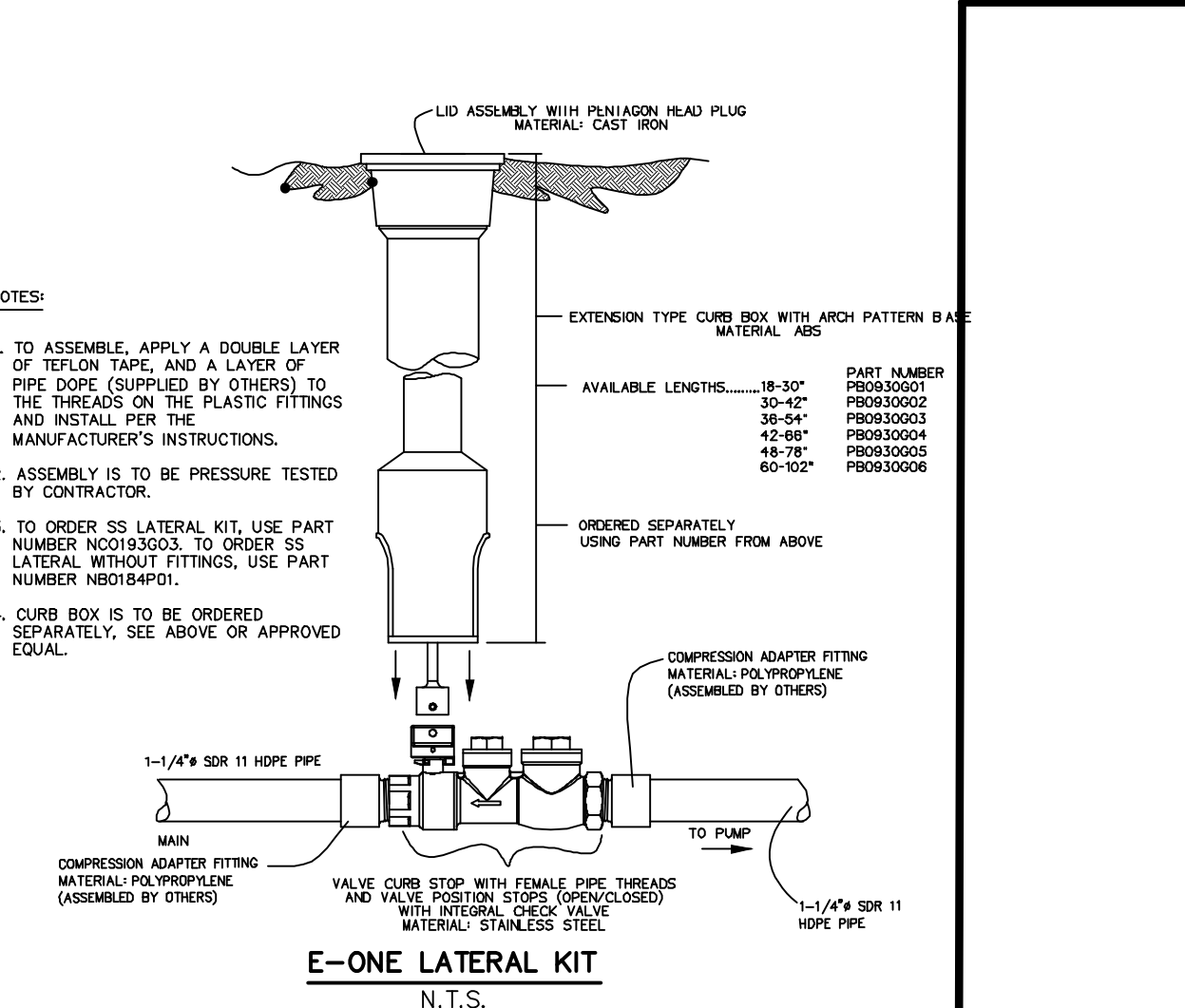
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N.T.S.



N.T.S.



N.T.S.

SEQUENCE OF CONSTRUCTION (SINGLE LOT):

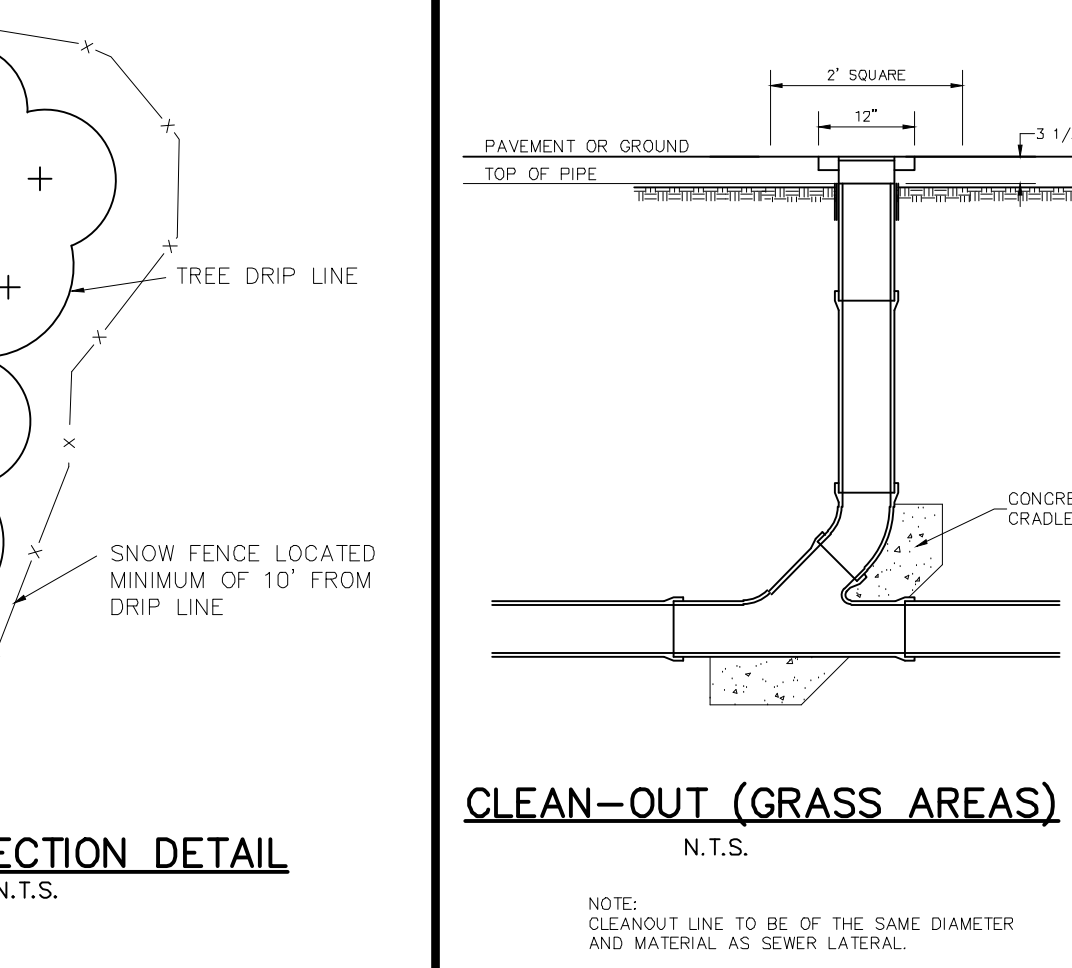
1. PLACE ROCK CONSTRUCTION ENTRANCE.
2. PLACE SUPER SILT FENCE AS SHOWN ON PLAN.
3. REMOVE TOPSOIL FROM AREAS OF REQUIRED GRADING AND STOCKPILE FOR FUTURE USE ON SITE. PROTECT TOE OF STOCKPILE WITH FILTER FABRIC FENCE AND SEED WITH ANNUAL RYE GRASS.
4. GRADE SITE.
5. CONSTRUCT SEEPAGE BED, BUILDING,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

UNFORESEEN EROSION CONDITIONS

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

MAINTENANCE PROGRAM

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



N.T.S.

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

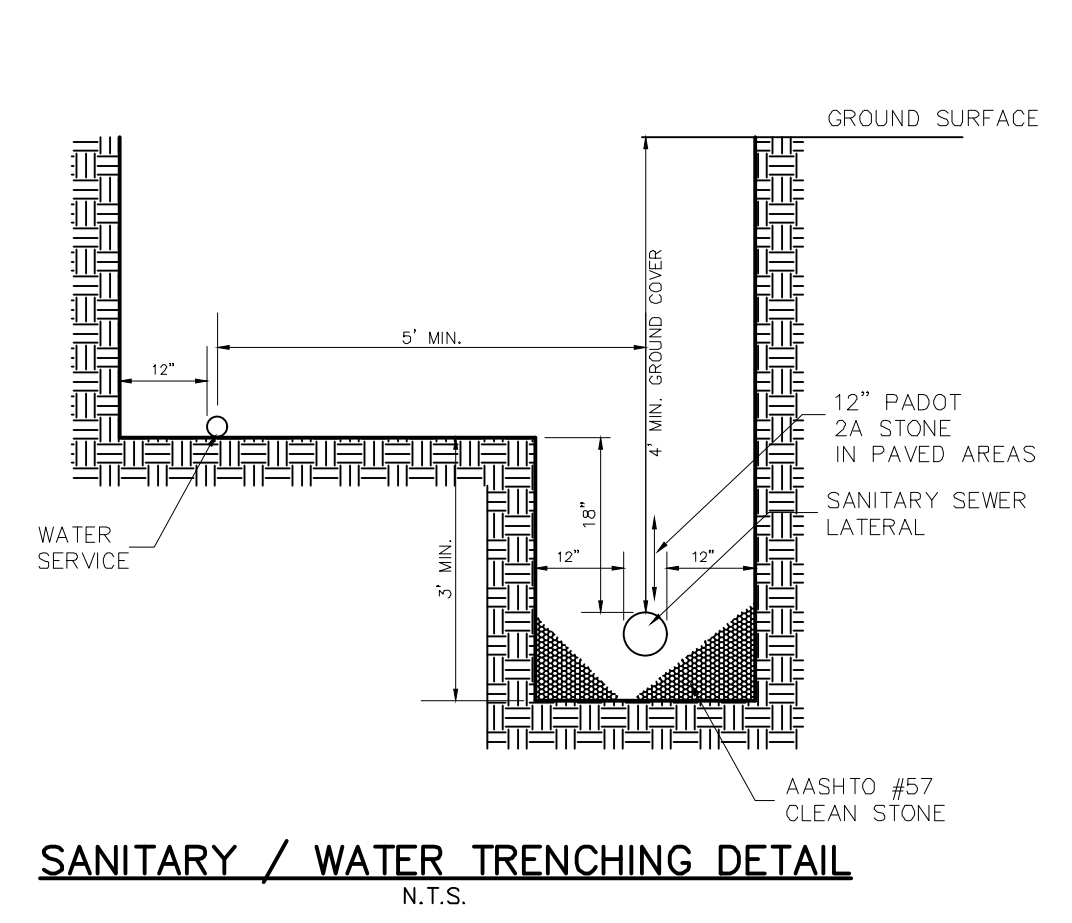
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED 50% AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

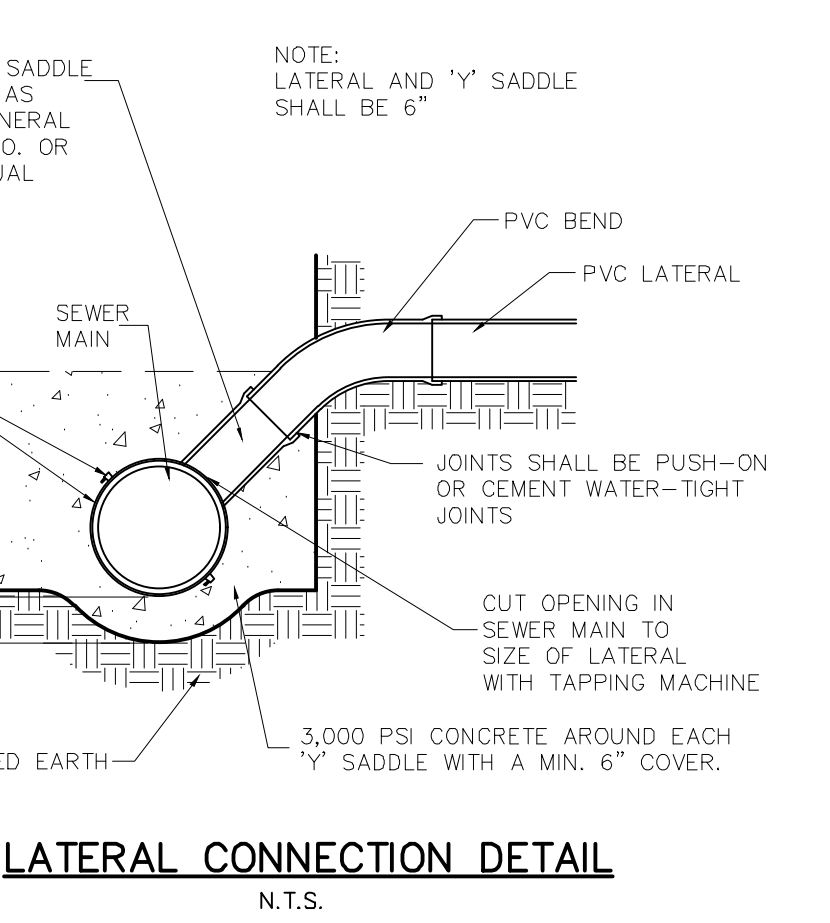
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION, TYPE II

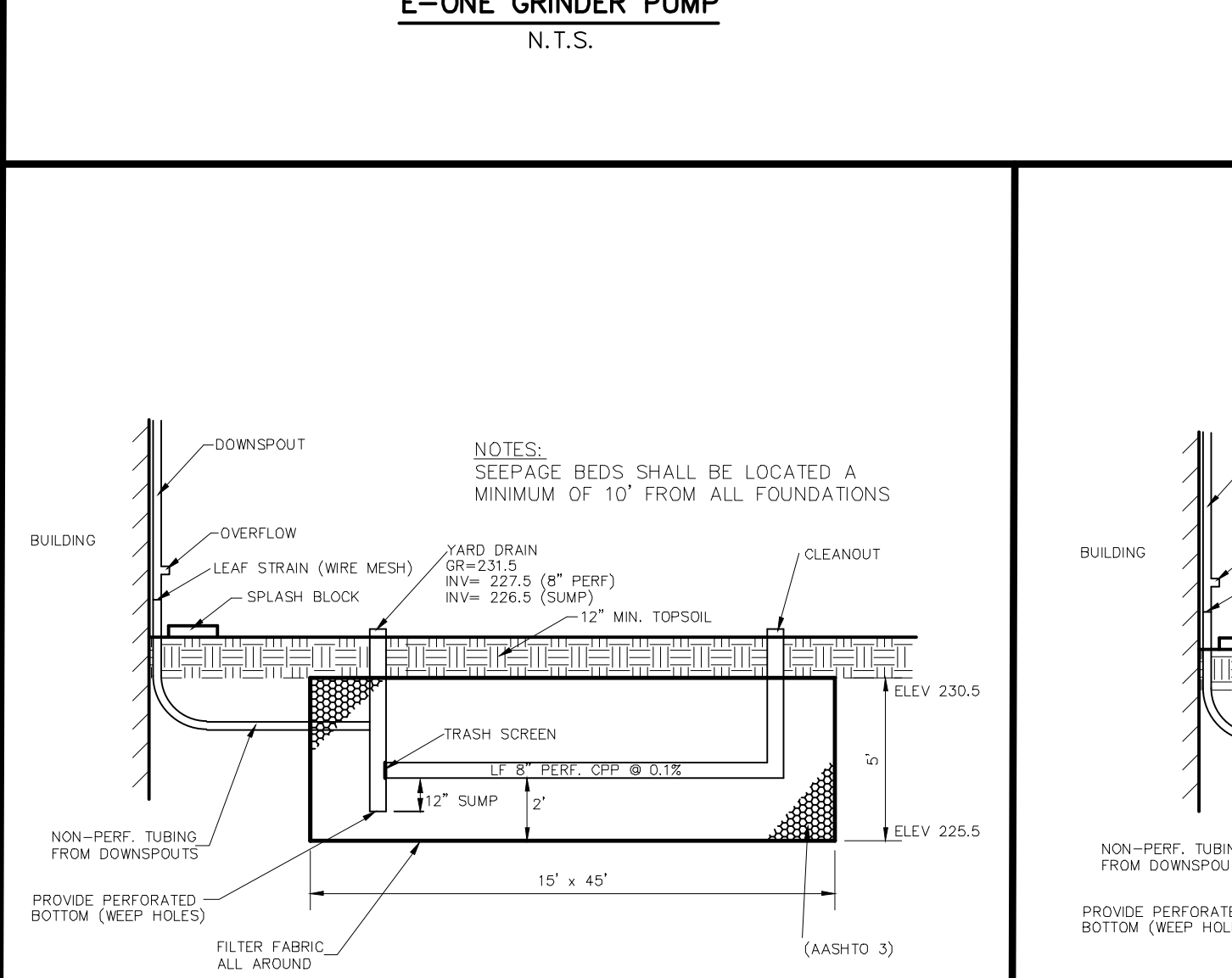
N.T.S.



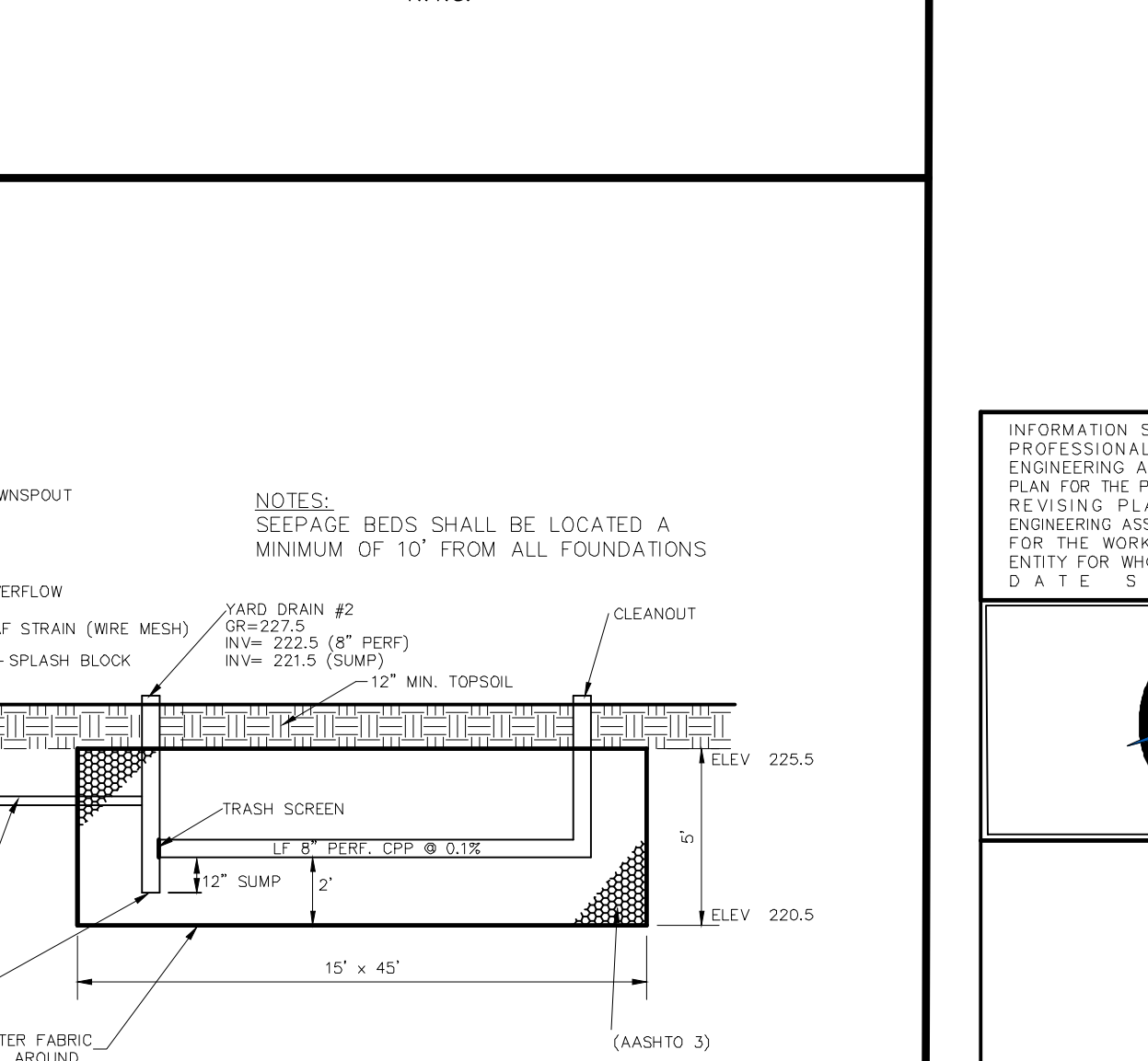
N.T.S.



N.T.S.



N.T.S.



N.T.S.

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NO.	DATE	REVISION	DWN. BY	CHK. BY

CEA CATANIA ENGINEERING ASSOCIATES, INC.
 520 WEST McADAM BLVD.
 MILFORD PARK, PA 19033
 TEL. (610) 532-2884
 FAX. (610) 532-2923
 EMAIL: office10@cataniaengineering.com

DETAILS
DARBY ROAD
EBUILD CONSTRUCTION, LLC

TOWNSHIP OF HAVERFORD DELAWARE COUNTY, PA

DWN. BY: J.M.D. DSS. BY: FIELD BOOK/PAGE: SCALE: 1" = 20' DRAWING NO.: 85483-24
 CHK. BY: C.J.C. DATE: 5/11/2022 SHEET: 4 OF 4 SHEETS



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, July 14, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

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

2. **Review of the Haverford Township Comprehensive Plan**

Presentation of the 1st draft of an updated Comprehensive Plan by Charlie Schmehl of Urban Research & Development, along with members of the Comprehensive Plan Steering Committee.

3. **Review of Minutes**

Planning Commission meetings of 6/9/2022 and 6/23/2022.

Adjournment



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, July 14, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Marge Buchanan, Scribe

Mr. Capuzzi called the meeting to order at 7:04 P.M.
Ms. Buchanan Called Roll

ITEM #1

Review of the Haverford Township Comprehensive Plan

Presentation of the 1st draft of an updated Comprehensive Plan by Charlie Schmehl of Urban Research & Development, along with members of the Comprehensive Plan Steering Committee.

Public Comment began with Chris Furlan, business owner at 51 W. Eagle Rd. Mr. Furlan was struck by the amount of attention given to the Eagle Road Corridor. Mr. Furlan agreed the corridor needs to be updated to be more attractive and also the business district is not pedestrian friendly. Mr. Furlan sighted the Blue Route as a main contributor to the traffic issue on Eagle Road and the traffic being what dictates the types of businesses that are current and successful. Mr. Furlan feels that unless the Township accepts what Eagle Road and its traffic issues are, then any change is doomed for failure.

Suzanna Barucco, Chair of the Haverford Township Historical Commission, presented an edited update to the Historic Preservation Plan. Mr. Capuzzi stated he had no issue with these contributions and agreed there should be some wording in the Zoning Ordinance regarding integrity of the neighborhoods relative to infill development and trying to match some of the historical character of the neighborhoods. Ms. Barucco agreed there would be challenges within the different neighborhoods but scale, massing and character should be kept in consideration. Ms. Kirk, Ms. Dobbs and Ms. Barucco discussed different thoughts on how to add the language to the Zoning Ordinance.

Mr. Furlan asked if the Planning Commission Board Members had any thoughts to share on the Eagle Road Corridor improvements. Mr. Capuzzi responded that the Steering Committee's thoughts were to reduce the number of curb cuts along Eagle Road and to move the sidewalk away from the curb, with a grass strip between the curb and sidewalk, which would improve accessibility and safety for people in the surrounding

neighborhoods. Mr. Furlan expressed his opinion that selecting this area as opposed to the Brookline Blvd. area for example, may be futile with the amount of traffic. Mr. Capuzzi added that, for the changes to occur, a group effort by the owners of existing businesses within a block would be required, otherwise the proposed plan would not work.

Dorothy Doughty, 2417 Rosewood Lane, was asking where to find information on the Comprehensive Plan. Mr. Capuzzi explained the Comprehensive Plan information has been advertised for a year and a half. Ms. Doughty stated she would hope the stormwater issue in sections of Haverford Township and the traffic congestion would be addressed in the Comprehensive Plan. Mr. Capuzzi added the Township is currently studying flooding issues in the Wynnefield Drive area of the Township.

Mr. Capuzzi stated that the Planning Commission had received written correspondence from a dozen or more groups and individuals and said he thought it would be best to go through and discuss what merits consideration for the Comprehensive Plan.

Mr. Capuzzi began with the Haverford Township Historical Commission and that they are willing to rewrite that section of the Comprehensive Plan and stated he believed they HTHC should have been consulted from the beginning. Ms. Dobbs expressed concern with different writers of the Plan being inconsistent to which Mr. Chanin later agreed.

Mr. Capuzzi introduced comment on the Haverford Township Historical Society letter sent by Kate Clifford. A discussion began with Ms. Kirk and Mr. Capuzzi regarding the standards of having a home on the Historical Survey and the cost of materials that are recommended. Ms. Dobbs was concerned that the consultant was making the observations on his analysis and not the recommendation of the Steering Committee or policies implemented by the Township. Ms. Kirk and Ms. Dobbs discussed the input of the Township and Mr. Schmehl, the Consultant. Mr. Capuzzi stated the Planning Commission can recommend what they feel is best. Ms. Dobbs feels the recommendation should outline the ultimate goal. Mr. Capuzzi stated the Planning Commission will need to be judicious in the recommendation. In regards to any recommendation related to historic preservation, the Planning Commission should not change the requirements but should try to streamline the process of reviewing proposed modifications to those homes on the Historical Register.

Mr. Capuzzi introduced correspondence submitted by the Brynford Civic Association. A discussion of the memo took place amongst the Board Members. Ms. Dobbs stated Haverford Township residents are concerned that infill community development changes the character of their neighborhoods. Ms. Phillips added the walkability issue in neighborhoods should be addressed. Ms. Kirk added there is a current ordinance regarding sidewalks and curbs, that if in the opinion of the Commissioners curbs and sidewalks are require, then they should be installed. There is a procedure for which it is incumbent on the homeowner to install. Mr. Chanin added, walkability might be clarified, such as stop signs, speed bumps or bridges over heavily traveled commercial roads. Mr. Capuzzi stated everyone agrees the Comprehensive Plan needs to be redrafted in some respect so it is easier to follow. A table of recommendations would be one area to implement a change to the Plan. Ms. Dobbs suggests an executive summary stating framework goals including year-end summary. Mr. Capuzzi noted the suggested clumping of residential zoning districts may require more Zoning relief for residents in some of those districts. The recommendation could be to streamline and evaluate what the best course of action is to update the Zoning District maps.

Mr. Capuzzi stated Haverford Township had recently approved a contract for the preparation of a Parks, Recreation and Open Space Plan. That plan would address the long-term needs for open space and recreational facilities within the Township.

Mr. Capuzzi did raise concern regarding the fee-in-lieu-of open space loop hole within the current SALDO. Ms. Dobbs did not agree that this should be included in the Comprehensive Plan unless it was stated as the current policy, the problems with the current policy and how it affects the goals of the Township.

Mr. Capuzzi cited a letter from Douglas Wolfe regarding specific neighborhood traffic issues. A discussion was had on remedies for multiple situations.

Mr. Capuzzi cited a letter from Gail Lovitt focusing on Parks and Recreation in the Comprehensive Plan that had been addressed previously.

Mr. Capuzzi cited a letter from Eric Cartman, regarding trails and bicycle user friendliness. Additionally, pedestrian ease to public transportation. Ms. Dobbs added to the conversation that the Comprehensive Plan may add a broad goal for access to public transit in addition to the SEPTA comments. Ms. Phillips added a suggestion for bike corridors as a goal.

Mr. Capuzzi cited a letter from Bryan Foley regarding connection from residential to park spaces.

Mr. Capuzzi introduced a letter from Discover Haverford regarding some minor text changes and support for the Town Center concept. They did suggest hospitality provisions, such as Airbnb's and small hotels and motels. A conversation of transient use ensued.

The discussions will continue at the next Planning Commission Meeting of August 11, 2022.

ITEM#2 Review of Minutes

Mr. Capuzzi made Motion to approve the minutes of the Planning Commission meeting of June 9, 2022, and June 23, 2022 as submitted.

Mr. Chanin Seconded.

Approved Unanimously.

Adjournment

Mr. Chanin made Motion to Adjourn.

Ms. Dobbs Seconded.

All in Favor.

Adjournment 9:27 P.M.



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, June 23, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

1. **Opening of Meeting**

- a. Roll Call
- b. Pledge of Allegiance

2. **0 Darby Road (vacant lot adjacent to 4008 Darby Road)- Preliminary/Final Minor Subdivision Plan**

EBuild Construction, LLC

Subdivide an existing 44,703 square foot vacant lot located adjacent to 4008 Darby Road to create one new lot. Lot #1 is proposed to contain 22,346 square feet, and Lot #2 is proposed to contain 22,357 square feet. Both lots are to be developed with a new single family dwelling and associated improvements, stormwater management facilities. A Low Pressure Sanitary Sewer Main extension is also proposed.

3. **516 & 520 Panmure Road- Lot Consolidation (reverse subdivision)**

The Haverford School

The applicant proposes to consolidate a 23,586.67 square foot (0.541 acre) undeveloped parcel (516 Panmure Rd) with a 23,345.9 square foot (0.536 acre) parcel containing a single family dwelling and associated accessory structures (520 Panmure Road.) Both parcels are currently nonconforming in respect to the 1 acre minimum lot area in the R-1 Zoning District. The proposed consolidation will result in one 46,932.47 (1.077 acre) parcel, correcting various nonconformities with respect to the R-1 area and bulk regulations.

4. **Continued Review of the Haverford Township Comprehensive Plan**

Continued discussion of the 1st draft of an updated Comprehensive Plan

5. **Review of Minutes**

Planning Commission meeting of July 14, 2022

Adjournment

PA ONE CALL No. 2022118093
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL 8-1-1

Pennsylvania One Call System, Inc.
 1-800-242-1776
 8-1-1 (WITHIN PA.)

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

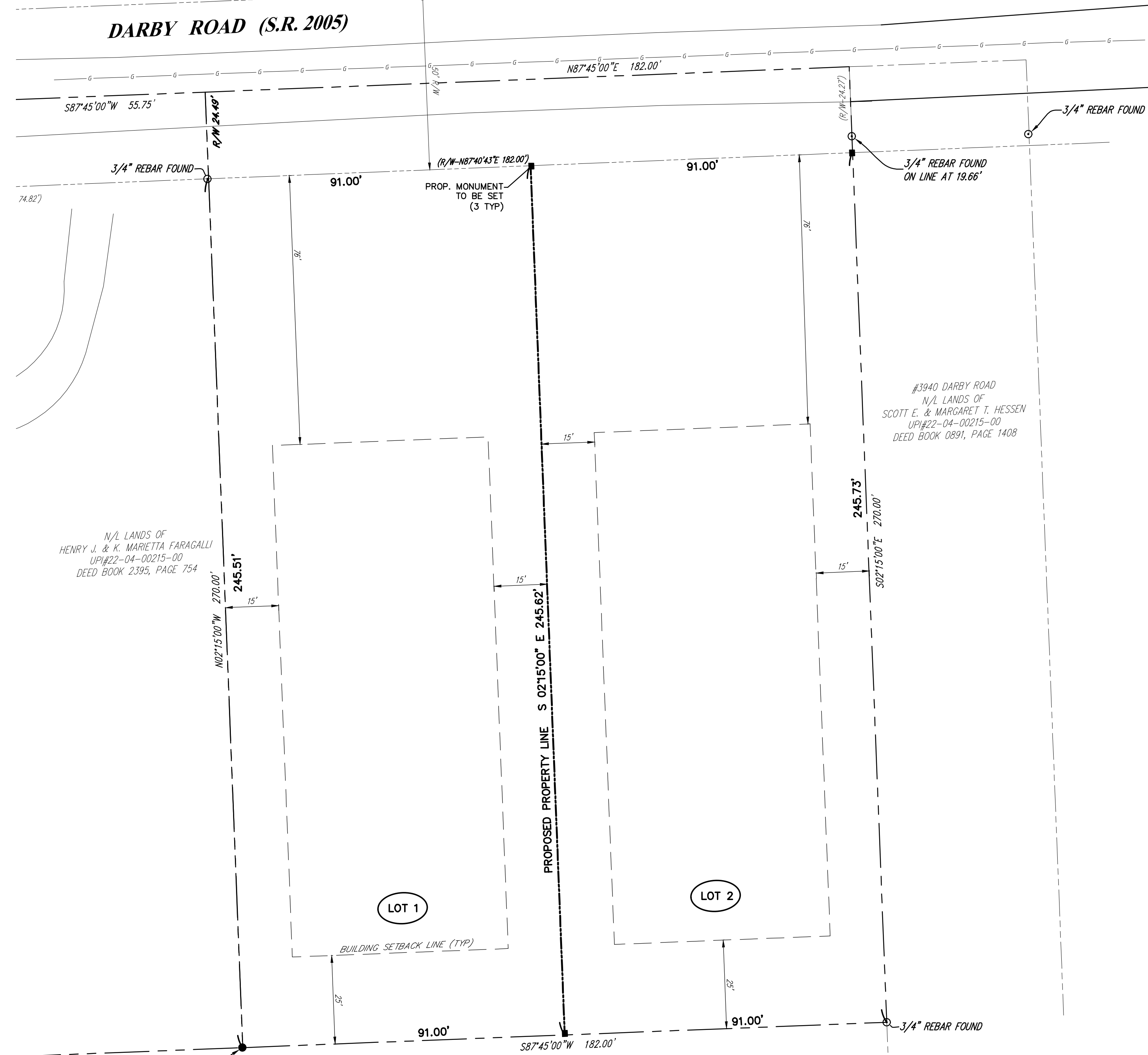
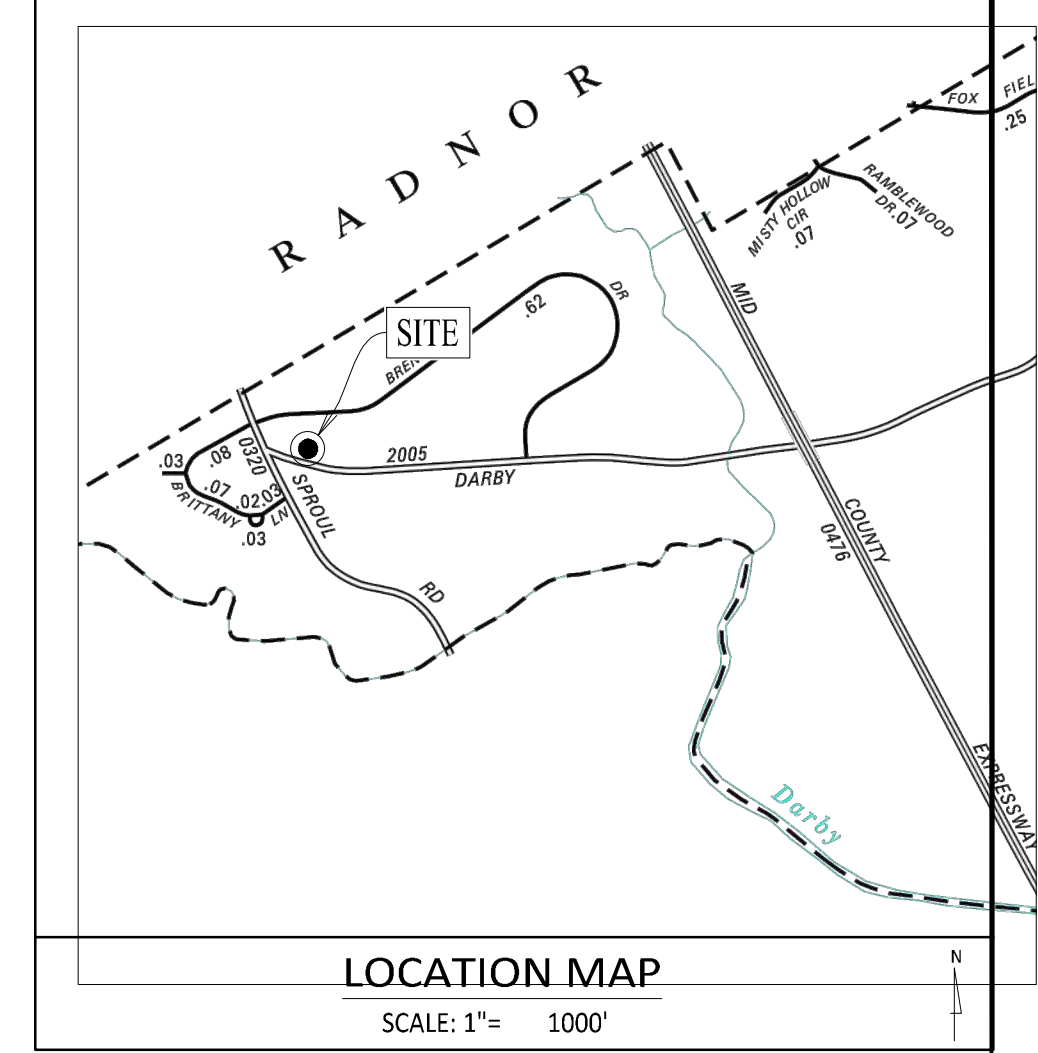
SOILS INFORMATION
 G6B - GLENGLE CHANNERY LOAM, 3-8% SLOPES

FLOODPLAIN INFORMATION
 THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR DELAWARE COUNTY, PA. MAP NO. 42045C0038F, DATED NOVEMBER 18, 2009.

ZONING REQUIREMENTS*

AREA AND BULK REGULATIONS	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
ZONE R-1A LOW DENSITY RESIDENTIAL				
MIN. LOT SIZE	1/2 ACRE	1.026 ACRES (GROSS) 44,703 S.F. (NET)	0.51 ACRES (NET) 22,346 S.F.	0.51 ACRES (NET) 22,357 S.F.
MIN. LOT WIDTH				
AT BUILDING LINE	85 FT	182 FT	91 FT	91 FT
AT STREET LINE	75 FT	182 FT	91 FT	91 FT
BUILDING SETBACKS				
MIN. FRONT YARD	40 FT MIN/7% MEDIAN	N/A	83 FT.	83 FT.
MIN. SIDE YARD	15 FT MIN/FOOT AGG	N/A	15 FT./32 FT.	15 FT./32 FT.
MIN. REAR YARD	25 FT	N/A	107.6 FT.	107.6 FT.
MAX. BUILDING COVERAGE	15%	N/A	10.8%	10.8%
MAX. IMPERVIOUS COVERAGE	30%	N/A	19.6%	19.6%
MAX. BUILDING HEIGHT	35 FT OR 3 STORIES	N/A	<35 FT.	<35 FT.

* SEE GENERAL NOTES FOR ZONING INFORMATION OR DISCUSS WITH ENGINEER



GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING PARCEL OF LAND INTO TWO NEW LOTS AND CONSTRUCT AND OPERATE A NEW SINGLE FAMILY DWELLING AND RELATED APPURTENANCES ON EACH LOT.
- PUBLIC WATER, GAS AND SANITARY SEWER ARE PROPOSED.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL ROOF DRAINS TO BE CONNECTED TO SEEPAGE BEDS AND ALL SEEPAGE BEDS ARE TO BE A MINIMUM OF 10 FT. FROM ANY FOUNDATION.
- THE SEEPAGE BED SHALL BE PROTECTED FROM CONSTRUCTION VEHICLES AND CARE SHALL BE TAKEN TO PREVENT THE COMPACTION OF THE SUBGRADE DURING CONSTRUCTION.
- FOR ALL DRIVEWAYS EXCEEDING SIX PERCENT (6%) IN GRADE, A LEVELING AREA OF NOT LESS THAN TWENTY (20) FEET IN LENGTH AND NOT GREATER THAN FOUR PERCENT (4%) IN GRADE SHALL BE PROVIDED AT THE END OF THE DRIVEWAY AT THE STREET LINE. DRIVEWAYS SHALL ALSO HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 12%.
- STREET TREES SHALL BE PLANTED AT LEAST 6 FEET BEHIND RIGHT OF WAY LINES.
- FOUNDATION AS-BUILTS SHALL BE REQUIRED DURING CONSTRUCTION OF THE HOUSES.
- A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE DRIVEWAY AND UTILITY INSTALLATIONS.
- SANITARY SEWER SERVICE IS NOT PROPOSED FOR THE BASEMENT OF THE PROPOSED HOUSES.
- SAFETY FENCING SHALL BE PLACED AROUND ANY OPEN EXCAVATION, EQUIPMENT OR MATERIALS.
- ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
- ANY CLEANOUTS LOCATED WITHIN A DRIVEWAY SHALL CONTAIN A TRAFFIC RATED COVER.
- IF APPROVED, A GRADING, DRAINAGE, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT WILL BE REQUIRED FOR EACH LOT.
- BOUNDARY, TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY CATANIA ENGINEERING ASSOCIATES, INC. PERFORMED ON 4/19/2022.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY CATANIA ENGINEERING ASSOCIATES, INC. DATUM: ASSUMED, SITE BENCH: FRONT DOOR SILL ELEVATION OF DWELLING AT #4008 DARBY ROAD, ELEVATION= 236.28 FT, CONTOUR INTERVAL: 2 FOOT. OFFSITE CONTOURS PLOTTED FROM PA SPATIAL AND DATA ACCESS (PASDA) PA MAP LIDAR 2006-2008 DCNR PA MAP & AERIAL IMAGERY.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.

WAIVER REQUESTS:

- SECTION 160-4.A - TO ALLOW A WAIVER OF THE TWO STEP PLAN REVIEW PROCESS AND ALLOW THE PLAN TO BE CONSIDERED IN THE FINAL REVIEW STAGE.
- SECTION 160.5.B.(3)(1) - TO ALLOW A 21' MINIMUM C/W FOR DARBY ROAD IN LIEU OF THE 27' C/W. WIDENING OF THE ROAD WOULD CREATE AN UNNATURAL OFFSET OF THE ROAD IN THE MIDDLE OF THE BLOCK AND REMOVE ANY TRAFFIC CALMING EFFECT ASSOCIATED WITH A MORE NARROW ROADWAY. OFF-STREET PARKING OF 6 SPACES PER LOT IS ALSO PROVIDED.
- SECTION 160.5.B.(4)(c) - TO ALLOW FOR NO SIDEWALKS ON DARBY ROAD. NO OTHER SIDEWALKS EXIST IN THE AREA.
- SECTION 160-5.B(4)(f) - TO ALLOW NO ADDITIONAL STREET LIGHTING ON DARBY ROAD. AN EXISTING STREET LIGHT IS LOCATED ON A UTILITY POLE IN FRONT OF THE PROPERTY ON DARBY ROAD.
- SECTION 160-5.B(10) - TO ALLOW FOR NO CURB TO BE PROVIDED ALONG THE PROPERTY FRONTAGE. THIS WILL KEEP THE SAME CHARACTER THROUGHOUT THE NEIGHBORHOOD WHICH HAS CONTINUED TO BE DEVELOPED WITHOUT CURB ALONG DARBY ROAD.

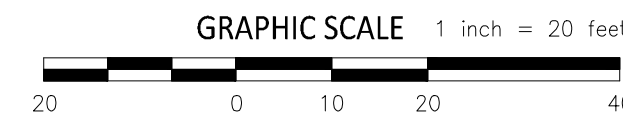
State of Pennsylvania: _____
 County of Delaware : ss _____
 On this ____ day of _____, a.d., 20____,
 before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____ who being duly sworn according to law, depose and say, that they are the owners or equitable owners of the property shown on this plan, that the said plan was made at their direction and that they acknowledge the same to be their lot and plan and desire the same to be duly recorded.
 WITNESS my hand and seal the day and date above written.
 Signature of Owner _____
 Notary Public _____
 My Commission Expires _____

REVIEWED THIS ____ DAY OF _____, 20____.
 TOWNSHIP ENGINEER _____
 APPROVED THIS ____ DAY OF _____, 20____,
 AND EXECUTED THIS ____ DAY OF _____, 20____,
 _____ PRESIDENT
 _____ SECRETARY
 APPROVED THIS ____ DAY OF _____, 20____,
 AND EXECUTED THIS ____ DAY OF _____, 20____,
 _____ CHAIRMAN
 _____ SECRETARY

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

OWNERS STORMWATER ACKNOWLEDGMENT
 I HEREBY ACKNOWLEDGE THAT THE STORMWATER CONTROLS & BMPs ARE FIXTURES THAT CAN NOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.
 OWNERS SIGNATURE _____
 MICHAEL J CIOCCO, PE

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



EQUITABLE OWNER/APPLICANT PROPERTY
 EBUILD CONSTRUCTION, LLC
 2375 WEST CHESTER PIKE
 BROOMALL, PA 19008
 DARBY ROAD
 BRYN MAWR, PA 19010
 PARID #22-04-00215-01
 DEED BOOK 2427 PAGE 1027

NO.	DATE	REVISION	DWN. BY	CHK. BY
2	7/14/2022	HOUSE LOCATION & TWP ENGINEER COMMENTS	J.M.D.	M.J.C.
1	6/10/2022	TREE LOCATION, SPECIES, & REPLACEMENT CALC'S	K.M.	M.J.C.

CEA
 CATANIA ENGINEERING ASSOCIATES, INC.
 520 WEST McGRADE BLVD.
 MILMONT PARK, PA, 19033
 TEL. (610) 532-2884
 FAX. (610) 532-2923
 EMAIL: office1@cataniaengineering.com

SUBDIVISION PLAN
DARBY ROAD
EBUILD CONSTRUCTION, LLC

TOWNSHIP OF HAVERFORD DELAWARE COUNTY, PA
 DWN. BY: J.M.D. DSG. BY: _____ FIELD BOOK/PAGE: _____ SCALE: 1" = 20' DRAWING NO.: 85483-24
 CHK. BY: C.M.G. DATE: 6/24/2022 SHEET: 1 OF 6 SHEETS

CAUTION: TO INSURE VALIDITY OF PLAN REGISTRATION SEAL MUST BE IN RED INK.

PA ONE CALL No. 2022118093
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL 8-1-1

Pennsylvania One Call System, Inc.
 1-800-242-1776
 8-1-1 (WITHIN PA.)

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

SOILS INFORMATION
 G6B - GLENELG CHANNERY LOAM, 3-8% SLOPES

ZONING REQUIREMENTS*

MIN. LOT SIZE	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT WIDTH	1/2 ACRE	3.026 ACRES (GROSS) 44,703 S.F. (NET)	0.51 ACRES (NET) 22,246 S.F.	0.51 ACRES (NET) 22,357 S.F.
AT BUILDING LINE	85 FT	182 FT	91 FT	91 FT
AT STREET LINE	75 FT	182 FT	91 FT	91 FT
BUILDING SETBACKS				
MIN. FRONT YARD	40 FT MIN/7% MEDIAN	N/A	83 FT.	83 FT.
MIN. SIDE YARD	15 FT MIN/30 FT AGG	N/A	15 FT / 32 FT.	15 FT / 32 FT.
MIN. REAR YARD	25 FT	N/A	107.6 FT.	107.6 FT.
MAX. BUILDING COVERAGE	15%	N/A	10.8%	10.8%
MAX. IMPERVIOUS COVERAGE	30%	N/A	19.6%	19.6%
MAX. BUILDING HEIGHT	35 FT OR 3 STORIES	N/A	<35 FT.	<35 FT.

STEEP SLOPE DISTURBANCE

EXISTING VERY STEEP SLOPE AREA = 462 S.F.
 PROPOSED VERY STEEP SLOPE DISTURBANCE = 0%
 ALLOWABLE DISTURBANCE = 5%

TREE REPLACEMENT REQUIREMENTS

EXISTING TREES TO BE REMOVED
 1 DEAD, 2 DECLINING, 1 LIGHTING STUCK, 1 DISEASED & 1 ASH TREE NOT INCLUDED IN THE TREE REPLACEMENT CALCULATIONS.

TREES TO BE REMOVED	REPLACEMENT DIAMETER 4:1
8" RED OAK	2"
12" WHITE PINE	3"
14" SASSAFRAS	3.5"
16" GOLDEN RAIN	4"
TOTAL REPLACEMENT DIA. REQUIRED=	12.5"

TOTAL TREE REPLACEMENT PROVIDED = 5 TREES @ 3" DIA. = 15" TOTAL DIA.

OWNERS STORMWATER ACKNOWLEDGMENT

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

OWNERS SIGNATURE

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

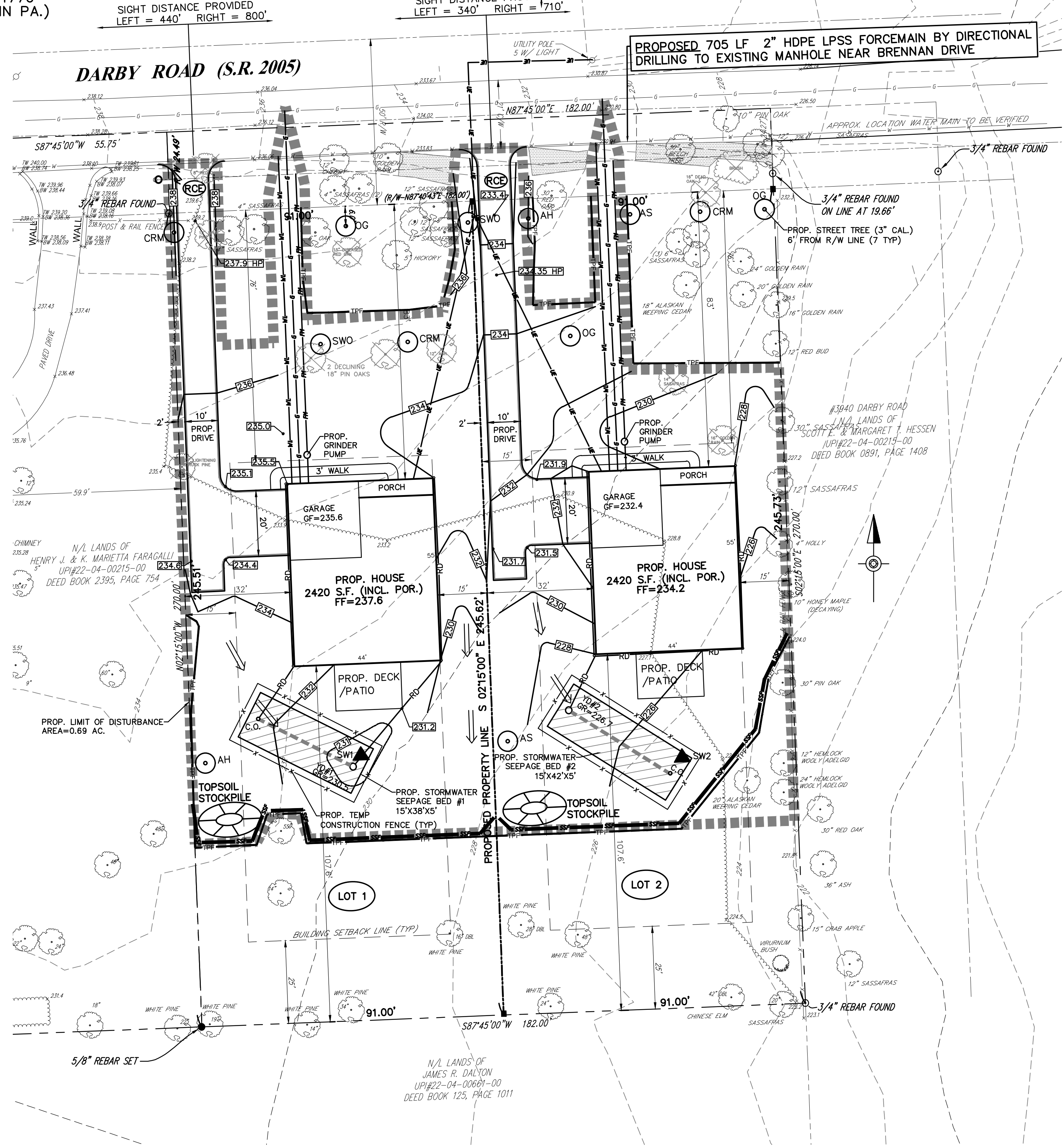
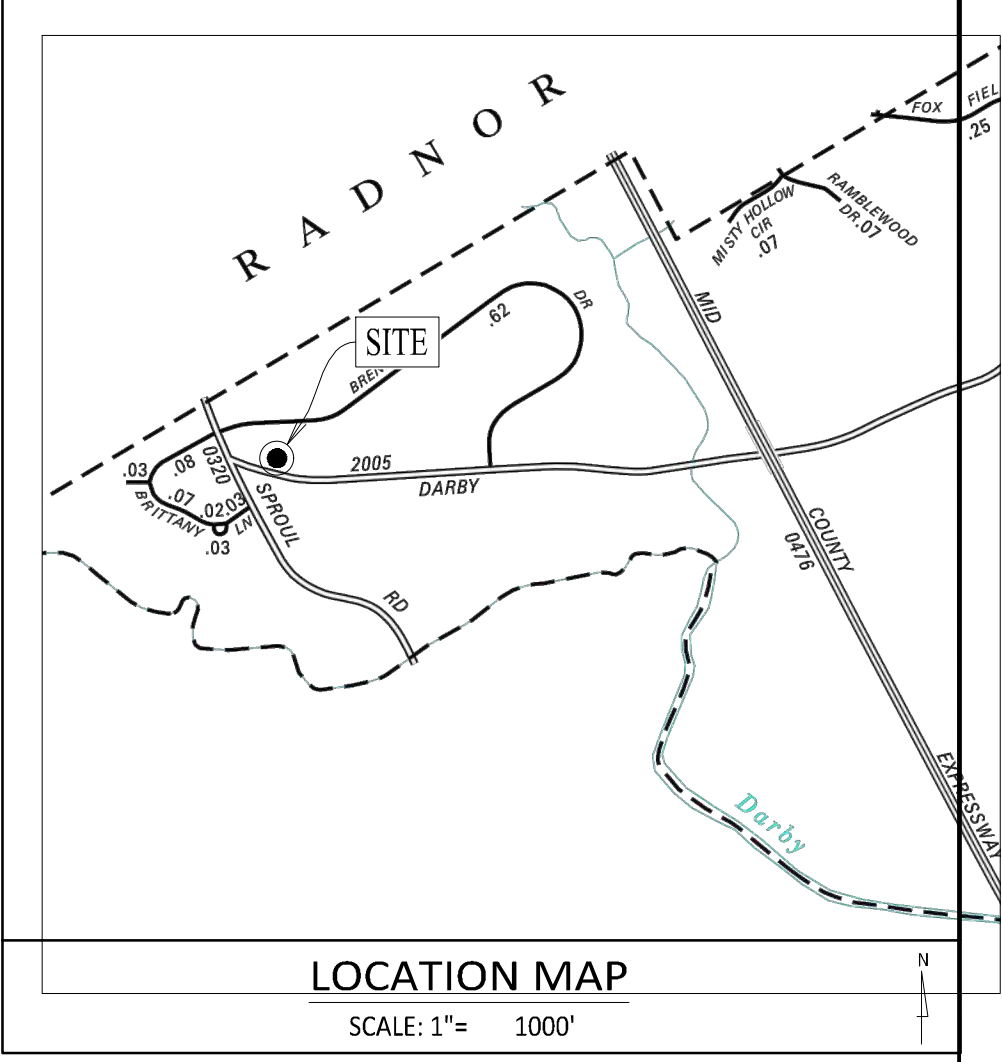
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I, MICHAEL J. CIOCCO, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF HAVERFORD STORMWATER MANAGEMENT ORDINANCE.

MICHAEL J. CIOCCO, PE

SANITARY SEWER FORCEMAIN DEDICATION

THE PROPOSED COMMON (2-INCH) SANITARY SEWER FORCE MAIN WILL BE DEDICATED TO THE TOWNSHIP



GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING PARCEL OF LAND INTO TWO NEW LOTS AND CONSTRUCT AND OPERATE A NEW SINGLE FAMILY DWELLING AND RELATED APPURTENANCES ON EACH LOT.
- PUBLIC WATER, GAS AND SANITARY SEWER ARE PROPOSED.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL ROOF DRAINS TO BE CONNECTED TO SEEPAGE BEDS AND ALL SEEPAGE BEDS ARE TO BE A MINIMUM OF 10 FT. FROM ANY FOUNDATION.
- THE SEEPAGE BED SHALL BE PROTECTED FROM CONSTRUCTION VEHICLES AND CARE SHALL BE TAKEN TO PREVENT THE COMPACTION OF THE SUBGRADE DURING CONSTRUCTION.
- FOR ALL DRIVEWAYS EXCEEDING SIX PERCENT (6%) IN GRADE, A LEVELING AREA OF NOT LESS THAN TWENTY (20) FEET IN LENGTH AND NOT GREATER THAN FOUR PERCENT (4%) IN GRADE SHALL BE PROVIDED AT THE END OF THE DRIVEWAY AT THE STREET LINE. DRIVEWAYS SHALL ALSO HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 12%.
- STREET TREES SHALL BE PLANTED AT LEAST 6 FEET BEHIND RIGHT OF WAY LINES.
- FOUNDATION AS-BUILTS SHALL BE REQUIRED DURING CONSTRUCTION OF THE HOUSES.
- A PA DOT HIGHWAY OCCUPANCY PERMIT SHALL BE REQUIRED FOR THE DRIVEWAY AND UTILITY INSTALLATIONS.
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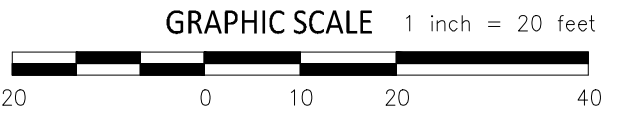
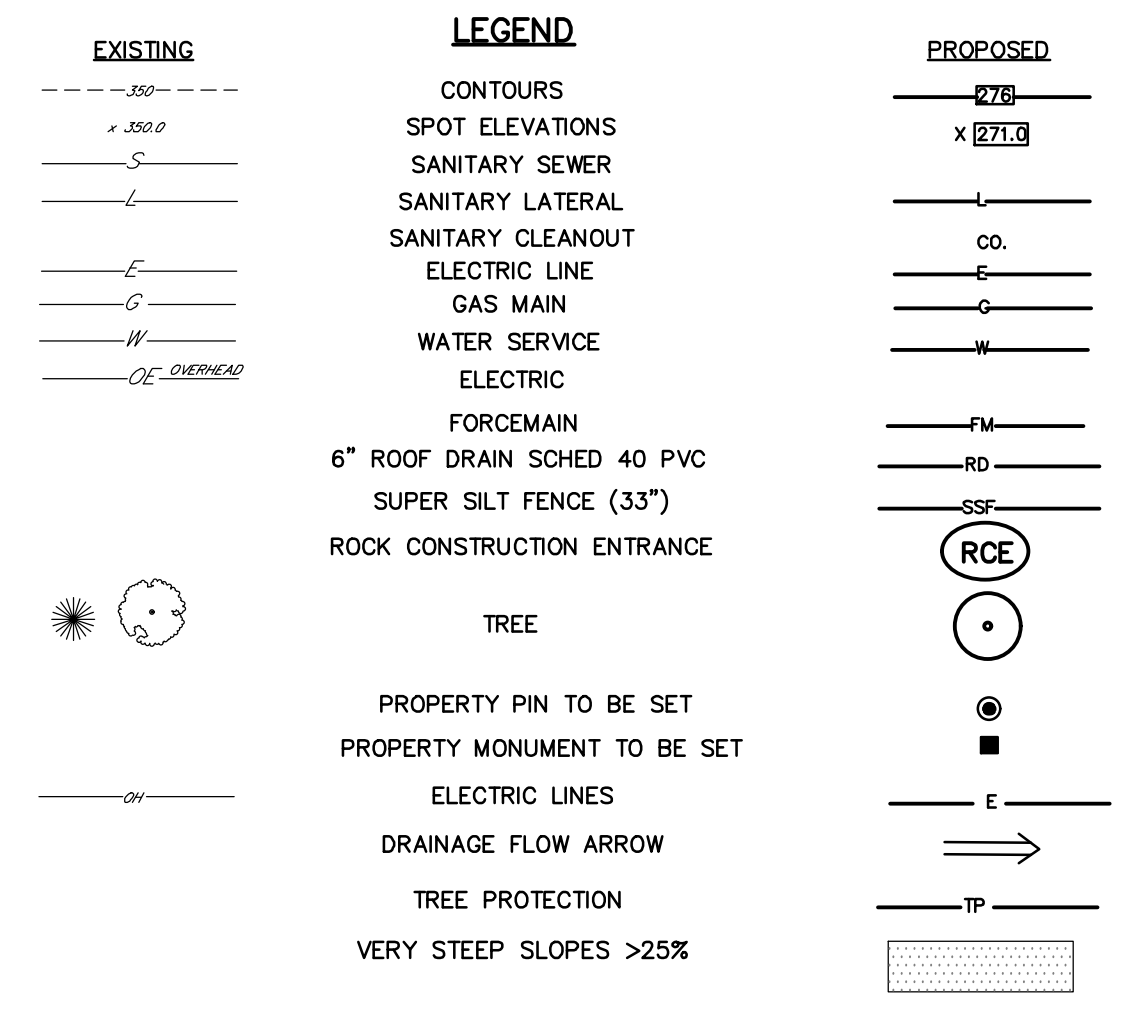
EQUITABLE OWNER/APPLICANT

EBUILD CONSTRUCTION, LLC
 2375 WEST CHESTER PIKE
 BROOMALL, PA 19008

PROPERTY

DARBY ROAD
 BRYN MAWR, PA 19010
 PARID #22-04-00215-01
 DEED BOOK 2427 PAGE 1027

KEY	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	REMARKS
CRM	ACER PLATANOIDES CRIMSON RED MAPLE	3	3" CALIPER	B&B
OG	OCTOBER GLORY ACER RUBUM OCTOBER GLORY	3	3" CALIPER	B&B
SWO	SWAMP WHITE OAK SUBGENUS QUERCUS	2	3" CALIPER	B&B
AH	AMERICAN HORNBEAM CARPINUS CAROLINIANA	2	3" CALIPER	B&B
AS	AMERICAN SYCAMORE PLATANUS OCCIDENTALIS	2	3" CALIPER	B&B




NO.	DATE	REVISION	DWN. BY	CHK. BY
2	7/14/2022	HOUSE LOCATION & TWP ENGINEER COMMENTS	J.M.D.	M.J.C.
1	6/10/2022	TREE LOCATION, SPECIES & REPLACEMENT CALCS	K.M.	M.J.C.

**GRADING PLAN
 DARBY ROAD
 EBUILD CONSTRUCTION, LLC**

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 1-800-242-1776
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SOILS INFORMATION

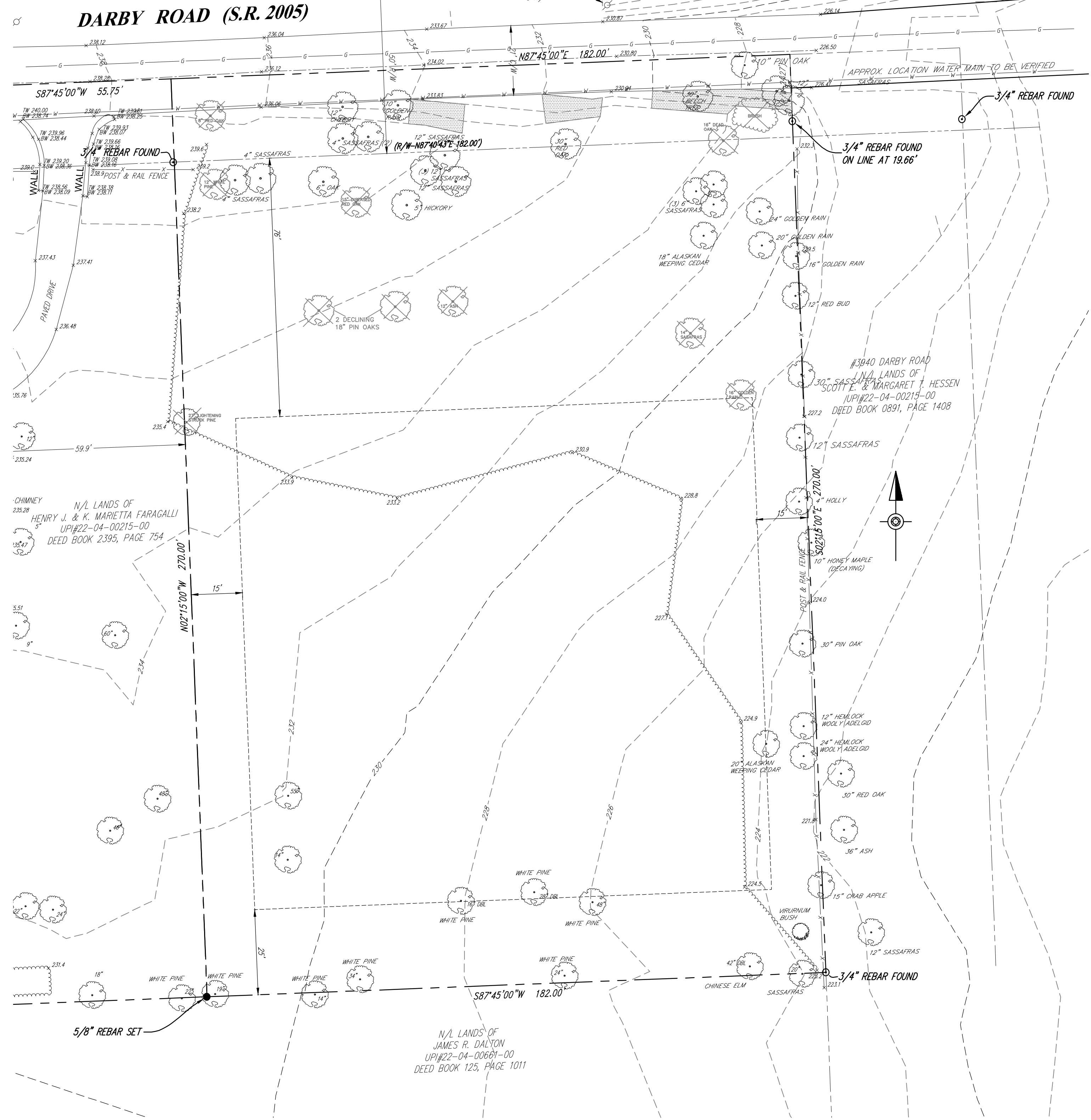
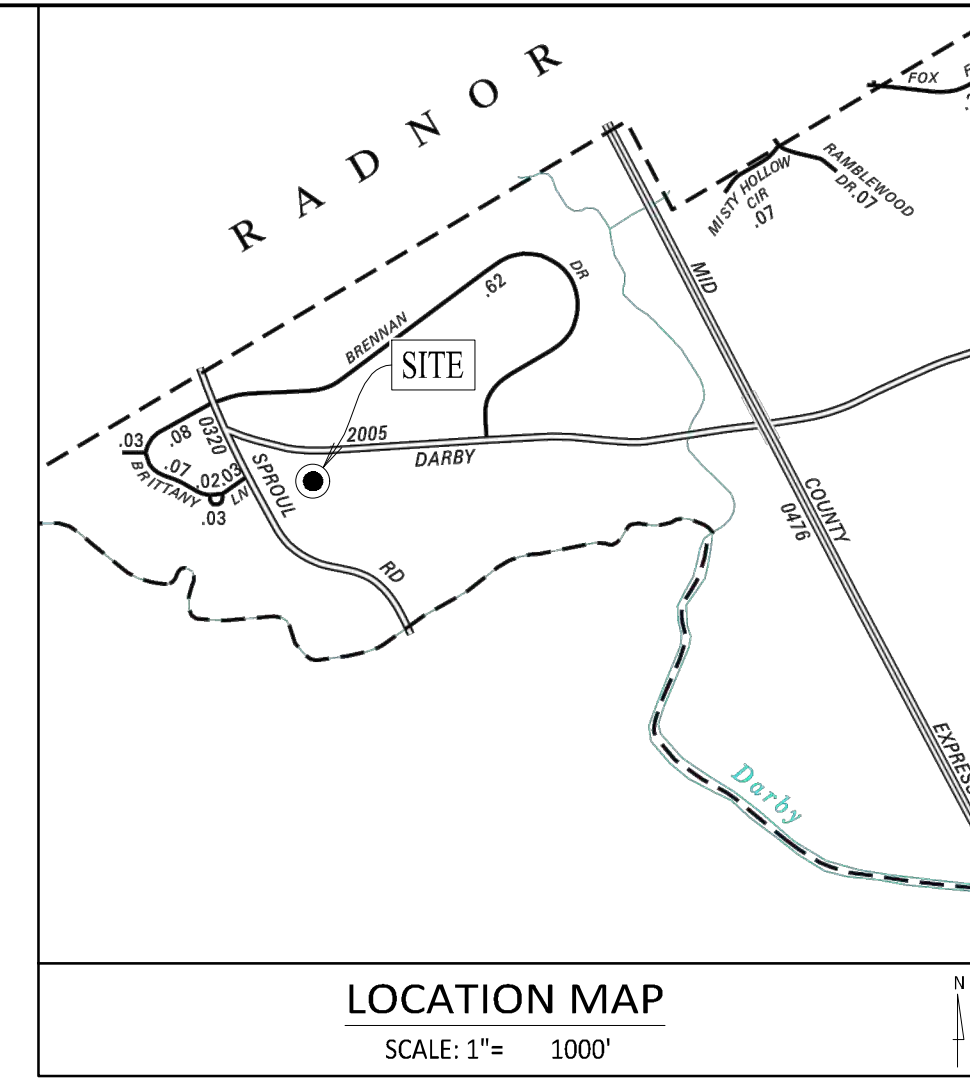
G6B - GLENELG CHANNERY LOAM, 3-8% SLOPES

ZONING REQUIREMENTS*

ZONE R-1A LOW DENSITY RESIDENTIAL
AREA AND SUB-REGULATIONS

	REQUIRED	EXISTING
MIN. LOT SIZE	1/2 ACRE	1.026 ACRES (GROSS) 44,703 S.F. (NET)
MIN. LOT WIDTH		
AT BUILDING LINE	85 FT	182 FT
AT STREET LINE	75 FT	182 FT
BUILDING SETBACKS		
MIN. FRONT YARD	40 FT MIN/7% MEDIAN	N/A
MIN. SIDE YARD	15 FT MIN/30 FT AGG	N/A
MIN. REAR YARD	25 FT	N/A
MAX. BUILDING COVERAGE	15%	N/A
MAX. IMPERVIOUS COVERAGE	30%	N/A
MAX. BUILDING HEIGHT	35 FT OR 3 STORIES	N/A

* SEE GENERAL NOTES FOR ZONING INFORMATION, DISCLAIMER
** EXISTING NON-CONFORMING



EXISTING	LEGEND	PROPOSED
	CONTOURS	
	SPOT ELEVATIONS	
	SANITARY SEWER	
	SANITARY LATERAL	
	SANITARY CLEANOUT	
	ELECTRIC LINE	
	GAS MAIN	
	WATER SERVICE	
	ELECTRIC	
	FORCE MAIN	
	6" ROOF DRAIN SCHED 40 PVC	
	SUPER SILT FENCE (33")	
	ROCK CONSTRUCTION ENTRANCE	
	TREE	
	PROPERTY PIN TO BE SET	
	PROPERTY MONUMENT TO BE SET	
	ELECTRIC LINES	
	DRAINAGE FLOW ARROW	
	TREE PROTECTION	
	VERY STEEP SLOPES >25%	

EQUITABLE OWNER/APPLICANT
EBUILD CONSTRUCTION, LLC
2375 WEST CHESTER PIKE
BROOMALL, PA 19008

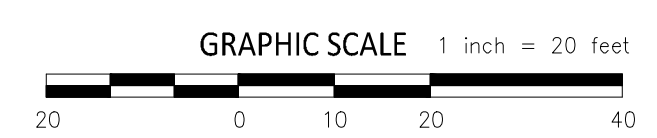
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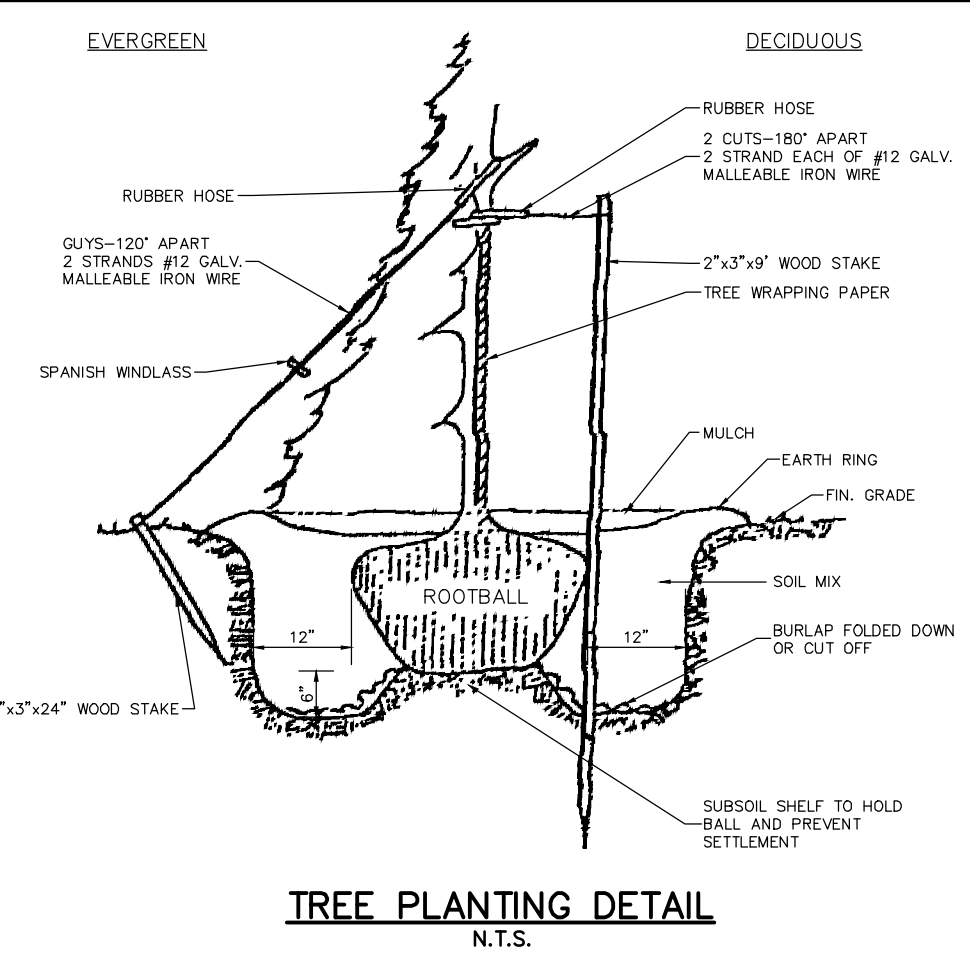
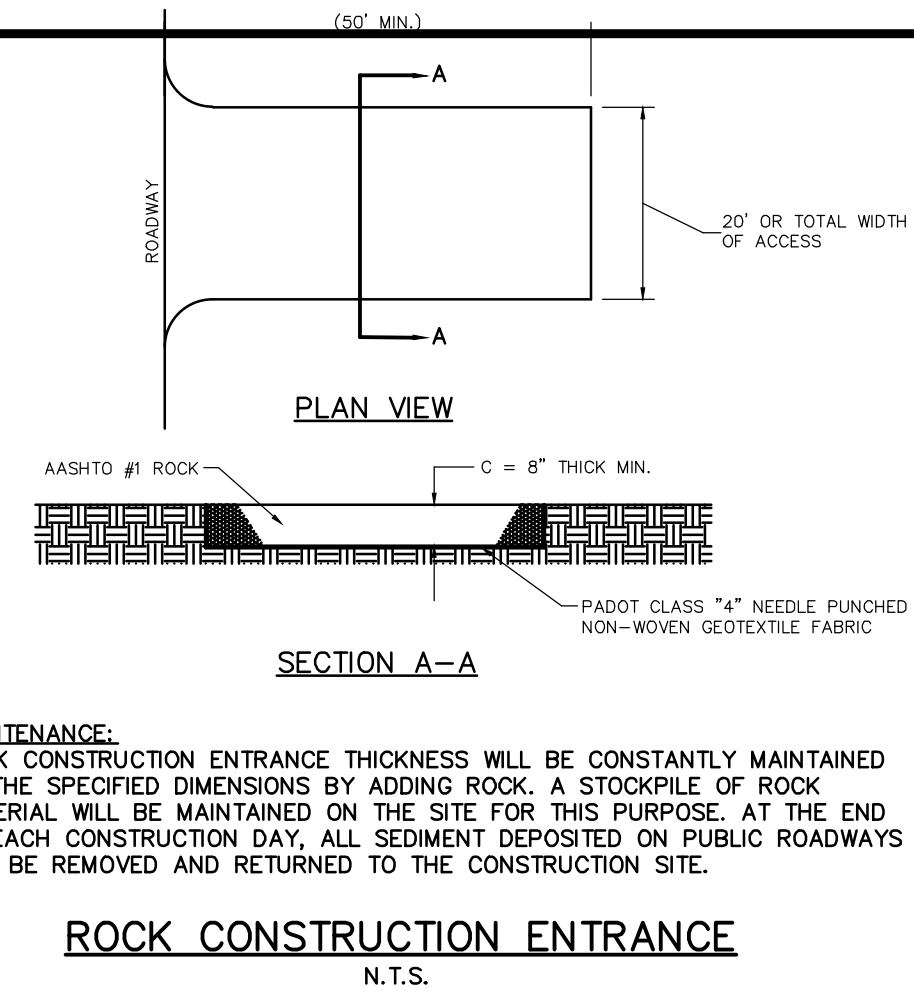
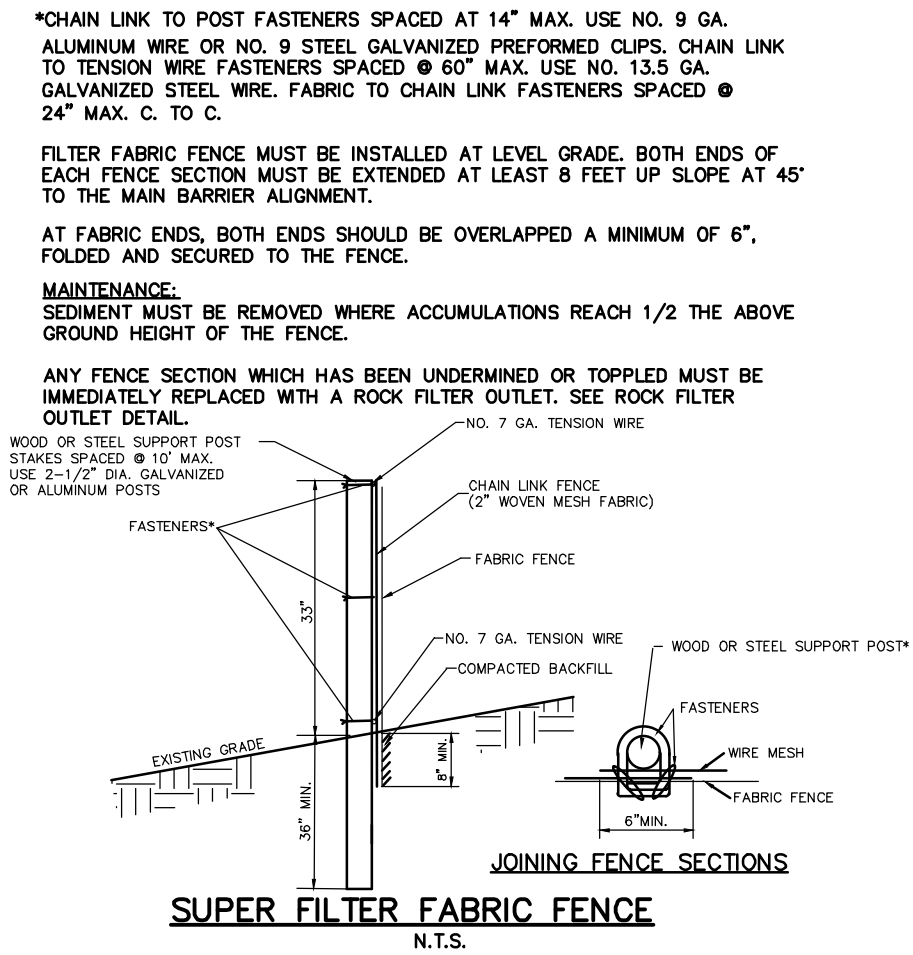
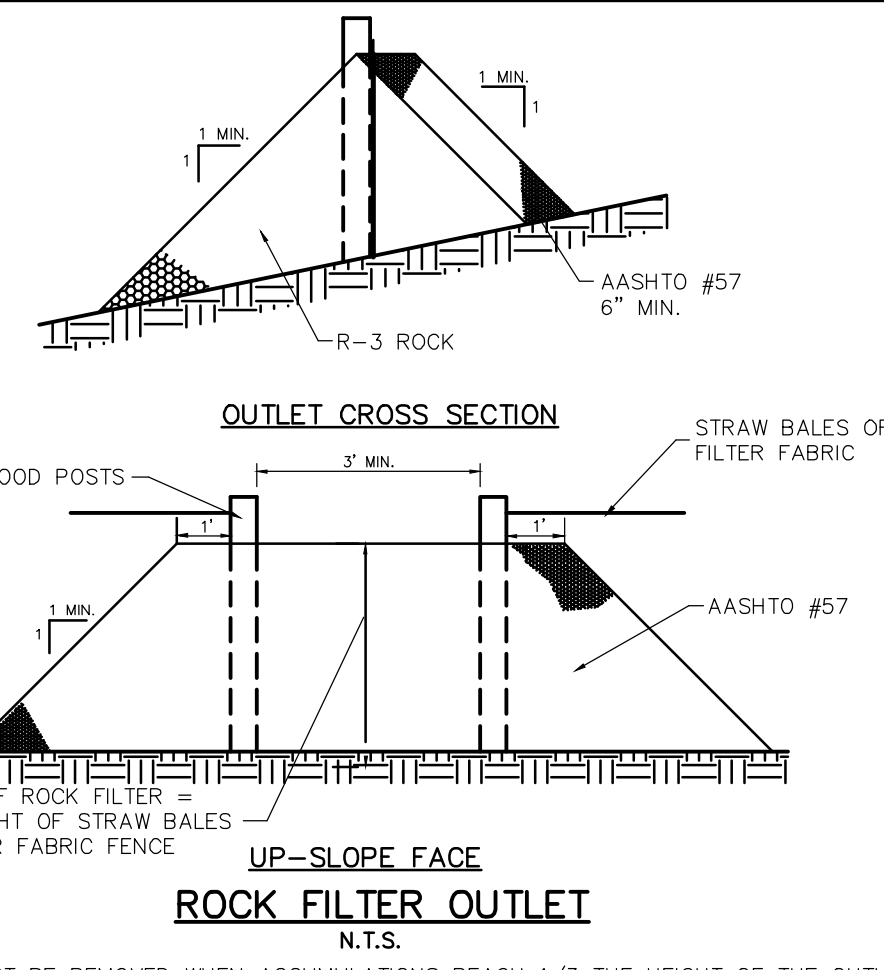
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1	6/10/2022	TREE LOCATION, SPECIES, & REPLACEMENT CALCS	K.M.	M.J.C.



CATANIA ENGINEERING ASSOCIATES, INC.
520 WEST MacDADE BLVD.
MILMONT PARK, PA. 19033
TEL. (610) 532-2884
FAX. (610) 532-2923
EMAIL: office1@cataniaengineering.com

EXISTING CONDITIONS PLAN
DARBY ROAD
EBUILD CONSTRUCTION, LLC





PERMANENT SEEDING SPECIFICATIONS: GRASS AREAS

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

AGRICULTURAL GROUND LIMESTONE – 190 LBS./1000 S.F.
 FERTILIZER – 0-20-20 FORMULA – 20 LBS./1000 S.F.
 FERTILIZER – 10-5-5 FORMULA – 25 LBS./1000 S.F.

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

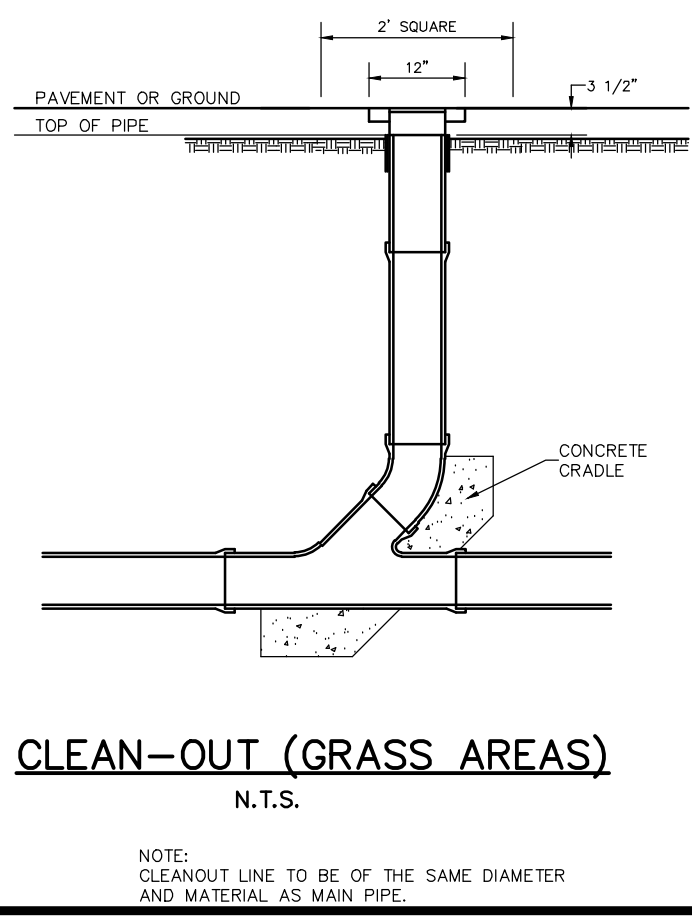
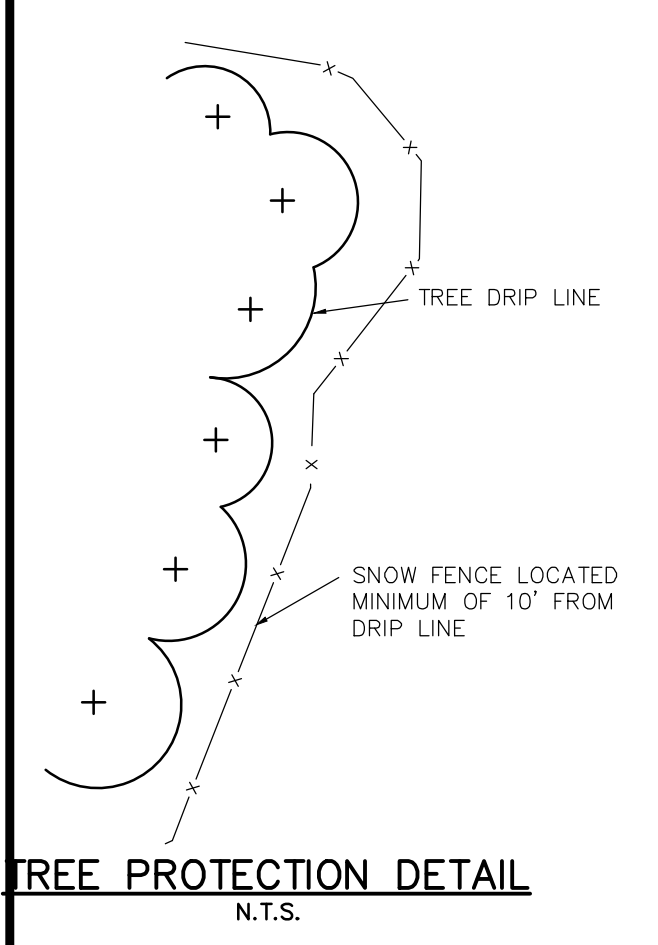
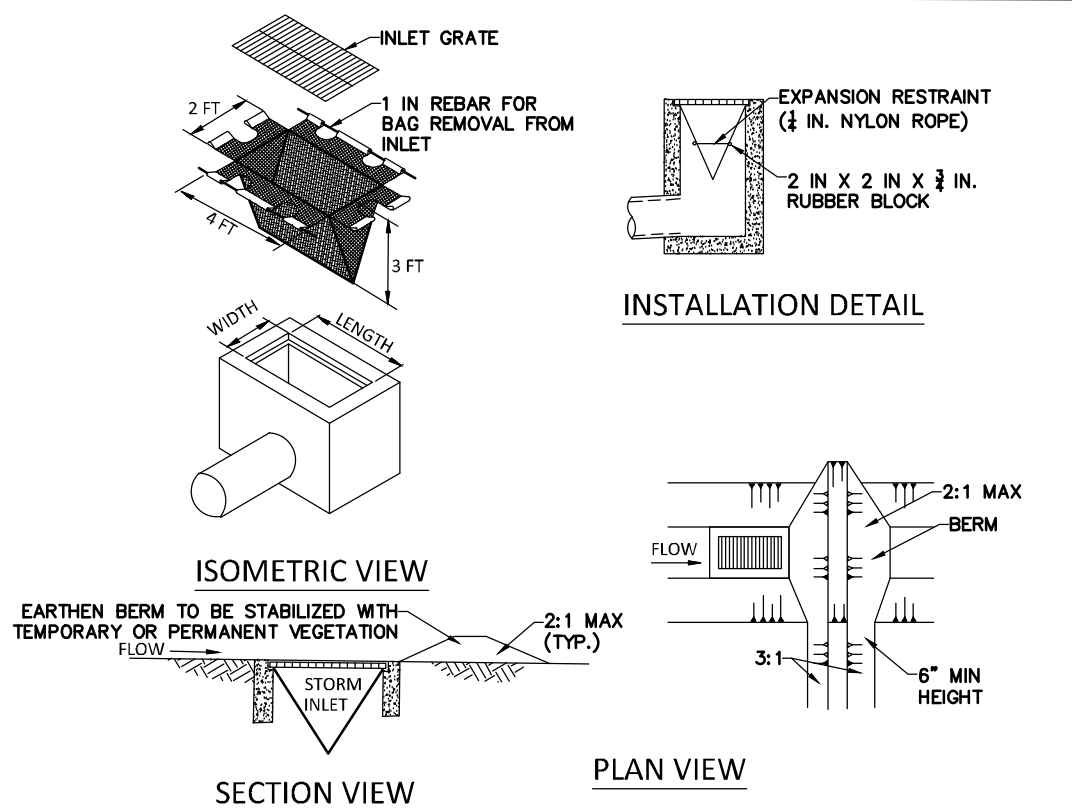
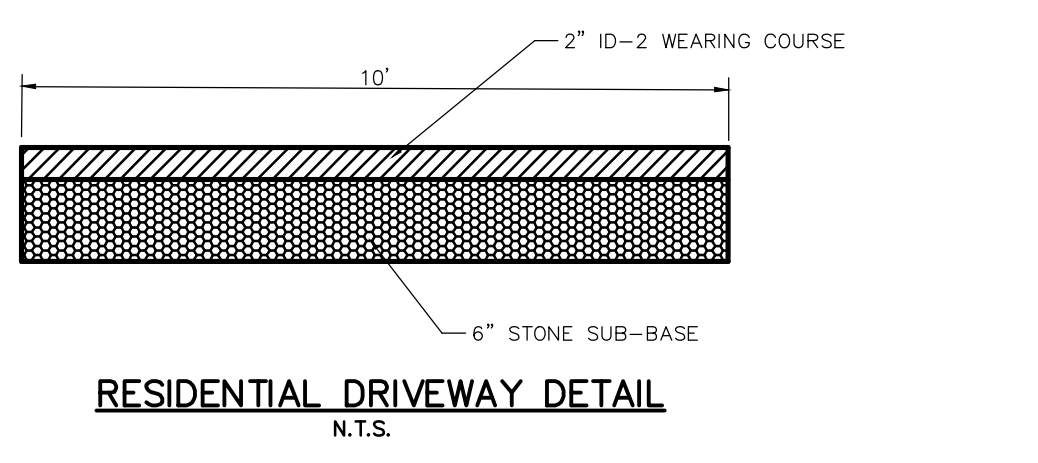
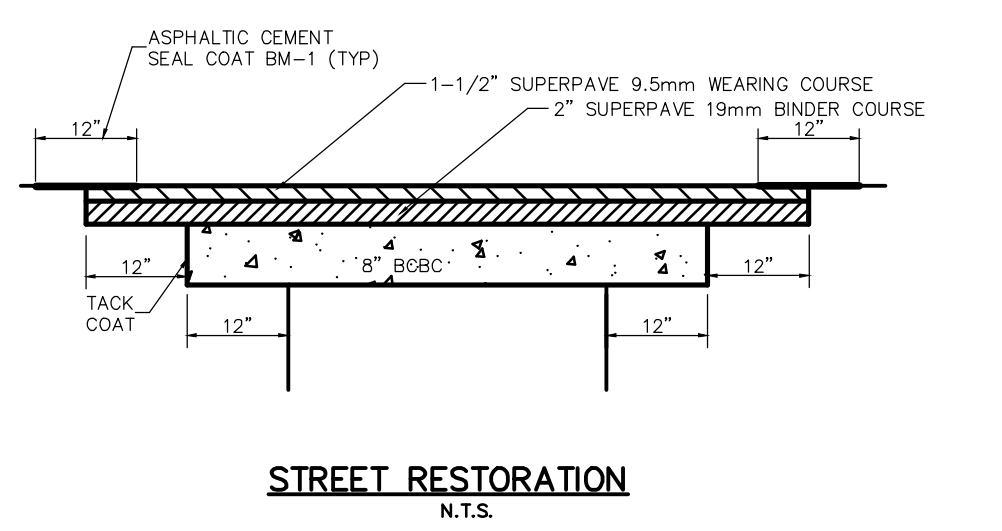
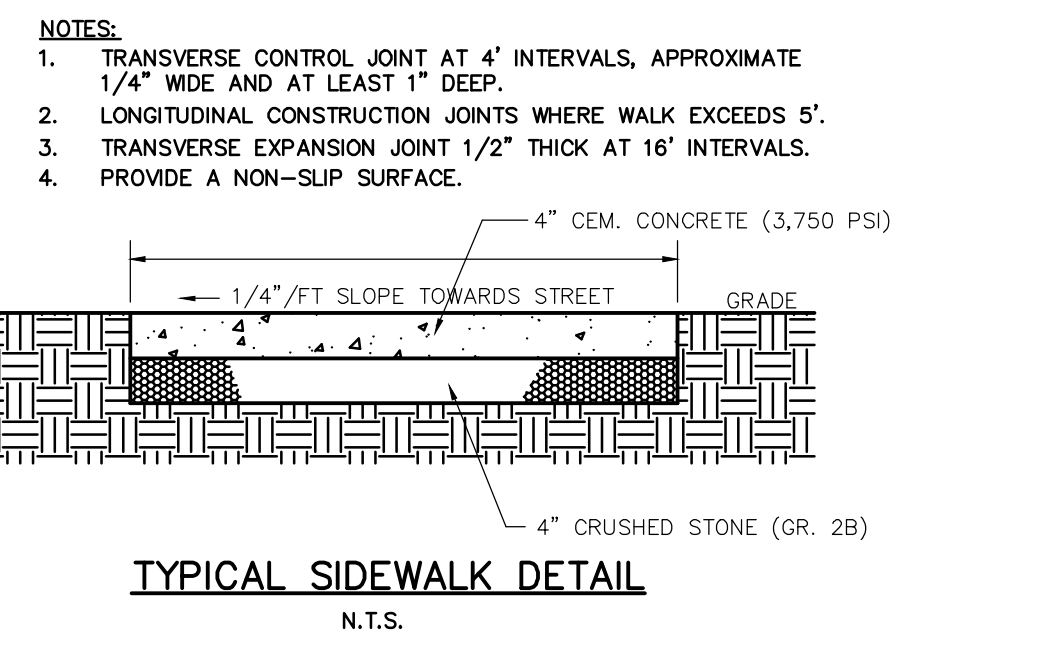
MULCH – HAY OR STRAW

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

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

TEMPORARY SEEDING SPECIFICATIONS:

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



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

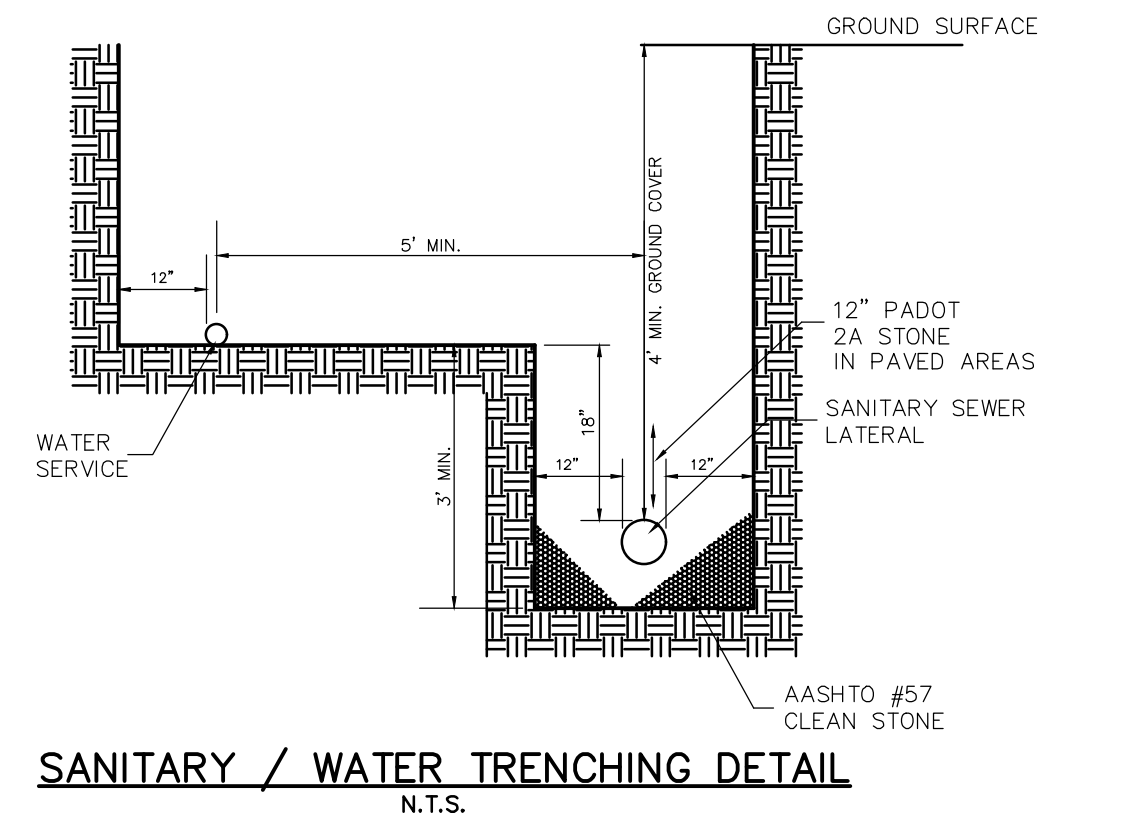
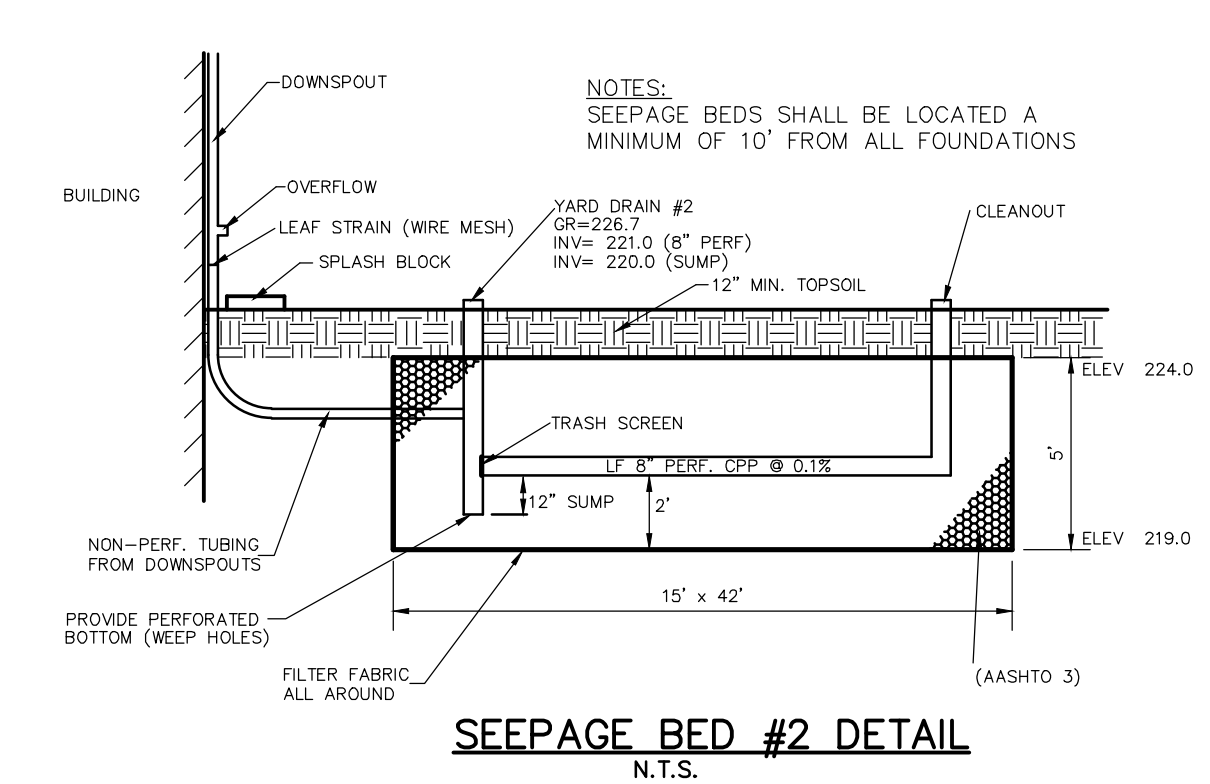
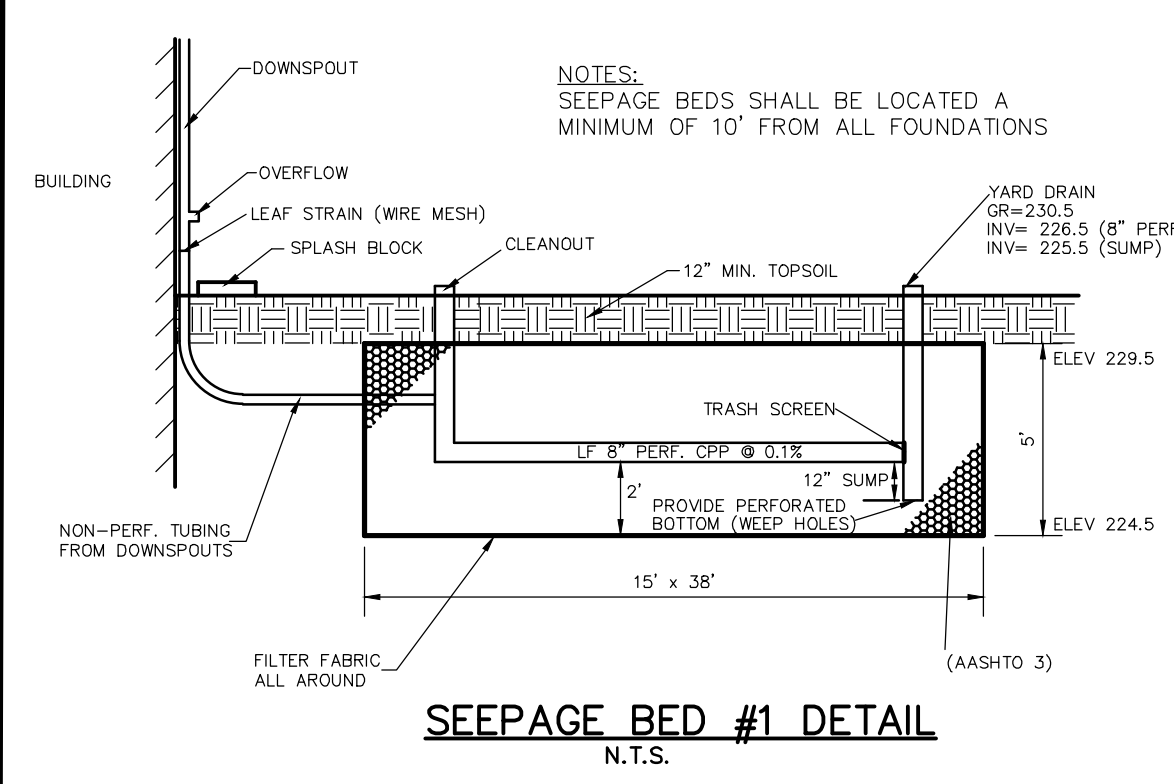
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



SEQUENCE OF CONSTRUCTION (SINGLE LOT):

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

UNFORESEEN EROSION CONDITIONS

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

MAINTENANCE PROGRAM

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

NO.	DATE	REVISION	BY	CHKD. BY
2	7/14/2022	HOUSE LOCATION & TWP ENGINEER COMMENTS	J.M.D.	M.J.C.
1	6/10/2022	TREE LOCATION, SPECIES, & REPLACEMENT CALCS	K.M.	M.J.C.

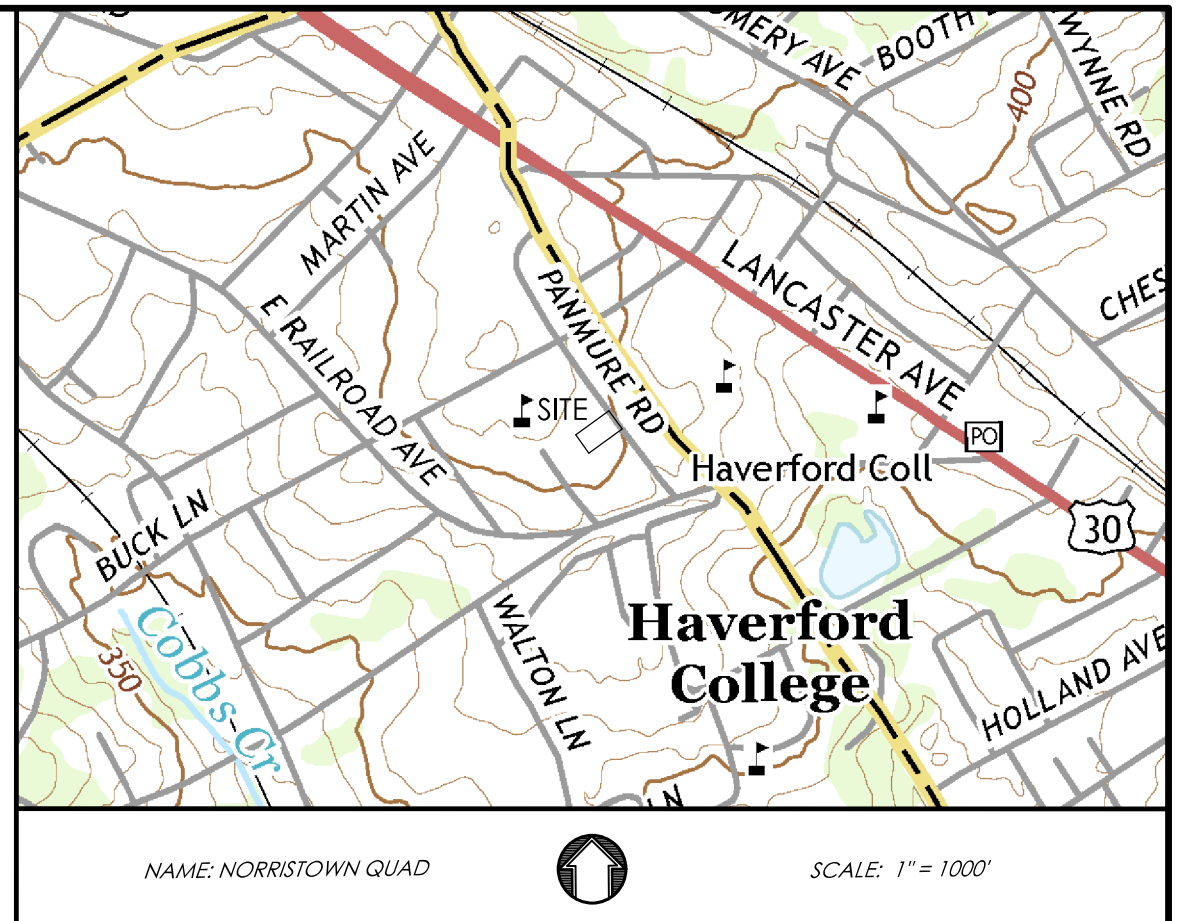
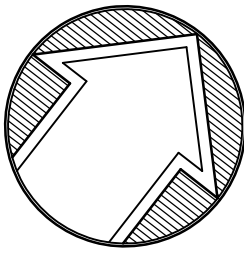
INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF PROFESSIONAL SERVICES AS RENDERED BY CATANIA ENGINEERING ASSOCIATES, INC. REPRODUCTION OF THIS PLAN FOR THE PURPOSE OF CREATING ADDITIONAL COPIES OR REVISING PLAN WITHOUT APPROVAL OF CATANIA ENGINEERING ASSOCIATES, INC. IS PROHIBITED. CERTIFICATION FOR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

CEA CATANIA ENGINEERING ASSOCIATES, INC.
 520 WEST MACADEE BLVD.
 MILMONT PARK, PA. 19033
 TEL. (610) 532-2884
 FAX. (610) 532-2923
 EMAIL: office10@cataniaengineering.com

DETAILS
DARBY ROAD
EBUILD CONSTRUCTION, LLC

LEGEND

- SITE BENCHMARK
PROPERTY LINE
RIGHT-OF-WAY LINE
PRIVATE RIGHT-OF-WAY
EXISTING FENCE
EXISTING AC UNIT
EXISTING MAILBOX
EXISTING GROUND LIGHT
EXISTING ELECTRIC METER
EXISTING GAS METER
EXISTING WATER VALVE
EXISTING ROOF DRAIN
EXISTING SANITARY MANHOLE
EXISTING BUILDINGS/TREEHOUSE
EXISTING OVERHANG/EAVE
EXISTING DECIDUOUS TREE
EXISTING EVERGREEN TREE
EXISTING SPOT ELEVATION
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
CLEANOUT
DOOR SILL
ELECTRIC METER
GAS METER
GARAGE SILL
MAILBOX
ROOF DRAIN



Nave NEWELL logo and contact information: 900 West Valley Road, Suite 1100, P.O. Box 8323, Haverford, PA 19310.

Table with columns: date, no., description, revisions.

Professional seal for Matthew D. Kelly, Registered Professional Land Surveyor, Pennsylvania License No. 35075449.

LOT CONSOLIDATION PLAN title block: LANDS N/F HAVERFORD SCHOOL, TAX MAP 22, BLOCK 3, UNIT 290 & 291, TOWNSHIP OF HAVERFORD, DELAWARE COUNTY, PA.

REVIEWED BY THE TOWNSHIP ENGINEER OF HAVERFORD TOWNSHIP THIS _____ DAY OF _____, 2021.
DATE _____ SIGNATURE _____
REVIEWED BY THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP THIS _____ DAY OF _____, 2021.
DATE _____ SIGNATURE _____
APPROVED BY THE BOARD OF COMMISSIONERS OF HAVERFORD TOWNSHIP THIS _____ DAY OF _____, 2021.
DATE _____ SIGNATURE _____

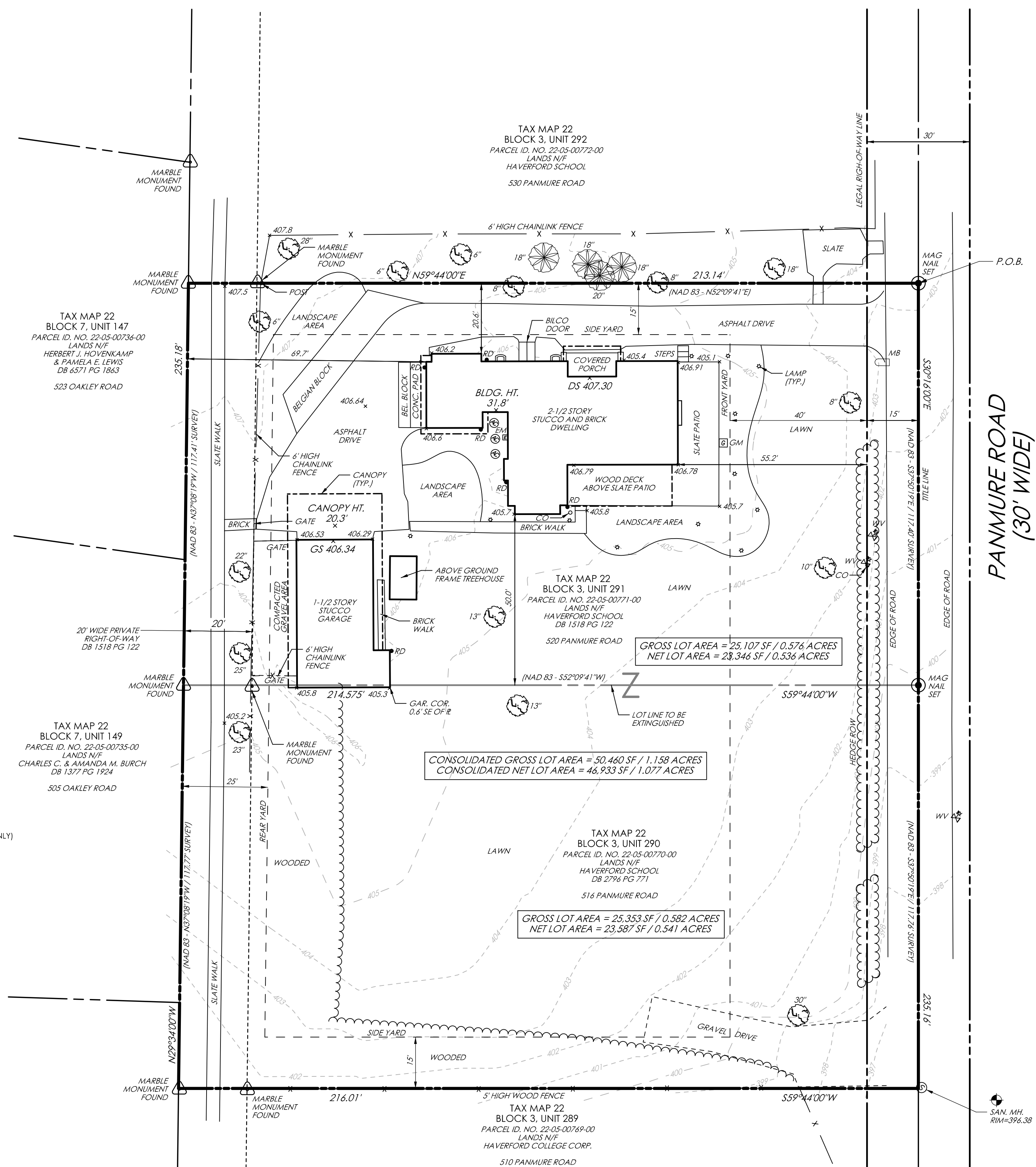
OWNER'S STATEMENT: COMMONWEALTH OF PENNSYLVANIA COUNTY OF DELAWARE
ON THE _____ DAY OF _____ A.D. 2016 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF HAVERFORD TOWNSHIP, A PENNSYLVANIA MUNICIPALITY AND THAT AS SUCH TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF SAID MUNICIPALITY BY HIMSELF AS _____ THAT THE SAID MUNICIPALITY IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT SAID MUNICIPALITY DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC: MY COMMISSION EXPIRES: _____
OWNER _____

DELAWARE COUNTY PLANNING COMMISSION CERTIFICATION: THIS PLAN WAS REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION ON _____, D.C.P.C FILE NUMBER _____ (SECRETARY)

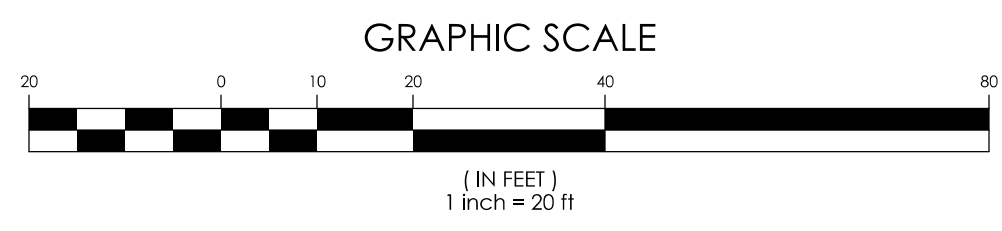
RECORDED THIS _____ DAY OF _____, 2021 IN THE RECORDER OF DEEDS IN MEDIA, DELAWARE COUNTY, PENNSYLVANIA IN DEED. BOOK NO. _____ PAGE NO. _____ RECORDER _____

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE PARCEL ID. NO. 22-05-00771-00 (520 PANMURE ROAD) AND PARCEL ID. NO. 22-05-00770-00 (516 PANMURE ROAD) INTO ONE LOT.
2. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON MARCH 29, 2022.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. NO DOCUMENTS OTHER THAN AS NOTED ON THE SURVEY WERE REVIEWED IN THE COURSE OF COMPLETING THIS SURVEY.
4. THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.
5. BEARING BASIS FOR THE SURVEY IS BASED ON THE DEED OF REFERENCE THEREIN. BEARINGS NOTED AS NAD 83. REFERENCE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS DERIVED FROM GPS OBSERVATIONS. THE NAD 83 BEARINGS ARE ROTATED 0°34'19" COUNTERCLOCKWISE FROM THE DEED BEARINGS. VERTICAL DATUM IS NAVD 1989 DATUM.
6. PROPERTY FALLS WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 42045C0043F, MAP REVISED NOVEMBER 18, 2009.
7. LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THIS PLAN ILLUSTRATES UTILITIES OF RECORD PROVIDED BY OR BEFORE THE DATE OF THIS SURVEY. THIS MAY OR MAY NOT COMPRISE ALL THE UTILITY INFORMATION FOR THIS PROPERTY. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
8. UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF HAVERFORD, PENNSYLVANIA.
REFERENCE PLANS:
1. OFFICIAL TAX MAPS OF HAVERFORD TOWNSHIP, DELAWARE COUNTY, PA.



ZONING DATA table with columns: CLASSIFICATION, REQUIRED, EXISTING, and rows for STREET FRONTAGE, YARD SETBACKS, MAXIMUM BUILDING HEIGHT, etc.

BUILDING COVERAGE & IMPERVIOUS SURFACE TABLE with columns: ITEM, CALCULATION, and rows for GROSS AREA, NET AREA, BUILDING AREA, etc.



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Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, August 11, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

1. **Opening of Meeting**

- a. Roll Call
- b. Pledge of Allegiance

2. **0 Darby Road (vacant lot adjacent to 4008 Darby Road)- Preliminary/Final Minor Subdivision Plan**

EBuild Construction, LLC

Subdivide an existing 44,703 square foot vacant lot located adjacent to 4008 Darby Road to create one new lot. Lot #1 is proposed to contain 22,346 square feet, and Lot #2 is proposed to contain 22,357 square feet. Both lots are to be developed with a new single family dwelling and associated improvements, stormwater management facilities. A Low Pressure Sanitary Sewer Main extension is also proposed.

3. **516 & 520 Panmure Road- Lot Consolidation (reverse subdivision)**

The Haverford School

The applicant proposes to consolidate a 23,586.67 square foot (0.541 acre) undeveloped parcel (516 Panmure Rd) with a 23,345.9 square foot (0.536 acre) parcel containing a single family dwelling and associated accessory structures (520 Panmure Road.) Both parcels are currently nonconforming in respect to the 1 acre minimum lot area in the R-1 Zoning District. The proposed consolidation will result in one 46,932.47 (1.077 acre) parcel, correcting various nonconformities with respect to the R-1 area and bulk regulations.

4. **Continued Review of the Haverford Township Comprehensive Plan**

Continued discussion of the 1st draft of an updated Comprehensive Plan

5. **Review of Minutes**

Planning Commission meeting of July 14, 2022

Adjournment



*Haverford
Township*
est. 1682

Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, August 11, 2022 at 7:00 p.m.

Planning Commission Members:

Angelo Capuzzi, Chairman
E. David Chanin, Vice Chairman (7:04 Arrival)
Maggie Dobbs, Secretary
Robert Fiordimondo
Jack Garrett
Julia Phillips
Louis D. Montresor (7:08 Arrival)

Others in Attendance:

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

Mr. Capuzzi called the meeting to order at 7:02P.M.
Ms. Buchanan Called Roll

ITEM #1 0 Darby Road (vacant lot adjacent to 4008 Darby Road)-Preliminary/Final Subdivision Plan EBuild Construction, LLC

Subdivide an existing 44,703 square foot vacant lot located adjacent to 4008 Darby Road to create one new lot. Lot#1 is proposed to contain 22,346 square feet, and Lot#2 is proposed to contain 22,357 Square Feet. Both lots are to be developed with a new single family dwelling and associated improvements, stormwater management facilities. A Low Pressure Sanitary Sewer Main extension is also proposed.

Daniel Archdeacon PE, Catania Engineering Associates presented for the Applicant.

Mr. Archdeacon gave an overview of the proposed plan and listed the waivers being requested.

1. Allowing a Preliminary/Final review.
2. Allowing the existing 21-foot cartway to remain for Darby Road in lieu of the 27-foot requirement.
3. Allowing for no sidewalks on Darby Road along the frontage of the properties.
4. Allowing no additional street lighting on Darby Road.
5. Allowing no curb to be provided along the property frontage.

Ed Gallagher, Applicant, EBuild Construction introduced two exhibits; a photo rendering of the house and a letter of support for the project from the neighboring properties at 4008 and 4016 Darby Road.

Mr. Archdeacon continued with addressing comments from the Township Engineer Review Letter. Mr. Archdeacon stated Comment #3 regarding site distance for the proposed driveways and trees would be met after consultation with PennDOT; compensatory plantings for any removed trees would be provided.

Mr. Chanin asked if existing trees would be impacted by the construction of sidewalks. Mr. Chanin said he would support efforts to protect the trees if a commitment was made to provide sidewalks at a later date, if required.

Mr. Garrett asked if the property to the east is developed and if the proposed lot is fully undeveloped. Mr. Garrett asked why they could not do curbing and sidewalk. Mr. Archdeacon said a lot of grading would have to be done requiring the removal of more trees.

Mr. Gallagher said the site is not appropriate for a sidewalk to nowhere and would be perilous from a safety perspective, and that the grading would make it challenging. Mr. Gallagher stated the Shade Tree Commission recommended against sidewalks to preserve the existing trees.

Ms. Dobbs suggested a fee-in-lieu-of for sidewalks and curbs, with funds to be used to build elsewhere in the township in recognition of the challenges of installing sidewalks in this location. Ms. Dobbs also noted the list of SALDO waivers needs to be updated for formatting.

Walt Frederickson, 4016 Darby Road, spoke to the practicality of sidewalks in the area and does not feel they are appropriate because of the speed of traffic, grade of roadway and lack of shoulder. Mr. Frederickson feels it would create more of a hazard than a benefit to community.

Meg Hessian, 3940 Darby Road, adjacent neighbor to the property in question, addressed the Commission. She felt that the subdivision of the parcel into half acre lots would alter surrounding community character by creating lots smaller than those of adjoining properties and removing trees and other natural features. She requested that the PC recommend development of a single one-acre lot and natural landscaping.

Mr. Capuzzi said he doesn't understand why a low-pressure sanitary sewer system is to be built because they don't currently exist elsewhere in the Township and if the system is constructed, tie-in connections should be designed for neighboring properties to the east.

Mr. Frederickson asked what excavation would be expected if the extension is made pursuant to Mr. Capuzzi's recommendation. Disturbance would be in the ROW of Darby Road. Providing sewer service for properties to the west would require an additional extension of the main.

Ms. Dobbs made a Motion to recommend approval of the subdivision plan with waivers for sidewalk and curbs to (1) include a fee-in-lieu-of to be used for sidewalks and curbs in other areas of the Township where appropriate and to (2) satisfy the comments on the Township Engineer review letter. Mr. Capuzzi amended the recommendation of approval to include the design and installation of the connections to the sanitary sewer main for the neighboring properties to the east.

Seconded by Mr. Montresor.

All in Favor.

**ITEM #2 516 & 520 Panmure Road-Lot Consolidation (reverse subdivision)
The Haverford School.**

The Applicant proposes to consolidate a 23,586.87 square foot (0.541 acre) undeveloped parcel (516 Panmure Rd.) with a 23,345.9 square foot (0.536 acre) parcel containing a single family dwelling and associated accessory structures (520 Panmure Rd.) Both parcels are both currently nonconforming in respect to the half-acre minimum lot area in the R-1a Zoning District. The proposed consolidation will result in one 46,932.47 (1.077 acre) parcel, correcting various nonconformities with respect to the R-1a area and bulk regulations.

Don Petrosa, the applicant's representative gave an overview of the lot consolidation proposal. The developed lot currently has some existing nonconforming (building cover, impervious cover). Consolidation will eliminate some of the nonconforming conditions.

Ms. Dobbs asked why lot consolidation was being undertaken at this time. Mr. Petrosa explained the property is the Haverford Schools' Headmaster's residence and the School wanted to do a small building addition but was denied because of the nonconformance. The owners opted for lot consolidation rather than variance. Mr. Petrosa stated no other development is proposed at this time.

Mr. Chanin asked if would be able to re-subdivide after building the addition. Mr. Petrosa stated no, unless the owner would get approval from the ZHB. Kelly explained it wasn't clear until recently that the lot was not already consolidated.

Mr. Capuzzi asked about the slate sidewalk along the rear of the property. Ms. Dobbs added that it has been used as a public walkway. Mr. Capuzzi inquired about the slate at the driveway to the west of the property. Mr. Petrosa was unsure. Mr. Capuzzi cited the Township Ordinance regarding the front yard setback based on neighboring properties and said it should be shown on the plan. Mr. Capuzzi recommended waivers requests for ROW width and cartway width.

Mr. Capuzzi made a Motion to recommend final approval of lot consolidation plan for Haverford School's property subject to:

- Addressing Township Engineer's Review Letter comments.
- Front setback line be evaluated in accordance with zoning.
- All appropriate waivers be listed on plan, specifically cartway width and ROW width.

Seconded by Ms. Dobbs

Jake Swan-522 Oakley Road commented that the vacant lot has been used for parking and is concerned about potential additional development. He also mentioned the gate from the footpath that students use to cut through to reach the Haverford School.

All in Favor.

ITEM #3 Continued Review of the Haverford Township Comprehensive Plan

Continued discussion of the 1st draft of an updated Comprehensive Plan

Suzanne Strickler-58 Ralston Ave (near Eagle Road). Read plan as taking away driveways from commercial area for pedestrian traffic and concerned about pushing parking to the side streets will not be a suitable option and not sure will stimulate more business traffic. Old township building – has the board thought about a parking garage rather than a parking lot – would serve as revenue generation and provide additional parking capacity. Mr. Capuzzi explained the elimination of driveways would only be undertaken if there's a consolidated access point.

Anthony Weiss-2313 Belvedere Ave. adjacent to two businesses, supports the Plan's recommendations to make businesses more walkable but feels sidewalks are too close to traffic with no great opportunities to cross Eagle Rd. except at one end or the other. He recommended a HAWK beacon to provide for a mid-block crossing.

Nick Fabiani-2504 Oakmont Ave. asked about the reduction in lanes at Haverford Road. Mr. Capuzzi said that project has been included in PennDOT's budget for 2023.

Tom Muth-2541 Haverford Rd. suggested revisiting the plan for Haverford Road because the studies were completed 10 years ago and Covid-19 has changed traffic patterns significantly.

Ed Lambert- 4600 Haverford Road. stated PennDOT has challenges maintaining Haverford Road as it is, and he doesn't have faith they will do good things for the Township.

Michael Lee-304 Fairlamb Ave, stated the first he had heard about Comprehensive Plan was a week ago and feels it's a real failing that not everyone is aware and should be given an opportunity to provide feedback on the Plan.

Ralph Bleakly-910 Darby Road business owner, 36 W Eagle Road – wife's bridal business. Heard no notification about the plan and feels that loss of parking spaces in front of her shop will be detrimental to her business.

Joyce Loeb-2515 Wynnefield Ave. agreed with previous comment that the Haverford Road studies are old and outdated because of Covid-19. Additionally, the State needs to fix drainage along that corridor. Ms. Loeb stated she has observed a huge increase in truck traffic over the years and feels a study on that would be better.

David Brown-12 Rolston Ave. Supports the Comprehensive Plan.

Frank Pulcini-61 W Eagle Road business owner. Also didn't know about the plan until recently. Wanted to know where the Township was going with it.

Chris Furlan-51 W Eagle Road business owner – agrees better communication was needed on resident information regarding the Comprehensive Plan.

Gail Farally-Semerad-879 Penn St. encouraged the audience to get engaged with their local civic associations. The Planning Commission discussed the June 21, 2022 letter submitted by the Haverford Township Civic Council.

Letter comment #2: Agree with second point in the letter and have requested more specific timetables and criteria for implementation from the consultant. David said also commented to the consultant to be more specific in some places and more general in others.

Letter comment #3: Mr. Capuzzi said that it may be prudent for the Township hire a consultant to evaluate the area proposed for a Town Center in more detail. Mr. Capuzzi further explained the intent of the comp plan steering committee in the other sections within that comment in response to the recommendations received from Discover Haverford (HPED). Ms. Farally-Semerad said it would still be beneficial to give an overview of each of the neighborhoods. Mr. Garrett would object to defining each of the neighborhoods because they constantly change. Ben Vaughan said the Township is oriented as distinct neighborhoods but the plan is organized as a core to rural which is not representative of the development characteristics of the Township. Ms. Dobbs agreed that the Plan doesn't need to have a reiteration of each neighborhood but would be beneficial to recognize the diversity of neighborhoods in the Township to provide rationale as to why the Plan is focusing specifically on the certain areas it is and why those land development goals are proposed.

Letter comment #3: Mr. Capuzzi explained a project was attempted in 2009 for redevelopment along West Eagle Rd. that was not successful, so the Plan attempts to offer an alternative redevelopment scenario.

Letter comment #3: Ms. Dobbs agreed and recommended that additional background information should be provided to add better context to the recommendations and to identify the policies needed to provide for the infrastructure, services, and housing needs of residents.

Letter comment #4: Mr. Capuzzi explained why that recommendation was included in the Plan. Ms. Phillips suggested taking out the listing of potential land uses for the former township building, especially parking because it would be a missed opportunity to put a parking lot in the future town center area.

ITEM#4 Review of Minutes

Mr. Capuzzi suggested that approval of the minutes from the Planning Commission meeting of July 14, 2022 be tabled until the meeting on September 8, 2022.

Adjournment

Mr. Garrett made Motion to Adjourn.

Mr. Capuzzi Seconded.

All in Favor.

Adjournment 10:28 P.M.



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, September 8, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

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

2. **Continued- Review of the Haverford Township Comprehensive Plan**
Continued public comment and discussion of the 1st draft of the Comprehensive Plan update.

Adjournment



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, September 8, 2022 at 7:00 p.m.

Planning Commission Members:

Angelo Capuzzi, Chairman

E. David Chanin, Vice Chairman

Maggie Dobbs, Secretary

Robert Fiordimondo

Jack Garrett

Julia Phillips

Louis D. Montresor

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner

Margie Buchanan, Planning Commission Scribe

Mr. Capuzzi called the meeting to order at 7:02 P.M.

Ms. Buchanan called roll.

ITEM #1 Continued- Review of the Haverford Township Comprehensive Plan

Continued public comment and discussion of the 1st draft of the Comprehensive Plan update.

Lee Molino-Head Nut, had over 4000 signatures opposed to the proposal to change the zoning on Haverford Road. Mr. Lee asked for a guarantee that eminent domain will not be used. Mr. Capuzzi said the plan doesn't call for use of eminent domain. Mr. Lee wants to further review the plan because there are spaces along Haverford Road that are flood prone and not sure if the plan took that into account. Mr. Capuzzi said yes. Mr. Lee asked how that was resolved. Mr. Capuzzi said the township has certain regulations for floodplains but the focus of the Comprehensive Plan for the business district is to make it more accessible for pedestrians. Mr. Lee said most business comes from vehicle traffic but that there is some existing safe area to walk that services pedestrians. Mr. Lee wants to make sure the business stays in the community. Mr. Garrett asked which part of the proposed changes to Haverford Road area he is opposed to? Mr. Lee said the area is not designed for

residential and that it is zoned for commercial and should stay. Mr. Lee stated apartments already are above the businesses there.

Felicia Coffee-2403 Merwood Lane asked to have what is being proposed for Haverford Road area explained. Mr. Capuzzi provided a summary of what the plan recommends. Ms. Coffee asked what would be the impact on taxes and traffic. Mr. Capuzzi said traffic and parking would be determined through the development process and would likely increase the tax base. Ms. Coffee asked what would happen to current businesses. Mr. Capuzzi said they could stay. No one would be obligated to sell their property for redevelopment. The new criteria would require that multiple properties be aggregated before a new development could occur.

Dorothea DiGiovanni- Haverford Rd. across from Wynnewood Lanes asked about planning of Haverford Road lane changes and thinks the proposal to have single lanes with center turning lane would work well and ensure safety. Mr. Capuzzi explained that project is a PennDOT project that's been in the works for 7 years and the project is anticipated to start in spring 2024. Ms. DiGiovanni stated Eagle Road between Darby and Lawrence already works perfectly with homes that converted into businesses and feels the circulation pattern works fine as is. Ms. DiGiovanni said she doesn't feel we need to attract more small businesses as people choose to live here because of the Township's residential character. Mr. Capuzzi said that every driveway curbcut is an opportunity for an accident and that the number of curbcuts makes it less safe for pedestrians. Ms. DiGiovanni doesn't want to see too much more development she stated the Township is perfect as is.

Nick Morolli-Haverford Rd. asked about low-income housing and if that means Section 8. Mr. Capuzzi said the plan refers to affordable housing, but not "low-income housing." Mr. Morolli asked if there is a percentage of affordable housing in the Plan. Mr. Capuzzi said the report doesn't offer any percentage. Ms. Kirk added that the plan calls for a range of housing to provide greater flexibility in housing choices. Mr. Morolli asked if there was Section 8 housing in the Township. Ms. Kirk explained that housing subsidies are managed by the property owner and it would not be within the Township's legal purview to ask whether or not subsidies are being provided.

Mike Morrison-2538 Haverford Rd., Izett Golf- (Custom Fit Golf Clubs), wanted to confirm that if businesses chose not to change anything, then nothing will change. He asked if the Township would be able to do anything about PennDOT's plan. Mr. Capuzzi said probably not but that would be a matter for our State Representative to pursue. Mr. Morrison said that additional residential development proposed and increased traffic could adversely impact customer flow.

Paul Sing-101 W. Eagle Rd. asked if there's anything in the plan that would impact his property and had concerns that this plan was being forced on the business owners. Mr. Sing asked if it is even possible for a developer to make affordable housing. He asked if a person were to redevelop his own lot and would there be incentives for a developer to do the kind of development that the Township is suggesting.

Mike Lee-304 Fairlamb Ave., asked if there was truth that the Comprehensive Plan was recommending hiring a full time Township staff member to implement the proposed plan. Ms. Kirk said that recommendation was specifically for the Main Street Program but the Board of Commissioners may move forward with recommending a Main Street "like" Program. Mr. Lee

questioned how many of the businesses own their properties and if they don't own then they don't have control over the ownership or sale of properties.

Steve Cassel-Iacobucci Formal Wear stated transparency is important. Mr. Cassel said that he didn't know about the plan until recently.

Frank Parisi- Ardmore Park Beverage-Haverford Rd. said he has been speaking to customers that come to his business about the Comprehensive Plan and stated the Plan was news to them. Mr. Parisi feels the businesses are being picked on and if it's not broken, don't fix it. Mr. Parisi doesn't agree that there should be changes made to the business district.

Christina Haas-245 Shawnee Rd., has heard concerns expressed from her neighborhood association (Golf Manor Neighborhood Association) about the inclusion of affordable housing in the Comprehensive Plan. Ms. Dobbs provided a thorough explanation of what exactly "affordable housing" means and that it is completely different than low-income housing.

Jane Hall-161 Golf Rd., stated Eagle Road needs to be addressed. Ms. Hall is in general support of the Comprehensive Plan process.

Ralph Bleakly-36 W Eagle Rd. Bridal Alterations Shop, added his comment that the Planning Commission deserves a lot of credit and then read comments from his wife, (the owner of the shop), which included feedback she has received from her customers, many of whom are not local, about what a great community Havertown is.

Tom Kelly- Hathaway Lane, Kelly Music Center gave credit to the Board and is in support. He asked if it would be appropriate to include a music and arts recommendation into the plan.

Frank Pulcini-61 W Eagle Rd.- Ballet Academy stated his concerned with the plan because there would need to be thought for other improvements on Eagle Road other than aggregate redevelopment to portions of the strip. Mr. Pulcini asked what else could property owners do to try to make Eagle Road better.

Mr. Capuzzi introduced some correspondence via email and the Board discussed multiple points.

Shade Tree Commission Letter Comments:

Mr. Capuzzi stated recommendations for the Comprehensive Plan should be more general in nature, such as supporting the preservation of trees and recognizing their importance to the Township's environment. The Township should consider the part-time engagement of an arborist to provide a third-party evaluation of tree health during the subdivision and land development review process.

Mr. Garrett stated he felt the Tree City USA designation should be noted in the Comprehensive Plan.

ITEM #2 Review of Minutes

Mr. Capuzzi made Motion to approve the minutes of the Planning Commission meeting of July 14, 2022 as submitted.

Ms. Dobbs Seconded.

All in Favor.

Adjournment

Mr. Capuzzi entertained the Motion to adjourn.

Mr. Chanin Moved to adjourn.

Ms. Dobbs Seconded.

All in Favor.

Adjournment 10:05 P.M.



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, September 22, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

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

2. **2 & 10 W. Ardmore Avenue, Minor Subdivision/Lot Consolidation Plan**
DC Folio Nos. 22-04-00014-00, 22-04-00012-00, & 22-04-00174-00
Peter & Sally Murphy and Carol DiColli

Applicants propose to subdivide and extinguish an undeveloped lot (Parcel 3, Folio No. 22-04-0001-00) fronting Darby Road, transferring 9,280 sq ft to 10 W. Ardmore Ave, resulting in a lot area of 26,330 sq ft and 6,920 sq ft to 2 W. Ardmore Ave, resulting in a lot area of 26,952 sq ft. No construction is proposed as part of this application.

A variance was granted from the provisions of §182-713, to subdivide a parcel where the existing lots are nonconforming in respect to minimum lot size, maximum impervious coverage, and the required side yard setbacks of the R-1 Zoning District.

3. **Continued- Review of the Haverford Township Comprehensive Plan**
Continued discussion of the 1st draft of the Comprehensive Plan update.

Adjournment



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, September 22, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

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

Mr. Capuzzi called the meeting to order at 7:01 P.M.
Ms. Buchanan called roll.

ITEM #1

2 & 10 W. Ardmore Avenue, Minor Subdivision/Lot Consolidation Plan

DC Folio Nos. 22-04-00014-00, 22-04-00012-00, & 22-04-00174-00

Peter & Sally Murphy and Carol DiColli

Applicants propose to subdivide and extinguish an undeveloped lot (Parcel 3, Folio No. 22-04-0001-00) fronting Darby Road, transferring 9,280 sq. ft. to 10 W. Ardmore Ave, resulting in a lot area of 26,330 sq. ft. and 6,920 sq. ft. to 2 W. Ardmore Ave, resulting in a lot area of 26,952 sq. ft. No construction is proposed as part of this application.

A variance was granted from the provisions of §182-713, to subdivide a parcel where the existing lots are nonconforming in respect to minimum lot size, maximum impervious coverage, and the required side yard setbacks of the R-1 Zoning District.

Dennis F. O'Neill, PE with MacCombie Consulting Engineers & Surveyors, Inc., presented as the Engineer of Record.

Mr. O'Neill referenced the Township Engineer Review Letter and stated the request for waivers from §160-7.E(5)[e](20 regarding survey with two foot contours, §160-4.E(5)[e](4) regarding storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site. Additional waivers from the Engineer comments include §160-5.B(4)[a] and [c] requiring sidewalks and curbs.

Mr. Fiordimondo asked when the properties were developed. A property owner stated they were developed in the 1920's. Mr. Fiordimondo stated, he had no reservations to what is being proposed.

Ms. Dobbs asked if the fence that exists on Lot 3, belonging to 10 W. Ardmore Ave. would be removed. Mr. O'Neill confirmed. Ms. Dobbs requested clarification on the three driveway opening locations that will be existing on 2 Ardmore Ave. Ms. Dobbs encouraged the property owners to decide on one driveway for address and Emergency Services.

Ms. Dobbs made a Motion to recommend the subdivision plan to the Board of Commissioners for final approval provided the review comments made in regards to the waivers, the Zoning Hearing Board, compliance to the Township Engineer comments and moving the shed on Lot 1 to be in compliance with the setback requirements for accessory structures.

Mr. Fiordimondo Seconds.

Ms. Kirk asked for clarification on where the Commission stands on the waiver requested on sidewalks.

Ms. Dobbs explained her Motion was to recommend all four requested waivers.

Mr. Garrett was opposed based on the three items in the Township Engineer's letter regarding maximum permitted impervious coverage of the resulting lots and construction of curbing and sidewalks were not proposed in the application.

6-1 in Favor

ITEM #2

Continued- Review of the Haverford Township Comprehensive Plan

Continued discussion of the 1st draft of the Comprehensive Plan update.

John Devine-727 Panmure Rd., asked if the misprint in the Zoning map would be corrected.

Lee Molineux-2408 Haverford Road- Head Nut, spoke about ground contamination that may exist in the 2528 Haverford Road area and the existing Superfund site on Eagle Road.

Meg- Rosewood Lane, asked for clarification regarding flood plain referenced in the Comprehensive plan. Mr. Capuzzi explained the 100-year and 500-year storm statistics. Dogwood Lane was discussed.

Jane Hall-16 Golf View Road, asked questions for Christina Haas from Merion Manor Neighborhood Association, regarding the idea of residential use on Haverford Road and affordable housing. Additionally, suggested leaving the zoning as is on the Haverford Road corridor to be left commercial.

Mr. Capuzzi noted the Comprehensive Plan was mentioned in Spring 2019, Winter 2019-20, and Winter 2021 Haverford Township Newsletters.

Written/email correspondence was discussed.

Mr. Capuzzi asked the Planning Commission Members to offer three changes of the Comprehensive Plan that they feel strongly about.

Mr. Garrett- when referring to the specific sensitive corridors, such as Eagle Road, the Planning Commission should be careful to not write in a Zoning language. Using the Comprehensive Plan to guide the activities surrounding these areas might be beneficial with a conceptual plan. Mr. Garrett also wishes to see the update.

Mr. Montresor-finds process and structure lead to productive content. Mr. Montresor stated he looks forward to the updated plan in the hopes that the document is more accessible and can be used as a reference. Mr. Montresor stated the document should show prioritization.

Mr. Chanin-Stated his concern with the document in its form and content and looks forward to revised version. The Town Center objectives should be clearer. Mr. Chanin added his concern that the Plan includes

recommendations for revisions to the Zoning ordinance that are those of the Consultant's and not necessarily those of the Township. It reads as an advisory report to the Township rather than a statement of policy, goals, objectives and strategies of and by the Township. Additionally, Mr. Chanin feels the Board of Commissioners should elect a Body to periodically review the progress being made in regards to the Comprehensive Plan.

Mr. Capuzzi-stated first of his concerns is infill development. There should be a recommendation or goal for design standards that would protect the integrity and character of neighborhoods. Secondly, developing regulations that would be more enforceable regarding open space in new land development. Third, evaluating impacts to neighborhoods that are adjacent to institutional and commercial uses and adverse effects from overflow parking.

Ms. Phillips-stated review of the sustainable design standards to see what actually belongs in the Plan is needed. Additionally, to review the level of specifics in the Plan and take a look at what the environmental advisory board is doing and see how it pertains to development.

Mr. Fiordimondo-stated he was in agreement with many statements that were mentioned regarding the Eagle Road corridor. Development of the Town Center in that corridor will be difficult but not impossible with the help of professionals. Mr. Fiordimondo also agrees with the infill development being subject to design standards to compliment the character of the existing neighborhood.

Ms. Dobbs-agrees with many of the statements that have been made. Ms. Dobbs stated the Plan is a grant making document which requires a clearer statement of conditions. Overall, Parks and Recreation should be involved in this Plan and there should be more inclusion of the Township "fringe groups" as an advisory statement.

ITEM #3

Review of Minutes

Mr. Capuzzi made a Motion to approve the Planning Commission Meeting Minutes of August 11, 2022 as written.

Mr. Chanin Seconded.

All in Favor.

Adjournment

Mr. Capuzzi Moved to adjourn.

Ms. Dobbs Seconded.

All in Favor.

Adjournment 9:02 P.M.



TOWNSHIP OF
HAVERFORD

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

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

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

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

HAVTT 30243

September 19, 2022

Kelly Kirk, Zoning Officer & Community Planner
Havertford Township
1014 Darby Road
Havertown, PA 19083

**RE: Minor Subdivision Plan
Murphy- 2 W. Ardmore Avenue**

Dear Ms. Kirk:

As requested, we have reviewed the following plan prepared by Herbert E. MacCombie, Jr. Consulting Engineers and Surveyors, Inc.:

- *“Plan of Proposed Subdivision for Peter and Sally Murphy”* (two sheets) dated June 22, 2022.

The applicants, Peter & Sally Murphy and Frank & Dolly Damato, propose to subdivide Parcel 3 (Folio No. 22-04-0001-00) that fronts Darby Road into two (2) lots, and consolidate the new lots into existing Parcel 1 at 2 W. Ardmore Avenue (Folio No. 22-04-00014-00) and Parcel 2 at 10 W. Ardmore Avenue (Folio No. 22-04-00012-00). No construction is proposed as part of this application. The properties are within the R-1 Residential Zoning District.

The applicant has requested the following waivers:

- From §160-4.E(5)[e](2) regarding survey with two (2) foot contours.
- From §160-4.E(5)[e](4) regarding storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site.

It is our understanding that the applicant has been granted Zoning relief for the following:

- From §182-713.B to subdivide existing nonconforming lots.
- From §182-202.C(1) regarding existing nonconforming lot sizes.
- From §182-202.C(6) regarding side yard setback.
- From §182-202.C(9) regarding impervious surface ratio.

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

1. The modifications associated with this application have resulted in proposed Parcel 1 now being compliant with respect to impervious coverage. Proposed Parcel 2 is in excess of the maximum permitted coverage. It appears further reductions can be achieved if portions of the existing driveway on existing Parcel 3 are removed. (§182-202.C(9))
2. Per, §160-5.B(4)[a] curb is required along any existing street which abuts a subdivision or land development. There is no curb on Ardmore Avenue. If the applicant is requesting a waiver, this should be indicated on the plan.
3. Sidewalk is required where, in the opinion of the Board of Commissioners, heavy pedestrian traffic will result or where pedestrian safety requires such sidewalks. (§160-5.B(4)[c])

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

Sincerely,

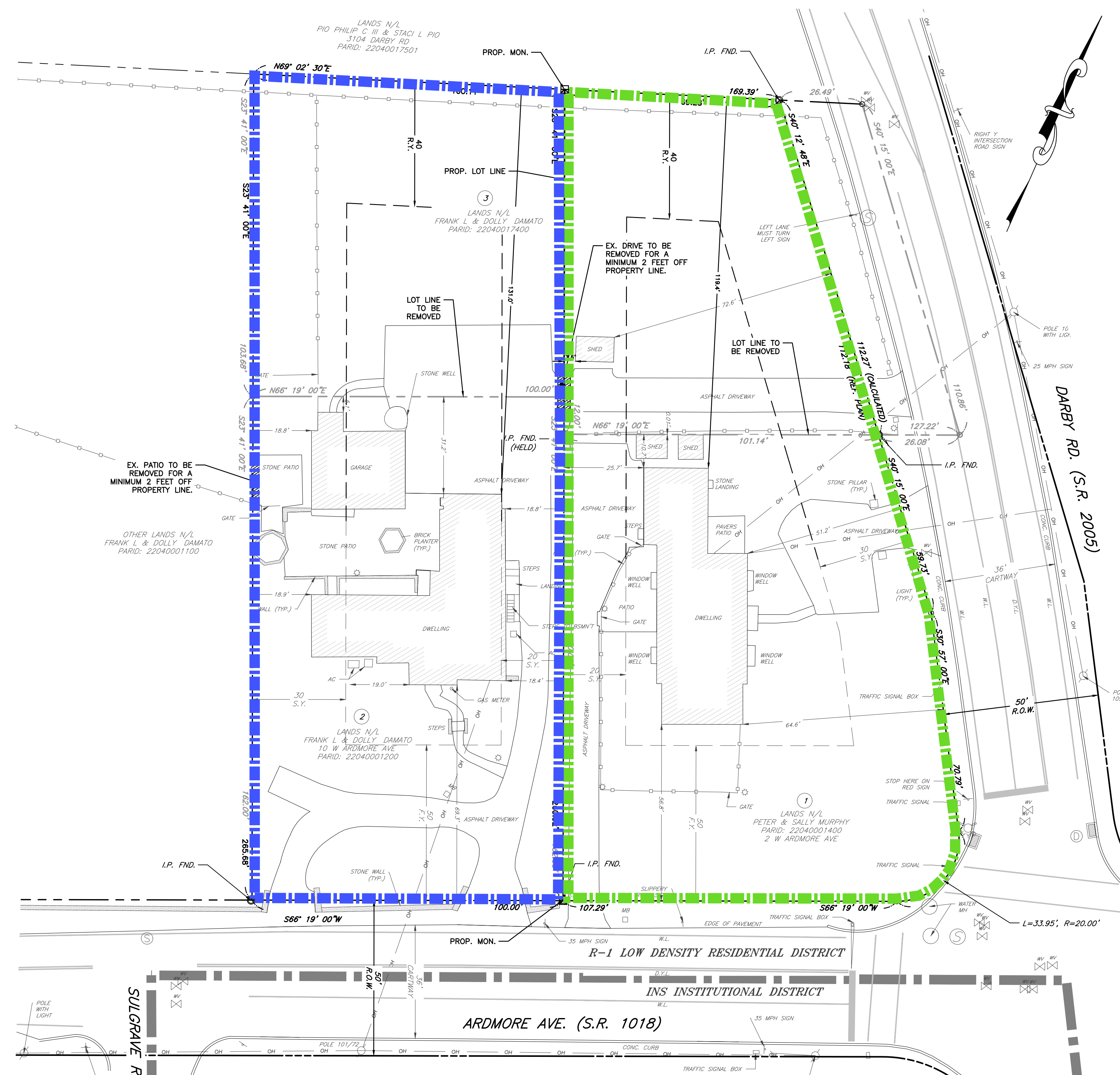
PENNONI



David Pennoni, PE
Township Engineer

CF/brg

cc: James W. MacCombie, PE, Herbert E. MacCombie, Jr., PE Consulting Engineers & Surveyors, Inc.
Peter & Sally Murphy, 2 W. Ardmore Avenue Ardmore, PA 19003
Frank & Dolly Damato, 10 W. Ardmore Avenue Ardmore, PA 19003



ZONING TABLE

R-1 LOW DENSITY RESIDENTIAL DISTRICT	REQUIRED	EXISTING	EXISTING	EXISTING
EXISTING CONDITIONS		1 - PARCEL: 22040001400	2 - PARCEL: 22040001200	3 - PARCEL: 22040017400
LOT SIZE (S.F.)	43,560	17,672*	16,200*	19,410*
STREET FRONTAGE (FT.)	75	130	100	112
LOT WIDTH AT BUILDING LINE (FT.)	100	123.6	100	115
BUILDING COVERAGE	15%	12.8%	18.7%*	0.5%
FRONT YARD (FT.)	50	56.8	69.3	NA
SIDE YARD EACH (FT.)	20	25.7	18.4*	NA
SIDE YARD AGGREGATE (FT.)	50	76.9	37.3*	NA
REAR YARD (FT.)	40	10.7*	31.2*	NA
BUILDING HEIGHT (FT.)	35	<35	<35	<35
IMPERVIOUS SURFACE	30%	33.5%*	55%*	13%

*NON CONFORMING

R-1 LOW DENSITY RESIDENTIAL DISTRICT

PROPOSED CONDITIONS	REQUIRED	PROPOSED	PROPOSED
EXISTING CONDITIONS		1 - PARCEL: 22040001400	2 - PARCEL: 22040001200
LOT SIZE (S.F.)	43,560	26,952*	26,330*
STREET FRONTAGE (FT.)	75	130	100
LOT WIDTH AT BUILDING LINE (FT.)	100	123.6	100
BUILDING COVERAGE	15%	8.8%	11.5%
FRONT YARD (FT.)	50	56.8	69.3
SIDE YARD EACH (FT.)	20	25.7	18.4*
SIDE YARD AGGREGATE (FT.)	50	76.9	37.3*
REAR YARD (FT.)	40	119.4	131.0
BUILDING HEIGHT (FT.)	35	<35	<35
IMPERVIOUS SURFACE	30%	26.3%	38.6%*

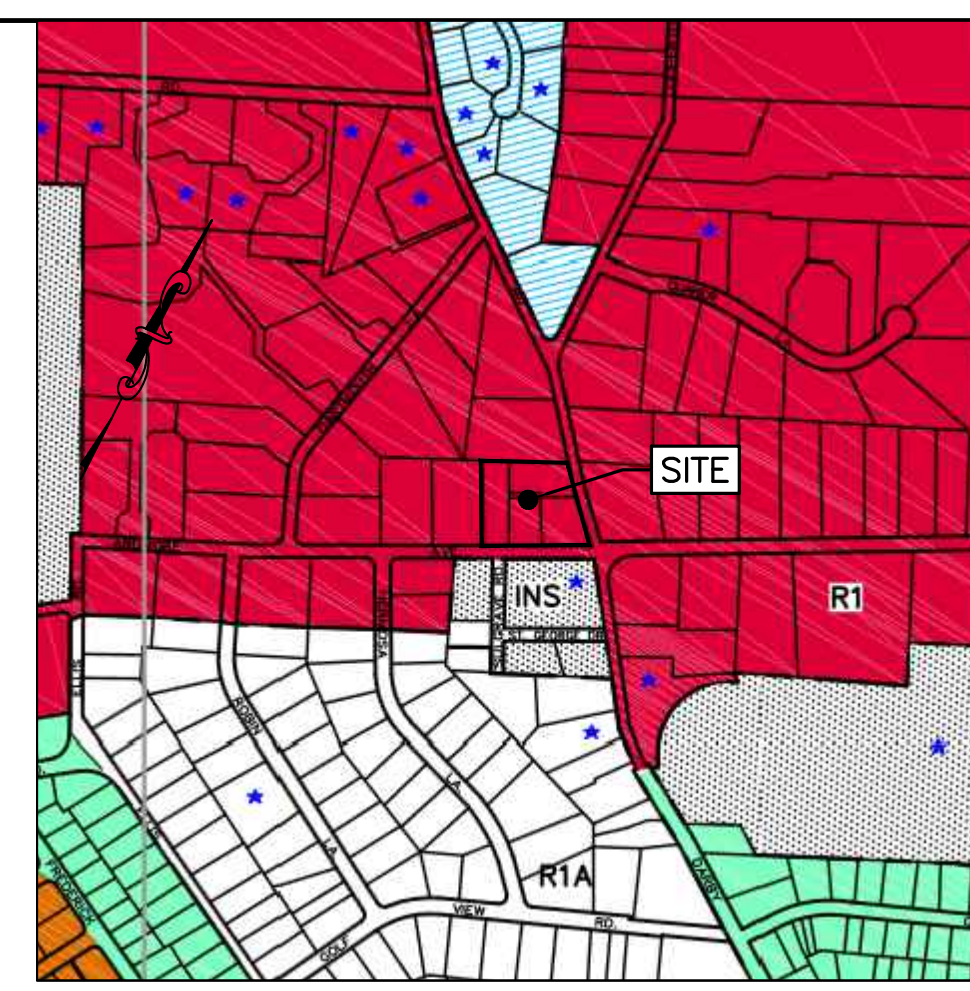
*NON CONFORMING

BUILDING AND IMPERVIOUS COVERAGE

EXISTING CONDITIONS	EXISTING	EXISTING	EXISTING
EXISTING CONDITIONS	1 - PARCEL: 22040001400	2 - PARCEL: 22040001200	3 - PARCEL: 22040017400
LOT SIZE (S.F.)	17,672	16,200	19,410
BUILDING	2,120	2,225	2,225
GARAGE	140	805	100
SHED	140	805	100
TOTAL BUILDING AREA	2,260	3,030	100
DRIVEWAY	2,955	4,010	2,370
PATIO/WALKS/LANDING	635	1,655	45
WALLS/PILLARS	15	150	
OTHER (AC/WINDOW WELLS/WELL...)	50	65	
TOTAL IMPERVIOUS	5,915	8,910	2,515
BUILDING COVERAGE	12.8%	18.7%	0.5%
IMPERVIOUS COVERAGE	33.5%	55.0%	13.0%

BUILDING AND IMPERVIOUS COVERAGE

PROPOSED CONDITIONS	PROPOSED	PROPOSED
EXISTING CONDITIONS	1 - PARCEL: 22040001400	2 - PARCEL: 22040001200
LOT SIZE (S.F.)	26,952	26,330
BUILDING	2,120	2,225
GARAGE	240	805
SHED	240	805
TOTAL BUILDING AREA	2,360	3,030
DRIVEWAY	4,040	5,255
PATIO/WALKS/LANDING	635	1,655
WALLS/PILLARS	15	150
OTHER (AC/WINDOW WELLS/WELL...)	50	65
TOTAL IMPERVIOUS	7,100	10,165
BUILDING COVERAGE	8.8%	11.5%
IMPERVIOUS COVERAGE	26.3%	38.6%

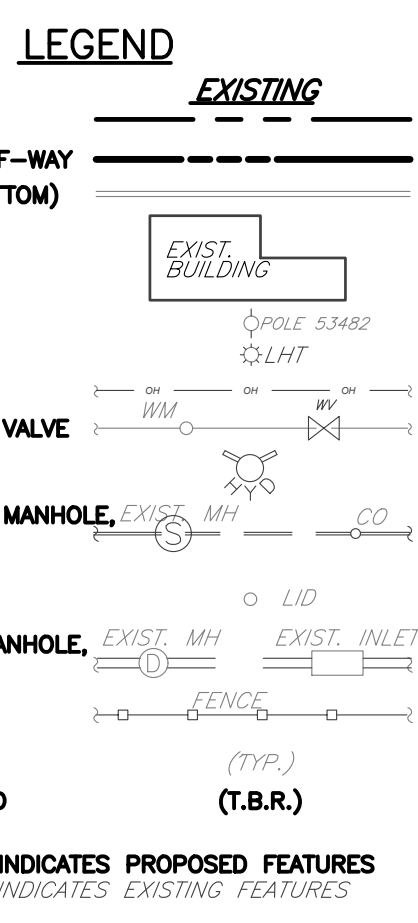


LOCATION MAP
SCALE: 1"=600'

- GENERAL NOTES**
- SITE AREA: 22040001400
PARCEL: PETER & SALLY MURPHY
2 W ARDMORE AVE: 17,672 S.F. = 0.4057 AC.
 - PARCEL: 22040001200
FRANK L & DOLLY DAMATO
10 W ARDMORE AVE: 16,200 S.F. = 0.3719 AC.
 - PARCEL: 22040001100
FRANK L & DOLLY DAMATO
10 W ARDMORE AVE: 21407 S.F. = 0.4914 AC.
2. REFERENCE PLAN: PLAN OF SURVEY MADE FOR FRANK L. D'AMATO, HAVERFORD TWP., DELAWARE CO., PA, SCALE 1"=32.0', PLAN DATED JAN. 11 1972 AND NUMBER 7202-1.
3. SITE IS ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT.
REGULATIONS:
LOT SIZE: 1 AC. (MIN.)
STREET FRONTAGE: 75 FT. (MIN.)
LOT WIDTH AT BUILDING LINE: 100 FT. (MIN.)
BUILDING COVERAGE: 15% (MAX.)
FRONT YARD: 50 FT. (MIN.)
SIDE YARDS: 50 FT. (MIN. AGGREGATE)
REAR YARD: 40 FT. (MIN.)
BUILDING HEIGHT: 40 FT. (MAX.)
IMPERVIOUS SURFACE RATIO: 35% (MAX.)
5. SITE IS SERVICED BY PUBLIC WATER AND SEWER.
6. THE SITE IS NOT LOCATED IN FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045C0102F, DATED NOVEMBER 18, 2009.
7. SOIL TYPE: GeB GLENELG CHANNERY LOAM, 3 TO 8 PERCENT SLOPES.
8. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 3, 22040017400 INTO TWO LOTS, WHICH ARE TO BE CONSOLIDATED INTO PARCEL 1 AND 2 RESPECTIVELY. NO NEW DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION. THE CREATION OF NEW PARCEL 1 AND 2 WILL NOT CREATE ANY NEW NON-CONFORMITIES.

- WAIVERS REQUESTED:**
- A) WAIVER IS REQUESTED FROM THE CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 160 SECTION 4E. (5)(e)[2] REGARDING SURVEY WITH TWO-FOOT CONTOURS. NO NEW IMPROVEMENTS ARE PROPOSED.
- B) WAIVER IS REQUESTED FROM THE CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 160 SECTION 4E. (5)(e)[4] REGARDING STORM DRAINAGE, SANITARY SEWER AND PUBLIC WATER SUPPLY LINES OR FACILITIES WITHIN 400 FEET OF THE SITE. NO NEW IMPROVEMENTS ARE PROPOSED.

- VARIANCES REQUESTED:**
- A. A VARIANCE IS REQUESTED FROM THE HAVERFORD TOWNSHIP ZONING CODE CHAPTER 182, SECTION 182-713.B IN ORDER TO SUBDIVIDE EXISTING NON-CONFORMING PARCELS.
- B. A VARIANCE IS REQUESTED FROM THE HAVERFORD TOWNSHIP ZONING CODE CHAPTER 182, SECTION 202, C.(1) EXISTING PARCELS ARE NON-CONFORMING WITH RESPECT TO LOT SIZE, PROPOSED TWO NEW LOTS ARE TO BE LESS NON-CONFORMING WITH RESPECT TO LOT SIZE.
- C. A VARIANCE IS REQUESTED FROM THE HAVERFORD TOWNSHIP ZONING CODE CHAPTER 182, SECTION 202, C.(6)(O) EXISTING PARCEL IS NON-CONFORMING WITH RESPECT TO SIDE YARD.
- D. A VARIANCE IS REQUESTED FROM THE HAVERFORD TOWNSHIP ZONING CODE CHAPTER 182, SECTION 202, C.(9) EXISTING PARCELS ARE NON-CONFORMING WITH RESPECT TO IMPERVIOUS SURFACE RATIO, PROPOSED TWO NEW LOTS ARE TO BE LESS NON-CONFORMING WITH RESPECT TO IMPERVIOUS SURFACE RATIO.



DELAWARE COUNTY PLANNING COMMISSION APPROVAL

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

RECOMMENDED THIS _____ DAY OF _____
BY THE HAVERFORD TOWNSHIP PLANNING COMMISSION

ATTEST _____ (CHAIRMAN) _____ (SECRETARY)

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

ATTEST _____ (PRESIDENT) _____ (TOWNSHIP SECRETARY)
REVIEWED BY THE HAVERFORD TOWNSHIP ENGINEER _____ (DATE)

ACKNOWLEDGEMENT NOTE
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____ S.S.

ON THIS, THE _____ DAY OF _____
BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION AND THAT THEY ACKNOWLEDGED THE SAME TO BE THEIR ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN ABOVE

(OWNER'S SIGNATURE(S)) _____
MY COMMISSION EXPIRES _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____ S.S.

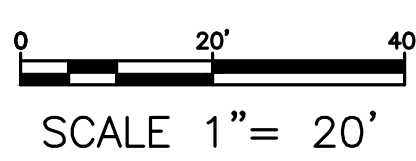
ON THIS, THE _____ DAY OF _____
BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION AND THAT THEY ACKNOWLEDGED THE SAME TO BE THEIR ACT AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN ABOVE

(OWNER'S SIGNATURE(S)) _____
MY COMMISSION EXPIRES _____

RECORD OWNER/ APPLICANT
PETER & SALLY MURPHY
2 W. ARDMORE AVE.
ARDMORE, PA 19003
PARCEL ID: 22040001400
Map Number: 22-20 -019-000

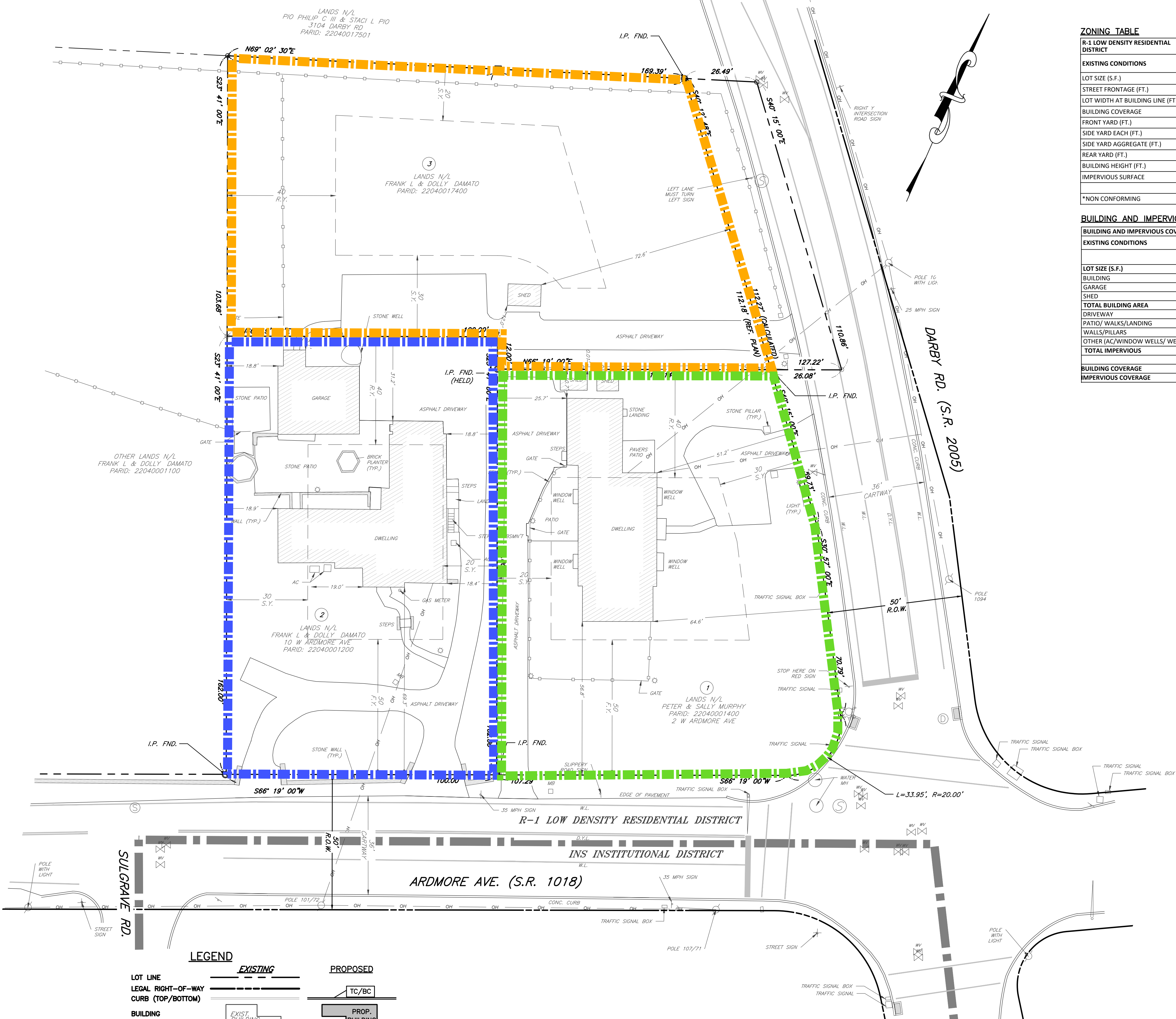
FRANK L & DOLLY DAMATO
10 W. ARDMORE AVE
ARDMORE PA 19003
PARCEL ID: 22040017400
Map Number: 22-20 -018-000

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



FINAL/ MINOR

REVISION	DATE
PLAN OF PROPOSED SUBDIVISION	
FOR PETER & SALLY MURPHY 2 W. ARDMORE AVE.	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	JUNE 22, 2022
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SHEET 1 OF 2	

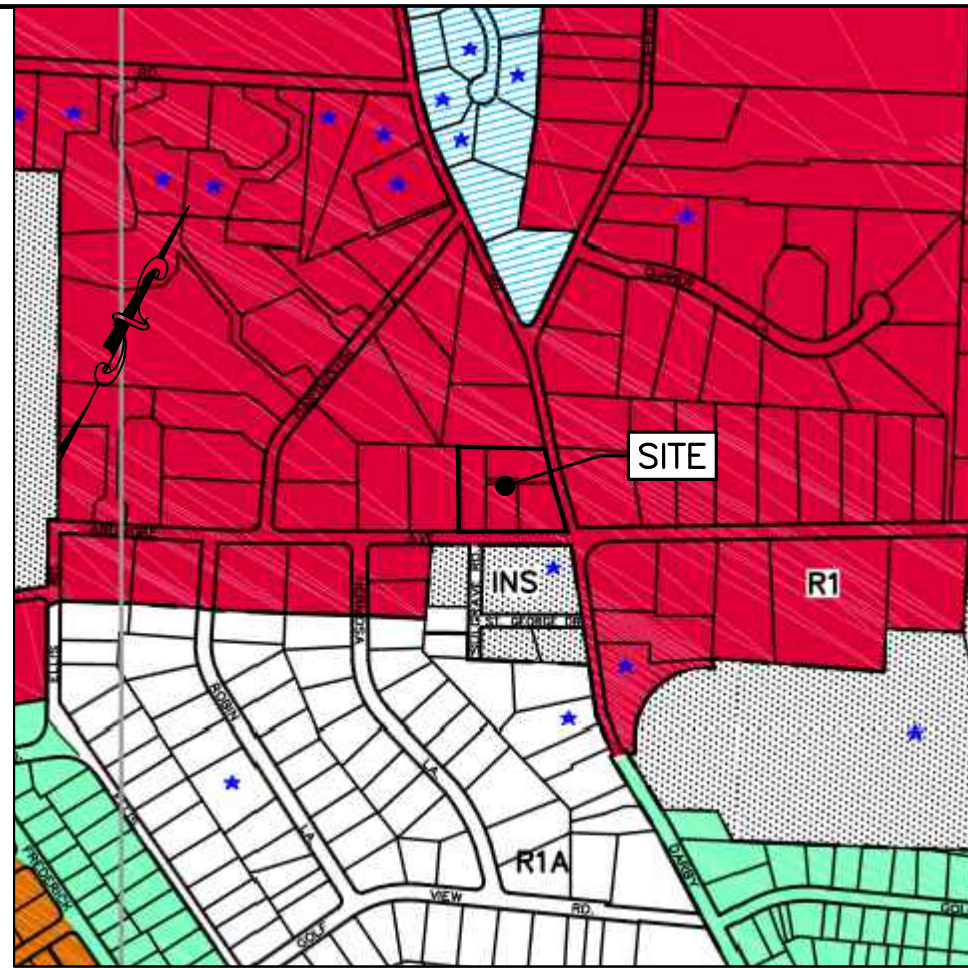


ZONING TABLE

R-1 LOW DENSITY RESIDENTIAL DISTRICT	REQUIRED	EXISTING	EXISTING	EXISTING
EXISTING CONDITIONS		1 - PARCEL: 22040001400	2 - PARCEL: 22040001200	3 - PARCEL: 220400017400
LOT SIZE (S.F.)	43,560	17,672*	16,200*	19,410*
STREET FRONTAGE (FT.)	75	130	100	112
LOT WIDTH AT BUILDING LINE (FT.)	100	123.6	100	115
BUILDING COVERAGE	15%	12.8%	18.7%*	0.5%
FRONT YARD (FT.)	50	56.8	69.3	NA
SIDE YARD EACH (FT.)	20	25.7	18.4*	NA
SIDE YARD AGGREGATE (FT.)	50	76.9	37.3*	NA
REAR YARD (FT.)	40	10.7*	31.2*	NA
BUILDING HEIGHT (FT.)	35	<35	<35	<35
IMPERVIOUS SURFACE	30%	33.5%*	55%*	13%

BUILDING AND IMPERVIOUS COVERAGE

BUILDING AND IMPERVIOUS COVERAGE	EXISTING	EXISTING	EXISTING	
EXISTING CONDITIONS		1 - PARCEL: 22040001400	2 - PARCEL: 22040001200	3 - PARCEL: 220400017400
LOT SIZE (S.F.)		17,672	16,200	19,410
BUILDING		2,120	2,225	
GARAGE		140	805	100
SHED		140		
TOTAL BUILDING AREA		2,260	3,030	100
DRIVEWAY		2,955	4,010	2,370
PATIO/WALKS/LANDING		635	1,655	45
WALLS/PILLARS		15	150	
OTHER (AC/WINDOW WELLS/ WELL...)		50	65	
TOTAL IMPERVIOUS		5,915	8,910	2,515
BUILDING COVERAGE		12.8%	18.7%	0.5%
IMPERVIOUS COVERAGE		33.5%	55.0%	13.0%



LOCATION MAP
SCALE: 1"=600'

GENERAL NOTES

- SITE AREA:
 - 1. PARCEL: 22040001400 PETER & SALLY MURPHY 2 W ARDMORE AVE: 17,672 S.F. = 0.4057 AC.
 - 2. PARCEL: 22040001200 FRANK L & DOLLY DAMATO 10 W ARDMORE AVE: 16,200 S.F. = 0.3719 AC.
 - 3. PARCEL: 22040001100 FRANK L & DOLLY DAMATO 10 W ARDMORE AVE: 21,407 S.F. = 0.4914 AC.
- REFERENCE PLAN: PLAN OF SURVEY MADE FOR FRANK L. D'AMATO, HAVERFORD TWP., DELAWARE CO., PA, SCALE 1"=32.0'. PLAN DATED JAN. 11 1972 AND NUMBER 7202-1.
- SITE IS ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT. REGULATIONS:
 - LOT SIZE: 1 AC. (MIN.)
 - STREET FRONTAGE: 75 FT. (MIN.)
 - LOT WIDTH AT BUILDING LINE: 100 FT. (MIN.)
 - BUILDING COVERAGE: 15% (MAX.)
 - FRONT YARD: 50 FT. (MIN.)
 - SIDE YARDS: 20 FT. (MIN. EACH); 50 FT. (MIN. AGGREGATE)
 - REAR YARD: 40 FT. (MIN.)
 - BUILDING HEIGHT: 35 FT. (MAX.)
 - IMPERVIOUS SURFACE RATIO: 30% (MAX.)
- SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- THE SITE IS NOT LOCATED IN FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045C0102F, DATED NOVEMBER 18, 2009.
- SOIL TYPE: GeB GLENELG CHANNERY LOAM, 3 TO 8 PERCENT SLOPES.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 3, 220400017400 INTO TWO LOTS, WHICH ARE TO BE CONSOLIDATED INTO PARCEL 1 AND 2 RESPECTIVELY. NO NEW DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION. THE CREATION OF NEW PARCEL 1 AND 2 WILL NOT CREATE ANY NEW NON-CONFORMITIES.

RECORD OWNER/ APPLICANT

PETER & SALLY MURPHY
2 W. ARDMORE AVE
ARDMORE, PA 19003
PARCEL ID: 22040001400
Map Number: 22-20 -018:000

FRANK L & DOLLY DAMATO
10 W. ARDMORE AVE
ARDMORE PA 19003
PARCEL ID: 22040017400
Map Number: 22-20 -018:000

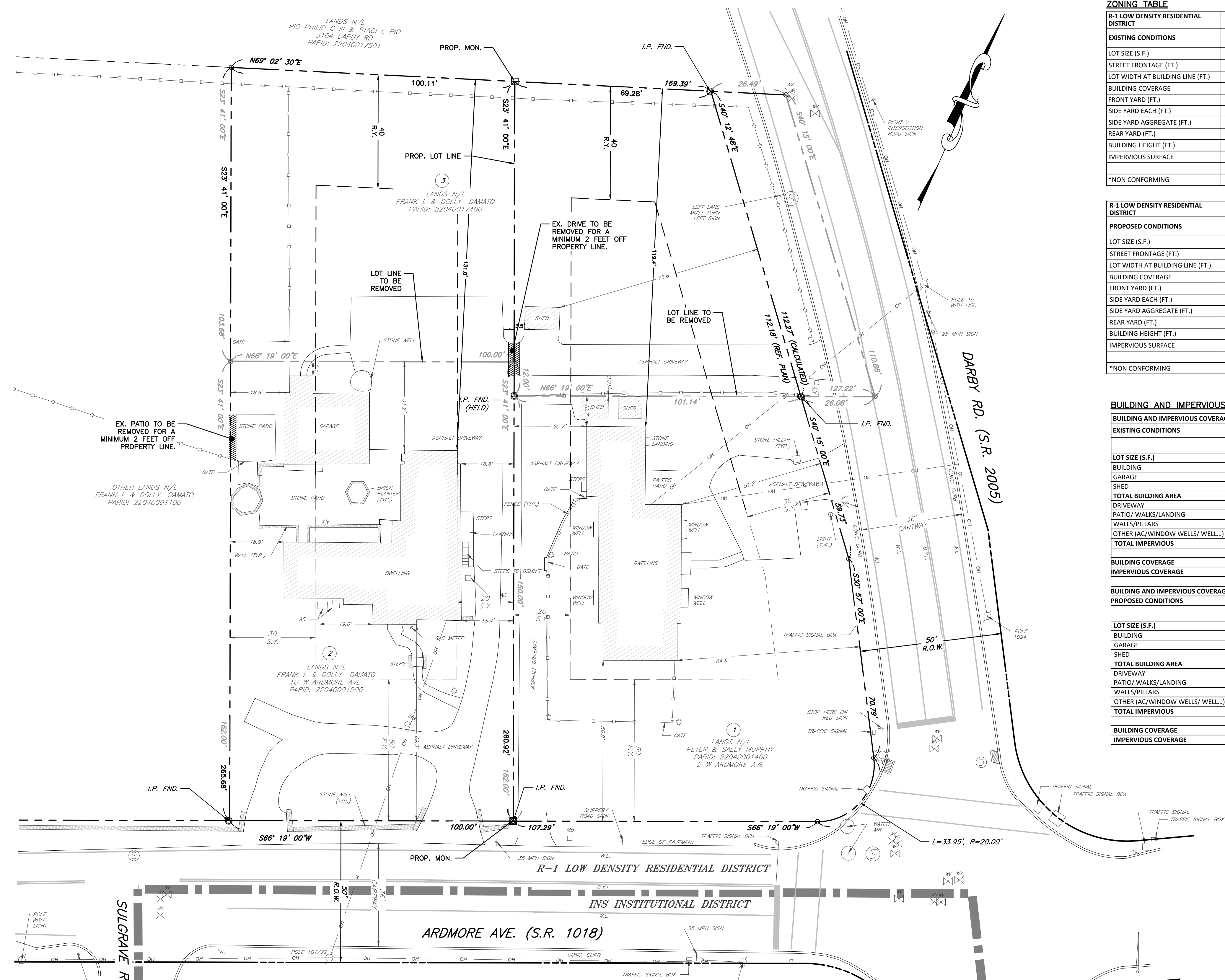
LEGEND

EXISTING	PROPOSED
LOT LINE	LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)
BUILDING	UTILITY POLE
LIGHT POLE	OVERHEAD WIRE
WATER MAIN & VALVE	FIRE HYDRANT
SANITARY LINE & CLEANOUT	FORCE MAIN
SEPTIC LID	STORM LINE, MANHOLE & INLET
FENCE	TYPICAL TO BE REMOVED

NOTE: VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

SCALE 1"= 20'

REVISION	DATE
EXISTING FEATURES PLAN	
FOR PETER & SALLY MURPHY 2 W. ARDMORE AVE.	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	JUNE 22, 2022
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SHEET 2 OF 2	



ZONING TABLE

R-1 LOW DENSITY RESIDENTIAL DISTRICT	REQUIRED	EXISTING	EXISTING	EXISTING
EXISTING CONDITIONS		1 - PARCEL: 22040001400	2 - PARCEL: 22040001200	3 - PARCEL: 22040017400
LOT SIZE (S.F.)	43,560	17,672*	16,200*	19,410*
STREET FRONTAGE (FT.)	75	130	100	112
LOT WIDTH AT BUILDING LINE (FT.)	100	123.6	100	115
BUILDING COVERAGE	15%	12.8%	18.7%	0.5%
FRONT YARD (FT.)	50	56.8	69.3	NA
SIDE YARD EACH (FT.)	20	25.7	18.4*	NA
SIDE YARD AGGREGATE (FT.)	50	76.9	37.3*	NA
REAR YARD (FT.)	40	10.7*	31.2*	NA
BUILDING HEIGHT (FT.)	35	<35	<35	<35
IMPERVIOUS SURFACE	30%	33.5%*	55%*	13%

*NON CONFORMING

R-1 LOW DENSITY RESIDENTIAL DISTRICT

PROPOSED CONDITIONS	REQUIRED	PROPOSED	PROPOSED
EXISTING CONDITIONS		1 - PARCEL: 22040001400	2 - PARCEL: 22040001200
LOT SIZE (S.F.)	43,560	26,952*	26,330*
STREET FRONTAGE (FT.)	75	130	100
LOT WIDTH AT BUILDING LINE (FT.)	100	123.6	100
BUILDING COVERAGE	15%	8.8%	11.5%
FRONT YARD (FT.)	50	56.8	69.3
SIDE YARD EACH (FT.)	20	25.7	18.4*
SIDE YARD AGGREGATE (FT.)	50	76.9	37.3*
REAR YARD (FT.)	40	119.4	131.0
BUILDING HEIGHT (FT.)	35	<35	<35
IMPERVIOUS SURFACE	30%	26.3%	38.6%*

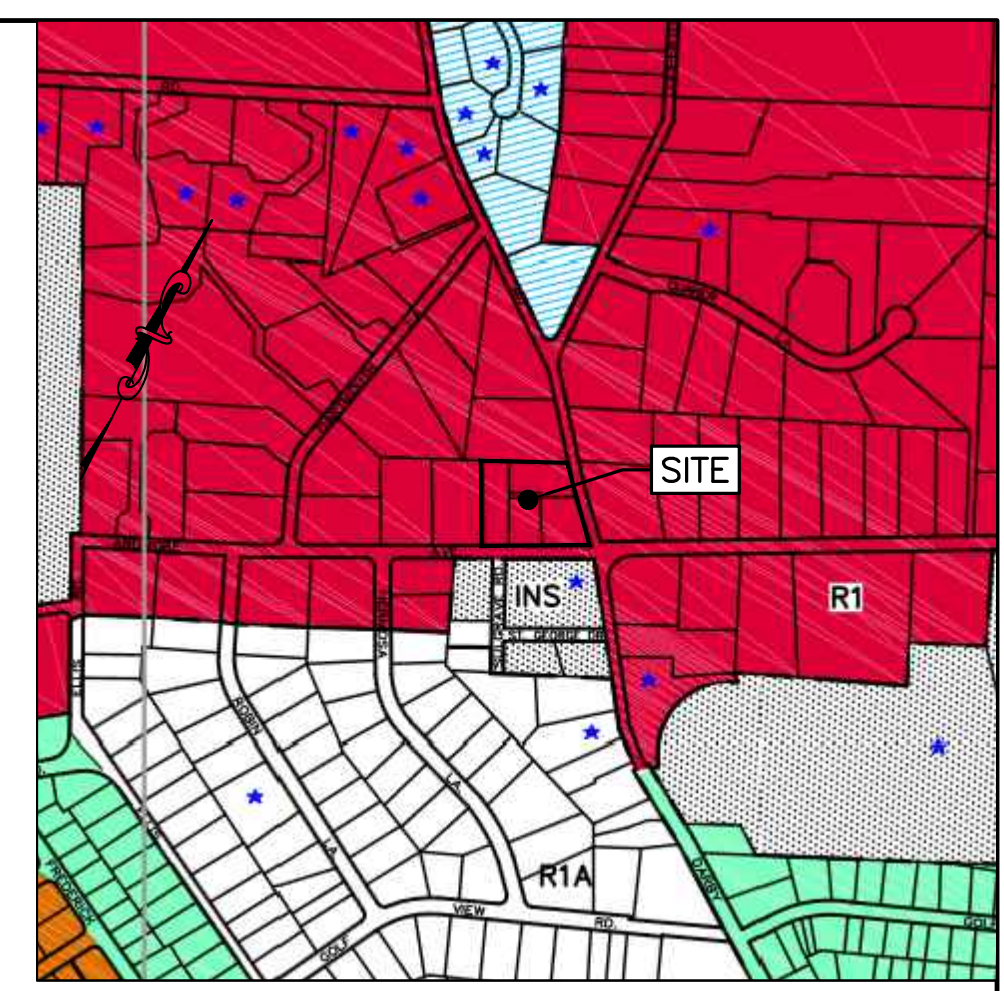
*NON CONFORMING

BUILDING AND IMPERVIOUS COVERAGE

EXISTING CONDITIONS	EXISTING	EXISTING	EXISTING
EXISTING CONDITIONS	1 - PARCEL: 22040001400	2 - PARCEL: 22040001200	3 - PARCEL: 22040017400
LOT SIZE (S.F.)	17,672	16,200	19,410
BUILDING	2,120	2,225	1,910
GARAGE	140	805	100
SHED	140	805	100
TOTAL BUILDING AREA	2,260	3,030	100
DRIVEWAY	2,955	4,010	2,370
PATIO/WALKS/LANDING	635	1,655	45
WALLS/PILLARS	15	150	
OTHER (AC/WINDOW WELLS/WELL...)	50	65	
TOTAL IMPERVIOUS	5,915	8,910	2,515
BUILDING COVERAGE	12.8%	18.7%	0.5%
IMPERVIOUS COVERAGE	33.5%	55.0%	13.0%

BUILDING AND IMPERVIOUS COVERAGE

PROPOSED CONDITIONS	PROPOSED	PROPOSED
EXISTING CONDITIONS	1 - PARCEL: 22040001400	2 - PARCEL: 22040001200
LOT SIZE (S.F.)	26,952	26,330
BUILDING	2,120	2,225
GARAGE	240	805
SHED	240	805
TOTAL BUILDING AREA	2,360	3,030
DRIVEWAY	4,040	5,255
PATIO/WALKS/LANDING	635	1,655
WALLS/PILLARS	15	150
OTHER (AC/WINDOW WELLS/WELL...)	50	65
TOTAL IMPERVIOUS	7,100	10,165
BUILDING COVERAGE	8.8%	11.5%
IMPERVIOUS COVERAGE	26.3%	38.6%

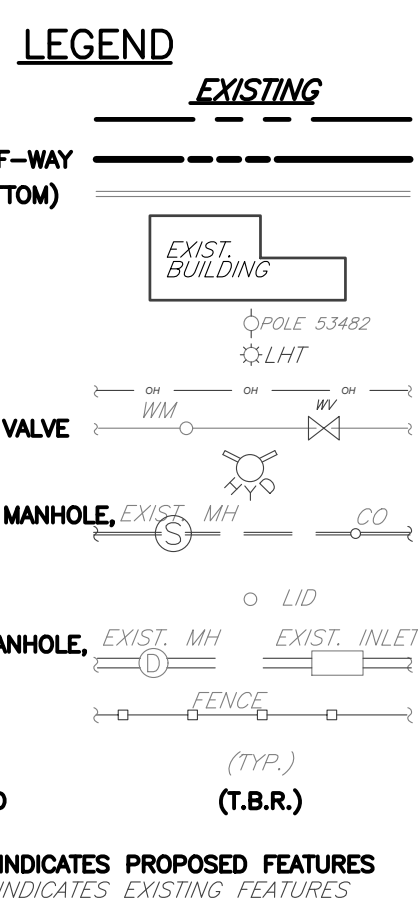


LOCATION MAP
SCALE: 1"=600'

- GENERAL NOTES**
- SITE AREA: 22040001400 PARCEL: PETER & SALLY MURPHY 2 W ARDMORE AVE. 17,672 S.F. = 0.4057 AC.
 - 22040001200 PARCEL: FRANK L & DOLLY DAMATO 10 W ARDMORE AVE. 16,200 S.F. = 0.3719 AC.
 - 22040001100 PARCEL: FRANK L & DOLLY DAMATO 10 W ARDMORE AVE. 21407 S.F. = 0.4914 AC.
- REFERENCE PLAN: PLAN OF SURVEY MADE FOR FRANK L. D'AMATO, HAVERFORD TWP., DELAWARE CO., PA, SCALE 1"=32.0', PLAN DATED JAN. 11 1972 AND NUMBER 7202-1.
- SITE IS ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT. REGULATIONS:
 LOT SIZE: 1 AC. (MIN.)
 STREET FRONTAGE: 75 FT. (MIN.)
 LOT WIDTH AT BUILDING LINE: 100 FT. (MIN.)
 BUILDING COVERAGE: 15% (MAX.)
 FRONT YARD: 50 FT. (MIN.)
 SIDE YARDS: 50 FT. (MIN. AGGREGATE)
 REAR YARD: 40 FT. (MIN.)
 BUILDING HEIGHT: 35 FT. (MAX.)
 IMPERVIOUS SURFACE RATIO: 30% (MAX.)
- SITE IS SERVICED BY PUBLIC WATER AND SEWER.
 - THE SITE IS NOT LOCATED IN FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045C0102F, DATED NOVEMBER 18, 2009.
 - SOIL TYPE: GeB GLENELG CHANNERY LOAM, 3 TO 8 PERCENT SLOPES.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 3, 22040017400 INTO TWO LOTS, WHICH ARE TO BE CONSOLIDATED INTO PARCEL 1 AND 2 RESPECTIVELY. NO NEW DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION. THE CREATION OF NEW PARCEL 1 AND 2 WILL NOT CREATE ANY NEW NON-CONFORMITIES.

- WAIVERS REQUESTED:**
- WAIVER IS REQUESTED FROM THE CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 160 SECTION 4E. (5)(e)[2] REGARDING SURVEY WITH TWO-FOOT CONTOURS. NO IMPROVEMENTS ARE PROPOSED.
 - WAIVER IS REQUESTED FROM THE CODE OF THE TOWNSHIP OF HAVERFORD CHAPTER 160 SECTION 4E. (5)(e)[4] REGARDING STORM DRAINAGE, SANITARY SEWER AND PUBLIC WATER SUPPLY LINES OR FACILITIES WITHIN 400 FEET OF THE SITE. NO NEW IMPROVEMENTS ARE PROPOSED.

- VARIANCES REQUESTED:**
- A VARIANCE IS REQUESTED FROM THE HAVERFORD TOWNSHIP ZONING CODE CHAPTER 182, SECTION 182-713.B IN ORDER TO SUBDIVIDE EXISTING NON-CONFORMING PARCELS.
 - A VARIANCE IS REQUESTED FROM THE HAVERFORD TOWNSHIP ZONING CODE CHAPTER 182, SECTION 202, C.(1) EXISTING PARCELS ARE NON-CONFORMING WITH RESPECT TO LOT SIZE, PROPOSED TWO NEW LOTS ARE TO BE LESS NON-CONFORMING WITH RESPECT TO LOT SIZE.
 - A VARIANCE IS REQUESTED FROM THE HAVERFORD TOWNSHIP ZONING CODE CHAPTER 182, SECTION 202, C.(6)(O) EXISTING PARCEL IS NON-CONFORMING WITH RESPECT TO SIDE YARD.
 - A VARIANCE IS REQUESTED FROM THE HAVERFORD TOWNSHIP ZONING CODE CHAPTER 182, SECTION 202, C.(9) EXISTING PARCELS ARE NON-CONFORMING WITH RESPECT TO IMPERVIOUS SURFACE RATIO, PROPOSED TWO NEW LOTS ARE TO BE LESS NON-CONFORMING WITH RESPECT TO IMPERVIOUS SURFACE RATIO.



DELAWARE COUNTY PLANNING COMMISSION APPROVAL

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

RECOMMENDED THIS _____ DAY OF _____
 BY THE HAVERFORD TOWNSHIP PLANNING COMMISSION

ATTEST _____ (CHAIRMAN) _____ (SECRETARY)

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

ATTEST _____ (PRESIDENT) _____ (TOWNSHIP SECRETARY)
 REVIEWED BY THE HAVERFORD TOWNSHIP ENGINEER _____ (DATE)

ACKNOWLEDGEMENT NOTE
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____ S.S.

ON THIS, THE _____ DAY OF _____
 BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____

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

(OWNER'S SIGNATURE(S)) _____

MY COMMISSION EXPIRES _____

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____ S.S.

ON THIS, THE _____ DAY OF _____
 BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____

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

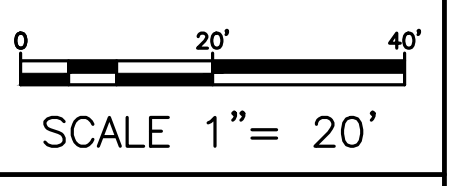
(OWNER'S SIGNATURE(S)) _____

MY COMMISSION EXPIRES _____

RECORD OWNER/ APPLICANT
 PETER & SALLY MURPHY
 2 W. ARDMORE AVE.
 ARDMORE, PA 19003
 PARCEL ID: 22040001400
 Map Number: 22-20 -019-000

FRANK L & DOLLY DAMATO
 10 W. ARDMORE AVE
 ARDMORE PA 19003
 PARCEL ID: 22040017400
 Map Number: 22-20 -018-000

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



REVISION _____ DATE _____

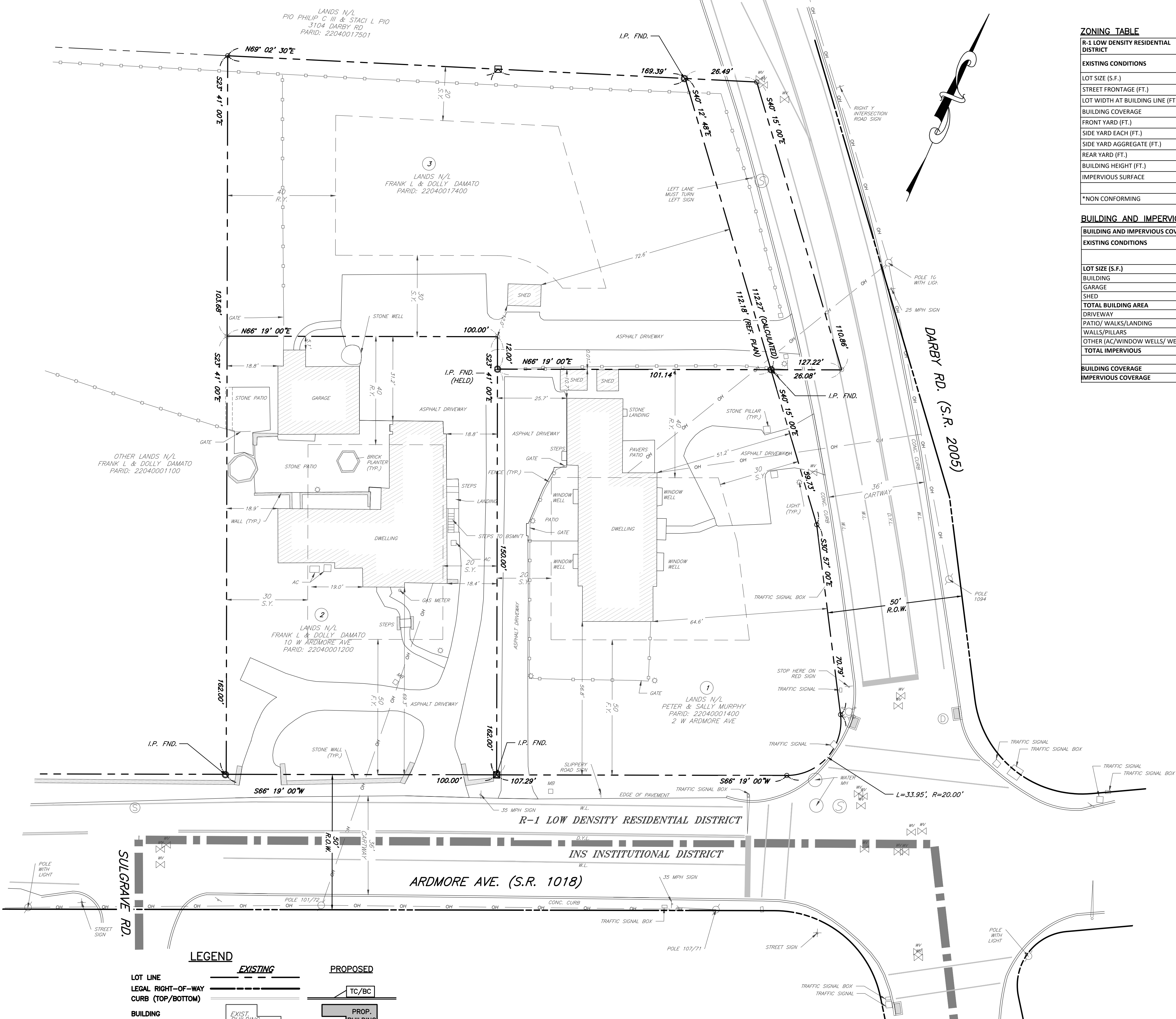
PLAN OF PROPOSED SUBDIVISION

FOR
PETER & SALLY MURPHY
 2 W. ARDMORE AVE.

HAVERFORD TOWNSHIP DELAWARE COUNTY, PA
 SCALE: 1" = 20' JUNE 22, 2022

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

SHEET 1 OF 2



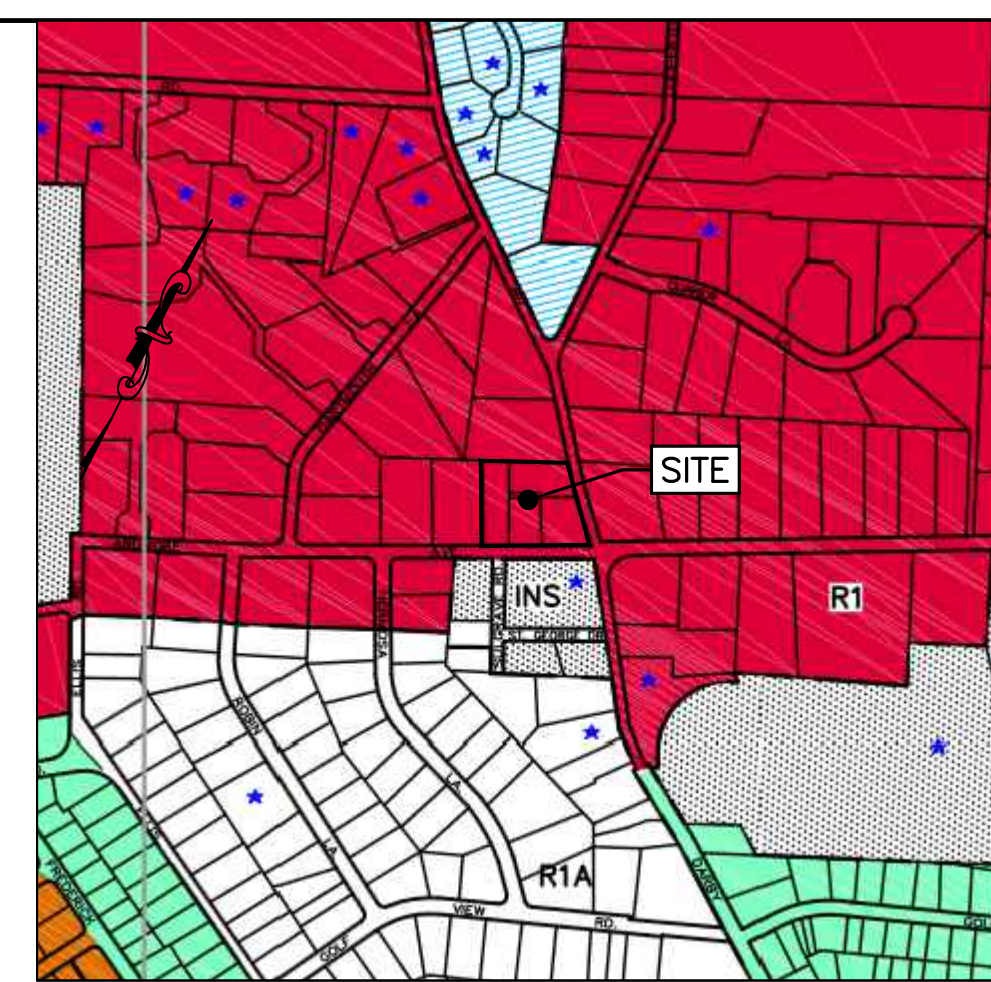
ZONING TABLE

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BUILDING COVERAGE	15%	12.8%	18.7%*	0.5%
FRONT YARD (FT.)	50	56.8	69.3	NA
SIDE YARD EACH (FT.)	20	25.7	18.4*	NA
SIDE YARD AGGREGATE (FT.)	50	76.9	37.3*	NA
REAR YARD (FT.)	40	10.7*	31.2*	NA
BUILDING HEIGHT (FT.)	35	<35	<35	<35
IMPERVIOUS SURFACE	30%	33.5%*	55%*	13%

*NON CONFORMING

BUILDING AND IMPERVIOUS COVERAGE

BUILDING AND IMPERVIOUS COVERAGE	EXISTING	EXISTING	EXISTING
EXISTING CONDITIONS	1 - PARCEL: 22040001400	2 - PARCEL: 22040001200	3 - PARCEL: 220400017400
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GARAGE	140	805	100
SHED			
TOTAL BUILDING AREA	2,260	3,030	100
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BUILDING COVERAGE	12.8%	18.7%	0.5%
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- GENERAL NOTES**
- SITE AREA:
 - Parcel: 22040001400 PETER & SALLY MURPHY 2 W ARDMORE AVE: 17,672 S.F. = 0.4057 AC.
 - Parcel: 22040001200 FRANK L & DOLLY DAMATO 10 W ARDMORE AVE: 16,200 S.F. = 0.3719 AC.
 - Parcel: 22040001100 FRANK L & DOLLY DAMATO 10 W ARDMORE AVE: 21,407 S.F. = 0.4914 AC.
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 - LOT SIZE: 1 AC. (MIN.)
 - STREET FRONTAGE: 75 FT. (MIN.)
 - LOT WIDTH AT BUILDING LINE: 100 FT. (MIN.)
 - BUILDING COVERAGE: 15% (MAX.)
 - FRONT YARD: 50 FT. (MIN.)
 - SIDE YARDS: 20 FT. (MIN. EACH); 50 FT. (MIN. AGGREGATE)
 - REAR YARD: 40 FT. (MIN.)
 - BUILDING HEIGHT: 35 FT. (MAX.)
 - IMPERVIOUS SURFACE RATIO: 30% (MAX.)
 - SITE IS SERVICED BY PUBLIC WATER AND SEWER.
 - THE SITE IS NOT LOCATED IN FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42045C0102F, DATED NOVEMBER 18, 2009.
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RECORD OWNER/ APPLICANT
 PETER & SALLY MURPHY
 2 W. ARDMORE AVE
 ARDMORE, PA 19003
 PARCEL ID: 22040001400
 Map Number: 22-20 -018:000

FRANK L & DOLLY DAMATO
 10 W. ARDMORE AVE
 ARDMORE PA 19003
 PARCEL ID: 22040017400
 Map Number: 22-20 -018:000

LEGEND

	EXISTING	PROPOSED
LOT LINE	---	---
LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)	---	---
BUILDING	EXIST. BUILDING	PROP. BUILDING
UTILITY POLE	POLE 53482	POLE
LIGHT POLE	LHT	LHT
OVERHEAD WIRE	---	---
WATER MAIN & VALVE	WM	W
FIRE HYDRANT	---	---
SANITARY LINE & CLEANOUT	EXIST. MH	PROP. MH
FORCE MAIN	---	FM
SEPTIC LID	LID	---
STORM LINE, MANHOLE & INLET	EXIST. MH	PROP. MH
FENCE	FENCE	---
TYPICAL TO BE REMOVED	(T.B.R.)	(T.B.R.)

NOTE:
 VERTICAL TEXT INDICATES PROPOSED FEATURES
 SLANTED TEXT INDICATES EXISTING FEATURES

SCALE 1" = 20'

REVISION	DATE
EXISTING FEATURES PLAN	
FOR PETER & SALLY MURPHY 2 W. ARDMORE AVE.	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA
SCALE: 1" = 20'	JUNE 22, 2022
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
CADD FILE LD_2 W. Ardmore Avenue-Murphy.dwg	SHEET 2 OF 2



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, October 13, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Brian Barrett, Director of Parks and Recreation
Marge Buchanan, Planning Commission Scribe

Agenda Items

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

2. **Continued- Review of the Haverford Township Comprehensive Plan**
 - Discussion with Parks and Recreation Director, Brian Barrett, regarding the development of a Park, Recreation, & Open Space Plan.
 - Review of the 2nd draft of the proposed update to the Comprehensive Plan, revised September 2022.

3. **Review of Minutes**

Planning Commission meeting of September 8, 2022.

Adjournment



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, October 27, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charlie Schmehl, Urban Research & Development
Marge Buchanan, Planning Commission Scribe

Agenda Items

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

2. **Continued- Review of the Haverford Township Comprehensive Plan**

Continued review of the 2nd draft of the proposed update to the Comprehensive Plan, revised September 2022.

3. **Review of Minutes**

Planning Commission Meetings of September 8, 2022 and September 22, 2022.

Adjournment