



DEP Code No.  
1-15935-347-2

# RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT #674

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of London Grove  
(TOWNSHIP) (BOROUGH) (CITY), Chester COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Keystone Custom Homes has proposed the development of a parcel of land identified as  
land developer

Coventry Reserve, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify).

**WHEREAS**, London Grove Township finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the (Supervisors) (Commissioners) (Councilmen) of the (Township)

(Borough) (City) of London Grove hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

[Signature], Secretary, Carolyn Kirby  
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 674, adopted, February 1, 2017.

Municipal Address:

London Grove Township  
372 Rose Hill Road, Suite 100  
West Grove, PA 19390  
elephone 610-345-0100

Seal of  
Governing Body

**Q. MUNICIPAL ACTIONS** (Marginal conditions, Residual Tract Waiver and/or O&M option)  
(See Section Q of attached instructions)

This section is to be completed by the municipality if marginal conditions have been identified on the project site and/or if a waiver of the planning requirements has been requested for the residual tract of the subdivision and/or if an assurance of long term operation and maintenance is required by Section 71.72. If none of these conditions are met, do not complete this section.

- 1.  The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)
  - Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73
  - Replacement area testing
  - Scheduled replacement with sewerage facilities
  - Reduction of the density of onlot systems
- The justification required in Section Q of the instructions is attached.
- 2.  A waiver of the planning requirements for the residual tract of this subdivision has been requested.

The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

- 3.  The option selected to assure long-term proper operation and maintenance, required by Title 25, PA Code, Section 71.72, for the proposed DEP permitted non-municipal sewage facility or local agency permitted community onlot sewage system is clearly identified and attached.

Richard Scott-Harper  
Chairperson or Secretary of Governing Body

[Signature]  
Signature

2/1/2017  
Date

London Grove Township  
Municipality Name

372 Rose Hill Road, Suite 100  
Address

West Grove, PA 19390  
Address

(Area Code) Telephone No. (610) -345-0100

**R. PLANNING MODULE REVIEW FEE** (See Section R of attached instructions)

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

- I request the DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand the Department's review of my project will not begin until the Department receives the correct review fee from me for the project.

### COMPLETENESS CHECKLIST

The individual completing the component should use the checklist below to assure that all items are included in the planning module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

#### ALL ONLOT/RETAINING TANK PROPOSALS

- Name and address of land development project
- USGS 7.5 minute topographic map with the development area plotted
- Project narrative
- Letter of intent to serve the project from the public water supplier (if applicable)
- Alternative analysis narrative
- Proof of public notification (if applicable)
- Plot plan of project with all required information
- A Site Investigation and Percolation Test Report forms for each soil profile examination and percolation test performed
- Preliminary Hydrogeology (if applicable)
- Permeability Testing (if applicable)
- Detailed Hydrogeology (if applicable)
- Sewage Enforcement Officer's signature
- Soils information preparer's signature
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department

Projects proposing holding tanks or privies are required to provide the following additional information.

#### HOLDING TANKS

- Copies of all ordinances, regulations, and/or restrictions governing holding tank maintenance
- Copy of the replacement method implementation schedule
- Copy of the financial assurances description for the replacement sewage disposal method
- Name of the tank cleaner/hauler
- Name and permit number of the disposal site
- Disposal site approval for holding tank contents disposal

#### PRIVIES

- Site Investigation and Percolation Test Report forms for all soil profiles and percolation tests
- Copies of ordinances, regulations, and/or restrictions for replacement of privies
- Disposal site approval for retaining tank contents disposal

#### MUNICIPAL ACTION

- Component 2, with SEO signature
- Component 4, planning agency comments and responses to those comments
- Proof of public notification
- Comments and responses generated by public notification
- Transmittal letter



Signature of Municipal Official

2/1/2017

Date Submittal Determined Complete

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 London Grove Township, Chester County, PA

| Applicant Checklist<br>(✓ or N/A)   | Materials Required to be Included in the Planning Package  | DEP Completeness Review |
|---|--|-------------------------|
| <b>DEP Checklist Letter</b>   |  |                         |
| X   | DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included. |                         |
| X   | DEP checklist letter certification statement completed and signed  |                         |
| <b>Transmittal Letter (Form 3800-FM-BPNPSM0355)</b>                                       |  |                         |
| X   | Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.                                  |                         |
| X   | Transmittal Letter is signed by the municipal secretary.   |                         |
| <b>Resolution of Adoption (Form 3800-FM-BPNPSM0356)</b>                                   |  |                         |
| X   | Resolution of Adoption is attached and completed.  |                         |
| X   | Resolution of Adoption is signed by the municipal secretary.   |                         |
| X   | Resolution of Adoption has a visible municipal seal.   |                         |
| <b>Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)</b>         |  |                         |
| X   | Component 4A is attached, completed and signed.  |                         |
| X   | Municipal Responses to Component 4A comments are included.   |                         |
| <b>Component 4B - County Planning Agency Review (Form 3800-FM-BPNPSM0362B)</b>            |  |                         |
| X   | Component 4B is attached, completed and signed.  |                         |
| X   | Municipal Responses to Component 4B comments are included.   |                         |
| <b>Component 4C - County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)</b> |  |                         |
| X   | Component 4C is attached, completed and signed.  |                         |
| X   | Municipal Responses to Component 4C comments are included.   |                         |
| <b>Component 2 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0352)</b>            |  |                         |
| <b>Section A: Project Information</b>   |  |                         |
| X   | Section A.1. The Project Name is completed.  |                         |
| X   | Section A.2. The Brief Project Description is completed.   |                         |
| <b>Section B: Client Information</b>  |  |                         |
| X   | Client Information is completed.   |                         |

Southeast Regional Office | 2 East Main Street | Norristown, PA 19401-4915

484.250.5970 | Fax 484.250.5971

[www.depweb.state.pa.us](http://www.depweb.state.pa.us)

| <i>Section C: Site Information</i>                      |   |
|---|---|
| X   | Site Information is completed.  |
| X   | A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist.  |
| <i>Section D: Project Consultant Information</i>        |   |
| X   | Project Consultant Information is completed   |
| <i>Section E: Availability of Drinking Water Supply</i> |   |
| X   | The appropriate box is checked in Section E.  |
| N/A   | For existing public water supplies, the name of the company is provided.  |
| N/A   | For public water supplies, the certification letter from the public water company is attached.  |
| <i>Section F: Project Narrative</i>                     |   |
| X   | The Project Narrative is attached.  |
| X   | All information required in the module directions has been addressed.   |
| X   | Discussion of the municipality's Sewage Management Program or how the long-term operation and maintenance of the onlot sewage facilities will occur shall be included in the narrative. |
| <i>Section G: General Site Suitability</i>              |   |
| X   | Section G.1. The plot plan is attached and contains all items in the module instructions under Section G.1.   |
| N/A   | Copies of easement(s) or right-of-way(s) are attached.  |
| N/A   | Section G.2. The residual tract planning waiver request information is completed.   |
| X   | Section G.3.a. The approving agency was notified at least 10 days prior to soil testing.  |
| X   | Section G.3.a. All Site Investigation and Percolation Test Reports for Onlot Disposal of Sewage (Form 3800-FM-BPNPSM0290A) are attached, whether suitable or not suitable.              |
| N/A   | Section G.3.b. The marginal site information is completed.  |
| N/A   | Section G.3.c. IRSIS information is provided, if applicable.  |
| X   | Section G.4. The boxes are checked regarding Wetland Protection.  |
| X   | Section G.5. The boxes are checked regarding Primary Agricultural Land.   |

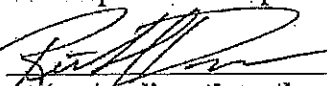
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| X  | Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act.  |  |
| X  | The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached.   |  |
| X  | A return receipt for its submission to the PHMC is attached.   |  |
| X  | The PHMC review letter is attached.  |  |
| <i>Section H: Sewage Enforcement Officer (SEO) Action</i>              |  |  |
| X  | Section H.1. The site suitability section is completed.  |  |
| X  | Section H.2. The marginal site information is completed.   |  |
| N/A  | Section H.3. The residual tract information is completed.  |  |
| X  | The SEO has signed and dated the form.   |  |
| <i>Section I: Alternative Sewage Facilities Analysis</i>               |  |  |
| X  | The Alternative Sewage Facilities Analysis is attached.  |  |
| X  | All information required in the module directions has been addressed.  |  |
| <i>Section J: Protection of Rare, Endangered or Threatened Species</i> |  |  |
| X  | Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached.  |  |
| X  | PNDI Review Receipt, if no potential impacts identified, is not older than 2 years.  |  |
| X  | All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and is not older than 2 years.                               |  |
| N/A  | A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search. |  |
| <i>Section K: Permeability Testing</i>                                 |  |  |
| N/A  | The Permeability Testing information is attached.  |  |
| <i>Section L: Preliminary Hydrogeologic Study</i>                      |  |  |
| N/A  | The Preliminary Hydrogeologic Study is attached.   |  |
| N/A  | The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist.  |  |
| <i>Section M: Detailed Hydrogeologic Study</i>                         |  |  |
| X  | The Detailed Hydrogeologic Study is attached.  |  |
| X  | The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist.   |  |
| <i>Section N: Retaining Tanks</i>                                      |  |  |
| N/A  | All boxes are checked indicating the use and type of Retaining Tanks.  |  |

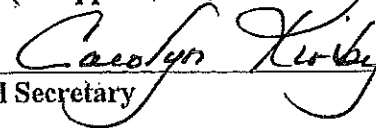
|   |   |  |
|---|---|--|
| N/A   | Section N.1.a. The Holding Tank replacement information is completed.   |  |
| N/A   | Section N.1.b. The Holding Tank Ordinances or Regulations are attached.   |  |
| N/A   | Section N.2. The Privies/Chemical Toilet information is provided.   |  |
| N/A   | Section N.3.a. The Retaining Tank Cleaner information is completed.   |  |
| N/A   | Section N.3.b. The Disposal Site information is completed.  |  |
| N/A   | The letter of agreement with the disposal site is attached.   |  |
| <i>Section O: Public Notification Requirement</i> |   |  |
| X   | All Public Notification boxes in this section are checked.  |  |
| X   | The public notice is attached, if public notification is necessary.   |  |
| N/A   | All comments received as a result of the notice are attached.   |  |
| N/A   | The municipal responses to these comments are attached.   |  |
| X   | The box is checked indicating that no comments were received, if valid.   |  |
| <i>Section P: False Swearing Statements</i>       |   |  |
| X   | The field test evaluator's false swearing statement is completed and signed.  |  |
| X   | The planning module preparer's false swearing statement is completed and signed.  |  |
| <i>Section Q: Municipal Actions</i>               |   |  |
| X   | Section Q.1. The municipality has checked the box identifying marginal conditions, if applicable.   |  |
| X   | The municipality has checked 1 of the 4 boxes indicating their selected method of providing long-term sewage disposal to this subdivision.                          |  |
| X   | The justification for the selected method of long-term sewage disposal is attached, as required in Section Q of the instructions.                                   |  |
| N/A   | Section Q.2. The municipality has checked the box requesting a waiver of planning requirements for the residual tract, if applicable.                               |  |
| N/A   | Section Q.3. Option selected to assure long-term proper operation and maintenance for a non-municipal DEP permitted or community system is identified and attached. |  |
| X   | The municipal official has signed and dated the information in Section Q.   |  |

|  |   |  |
|--|---|--|
| X  | The municipal official information, including name, address, and telephone number is completed. |  |
| <i>Section R: Planning Module Review Fee</i> |   |  |
| X  | The correct fee has been calculated.  |  |
| X  | The correct fee has been paid.  |  |
| N/A  | The request for fee exemption has been checked.   |  |
| N/A  | The deed reference information is provided to support the fee exemption.                        |  |
| X  | The developer has signed and dated Section R.   |  |
| <i>Completeness Checklist</i>                |   |  |
| X  | The module completeness checklist is included.  |  |
| X  | All completeness items have been checked as included by the municipality, as appropriate.       |  |
| X  | The Municipal Official has signed and dated the checklist.                                      |  |

**CERTIFICATION STATEMENT**

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed:  *EE, Inc. For*  
*WILLOW CREEK, LLC* Date: 1/25/2017  
 Applicant (or Applicant's authorized representative)

Signed:  Date: 2/17/2017  
 Municipal Secretary